

Housing Land Monitor

For the period

1st April 2014

To

31st March 2015

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1. INTRODUCTION

- 1.1 The National Planning Policy Framework (March 2012) contains the core planning principle that local planning authorities should identify and meet the need for housing in their area. It places great emphasis on the requirement for local planning authorities to **boost significantly the supply of housing**. To assist with this, the local planning authorities should: *“identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements”¹*.
- 1.2 This Housing Land Monitor identifies the residential land supply in the City as at 1 April 2015. The land supply is then compared against, the targets set by the interim findings of the inspector appointed to conduct the Examination in Public of the South Worcestershire Development Plan (SWDP).
- 1.3 The report includes details of housing completions, demolitions and commitments which have occurred in the year from 1st April 2014 to 31st March 2015, alongside other information on housing issues such as affordable housing delivery. It also details Worcester City Council’s 5 year housing land supply position. The information in this report provides the basis for monitoring existing City of Worcester Local Plan and Balanced Housing Market Development Plan Document policies, whilst also informing policy formulation and site allocations for the emerging SWDP.

2. WORCESTER CITY HOUSING COMPLETIONS 2014 to 2015

- 2.1 This section of the report examines the number and make up of residential dwellings completed within Worcester City in 2014/15. The section is split into two parts, firstly total annual new build completions and secondly demolitions, conversions and change of use. The combined result of these two sections provides the report with a net completions figure. The net figure, along with previous years, is used to monitor against housing targets.

¹ NPPF (2012) para 47

Total Annual New Build Completions in 2014/15

- 2.2 In the twelve months ending 31 March 2015 a total of 464 dwellings were built in Worcester City (see Table 1). This is a significant improvement in the number of housing completions compared to 2013/14. The total annual mean average of net completions over the previous ten years was 311.7 dwellings per year and the 5 year mean average was 253 dwellings per year. There were ten completed developments which involved the loss of dwellings either through demolition, change of use or conversion that resulted in a loss of fourteen dwellings. The net increase to the dwelling stock during 2014/15 was therefore 450 dwellings (see Table 1).
- 2.3 The total number of gross new build completions in this monitoring period was 385 dwellings on 30 sites. This is an improvement on the pattern of lower completion rates in the last decade compared to the high rates of the 1990s. Since the last high of 2008/9 new build completions have averaged 254 per year compared to 576.7 completions per year in the second half of the 1990s.
- 2.4 Compared to the previous 12 months, 2014/15 has seen a 61% increase in net completions. This is the second successive year that net completions have significantly increased over the low point in 2012/13.

Year	Total Annual New Build Completions (gross)	Demolitions or lost units	Total conversion gains	Total Change of use gains	Total completions (gross)	Total completions (net of demolitions) ²
	A	B	C	D	E	F
1996/7	688		(1) ³		688	688
1997/8	508		(14) ³		508	508
1998/9	645		(25) ³		645	645
1999/0	466	(17)	#	#	466	449
2000/1	273	(18)	#	#	273	255
2001/2	279	(4)	#	#	279	275
2002/3	187	(3)	#	#	187	184
2003/4	157	(3)	#	#	157	154
2004/5	212	(6)	#	#	212	206
2005/6	414	(6)	#	#	414	408
2006/7	460	(6)	#	#	460	454
2007/8	384	(14)	#	#	384	370
2008/9	431	(17)	#	#	431	414
2009/10	292	(17)	5	28	342	325
2010/11	190	(5)	13	7	210	205
2011/12	290	(3)	11	15	316	313
2012/13	118	(6)	7	23	148	142
2013/14	250	(2)	11	21	282	280
2014/15	395	(14)	11	58	464	450
Long term total 1996-2015	6629	-	-	-	6866	6725
Short term total 2006-2015	2800	(84)	-	-	3037	2953

Comparative data not available

Table 1: Housing Completions April 1996 to March 2015

² The formula used to establish total net completions is as follows: Total annual new build completions + Conversion losses and gains + Change of use losses and gains – Demolitions.

³ Overall figure for losses/gains as individual figures not available

2.5 Compared to 2013/14, the pipe line supply of approved additional dwellings has hardly changed with 1,427 dwellings on 110 sites under construction or approved⁴ compared with 1,422 dwellings on 100 sites in April 2014. There are 1,179 uncompleted units on large sites which are under construction or have planning permission⁵ compared to 1,201 in April 2014.

2.6 There were 11 (gross) completed dwellings (on 4 sites) during the 2014/15 monitoring period which resulted from the residential subdivision of existing units.

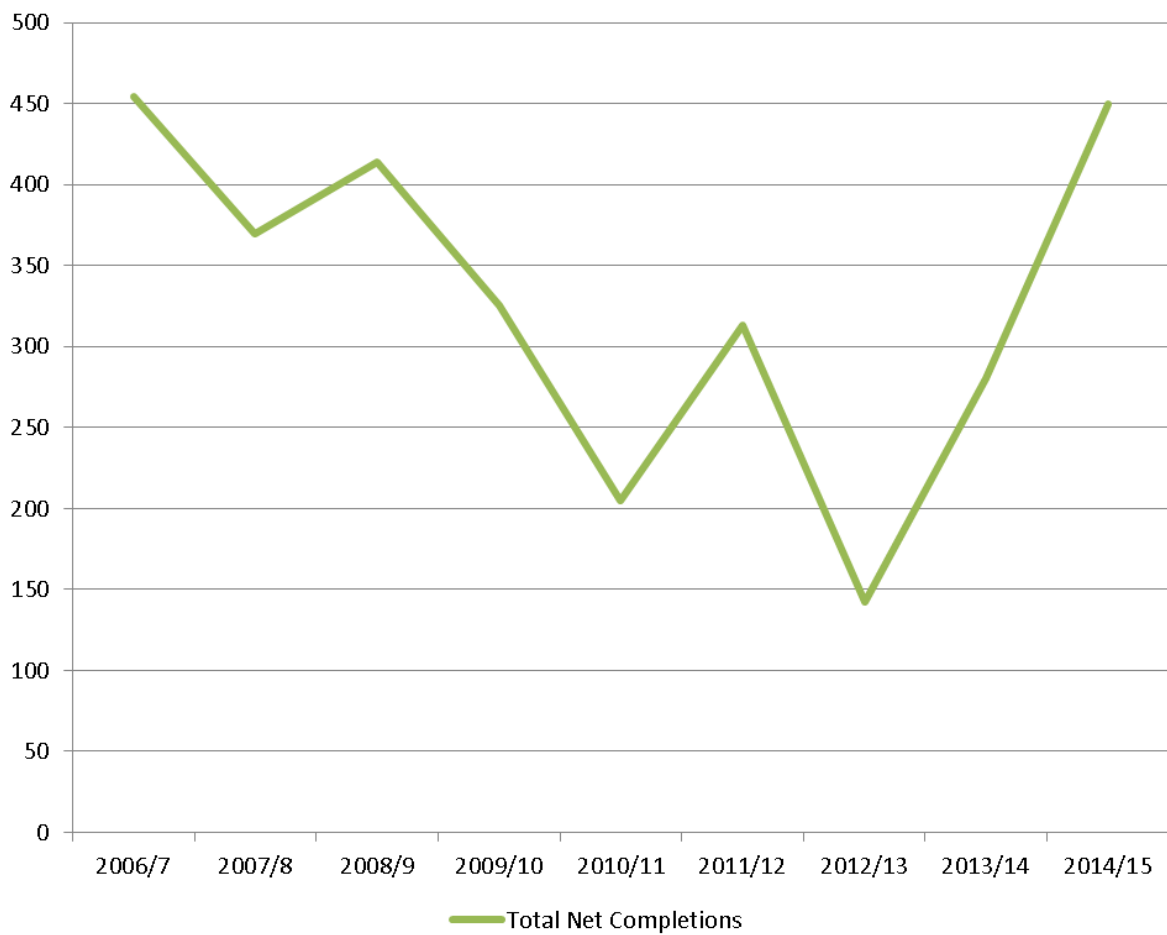


Figure 1: Net completions since 2006

⁴ See Appendix 2, Schedules 1, 4 and 7

⁵ See Appendix 2, Schedules 1 and 7

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

Demolitions

- 2.7 In the twelve months ending 31 March 2015, no dwellings were lost from the housing stock through demolition.

Conversions

- 2.8 CONVERSION GAINS: In the twelve months ending 31 March 2015, there were 11 dwellings (0 dwellings on large sites) provided by way of conversions to existing residential units on 4 sites.
- 2.9 CONVERSION LOSSES: In the twelve months ending 31 March 2015, 8 dwellings were lost by way of conversion from an existing residential building.

Change of Use

- 2.10 CHANGE OF USE GAINS: In the twelve months ending 31 March 2015, change of use from other previous uses accounted for 58 dwellings on 14 sites (36 on small sites and 22 on a single large site).
- 2.11 CHANGE OF USE LOSSES: In the twelve months ending 31 March 2015 2 houses were lost from residential use to D1 and C1 uses.

Net Completions

- 2.12 This is calculated as the sum of new build completions, minus demolitions, plus any net gain through conversions and changes of use.
- 2.13 Using the columns in Table 1, the formula to calculate completions is:

$$\mathbf{A + C + D = \text{Gross Completions (E)}}$$

$$\mathbf{A - B + C + D = \text{Net Completions (F)}}$$

2.14 Therefore the number of net dwellings completed in 2014/15 was 450 dwellings.

2.15 From the inspector’s further interim conclusions following the completion of the stage one examination of the South Worcestershire Development Plan it can be derived that the annual target for additional dwellings within the administrative boundary of Worcester City will be 284 dwellings per year once the South Worcestershire Development Plan has been adopted. The figure of 450 dwellings is therefore well above the yearly average that will be required to meet this housing target. This years completions are also above the target of 410 dwellings per year required to meet the objectively assessed housing needs of the city. In future years and once the South Worcestershire Development Plan is adopted housing completions on planned urban extension sites can be included to assess progress against this target.

Brownfield and Greenfield Development

2.16 The data in Table 2 and Figure 2 below compares the proportion of new dwellings on previously developed land against those built on greenfield sites.

Year	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
Number of dwellings completed on greenfield land	0	0	28	0	14	81	36	55	35
Total completions (gross)	460	384	431	325	210	316	148	282	464

Table 2: Number of dwellings (gross) completed on greenfield land since 2006.

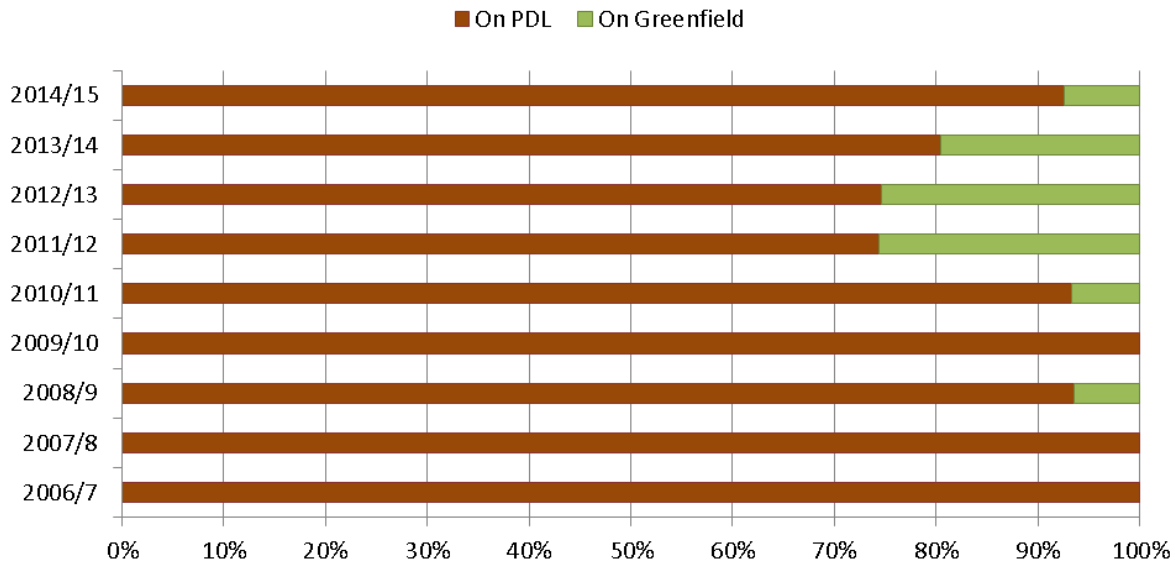


Figure 2: Proportion of completions on brownfield and greenfield land since 2006 (Greenfield includes garden land since 2010).

