

Housing Land Monitor

For the period

1st April 2015

To

31st March 2016

Published June 2016

Contents

	Page
1. Introduction	4
2. Worcester City housing completions 2015/16	4
3. Worcester City housing land supply position at 31/03/16	20
4. Progress towards meeting Worcester City's housing targets and five year housing land supply	23
Appendices	
Appendix 1 - Explanation of five year land supply calculations	34
Appendix 2 - Housing Schedules	36

Tables

Table 1	Housing Completions April 1996 to March 2016	6
Table 2	Number of dwellings (gross) completed on greenfield land since 2006	9
Table 3	Total number of gross completions by planning policy type	11
Table 4	Completed dwellings by type and dwelling size 2015/16	13
Table 5	Completed dwellings by type since 2006	13
Table 6	Residential completions by ward 2015/16	16
Table 7	Total Affordable Housing Completions since 2006	17
Table 8	Affordable Housing Completions during 2015-2016	18
Table 9	Sites with planning permission for housing at 31 March 2016	20
Table 10	Annual change in Worcester City Housing Supply 2015/16	21
Table 11	Land with planning permission for residential development at 31 March 2016 (including under construction)	22
Table 12	Housing Targets for Wider Worcester and Worcester City	27
Table 13	2006-2016 completions compared to the policy target	28
Table 14	Five year housing land target in Worcester 2016-2021	30
Table 15	Residential commitments in Worcester at 1 st April 2016	31
Table 16	Five year land supply in Worcester at 1 st April 2016	32

Figures

Figure 1	Net completions since 2006	7
Figure 2	Proportion of completions on brownfield and greenfield land since 2006	10
Figure 3	Proportion of completions from small sites (0 to 9 dwellings) and large sites (10 or more dwellings) since 2006	12
Figure 4	Density of completed dwellings by band in 2015-2016	14
Figure 5	Proportion of sites built within each density band since 2006	15
Figure 6	Number of affordable and open market units completed since 2006	18

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 2016. The land supply is then compared against, the targets set by the South Worcestershire Development Plan which was adopted in February 2016.
- 1.3 The report includes details of housing completions, demolitions and commitments which have occurred in the year from 1st April 2015 to 31st March 2016, alongside other information on housing issues such as affordable housing delivery. It also details Worcester City Council’s five year housing land supply position. The information in this report provides the basis for monitoring the implementation of the South Worcestershire Development Plan.

2. WORCESTER CITY HOUSING COMPLETIONS 2015 to 2016

- 2.1 This section of the report examines the number and make up of residential dwellings completed within Worcester City in 2015/16. 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 the housing targets.

Total Annual Completions in 2015/16

¹ NPPF (2012) para 47

- 2.2 In the 12 months ending 31 March 2016 a total of 637 dwellings were built in Worcester City (see Table 1). This is a significant improvement in the number of housing completions compared to 2014/15. The total annual mean average of net completions since 2006 was 356.3 dwellings per year and the five year mean average was 359.2 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 26 dwellings. The net increase to the dwelling stock during 2015/16 was therefore 611 dwellings (see Table 1).
- 2.3 The total number of gross new build completions in this monitoring period was 524 dwellings on 26 sites.
- 2.4 Compared to the previous 12 months, 2015/16 has seen a 36% increase in net completions. This is the third successive year that net completions have significantly increased since the low point recorded 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
-------------	---	----------------------------------	-------------------------------	----------------------------------	----------------------------------	---

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.

	A	B	C	D	E	F
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
2015/16	524	(26)	22	91	637	611
Total 2006-2015	3,334	110	82	243	3,674	3,563

Comparative data not available

Table 1: Housing Completions April 2006 to March 2016

2.5 Compared to 2014/15, the pipe line supply of approved additional dwellings has declined with 1,034 dwellings on 129 sites under construction or approved³ compared with 1,427 dwellings on 110 sites in April 2015. There are 750 uncompleted units on large sites which are under construction or have planning permission⁴ compared to 1,179 in April 2015.

2.6 There were 22 (gross) completed dwellings (on six sites) during the 2015/16 monitoring period which resulted from the residential subdivision of existing units.