2.17 The proportion of new housing completed on greenfield land in the city has declined in the last year to 7.5% compared to 19.5% in 2013/14 and 25% in 2012/13. Completions on large brownfield sites, at Gregory’s Bank Industrial Estate, the Former Ronkswood Hospital and 250 Bransford Road have increased the proportion of development on brownfield land in 2014/15.

Completions on allocated sites and windfalls

2.18 Table 3 indicates that the number of completions on allocated City of Worcester Local Plan (1996-2011) sites has declined in the past year to 45 units compared to 63 completed units in 2013/14 and 29 completed units in 2012/13. There are only two remaining Local Plan allocations that are likely to contribute to future housing supply; at Diglis Basin and St Georges Lane with a total of 218 units under construction or with planning permission at these sites. 2014/15 saw a significant increase in the number of completions on small sites (i.e. those of 9 dwellings or fewer). With 95 completions on small sites in 2014/15 compared with 45 completions on small sites in 2013/14 and 56 completions on small sites in 2012/13 Table 3 provides the evidence of small windfalls (non-garden land), currently averaging 63 per year.

Year	Completions on Local Plan allocated sites	Windfall site completions				
		All Windfall completions	On sites of 10 dwellings or more	On sites of 5 to 9 dwellings	On sites of 1 to 4 dwellings	Small sites- not on garden land Net ⁶
2006/07	102	358	268	90		79
2007/08	59	325	224	101		84
2008/09	211	220	147	73		68
2009/10	123	219	140	79		64
2010/11	98	112	36	34	42	71
2011/12	145	171	110	32	29	47
2012/13	29	119	63	20	36	55
2013/14	63	219	174	6	39	31
2014/15	45	419	324	36	59	75
Total	875	2,162	1,486	676		574
Average	97.22	240.22	165.11	75.11		63.78

Table 3: Total number of gross completions by planning policy type.

Dwelling Size and Type

2.19 Data in Table 3 shows that the number of units completed on both large and small sites (those of 9 units or less) increased in the last year. The contribution of large windfall sites to the total completions in 2014/15 was the highest since 2006/07. Information provided in the Schedules in Appendix 2 shows that the number of unimplemented schemes has decreased and the delivery rate of active sites has increased which is a continuation of the position in 2013/14.

⁶ Small sites not on garden land are also included in windfalls of 1-4 and 5-9 dwellings

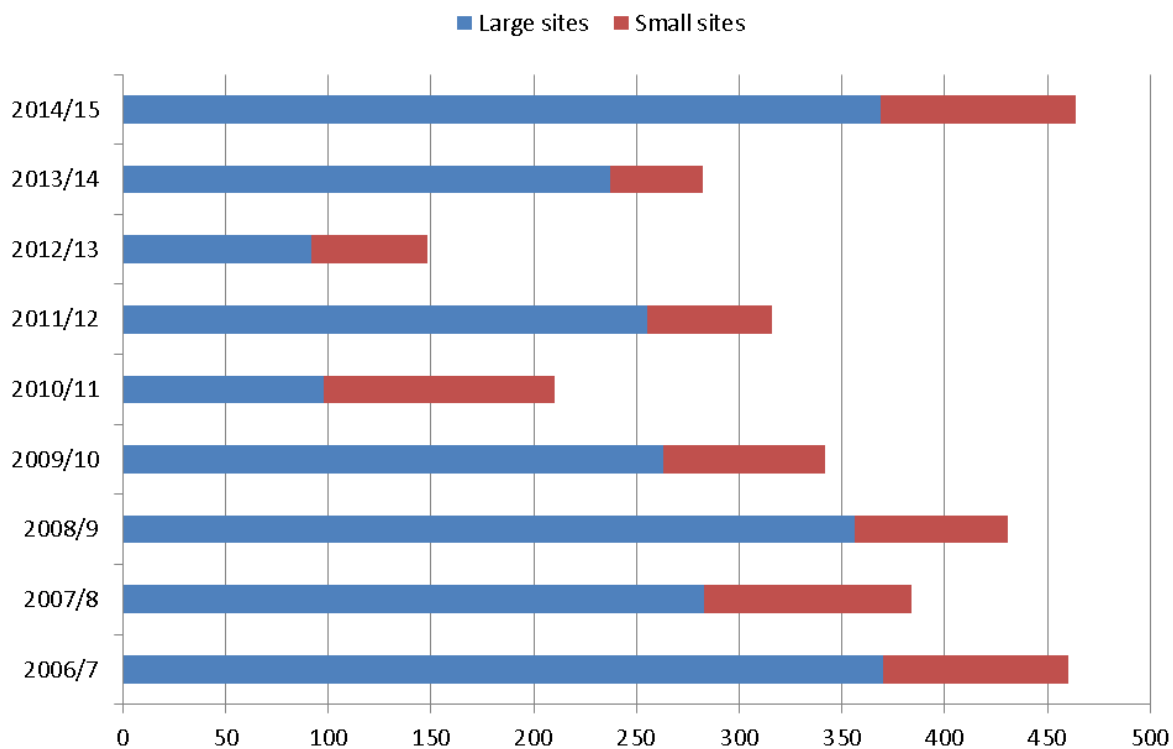


Figure 3: Proportion of completions from small sites (0 to 9 dwellings) and large sites (10 or more dwellings) since 2006.

2.20 Tables 4 and 5 show a further breakdown of completed dwellings by type and size. Table 4 shows an increase in the number of 3 and 4+ bedroomed properties, and a decrease in the number of one bedroomed properties, completed in the past year. The number of bedrooms has only been provided for 442 of the 464 completed units, so this data does not present the full picture of the 2014/15 completions.

2.21 Analysis of all properties built this year in Table 5 shows that of the total (gross) 464 dwellings completed, 263 were houses (59%) while 179 were flats (41%). This is a further change in favour of houses compared with 2012/13 and reflects the delivery of units on sites such as Ronkswood and slow development progress at Diglis Basin and the Royal Worcester Porcelain site which have delivered significant numbers of apartments in previous years.

Dwelling Type	Dwelling size				Total
	1 Bed	2 Bed	3 Bed	4 Bed +	
Houses & Bungalows	4	68	89	102	263
Flats & Maisonettes	73	101	5	0	179
Total	77	169	94	102	442
Totals As %	17%	38%	21%	23%	100%

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

Year	Houses / Bungalows	Flats / Maisonettes	Houses as % of total (of known)
2006/7	423	37	92%
2007/8	180	204	47%
2008/9	190	241	44%
2009/10	186	156	54%
2010/11	100	110	48%
2011/12	168	68	71%
2012/13	61	87	41%
2013/14	138	144	49%
2014/15	263	179	59%
TOTAL	1,709	1,226	58%

Table 5: Completed dwellings by type since 2006

Density

2.22 The average density for completions on fully completed small sites (9 or less dwellings) in 2014/15 was 32.3 dwellings per hectare, with an average site size of 0.1 hectares. The total average net density of large sites with completions was 43.7 dwellings per hectare with an average site size of 3.35 hectares. (This is an average over entire sites, not the specific phases completed within the monitoring year, nor a figure for fully completed large sites).

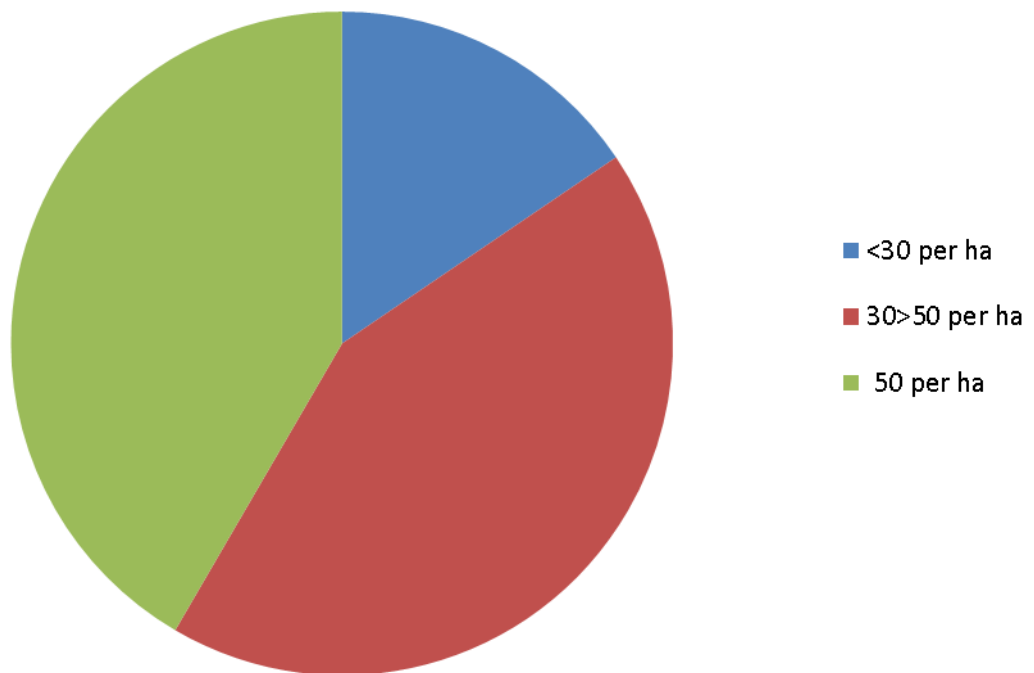


Figure 4: Density of completed dwellings by band in 2014/15

2.23 As well as the average density, density by band (<30dph, 30-50dph, >50dph) is monitored. This can be particularly helpful in those authorities where, due to the nature of the authority, densities tend to be either particularly low or high. South Worcestershire exemplifies the difference between predominantly rural authorities such as Malvern Hills and Wychavon and a predominantly urban authority such as Worcester City.