³ See Appendix 2, Schedules 1, 4 and 7

⁴ See Appendix 2, Schedules 1 and 7

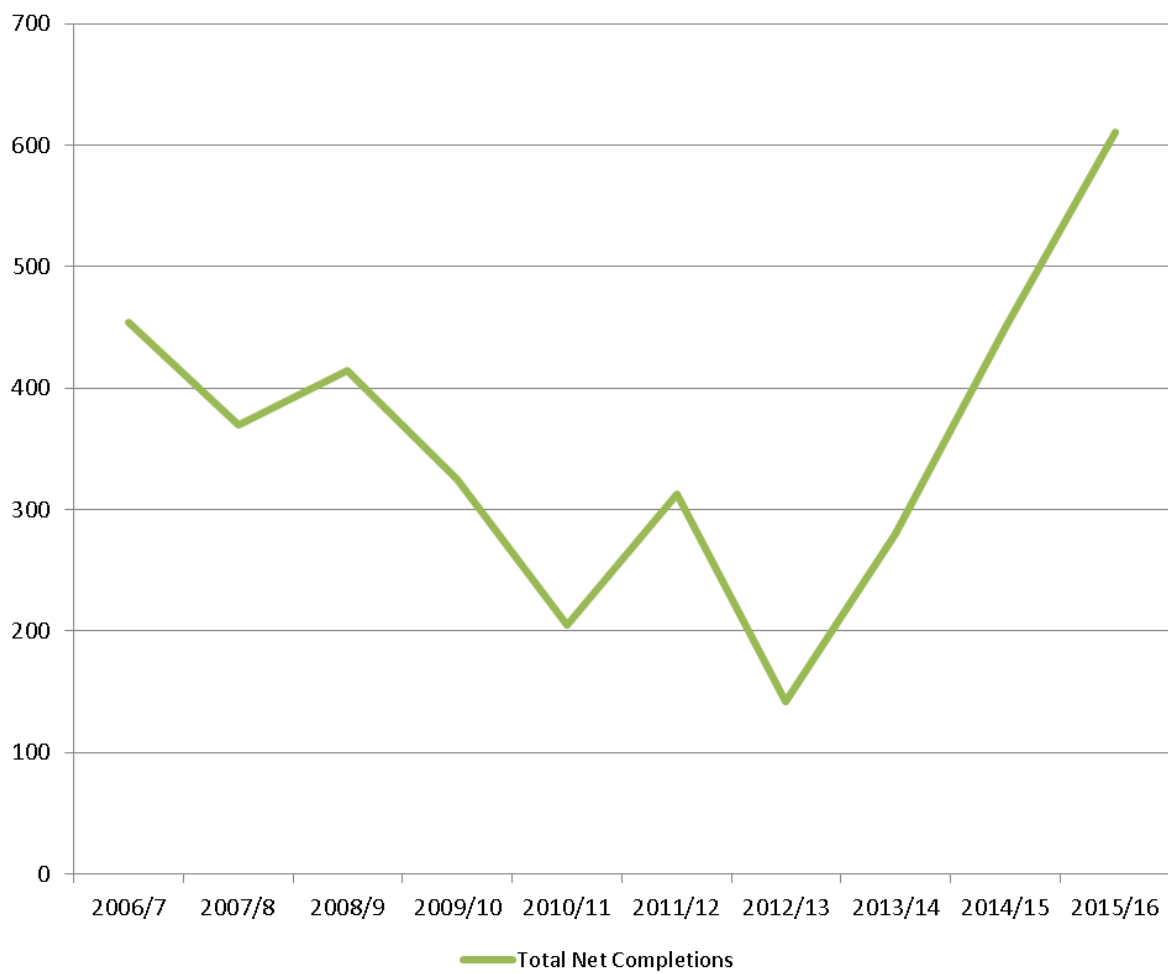


Figure 1: Net completions since 2006

Total Demolitions, Conversions and Change of Use in 2015/16

Demolitions

- 2.7 In the 12 months ending 31 March 2016, 16 dwellings were lost from the housing stock through demolition.

Conversions

- 2.8 CONVERSION GAINS: In the 12 months ending 31 March 2016, there were 22 dwellings (0 dwellings on large sites) provided by way of conversions to existing residential units on 6 sites.
- 2.9 CONVERSION LOSSES: In the 12 months ending 31 March 2016, 10 dwellings were lost by way of conversion from an existing residential building.