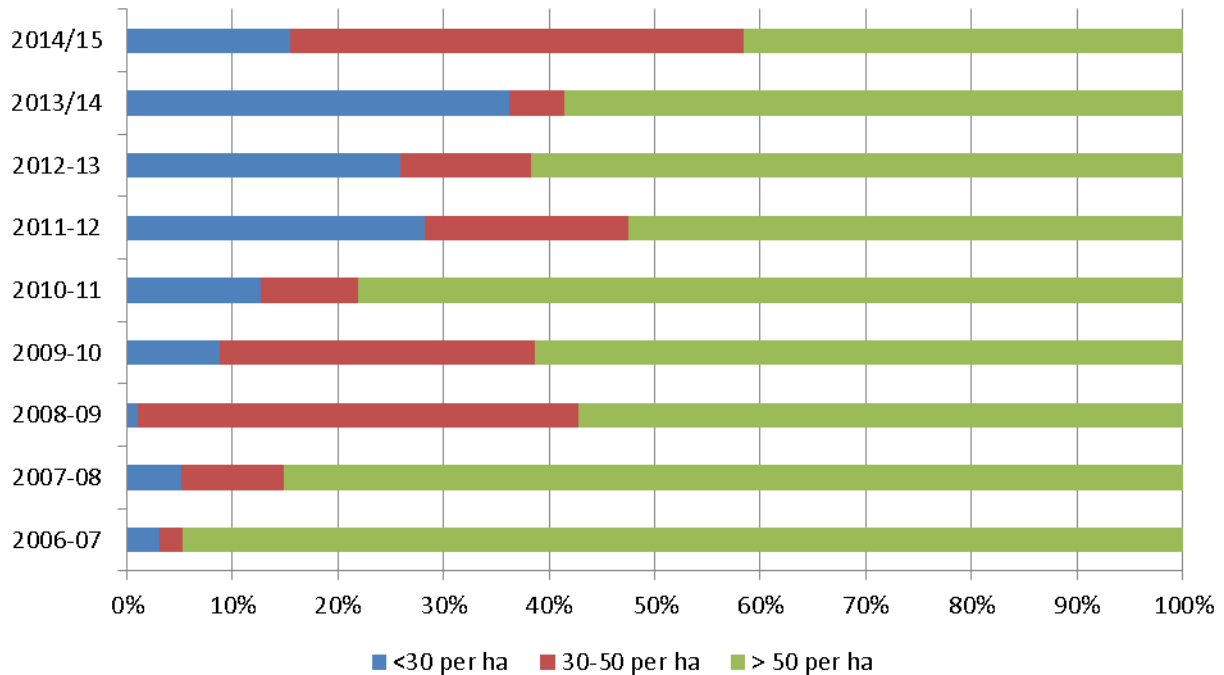


Figure 5: Proportion of sites built within each density band since 2006

2.24 The result of the bands provides a clearer picture of the City's average net density as stated in paragraph 2.22. In 2014/15 there was a sharp increase in the number of dwellings completed on sites with a density below 50 dwellings per hectare. The proportion of dwellings completed on sites with a density over 50 dwellings per hectare fell below 50% for the first time in many years. The contribution of one site at Ronkswood which completed 136 dwellings in the monitoring period had a significant impact on this change from previous years. The higher proportion of units completed at a relatively low density is in part the result of the slow development progress at Diglis Basin and Royal Worcester Porcelain. Next years Housing Land Monitor may also show a smaller proportion of units completed on high density sites if there is increased delivery at 250 Bransford Road and Gregory's Bank in 2015/16.

Location of completions

	Ward	Dwellings
A	Arboretum	3
B	Battenhall	5
C	Bedwardine	43
D	Cathedral	104
E	Claines	7
F	Gorse Hill	9
G	Nunnery	0
H	Rainbow Hill	0
J	St Clement	9
K	St John	37
L	St Peter's Parish	0
M	St Stephen	43
N	Warndon	11
P	Warndon Parish North	0
Q	Warndon Parish South	193
	Total	464

Table 6: Residential completions by ward 2014/15

2.25 Table 6 above shows housing completions in Worcester by ward. Two wards Cathedral and Warndon Parish South accounted for 64% of all completions. In Cathedral ward development was spread over a large number of locations with both large and small developments while in Warndon Parish South all 193 completions occurred in three developments on the site of the former Ronkswood Hospital. Only four wards had no additions to the housing stock in 2014/15 which is a change from the recent past when in some years more than half the wards in the city had only one or no additions to the housing stock.

Affordable Housing

2.26 In the monitoring year 2014/15 120 affordable housing units were built, of which 56 were social rented units 44 were affordable rented units and 20 were intermediate (shared ownership) units. This is an increase on the 100 affordable homes delivered in 2012/13 but the increase in the delivery of market housing this year has not been matched by an equivalent increase in the delivery of affordable housing. Table 7 shows affordable housing completions since 2006/07.

Year	Affordable Housing Completions				Total Affordable	Total Completions (net)	Percentage Affordable
	Affordable Rented	Social Rented	Intermediate	Type not known			
2006/07	-	-	-	70	70	454	15.4%
2007/08	0	75	13	0	88	370	23.8%
2008/09	-	-	-	147	147	414	35.5%
2009/10	0	60	22	0	82	325	25.2%
2010/11	0	20	0	0	20	205	9.8%
2011/12	0	106	8	0	114	313	36.4%
2012/13	0	14	0	0	65*	142	45.8%*
2013/14	41	45	14	0	100	280	35.5%
2014/15	44	56	20	-	120	450	26.2%
Total	85	376	77	217	806	2,953	27.3%

Table 7: Total Affordable Housing Completions since 2006

* Figures adjusted in 2013/14 following receipt of new information

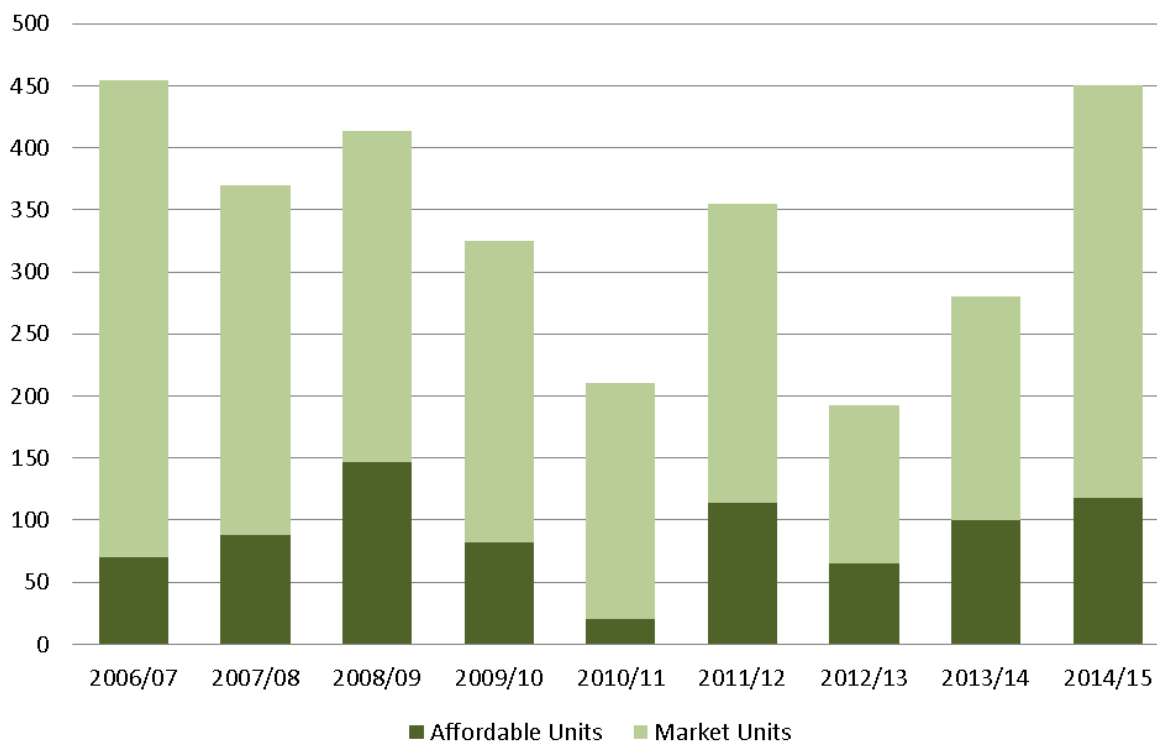


Figure 6: Number of affordable and open market units completed since 2006

Location	Social Rented	Affordable Rented	Intermediate	Type not known	Total Homes Delivered
Earls Court Farm	3	-	-	-	3
Ronkswood	38	-	14	-	52
Gregory's Bank	-	6	-	-	6
Dudley Close	8	-	-	-	8
Gresham Road	-	4	6	-	10
250 Bransford Road	5	-	-	-	5
Brickfields Road	-	10	-	-	10
Heenans Social Club	-	16	-	-	16
Cherwell Close	-	4	-	-	4

Location	Social Rented	Affordable Rented	Intermediate	Type not known	Total Homes Delivered
Windermere Drive	-	4	-	-	4
Office, Field House Gardens, Vincent Road	1	-	-	-	1
Office, 1 Cranham Court	1	-	-	-	1
Total	56	44	20	-	120

Table 8: Total Affordable Housing Completions during 2014-2015.

2.27 The figure of 120 units built in 2014/15 marks a second successive year of improvement in the supply of affordable housing units with 100 affordable homes delivered in 2013/14 only 14 affordable homes delivered in 2012/13, and 114 affordable units delivered in 2011/12. In the past nine years (2006/7-2014/15) the average number of new affordable homes built was 89.5 per year. Current planning permissions for large housing sites suggest that there will be continued supply of affordable housing over the next five years.

3. WORCESTER CITY HOUSING LAND SUPPLY POSITION AT APRIL 2015

3.1 At 31 March 2015 there were 769 dwellings with unimplemented outstanding detailed or outline planning permission and 636 dwellings under construction. Thus the gross number of dwellings available totals 1,405 compared with 1,423 in 2013/14 1,270 in 2012/13 959 in 2011/12, 1,219 in 2010/11, and 1,463 in 2009/10.

	Under Construction	Outstanding (Not Started)
Large Sites with PP (Schedule 1-3)	347	165
Small Sites with PP (Schedule 4-6)	54	190
Large sites with completions (Schedule 7-9)	231	414
Small sites with completions (Schedule 10-12)	4	0
Sub totals	636 (620 net)	769 (744 net)
Grand Total	1,405	

Table 9: Sites with planning permission for housing at 31 March 2015

3.2 The level of commitments peaked in 2007 at 1,544 units and the increase in the level of commitments since 2012/13 has been sustained over the past twelve months. There was however a significant shift in 2014/15 from units with planning permission and not under construction (769 in 2014/15 compared to 1,085 in 2013/14) to units with planning permission and under construction (636 in 2014/15 compared to 338 in 2013/14). The implications of this shift may be a reduced rate of completions in 2016/17, i.e. in two years time if all the current under construction units are completed in 2015/16.

Change in Housing supply during 2014/15	Number of Dwellings
New planning consents	807
Less:	
Expired planning consent	25
Permission changes/replacements/corrections	189
Outline permissions replaced with reserved matters	120
Net completions with planning consent	450
Total change in housing supply	23

Table 10: Annual change in Worcester City Housing Supply 2014/15

- 3.3 Table 10 illustrates that the small decrease in commitments in the past twelve months has not reduced the potential housing supply in future years. This is the result of the increase in genuinely new consents in 2014/15 which totalled 498 units (compared to 323 in 2013/14 and 502 in 2012/13) being larger than the sum of the net completions and lapsed consents. There is one site (Sherriff Street) where the City Council has indicated that it is minded to grant approval subject to the completion of a section 106 agreement. If this application were added to the total for 2014/15 then the change in supply would show an increase of 419 units in total commitments over the past year.

Land Type

- 3.4 86% (1,208 out of 1,405 dwellings) of all committed dwellings are located on previously developed (Brownfield) land (see Table 11). This figure takes into account the 2010 change to the definition of previously developed land which changed private residential gardens from brownfield to greenfield land.
- 3.5 Out of the 1,405 gross commitments at 31st March 2015, 1,206 dwellings are to be new builds, 162 will come from a change of use and 37 from conversions from existing residential uses. 120 dwellings are on sites which involve demolitions or the loss of units.

3.6 The net number of commitments is 1,364 after losses from proposed demolitions and conversions are taken into account.

	Detailed permission	Outline permission	Total dwellings	% total
Brownfield land	1,163	45	1,208	86%
Greenfield land	136	61	197	14%
TOTAL	1,299	106	1,405	100%
Large sites (10+)	1,051	106	1,157	82.3%
Small sites (1 to 9)	248	-	248	17.6%
TOTAL	1,321	106	1,405	100%

Table 11: Land with planning permission for residential development at 31 March 2015 (including under construction).

4. PROGRESS TOWARDS MEETING WORCESTER CITY'S HOUSING TARGETS AND FIVE YEAR HOUSING LAND SUPPLY

- 4.1 Paragraph 47 of the National Planning Policy Framework (NPPF) states that local authorities must: *“identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land”*. Where there is persistent evidence of under delivery of housing, the NPPF states that: *“local authorities should increase the buffer to 20% (moved forward from later in the plan) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”*.
- 4.2 This section sets out an assessment of whether there is a 5 year supply of deliverable housing land in Worcester City. It also considers the evidence of any current gap in supply compared to relevant targets and the justification of the percentage buffer required by the NPPF for the calculation.

Guidance on delivering Housing Land

- 4.3 The NPPF states that: *“to be considered **deliverable**⁷, 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. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, where there is no longer a demand for the type of units or sites have long term phasing plans.”*
- 4.4 In relation to the term **available**, we have considered those sites which:
- are under construction; or

⁷ NPPF (2012), para 47, Footnote 11

- have planning permission (i.e. commitments); or
- have a minded to approve resolution subject to the completion of a S106 agreement from the City Council’s Planning Committee.

4.5 In relation to the term ***suitable location***, sites should contribute to the creation of sustainable mixed communities. There is no single agreed definition of the term ‘sustainable community’, but the Department of Communities and Local Government (DCLG) suggests that such a community should be;

“...places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all”. – Extract from DCLG website – What is a Sustainable Community?

4.6 Sites allocated in existing adopted plans or with planning permission for housing will generally be suitable but it may be necessary to review sites to see if circumstances have changed that alter their suitability.

4.7 The South Worcestershire Development Plan has reached the stage of examination, having been submitted to the Secretary of State on 28th May 2013. Sites allocated in the South Worcestershire Development Plan can now be taken into account where there is evidence about anticipated completions between 2015 and 2020. The housing trajectories submitted to the South Worcestershire Development Plan examination provide this evidence. Since submission the trajectories have been updated on a number of occasions. The analysis of the five year land supply in tables 15 and 16 compares the level of housing land supply based on two options:

- Forecast supply in April 2015 including supply from the proposed modifications to the South Worcestershire Development Plan; and
- Forecast supply in July 2015 including supply from the proposed modifications to the South Worcestershire Development Plan.

Worcester City's Five Year Supply of Deliverable Housing Land

- 4.8 Worcester City Council holds records of all sites with planning permission for residential development in the city. This includes dwellings with outstanding planning permission, and those dwellings under construction. In addition there are records of those sites with a Planning Committee minded to approve decision.
- 4.9 For the purposes of the April 2015 to March 2020 (5 year) housing land supply, all sites with planning permission (excluding dwellings already completed), sites under construction and an allowance for completions on sites with a minded to approve decision were aggregated to produce a commitments total. These sites are a mixture of new build, change of use and conversions on both greenfield and brownfield sites.
- 4.10 The City Council also holds records of sites allocated in the City of Worcester Local Plan 1996-2011 (adopted October 2004), the Balanced Housing Market Development Plan Document (adopted December 2007) and sites proposed to be allocated in the emerging South Worcestershire Development Plan.
- 4.11 As part of the process to assess the deliverability of the potential sites, as set out in the NPPF, a number of assumptions have been made.
- 4.12 First a 5% non implementation rate is assumed to apply to the net 1,506 dwelling commitments.
- 4.13 Second guidance in the NPPF⁸ allows local authorities to make an allowance for windfall development within the five-year supply if they have compelling evidence to demonstrate that such sites provide a reliable source of supply. Worcester City have included two year's windfall allowance in the 5 year supply. This is to avoid double counting against the completion of small windfall sites which currently have planning permission at April 2015. Typically planning permissions have up to three years to commence construction before the planning approval lapses. A windfall allowance for the final two years of the five year period from April 2018-March 2020 is therefore justified. The average supply of windfall completions on small sites since 2006 is 63

⁸ NPPF (2012) para 48

dwellings per year, as detailed at Table 3. This is based on actual windfall supply on small sites (less than 9 dwellings but excluding any development on garden land) in recent years. As such, the total allowance for small site windfalls in the 5 year period is 126 dwellings.

Identifying Housing Provision Targets

4.14 The first stage of the process is to consider the relevant target which informs the 5 year housing land supply.

4.15 Based on the National Planning Policy Framework (notably paragraph 216) and the National Planning Policy Guidance (relating to 5 year housing land supply assessments). The target to be used in the 5 year supply calculations should be based on the identified housing need from the most up to date evidence. The most up to date assessment is 9,830 dwellings between 2006 and 2030 as suggested by the further interim findings of the Inspector appointed to examine the South Worcestershire Development Plan. Other housing provision targets are not appropriate because:

- At 1st April 2015 the development plan for Worcester City is not up to date with regard to housing targets because:
 - i. Neither the adopted City of Worcester Local Plan nor the adopted Balanced Housing Market Development Plan Document provided a housing requirement policy target for the period 2015 to 2020
 - ii. The West Midlands Regional Spatial Strategy and the Worcestershire Structure Plan (and their housing targets) were revoked on 20th May 2013
 - iii. The emerging South Worcestershire Development Plan is not adopted and the weight that can be given to Policy SWDP3 on housing provision and supply is therefore limited.
- An up to date and objective assessment of housing need for Worcester City of 9,830 dwellings was identified in the Inspectors Further Interim Conclusions (31st March 2014).

- Any alternative assessment of the 5 year housing supply position would undermine the credibility of evidence on which Policy SWDP3 depends and the plan is still being tested through the South Worcestershire Development Plan examination.

4.16 The detailed requirements for Worcester City are set out in Table 12 below. The annualised target rate is multiplied by five to give the basis for the 5 year land supply target.

	Worcester City Need Total (Net)	Annualised Target Rate for Worcester City	5 year land supply target
Inspectors Interim Conclusions	9,830	410	2,050

Table 12: Housing Targets for Worcester City

Applying the buffer

4.17 The next element of the calculation is to determine whether there is any evidence of persistent under-delivery of housing against the relevant target and consequently, whether a 5% or 20% buffer should be applied to the basic 5 year requirement⁹. The evidence is drawn from Table 1 and previous targets. Table 13 demonstrates Worcester City Council's delivery of housing against the relevant targets for the city.

4.18 The record of past delivery over the long term shows

- i. From the Balanced Housing Market Development Plan Document the calculated overall housing target for the city 2001 to 2011 was 3,027 dwellings (303 per annum). Evidence from previous Housing Land Monitors set out in table 1 demonstrates that 2,995 dwellings net were completed between 2001 and 2011. The target was effectively achieved.
- ii. Higher rates (509 per annum) were delivered between 1996 and 2001 against the targets applying in the adopted City of Worcester Local Plan.

⁹ NPPF (2012) Para 47

- iii. Using the highest target of 245 dwellings per annum based on the then adopted West Midlands Regional Spatial Strategy in the 2011/12 Housing Land Monitor, the forecast supply of 3,730 exceeded the forecast target requirement of 3,185 indicating oversupply.
- iv. Using the 6,644 dwellings proxy target applied in the February 2014 interim housing land supply housing land supply position statement, the annualised housing requirement is 267 dwellings. In the 9 years from 2006 to 2015 the target requirement would be 2,403 dwellings. Table 1 demonstrates that 2,953 net dwellings were completed between 2006 and 2015, indicating an oversupply.

4.19 There is therefore no evidence of a record of past under delivery over the long term. In accordance with National Planning Policy Framework paragraph 47, it is appropriate to apply an additional 5% buffer (moved forward from later in the plan period) for the 5 year housing land supply calculations against the target. Applying a 5% buffer to the 5 year housing target, results in a target of 2,153 dwellings.

Evidence of Undersupply

4.20 The next stage of the calculation is to determine whether there is any evidence of under-delivery of housing against the target for 2006 to 2015, as set out in Table 13. Any undersupply needs to be added to the 5 year housing need assessment, after the 5 or 20% buffer is applied to the 5 year target, (this is known as the ‘Sedgefield’ approach).

		Dwelling Completions Since 2006 (A)	Annualised Target Rate (B)	Target Completions B X 9 (C)	Overprovision / Shortfall (A)-(C)
1	Inspectors Interim Conclusions	2,953	410	3,690	-737

Table 13: 2006-2015 completions compared to policy targets

4.21 Adding the 737 undersupply to the 2,153 dwellings 5 year requirement plus a 5% buffer gives a total 5 year target of 2,890 dwellings. This total 5 year target equates to 578 dwellings per annum.

Calculating the 5 year supply

4.22 Table 14 sets out the calculation of the Five Year Housing Land Supply target for the period 1st April 2015 to 31st March 2020, (using the information in Tables 12 and 13).

4.23 Table 15 illustrates the potential supply over the next 5 years (2015 to 2020) from the total commitments (including assumptions for non-implementation), proposed allocations and a windfall allowance. Two possible supply positions for Worcester City are set out:

- Column 1 – Figures from housing trajectories as of April 2015.
- Column 2 – Figures from the most up to date housing trajectories published in July 2015.

4.24 Table 16 calculates the current scale of housing land supply comparing the potential supply over the 5 years (2015 to 2020) with the total 5 year target (including a 5% buffer and undersupply since 2006).

- Column 1 – Including supply from housing trajectories as of April 2015.
- Column 2 – Including supply from the most up to date housing trajectories published in July 2015.

Five year housing land supply requirements 1 st April 2015 to 31 st March 2020	Calculation of 5 year target and 5% buffer
Plan Period Target Inspector's Further Interim Conclusions (objective Assessment of Housing Need)	9,830
Annualised Target	410
Target (2006 to 2015)	3,690
Net Completions to Date in plan period (years elapsed)	2,953 (9)
Target (2006 to 2015) minus Completions 2006 to 2015 (i.e. undersupply 2006 to 2014)	737
5 Year Target (2015 to 2020)	2,050
5 Year Target (2015 to 2020) plus undersupply	2,787
5 Year Target (2015 to 2020) with under supply plus 5% buffer	2,927
Annualised 5 Year Target (2015 to 2020) with under supply plus 5% buffer	586

Table 14: 5 year housing land target in Worcester 2015-2020

		COLUMN 1 SWDP Housing Trajectories April 2015	COLUMN 2 SWDP Housing Trajectories July 2015
Five year housing land supply requirements 1st April 2015 to 31st March 2020		Number of dwellings net	Number of dwellings net
C O M M I T M E N T S	Under Construction (5% non-implementation rate)	620 (589)	620 (589)
	Outstanding with planning permission (5% non-implementation rate)	744 (706.8)	744 (706.8)
	Outstanding with a minded to approve decision (5% non-implementation rate)	120 (114)	120 (114)
	Total (assuming 5% non-implementation rate)	1,484 (1,409)	1,484 (1,409)
SWDP Allocations		718	729
Windfall Allowance ¹⁰		126	126
Total Commitments (+ Windfall Allowance)		2,253	2,264

Table 15: Residential commitments in Worcester at 1st April 2015

¹⁰ Equal to two years of average net small site windfall completions at 63 dwellings per annum. This average is calculated for the period 2006-15 and excludes windfalls on garden land.

Five year housing land supply requirements 1 st April 2015 to 31 st March 2020	COLUMN 1 SWDP Housing Trajectories April 2015	COLUMN 2 SWDP Housing Trajectories July 2015
	Number of dwellings net	Number of dwellings net
5 year target (+5% buffer and undersupply 2006 to 2015)	2,927	2,927
Total Supply (inc. 2 years windfall allowance)	2,253	2,264
Surplus (+) / Shortfall (-)	-674	-663
5 year housing land supply calculation	(2,253÷586)	(2,264 ÷ 586)
Total housing supply in years	3.84	3.86

Table 16: 5 year land supply in Worcester at 1st April 2015

Conclusion

- 4.25 Table 16 shows that Worcester City does not have a 5 year supply of housing land within Worcester to meet the objectively assessed housing needs as set out in the evidence that supports the South Worcestershire Development Plan. The target requirement includes an additional buffer of 5% and increasing housing delivery to match past undersupply by 2020.
- 4.26 With a 5% buffer a **3.86 years housing land supply** can be demonstrated taking account of all sources of supply including the most recent housing delivery trajectories for completions from the South Worcestershire Development Plan site allocations.
- 4.27 The supply side figures for the 5 year land supply are based on the schedules for commitments in Appendix 2 of this document.

APPENDIX 1:**Explanation of 5 year housing land supply calculations****Establishing Worcester City Council's 5 year housing land supply.****TABLES 14 and 16:**

The following table and calculations illustrate the workings of the 5 year (+ 5%) target arising from the South Worcestershire Development Plan inspector's further interim conclusions about the Objective Assessment of Housing Need for Worcester City (paragraphs 57 and 61) arising from the stage one hearings of the Examination of the South Worcestershire Development Plan.

Establishing a 5 year housing land supply target based on the inspector's further interim conclusions about the objective assessment of housing need		
A	Objective Assessment of Housing Need	9,830 dwellings
B	Number of dwellings built (2006 to 2014)	2,953 dwellings
C	Number of years of the plan	24 years
D	Annualised requirement	410 dwellings
E	Requirement period	5 years
F	5 year housing land requirement	2,050 dwellings
G	Past undersupply	737
H	Total 5 year housing land target	2787
I	5 year housing land target (+ 5% buffer)	2,927
J	Annualised total target	586

Calculations:

- $A \div C = D$ $9,830 \div 24 = 410$
- $(D \times E) = F$ $410 \times 5 = 2,050$
- $F + G = H$ $2,050 + 737 = 2,787$
- $H \times 1.05 = I$ $2,787 \times 1.05 = 2,927$
- $I \div 5 = J$ $2,927 \div 5 = 586$

Establishing Worcester City Council's 5 year housing land supply against the target derived from the inspector's further interim conclusions

The following table and calculations illustrate the Council's five year land supply against the recommended Objective Assessment of Housing Need of 9,830 dwellings for Worcester City.

Establishing Worcester City Council's 5 year housing land supply		
K	Total supply forecast for 2015 to 2020	1,484 dwellings
L	Non-implementation rate	5%
M	Windfall allowance	126 dwellings
N	Total number of dwellings on allocated sites	729
O	Relevant 5 year housing land target (inc 5% buffer)	2,927 dwellings
P	Required number of years of supply	5 years
Q	Worcester City Council 's Housing Land supply	3.86 years

Calculations:

- $((K \times (1 - L)) + M + N) \div O \times P = Q$
- $1,484 \times (1 - 0.05) = 1,409$
- $1,409 + 126 + 729 = 2,264$
- $2,927 \div 5 = 586$
- $2,264 \div 586 = 3.86$ years

Therefore Worcester City Council can demonstrate **3.86 years** of housing land supply (including a 5% buffer) against the inspector's further interim findings target.

APPENDIX 2: Housing Schedules

Key to Schedules:	
Development type	
CON	Conversion
CoU	Change of use
NB	New build
Land type	
G	Greenfield
B	Brownfield
Source	
A	Allocated
W	Windfall
Previous use (otherwise see Use Class Order 1995 as amended)	
GDN	Garden
MIX	Mixed Use
SUI	Sui Generis
VAC	Vacant
Development Status	
COM	Commenced
COP	Complete

Schedule 1: Committed large sites; Development progress

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P11D0468	Christian Meeting Room, Diglis Lane	11-Nov-11	17	Y	7
P12A0053	23-24 Foregate Street	09-May-12	10	N	0
P13A0087	White Ladies Close	23-May-13	37	Y	37
P13K0248	University Park	25-Jul-13	100	Y	100
P13N0298	Brookthorpe Close	09-Sep-13	10	Y	10
P13F0306	Ullswater Close	17-Sep-13	18	Y	18
P13D0385	Site Area C St Peters Street Royal Worcester	19-Dec-13	39	Y	39
P14C0034	Malvern Gate, Bromwich Road (OL)	28-May-14	45	N	0
P13A0155	Worcester College Barbourne Road	24-Jul-14	60	Y	60
PRA14H10	Bridgewater House, Blackpole Road	13-Aug-14	75	Y	75
P13Q0396	Leopard Hill (OL)	25-Sep-14	61	N	0
P14J0046	Land to rear of 67 Martley Road	12-Dec-14	18	Y	1
P14C0012	73-77 Bromwich Road	05-Mar-15	11	N	0
P14A0466	Cavalier Tavern, 107 St Georges Lane North	24-Mar-15	11	N	0
Totals			512		347

Schedule 2: Committed large sites; Site details

Application Number	Location	Site area (ha)	Net density	Brownfield / Greenfield	Allocated / Windfall	Affordable units	Development type	Previous use
P11D0468	Christian Meeting Room, Diglis Lane	0.3	56.7	B	W	0	NB	D1
P12A0053	23-24 Foregate Street	0.1	100	B	W	0	NB	B1
P13A0087	White Ladies Close	0.22	37	B	W	37	NB	B2/B8
P13K0248	University Park	2	50	G	W	100	NB	AGR
P13N0298	Brookthorpe Close	0.15	66	B	W	10	NB	SUI
P13F0306	Ullswater Close	0.4	45	G	W	18	NB	MIX
P13D0385	Site Area C St Peters Street Royal Worcester	0.28	139.3	B	W	0	NB	VAC
P14C0034	Malvern Gate, Bromwich Road (OL)	1.29	34.9	B	W	5	NB	B1
P13A0155	Worcester College Barbourne Road	0.99	60.6	B	W	0	NB	D1
PRA14H10	Bridgewater House, Blackpole Road	0.645	116.3	B	W	0	CoU	B1
P13Q0396	Leopard Hill (OL)	5.5	11.1	G	W	24	NB	AGR
P14J0046	Land to rear of 67 Martley Road	0.397	45.3	B	W	18	NB	B8
P14C0012	73-77 Bromwich Road	0.14	78.6	B	W	0	NB	SUI
P14A0466	Cavalier Tavern, 107 St Georges Lane North (OL)	0.12	93.2	B	W	0	NB	A4

Total**212**

Schedule 3: Committed large sites; Dwelling type & size

Application Number	Location	1 bed flat	2 bed flat	3+ bed flat	1 bed house	2 bed house	3 bed house	4+ bed house
P11D0468	Christian Meeting Room, Diglis Lane	-	7	-	2	3	5	-
P12A0053	23-24 Foregate Street	1	9	-	-	-	-	-
P13A0087	White Ladies Close	14	23	-	-	-	-	-
P13K0248	University Park	66	26	-	-	-	-	-
P13N0298	Brookthorpe Close	4	-	-	-	2	3	1
P13F0306	Ullswater Close	-	2	-	-	16	-	-
P13D0385	Site Area C St Peters Street Royal Worcester	8	31	-	-	-	-	-
P14C0034	Malvern Gate, Bromwich Road (OL)	-	-	-	-	-	-	-
P13A0155	Worcester College Barbourne Road	25	35	-	-	-	-	-
PRA14H10	Bridgewater House, Blackpole Road	71	4	-	-	-	-	-
P13Q0396	Leopard Hill (OL)	-	-	-	-	-	-	-
P14J0046	Land to rear of 67 Martley Road	5	3	-	-	2	8	-
P14C0012	73-77 Bromwich Road	-	11	-	-	-	-	-
P14A0466	Cavalier Tavern, 107 St Georges Lane North	-	-	-	-	-	-	-
Totals		201	166	0	2	23	16	1

Schedule 4: Committed Small sites; Development progress

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P08D0685	143 and 143a Bath Rd	25-Aug-09	1	Y	1
P10C0332	85 Canada Way	21-Sep-10	1	Y	1
P10D0342 P12D0517	St Swithens House, Trinity Street	29-Sep-10 14- Dec-12	7	Y	7
P10B0429	Volvo garage site & land rear of 4 Whittington Close	19-Nov-10	5	Y	1
P12D0054	32 Sidbury	03-Apr-11	1	N	-
P11D0104	41-45 Diglis Road	14-Apr-11	1	Y	1
P12A0084	Cumberland Street	24-Apr-12	6	Y	6
P11D0443	35,36 & 37 The Tything	27-Jul-12	5	N	-
P12A0228	22 St Georges Lane North	27-Jul-12	2	Y	2
P12D0238	10 St Swithins Street	02-Aug-12	2	N	-
P12D0363	21 Diglis Lane	01-Nov-12	1	N	-
P12D0401	75 Wylds Lane	27-Nov-12	2	N	-
P12D0424	The Berwick Inn, 250 Bath Road	07-Dec-12	3	N	-
P12B0399	220 London Road	13-Dec-12	1	N	-
P12D0325	4 Perrywood Walk	25-Jan-13	2	N	-
P12D0508	52 George Street	28-Jan-13	1	N	-
P12J0476	249 & 251 Henwick Road	04-Mar-13	8	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P13E0037	5 Green Lane	21-Mar-13	1	N	-
P13B0038	76 Barnes Way	21-Mar-13	1	N	-
P13C0044	3 & 3a St Johns	11-Apr-13	1	N	-
P13D0119	55 London Road	02-May-13	6	N	-
P13E0092	29 Vine Street	23-May-13	2	Y	2
P13G0180	Westminster Road	24-May-13	5	Y	5
P13D0158	46 Foregate Street	28-May-13	1	N	-
P13J0028	2 Lechmere Crescent	31-May-13	1	N	-
P13B0187	11 Green Hill, London Road	19-Jun-13	2	N	-
P13A0227	Arboretum Public House	21-Jun-13	5	N	-
P13D0084	41 The Tything	28-Jun-13	1	N	-
P13C0309	Land to the rear of 3 & 3a St Johns	19-Aug-13	3	N	-
PRA13D02	1&2 The Avenue, The Cross	21-Oct-13	8	N	-
P13H0450	224 Astwood Road	19-Nov-13	2	N	-
P13D0495	Woodside Lodge, Lark Hill Road	28-Nov-13	1	N	-
P13J0486	9 Lechmere Crescent	03-Dec-13	1	N	-
P13A0509	12 Barbourne Road	11-Dec-13	3	N	-
P13C0431	51 St Johns	19-Dec-13	4	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P13C0484	The Bush Inn, 4 Bull Ring	19-Dec-13	4	N	-
P13C0471	Rear 41 St Johns	19-Dec-13	1	N	-
P13C0329	Narraways 29 St Johns	15-Jan-14	2	N	-
P13D0582	5 Foregate street	31-Jan-14	6	N	-
P13E0575	165 Northwick Road	20-Feb-14	1	N	-
P13B0626	10 Wheatfield Avenue	14-Mar-14	1	N	-
P13G0624	52 Silverdale Avenue	21-Mar-14	1	N	-
P14A0062	Southfield Street	08-Apr-14	1	N	-
P13D0574	36 Foregate Street	11-Apr-14	6	Y	6
P14D0066	2-4 Trinity Street	23-Apr-14	2	N	-
P14C0082	Bush Inn, 4 Bull Ring	23-Apr-14	2	N	-
P14K0033	The Smoke Stack 81 St Johns	23-Apr-14	3	N	-
P14B0063	22 The Ridgeway	01-May-14	1	N	-
P14C0061	Bell Inn 35 St Johns	07-May-14	2	N	-
P14C0109	Manor House Malvern Road	07-May-14	2	N	-
P14E0125	Adjacent 7 Saunders Street	15-May-14	1	N	-
P14L0115	5 Sheringham Road	15-May-14	2	Y	2
P14D0244	4 Dent Close	17-Jun-14	4	Y	4

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P14E0070	22 Bevere Drive	25-Jul-14	1	N	-
P14J0199	Land Adj to The Meadows, Hallow Road	25-Jul-14	1	N	-
P14K0261	Land Adj to 2 Sanctuary Close	25-Jul-14	1	N	-
P14D0268	21 The Cross	06-Aug-14	3	N	-
P14D0270	26 The Tything	11-Aug_14	2	N	-
P14K0307	43 Bromyard Road	27-Aug-14	2	N	-
P14B0305	Sebright Arms 158 London Road	05-Sep-14	3	N	-
P14A0376	Land Adj to 10 Pope Iron Road	08-Oct-14	1	N	-
P14K0363	16/18 Rowley Hill Street	15-Oct-14	1	N	-
P14B0295 P14B0536	50 London Road	17-Oct-14 15-Jan-15	3	N	-
P14D0313	47 Lowesmoor	23-Oct-14	4	N	-
P14N0383	Garage Site, Coopers Close	28-Oct-14	5	N	-
P14D0370	79 Bath Road	31-Oct-14	2	N	-
PRA14D11	Park View House, 13 Wylds Lane	31-Oct-14	7	N	-
P14K0426	90 Blakefield Road	13-Nov-14	5	Y	5
P14D0298	The Berwick 250 Bath Road	21-Nov-14	4	N	-
P14N0384	Garage Site, Wheelwright Close	25-Nov-14	6	N	-
P14B0445	318 Bath Road	01-Dec-14	2	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P14G0447	Land at 26 Prestwich Avenue	02-Dec-14	1	N	-
P14D0508	Land Adj to 37 Diglis Lane	10-Dec-14	1	Y	1
P14A0378	6 St George's Lane North	16-Dec-14	3	N	-
P14D0459	Sansome Place	18-Dec-14	3	N	-
P14D0501	9-11 Copenhgan Steet	23-Dec-14	3	N	-
P14D0331	59-60 Broad Street	31-Dec-14	5	N	-
P14B0533	2 Sebright Avenue	07-Jan-15	6	Y	6
P14K0451	28 Bromyard Road	09-Jan-15	1	N	-
P14A0531	24 Shrubbery Avenue	15-Jan-15	9	N	-
P14K0540	46 Happy Land North	15-Jan-15	5	Y	5
P14H0450	7 Troutbeck Drive	20-Jan-15	1	N	-
P14C0464	Powells Row, St Johns	20-Jan-15	4	N	-
P14G0493	Land Adj to 9 Spetchley Road	10-Feb-15	1	N	-
P14L0582	51 Arden Road	11-Feb-15	2	N	-
P14K0516	Barlows Building, Bromyard Road	16-Mar-15	6	N	-
P14D0549	Land at Autumn Terrace	24-Mar-15	2	N	-
TOTALS			244		54

Schedule 5: Committed Small sites; Site Details

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P08D0685	143 and 143a Bath Rd	-	0.05	18.5	G	W	NB	GDN
P10C0332	85 Canada Way	-	0.03	33.3	G	W	NB	GDN
P10D0342 P12D0517	St Swithens House, Trinity Street	-	0.05	140	B	W	CoU	B1
P10B0429	Volvo garage site & land rear of 4 Whittington Close	-	0.10	50	B	W	NB	MIX
P12D0054	32 Sidbury	-	0.09	112	B	W	CoU	A2
P11D0104	41-45 Diglis Road	-	0.03	29.6	G	W	NB	VAC
P12A0084	Cumberland Street	-	0.22	45.4	B	W	NB	B8
P11D0443	35,36 & 37 The Tything	-	0.06	88	B	W	NB	A1/A2/ SUI
P12A0228	22 St Georges Lane North	1	0.03	74	B	W	CON	C3
P12D0238	10 St Swithins Street	-	0.01	212.7	B	W	CoU	A1
P12D0363	21 Diglis Lane	-	0.02	59.9	G	W	NB	GDN
P12D0401	75 Wylds Lane	-	0.05	120	B	W	NB	C3/A5
P12D0424	The Berwick Inn, 250 Bath Road	1	0.04	83	B	W	NB	A4
P12B0399	220 London Road	-	0.04	25	G	W	NB	GDN
P12D0325	4 Perrywood Walk	-	0.04	50	G	W	NB	GDN
P12D0508	52 George Street	-	0.01	208	B	W	CoU	A1
P12J0476	249 & 251 Henwick Road	2	0.24	33.3	G	W	NB	GDN

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P13E0037	5 Green Lane	-	0.27	37	G	W	NB	GDN
P13B0038	76 Barnes Way	-	0.20	50	G	W	NB	GDN
P13C0044	3 & 3a St Johns	-	0.04	75	B	W	NB	A2
P13D0119	55 London Road	1	0.06	84.2	B	W	NB	A3
P13E0092	29 Vine Street	-	0.1	20	B	W	NB	A4
P13G0180	Westminster Road	-	0.19	26.3	B	W	NB	SUI
P13D0158	46 Foregate Street	-	0.03	33.3	B	W	CoU	B1
P13J0028	2 Lechmere Crescent	-	0.03	33.3	G	W	NB	GDN
P13B0187	11 Green Hill, London Road	1	0.05	40	B	W	CoU	D1
P13A0227	Arboretum Public House	1	0.02	250	B	W	CoU	A4
P13D0084	41 The Tything	-	0.01	200	B	W	NB	VAC
P13C0309	Land to the rear of 3 & 3a St Johns	-	0.02	117	B	W	NB	A2
PRA13D02	1&2 The Avenue, The Cross	-	0.01	615	B	W	CoU	B1
P13H0450	224 Astwood Road	1	0.05	40	B	W	NB	A1
P13D0495	Woodside Lodge, Lark Hill Road	-	0.14	21.4	B	W	CoU	B1
P13J0486	9 Lechmere Crescent	-	0.02	41	G	W	NB	GDN
P13A0509	12 Barbourne Road	1	0.02	120	B	W	CON	C3
P13C0431	51 St Johns	-	0.01	274	B	W	CoU	A2

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P13C0484	The Bush Inn, 4 Bull Ring	-	0.04	100	B	W	CoU	A4
P13C0471	Rear 41 St Johns	-	0.01	83	B	W	CoU	A1
P13C0329	Narraways 29 St Johns	-	0.02	91.7	B	W	NB	VAC
P13D0582	5 Foregate street	-	0.04	157	B	W	CoU	B1
P13E0575	165 Northwick Road	-	0.04	25	G	W	NB	GDN
P13B0626	10 Wheatfield Avenue	1	0.1	10	B	W	NB	C3
P13G0624	52 Silverdale Avenue	-	0.03	29	G	W	NB	GDN
P14A0062	Southfield Street	-	0.09	131	B	W	CoU	C3
P13D0574	36 Foregate Street	-	0.31	193	B	W	CoU/NB	A2
P14D0066	2-4 Trinity Street	-	0.01	285	B	W	CoU	A1
P14C0082	Bush Inn, 4 Bull Ring	-	0.07	28.6	B	W	CoU	A4
P14K0033	The Smoke Stack 81 St Johns	-	0.01	231	B	W	CoU	A4
P14B0063	22 The Ridgeway	1	0.04	25	B	W	NB	C3
P14C0061	Bell Inn 35 St Johns	-	0.04	43.5	B	W	CoU	A4
P14C0109	Manor House Malvern Road	-	0.065	30.8	B	W	NB	AGI
P14E0125	Adjacent 7 Saunders Street	-	0.01	100	B	W	NB	SUI
P14L0115	5 Sheringham Road	1	0.05	43.5	B	W	CON	C3
P14D0244	4 Dent Close	-	0.23	19.4	B	W	NB	SUI

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P14E0070	22 Bevere Drive	-	0.02	50	G	W	NB	GDN
P14J0199	Land Adj to The Meadows, Hallow Road	-	0.05	20	G	W	NB	GDN
P14K0261	Land Adj to 2 Sanctuary Close	-	0.02	50	G	W	NB	GDN
P14D0268	21 The Cross	1	0.01	300	B	W	CON	C3
P14D0270	26 The Tything	-	0.03	78.1	B	W	NB	VAC
P14K0307	43 Bromyard Road	-	0.1	20	B	W	NB	C1
P14B0305	Sebright Arms 158 London Road	1	0.02	150	B	W	CoU	A4
P14A0376	Land Adj to 10 Pope Iron Road	-	0.01	83.3	G	W	NB	GDN
P14K0363	16/18 Rowley Hill Street	-	0.02	50	G	W	NB	GDN
P14B0295 P14B0536	50 London Road	-	0.02	200	B	W	CoU	B1
P14D0313	47 Lowesmoor	-	0.04	92.6	B	W	NB	VAC
P14N0383	Garage Site, Coopers Close	-	0.11	45.5	B	W	NB	SUI
P14D0370	79 Bath Road	1	0.01	154	B	W	CON	C3
PRA14D11	Park View House, 13 Wylds Lane	-	0.03	269	B	W	CoU	B1
P14K0426	90 Blakefield Road	1	0.04	125	B	W	CON	C3
P14D0298	The Berwick 250 Bath Road	-	0.1	40	B	W	NB	A4
P14N0384	Garage Site, Wheelwright Close	-	0.13	46.1	B	W	NB	SUI

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P14B0445	318 Bath Road	1	0.17	11.8	G	W	NB	GDN
P14G0447	Land at 26 Prestwich Avenue	-	0.03	34.5	G	W	NB	GDN
P14D0508	Land Adj to 37 Diglis Lane	-	0.02	50	G	W	NB	GDN
P14A0378	6 St George's Lane North	-	0.01	240	B	W	CoU	A1
P14D0459	Sansome Place	-	0.09	221	B	W	CoU	B1
P14D0501	9-11 Copenhgan Steet	-	0.04	66.7	B	W	CoU	B1
P14D0331	59-60 Broad Street	-	0.02	250	B	W	CoU	B1
P14B0533	2 Sebright Avenue	1	0.02	273	B	W	CON	C3
P14K0451	28 Bromyard Road	-	0.04	22.9	B	W	CoU	D1
P14A0531	24 Shrubbery Avenue	3	0.12	75	B	W	CON	C3
P14K0540	46 Happy Land North	2	0.38	13	B	W	CON	C3
P14H0450	7 Troutbeck Drive	-	0.03	38.5	G	W	NB	GDN
P14C0464	Powells Row, St Johns	-	0.03	139	B	W	NB	VAC
P14G0493	Land Adj to 9 Spetchley Road	-	0.02	40	B	W	NB	GDN
P14L0582	51 Arden Road	1	0.04	49.4	G	W	NB	GDN
P14K0516	Barlows Building, Bromyard Road	-	0.05	121	B	W	NB	VAC
P14D0549	Land at Autumn Terrace	-	0.02	114	B	W	NB	SUI

TOTAL

Schedule 6: Committed Small sites; Dwelling size & type

Application Number	Location	1 bed flat	2 bed flat	3 + bed flat	1 bed house	2 bed house	3 bed house	4 + bed house
P08D0685	143 and 143a Bath Rd	-	-	-	-	-	1	-
P10C0332	85 Canada Way	-	-	-	-	1	-	-
P10D0342 P12D0517	St Swithens House, Trinity Street	4	-	3	-	-	-	-
P10B0429	Volvo garage site & land rear of 4 Whittington Close	-	-	-	-	-	3	2
P12D0054	32 Sidbury	-	1	-	-	-	-	-
P11D0104	41-45 Diglis Road	-	-	-	-	-	-	1
P12A0084	Cumberland Street	6	-	-	-	-	-	-
P11D0443	35,36 & 37 The Tything	2	-	-	2	1	-	-
P12A0228	22 St Georges Lane North	-	-	-	-	1	-	-
P12D0238	10 St Swithins Street	1	1	-	-	-	-	-
P12D0363	21 Diglis Lane	-	-	-	1	-	-	-
P12D0401	75 Wylids Lane	2	-	-	-	-	-	-
P12D0424	The Berwick Inn, 250 Bath Road	-	-	-	-	3	-	-
P12B0399	220 London Road	-	-	-	-	-	-	1
P12D0325	4 Perrywood Walk	-	-	-	-	2	-	-
P12D0508	52 George Street	1	-	-	-	-	-	-
P12J0476	249 & 251 Henwick Road	-	-	1	-	-	-	7

Application Number	Location	1 bed flat	2 bed flat	3 + bed flat	1 bed house	2 bed house	3 bed house	4 + bed house
P13E0037	5 Green Lane	-	-	-	-	-	1	-
P13B0038	76 Barnes Way	-	-	-	-	1	-	-
P13C0044	3 & 3a St Johns	-	-	-	-	2	-	1
P13D0119	55 London Road	-	6	-	-	-	-	-
P13E0092	29 Vine Street	-	-	-	-	2	-	-
P13G0180	Westminster Road	-	-	-	-	3	-	2
P13D0158	46 Foregate Street	-	-	-	-	-	-	1
P13J0028	2 Lechmere Crescent	-	-	-	-	1	-	-
P13B0187	11 Green Hill, London Road	-	-	-	-	-	-	2
P13A0227	Arboretum Public House	4	-	-	-	-	-	-
P13D0084	41 The Tything	-	-	-	-	1	-	-
P13C0309	Land to the rear of 3 & 3a St Johns	-	-	-	-	3	-	-
PRA13D02	1&2 The Avenue, The Cross	8	-	-	-	-	-	-
P13H0450	224 Astwood Road	-	-	-	-	2	-	-
P13D0495	Woodside Lodge, Lark Hill Road	1	-	-	-	-	-	-
P13J0486	9 Lechmere Crescent	-	-	-	-	1	-	-
P13A0509	12 Barbourne Road	1	2	-	-	-	-	-
P13C0431	51 St Johns	4	-	-	-	-	-	-

Application Number	Location	1 bed flat	2 bed flat	3 + bed flat	1 bed house	2 bed house	3 bed house	4 + bed house
P13C0484	The Bush Inn, 4 Bull Ring	2	2	-	-	-	-	-
P13C0471	Rear 41 St Johns	1	-	-	-	-	-	-
P13C0329	Narraways 29 St Johns	-	2	-	-	-	-	-
P13D0582	5 Foregate street	6	-	-	-	-	-	-
P13E0575	165 Northwick Road	-	-	-	-	-	-	1
P13B0626	10 Wheatfield Avenue	-	-	-	-	-	-	1
P13G0624	52 Silverdale Avenue	-	-	-	-	-	1	-
P14A0062	Southfield Street	-	1	-	-	-	-	-
P13D0574	36 Foregate Street	4	2	-	-	-	-	-
P14D0066	2-4 Trinity Street	-	-	-	-	-	-	2
P14C0082	Bush Inn, 4 Bull Ring	1	1	-	-	-	-	-
P14K0033	The Smoke Stack 81 St Johns	-	-	3	-	-	-	-
P14B0063	22 The Ridgeway	-	-	-	-	-	-	1
P14C0061	Bell Inn 35 St Johns	1	1	-	-	-	-	-
P14C0109	Manor House Malvern Road	-	1	-	-	-	1	-
P14E0125	Adjacent 7 Saunders Street	-	-	-	-	1	-	-
P14L0115	5 Sheringham Road	-	-	-	-	1	3	-
P14D0244	4 Dent Close	-	-	-	-	4	-	-

Application Number	Location	1 bed flat	2 bed flat	3 + bed flat	1 bed house	2 bed house	3 bed house	4 + bed house
P14E0070	22 Bevere Drive	-	-	-	-	1	-	-
P14J0199	Land Adj to The Meadows, Hallow Road	-	-	-	-	-	-	1
P14K0261	Land Adj to 2 Sanctuary Close	-	-	-	-	-	1	-
P14D0268	21 The Cross	3	-	-	-	-	-	-
P14D0270	26 The Tything	2	-	-	-	-	-	-
P14K0307	43 Bromyard Road	-	-	-	-	1	-	1
P14B0305	Sebright Arms 158 London Road	3	-	-	-	-	-	-
P14A0376	Land Adj to 10 Pope Iron Road	-	-	-	1	-	-	-
P14K0363	16/18 Rowley Hill Street	-	-	-	-	1	-	-
P14B0295 P14B0536	50 London Road	-	-	-	-	3	-	-
P14D0313	47 Lowesmoor	4	-	-	-	-	-	-
P14N0383	Garage Site, Coopers Close	-	-	-	-	5	-	-
P14D0370	79 Bath Road	2	-	-	-	-	-	-
PRA14D11	Park View House, 13 Wylds Lane	7	-	-	-	-	-	-
P14K0426	90 Blakefield Road	4	1	-	-	-	-	-
P14D0298	The Berwick 250 Bath Road	-	-	-	-	4	-	-
P14N0384	Garage Site, Wheelwright Close	-	-	-	-	4	2	-

Application Number	Location	1 bed flat	2 bed flat	3 + bed flat	1 bed house	2 bed house	3 bed house	4 + bed house
P14B0445	318 Bath Road	-	-	-	-	-	-	2
P14G0447	Land at 26 Prestwich Avenue	-	-	-	-	-	1	-
P14D0508	Land Adj to 37 Diglis Lane	-	-	-	-	-	1	-
P14A0378	6 St George's Lane North	3	-	-	-	-	-	-
P14D0459	Sansome Place	3	-	-	-	-	-	-
P14D0501	9-11 Copenhgan Steet	-	3	-	-	-	-	-
P14D0331	59-60 Broad Street	5	-	-	-	-	-	-
P14B0533	2 Sebright Avenue	6	-	-	-	-	-	-
P14K0451	28 Bromyard Road	1	-	-	-	-	-	-
P14A0531	24 Shrubbery Avenue	-	9	-	-	-	-	-
P14K0540	46 Happy Land North	3	2	-	-	-	-	-
P14H0450	7 Troutbeck Drive	-	-	-	-	1	-	-
P14C0464	Powells Row, St Johns	-	-	-	-	2	-	-
P14G0493	Land Adj to 9 Spetchley Road	-	-	-	-	-	1	-
P14L0582	51 Arden Road	-	-	-	-	-	2	-
P14K0516	Barlows Building, Bromyard Road	-	3	-	-	3	-	-
P14D0549	Land at Autumn Terrace	2	-	-	-	-	-	-
TOTALS		99	38	7	4	55	18	26

Schedule 7: Large sites with completions; Development progress

Application Number	Location	Development status	Date approved	Total units	Built in previous years	Units under (or awaiting) construction	Units built in 14/15
P03L0182	Diglis Basin, Diglis Dock Road	COM	23-Dec-04	441	291	122	28
P05D0432	Former Royal Worcester Porcelain Site	COM	23-Jun-06	400	289	111	0
P10K0351	Land at Earls Court Farm	COP	02-Jul-10	153	138	0	15
P07M0711	Worcester City FC	COM	28-Jul-10	98	0	96	2
P08C0223 P14C0401	250 Bransford Road	COM	02-Aug-10	162	0	124	38
P11Q0245	Darwin Avenue	COP	14-Oct-11	57	0	0	57
P12K0308	Gresham Road	COM	30-Oct-12	51	0	41	10
P12M0021	Gregory's Bank Industrial Estate	COM	11-Jan-13	165	19	111	35
P13Q0171	Former Ronkswood Hospital	COM	23-May-13	181	5	40	136
P13D0088	Heenan & Froude Social Club, Sansome Place	COP	25-Jul-13	16	0	0	16
PRA13D01	Chamberlain House, Armstrong Drive	COP	16-Aug-13	22	0	0	22
P13N0461	Brickfields Road	COP	17-Dec-13	10	0	0	10
Totals				1756	742	645	369

Schedule 8: Large sites with completions; Site details

Application Number	Location	Site area (ha)	Net density	Brownfield/ Greenfield	Allocated/ Windfall	Development type	Previous use
P03L0182	Diglis Basin, Diglis Dock Road	5.95	75.6	B	A	NB	VAC
P05D0432	Former Royal Worcester Porcelain Site	2.35	151.5	B	W	NB	VAC
P10K0351	Land at Earls Court Farm	11.63	12.6	G	A	NB	AGR
P07M0711	Worcester City FC	1.38	71.1	B	W	NB	D2
P08C0223 P14C0401	250 Bransford Road	4.09	38.6	B	W	NB	B8
P11Q0245	Darwin Avenue	1	57	B	W	NB	VAC
P12K0308	Gresham Road	1.12	45.5	B	W	NB	C3/A1/A4/D1
P12M0021	Gregory's Bank Industrial Estate	6.6	25.7	B	W	NB	B1/B8
P13Q0171	Former Ronkswood Hospital	5.7	35.1	B	W	NB	VAC
P13D0088	Heenan & Froude Social Club, Sansome Place	0.1	160	B	W	NB	D2
PRA13D01	Chamberlain House, Armstrong Drive	0.15	147.7	B	W	CoU	B1
P13N0461	Brickfields Road	0.14	71	B	W	NB	VAC

Schedule 9: Large sites with completions; Dwelling type & size

Application Number	Location	1 bed flat	2 bed flat	3+ bed flat	1 bed house	2 bed house	3 bed house	4+ bed house
P03L0182	Diglis Basin, Diglis Dock Road	42	297	29	-	23	19	31
P05D0432	Former Royal Worcester Porcelain Site	33	306	2	-	-	39	-
P10K0351	Land at Earls Court Farm	3	6	-	-	34	45	65
P07M0711	Worcester City FC	24	30	-	-	-	18	26
P08C0223 P14C0401	250 Bransford Road	6	16	-	-	39	40	61
P11Q0245	Darwin Avenue	13	44	-	-	-	-	-
P12K0308	Gresham Road	6	18	-	-	18	6	3
P12M0021	Gregory's Bank Industrial Estate	6	6	-	-	29	67	56
P13Q0171	Former Ronkswood Hospital	-	9	-	2	57	49	64
P13D0088	Heenan & Froude Social Club, Sansome Place	16	-	-	-	-	-	-
PRA13D01	Chamberlain House, Armstrong Drive	10	12	-	-	-	-	-
P13N0461	Brickfields Road	6	-	-	-	4	-	-
Totals		165	744	31	2	204	283	306

Schedule 10: Small sites with completions; Development progress

Application Number	Location	Development Status	Date approved	Total units	Built in previous years	Units under (or awaiting) construction	Units Built in 14/15
P07D0419	55 London Rd (adj. Little Sauce Factory)	COP	21-Jul-08	1	0	0	1
P09C0139	5 The Bull Ring	COM	23-Aug-10	9	0	4	5
P10B0261	South Lea, Red Hill Lane	COP	09-Nov-10	2	1	0	1
P11B0508 P12B0427	The Grange, Battenhall Avenue	COP	24-Jan-12	1	0	0	1
P12J0151	9 Lechmere Crescent	COP	30-May-12	2	0	0	2
P12E0339	224 Northwick Road	COP	08-Oct-12	1	0	0	1
P12B0381	328 Bath Road	COP	21-Nov-12	2	0	0	2
P12D0389	10 Cavendish Street	COP	28-Nov-12	1	0	0	1
P12K0468	Dudley Close	COP	05-Dec-12	8	0	0	8
P12K0486	Grenville Road	COP	19-Dec-12	2	0	0	2
P12D0473	51A Upper Tything	COP	17-Jan-13	4	0	0	4
P12F0488	225 Tolladine Road	COP	08-Feb-13	1	0	0	1
P12M0525	1 New Bank Street	COP	04-Mar-13	1	0	0	1
P13E0025	The Bell Inn Car Park, Droitwich Road	COP	14-Mar-13	4	0	0	4
P13D0050	29 Broad Street	COP	27-Mar-13	3	0	0	3
P13D0057	9 Sansome Place	COP	18-Apr-13	6	0	0	6
P13A0107	11 Pierpoint Street	COP	18-Apr-13	2	0	0	2

Application Number	Location	Development Status	Date approved	Total units	Built in previous years	Units under (or awaiting) construction	Units Built in 14/15
P13D0164	Woodside Lodge, Lark Hill Road	COP	20-May-13	2	0	0	2
P13F0179	Windermere Drive	COP	24-May-13	4	0	0	4
P13J0237	11 Comer Gardens	COP	20-Jun-13	2	0	0	2
P13D0232	Block F Armstrong Drive	COP	26-Jun-13	6	0	0	6
P13D0130	Lock House Basin Road	COP	05-Jul-13	2	0	0	2
P13J0269	205 Henwick Road	COP	16-Aug-13	2	0	0	2
P13D0334	33 Diglis Lane	COP	22-Aug-13	2	0	0	2
P13M0434	Barbourne Inn, New Bank Street	COP	22-Oct-13	5	0	0	5
P13F0473	Cherwell Close	COP	20-Nov-13	4	0	0	4
P13K0066	42 Lambert Road	COP	29-Nov-13	2	0	0	2
P13D0532	Office, Field House Gardens, Vincent Road	COP	11-Dec-13	1	0	0	1
P13N0528	1 Cranham Court	COP	11-Dec-13	1	0	0	1
P14D0053	37 St Wulstans Crescent	COP	24-Apr-14	6	0	0	6
P14A0120	11 Shrubbery Avenue	COP	14-May-14	1	0	0	1
P14D0094	Land Adjacent to United Reform Church, Albany Terrace	COP	19-Jun-14	1	0	0	1
P14J0189	The Kindergarten, 37 Lechmere Crescent	COP	19-Jun-14	3	0	0	3
P14E0355	Flat 5, 15 Droitwich Road	COP	22-Aug-14	2	0	0	2
P14D0282	51a Upper Tything	COP	18-Sep-14	2	0	0	2

Application Number	Location	Development Status	Date approved	Total units	Built in previous years	Units under (or awaiting) construction	Units Built in 14/15
P14D0557	Land to rear of 9 New Street	COP	28-Jan-15	1	0	0	1
P15B0008	2 Battenhall Road	COP	24-Mar-15	1	0	0	1
Totals				100	1	4	95

Schedule 11: Small sites with completions; Site details

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield /Greenfield	Allocated/ Windfall	Development type	Previous Use
P07D0419	55 London Rd (adj. Little Sauce Factory)	-	0.02	300	B	W	NB	A4
P09C0139	5 The Bull Ring	-	0.13	69.2	B	W	CoU	D1
P10B0261	South Lea, Red Hill Lane	-	0.36	5.6	G	W	NB	GDN
P11B0508 P12B0427	The Grange, Battenhall Avenue	-	0.39	2.6	G	W	NB	GDN
P12J0151	9 Lechmere Crescent	1	0.17	12	G	W	NB	GDN
P12E0339	224 Northwick Road	-	0.03	88.7	G	W	NB	GDN
P12B0381	328 Bath Road	1	0.24	8	B/G	W	NB	C3/GDN
P12D0389	10 Cavendish Street	-	0.01	71	G	W	NB	GDN
P12K0468	Dudley Close	-	0.13	63	B	W	NB	SUI
P12K0486	Grenville Road	-	0.06	34.6	B	W	NB	VAC
P12D0473	51A Upper Tything	-	0.01	340	B	W	CoU	B1
P12F0488	225 Tolladine Road	-	0.02	39.4	G	W	NB	GDN
P12M0525	1 New Bank Street	-	0.21	48.1	G	W	NB	GDN
P13E0025	The Bell Inn Car Park, Droitwich Road	-	0.07	57	B	W	NB	VAC
P13D0050	29 Broad Street	-	0.04	75	B	W	CoU	A1
P13D0057	9 Sansome Place	-	0.01	600	B	W	CoU	B1
P13A0107	11 Pierpoint Street	-	0.02	121	B	W	CoU	B1

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield /Greenfield	Allocated/ Windfall	Development type	Previous Use
P13D0164	Woodside Lodge, Lark Hill Road	-	0.05	40	B	W	CoU	B1
P13F0179	Windermere Drive	-	0.14	29	B	W	NB	SUI
P13J0237	11 Comer Gardens	-	0.05	40	G	W	NB	GDN
P13D0232	Block F Armstrong Drive	-	0.03	200	B	W	CoU	A3
P13D0130	Lock House Basin Road	1	0.06	33.3	B	W	CON	C3
P13J0269	205 Henwick Road	-	0.14	14.5	B	W	NB	D1
P13D0334	33 Diglis Lane	1	0.08	24.3	B	W	NB	C3
P13M0434	Barbourne Inn, New Bank Street	1	0.04	139	B	W	CoU	A4
P13F0473	Cherwell Close	-	0.4	9.8	B	W	NB	D2
P13K0066	42 Lambert Road	-	0.03	67.8	G	W	NB	GDN
P13D0532	Office, Field House Gardens, Vincent Road	-	0.04	25	B	W	CoU	B1
P13N0528	1 Cranham Court	-	0.02	58.8	B	W	CoU	B1
P14D0053	37 St Wulstans Crescent	1	0.08	76	B	W	CON	C3
P14A0120	11 Shrubbery Avenue	-	0.09	10.6	B	W	CoU	C2
P14D0094	Land Adjacent to United Reform Church, Albany Terrace	-	0.03	33.3	B	W	NB	VAC
P14J0189	The Kindergarten, 37 Lechmere Crescent	-	0.06	46.6	B	W	CoU	D1
P14E0355	Flat 5, 15 Droitwich Road	1	0.01	299	B	W	CON	C3
P14D0282	51a Upper Tything	-	0.01	510	B	W	CoU	B1

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield /Greenfield	Allocated/ Windfall	Development type	Previous Use
P14D0557	Land to rear of 9 New Street	-	0.05	220	B	W	NB	C3
P15B0008	2 Battenhall Road	5	0.2	5	B	W	CON	C3
Total		12						

Schedule 12: Small sites with completions; Dwelling size & type

Application Number	Location	1 bed flat	2 bed flat	3+ bed flat	1 bed house	2 bed house	3 bed house	4+ bed house
P07D0419	55 London Rd (adj. Little Sauce Factory)	-	1	-	-	-	-	-
P09C0139	5 The Bull Ring	-	-	-	-	5	-	-
P10B0261	South Lea, Red Hill Lane	-	-	-	-	-	-	1
P11B0508 P12B0427	The Grange, Battenhall Avenue	-	-	-	-	-	-	1
P12J0151	9 Lechmere Crescent	-	-	-	-	-	2	-
P12E0339	224 Northwick Road	-	-	-	-	-	1	-
P12B0381	328 Bath Road	-	-	-	-	-	-	2
P12D0389	10 Cavendish Street	-	-	-	-	1	-	-
P12K0468	Dudley Close	-	-	-	-	8	-	-
P12K0486	Grenville Road	-	-	-	-	2	-	-
P12D0473	51A Upper Tything	3	1	-	-	-	-	-
P12F0488	225 Tolladine Road	-	-	-	-	-	1	-
P12M0525	1 New Bank Street	-	-	-	-	1	-	-
P13E0025	The Bell Inn Car Park, Droitwich Road	-	-	-	-	4	-	-

Application Number	Location	1 bed flat	2 bed flat	3+ bed flat	1 bed house	2 bed house	3 bed house	4+ bed house
P13D0050	29 Broad Street	-	-	-	-	-	-	3
P13D0057	9 Sansome Place	6	-	-	-	-	-	-
P13A0107	11 Pierpoint Street	-	-	-	-	-	-	2
P13D0164	Woodside Lodge, Lark Hill Road	-	-	-	-	-	1	1
P13F0179	Windermere Drive	-	-	-	-	4	-	-
P13J0237	11 Comer Gardens	-	-	-	-	-	-	2
P13D0232	Block F Armstrong Drive	1	5	-	-	-	-	-
P13D0130	Lock House Basin Road	-	-	-	-	-	-	2
P13J0269	205 Henwick Road	-	2	-	-	-	-	-
P13D0334	33 Diglis Lane	-	-	-	-	-	-	2
P13M0434	Barbourne Inn, New Bank Street	-	4	-	-	-	1	-
P13F0473	Cherwell Close	-	-	-	-	4	-	-
P13K0066	42 Lambert Road	-	2	-	-	-	-	-
P13D0532	Office, Field House Gardens, Vincent Road	-	-	-	-	1	-	-
P13N0528	1 Cranham Court	-	-	-	-	-	1	-

Application Number	Location	1 bed flat	2 bed flat	3+ bed flat	1 bed house	2 bed house	3 bed house	4+ bed house
P14D0053	37 St Wulstans Crescent	6	-	-	-	-	-	-
P14A0120	11 Shrubbery Avenue	-	-	-	-	-	-	1
P14D0094	Land Adjacent to United Reform Church, Albany Terrace	-	-	-	-	-	-	1
P14J0189	The Kindergarten, 37 Lechmere Crescent	1	1	1	-	-	-	-
P14E0355	Flat 5, 15 Droitwich Road	2	-	-	-	-	-	-
P14D0282	51a Upper Tything	2	-	-	-	-	-	-
P14D0557	Land to rear of 9 New Street	1	-	-	-	-	-	-
P15B0008	2 Battenhall Road	-	-	-	-	-	-	1
Total		22	16	1	0	30	7	19

Schedule 13: Planning applications which lapsed in 2014/15

Application Number	Location	Date approved	Total units
P10Q0537	The Fairway	20-Apr-11	9
P11K0241	Land adjacent to 58 Sanctuary Close	14-Jul-11	1
P11A0190	Hampton House, Marlbank (Rogers Hill)	15-Jul-11	1
P11D0415	6 Edgar St	19-Oct-11	1
P11D0420	3-4 Charles St	25-Oct-11	3
P11A0446	2a Shrubbery Avenue	31-Oct-11	1
P11D0575	88 Lowesmoor	14-Feb-12	1
P11M0573	The Gatehouse, 33 Turrell St	19-Mar-12	6
P13D0286	Albany Terrace	25-Jul-13	2
TOTALS			25

Schedule 15: Projected Delivery on Allocated Sites in the Submitted SWDP

Site Reference	Location	April 2015 Units Deliverable in 5 Yrs	July 2015 Units Deliverable in 5 Yrs
SWDP43/1	Land South of Leopard Hill	39	39
SWDP43/2	Gregory's Bank Industrial Estate	0	4
SWDP43/4	Old Northwick Farm	45	54
SWDP43/6	Land at Albert Road	5	20
SWDP43/7	Sansome Walk Swimming pool	13	33
SWDP43/9	Old Brewery Service Station	12	0
SWDP43/11	Stanley Road	6	0
SWDP43/16	Government Buildings, Whittington Road	120	120
SWDP43/19	Cedar Avenue/Blackpole Road	40	40
SWDP43/21	Land at Masonic Hall	0	30
SWDP44/4	Shrub Hill Opportunity Zone (included in Schedule 14)	0	0
SWDP43/d	Land at Ambrose Close	24	24
SWDP43/e	Hopton Street	5	30
SWDP43/f	County Council Offices, Sherwood Road	15	15
SWDP43/g	County Council Offices, Bilford Road	15	15
SWDP43/h	Laughern Garage, Bransford Road	10	0
SWDP43/i	Former Crown Packaging Site	140	135

SWDP43/k	Bromyard Terrace	30	20
SWDP43/l	Battenhall Road (Former NALGO Sports Ground)	20	20
SWDP43/n	Earls Court Farm (Community Land)	13	13
SWDP43/p	Langdale Drive	10	6
SWDP43/q	Zig Zag Site, St Johns	10	10
SWDP43/r	The Bridge Inn, Lowesmoor Terrace	15	9
SWDP43/s	Rose Avenue	4	0
SWDP43/t	Coach Park, Adjacent to Barley Crescent	7	7
SWDP43/aa	Lowesmoor Wharf	40	0
SWDP43/ab	Holy Trinity Church, Lichfield Avenue	0	12
SWDP45/1	Worcester South Urban Extension	80	80
TOTALS		718	729