Change of Use

- 2.10 CHANGE OF USE GAINS: In the 12 months ending 31 March 2016, change of use from other previous uses accounted for 91 dwellings on 7 sites (16 on small sites and 75 on a single large site).
- 2.11 CHANGE OF USE LOSSES: In the 12 months ending 31 March 2016 no houses were lost from residential use to an alternative non residential use.

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 2015/16 was 611 dwellings.
- 2.15 The South Worcestershire Development Plan sets a policy on target of 6,800 new homes to be delivered within the administrative boundary of Worcester

City between 2006 and 2030. The annual target (6,800 divided by 24 years) is 284 dwellings. The South Worcestershire Development Plan anticipates that the planned urban extensions will not deliver significant numbers of new homes before 2018/19. To compensate for this delay in supply within the Wider Worcester Area the South Worcestershire Development Plan sets a higher annual target for the Worcester sub area of 371 dwellings per year for three years between 2015 and 2018. The figure of 611 dwellings completed in 2015/16 is therefore well above the yearly average required to meet the South Worcestershire Development Plan housing targets.

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	15/16
Number of dwellings completed on greenfield land	0	0	28	0	14	81	36	55	35	112
Total completions (gross)	460	384	431	325	210	316	148	282	464	637

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

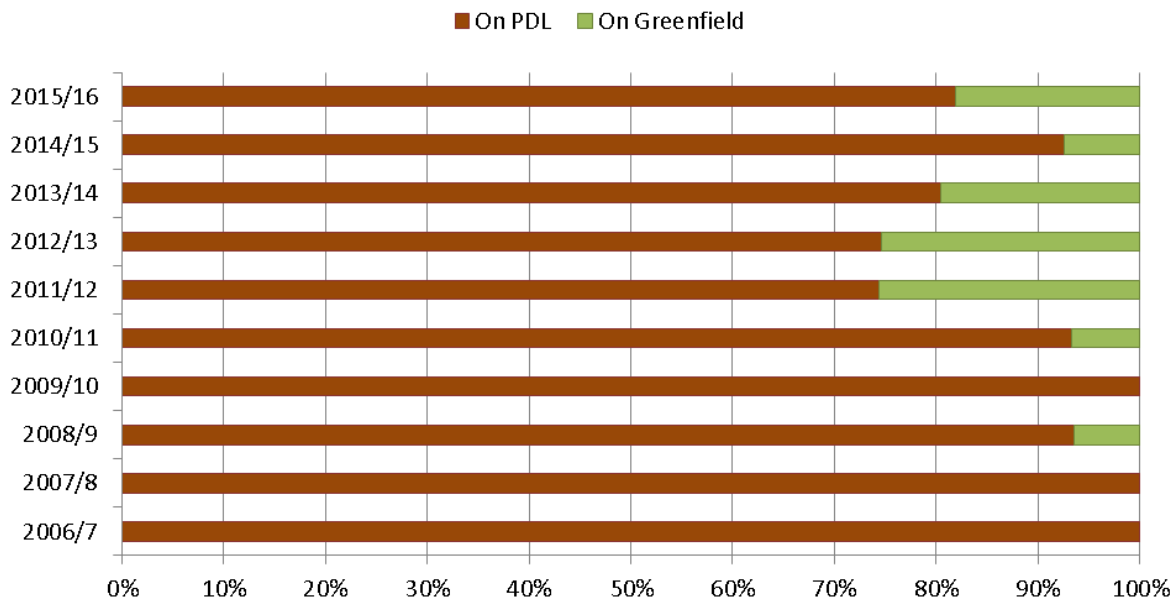


Figure 2: Proportion of completions on brownfield and greenfield land since 2006 (Greenfield includes garden land since 2010).

2.17 The proportion of new housing completed on greenfield land in the city has increased in the last year to 17.6% compared to 7.5% in 2014/15 and 19.5% in 2013/14. Completions at a single development, University Park, have increased the proportion of development on greenfield land significantly in 2015/16.

Completions on allocated sites and windfalls

2.18 Table 3 indicates that the number of completions on allocated Local Plan sites has increased very substantially in the past year to 409 units compared to 45 completed units in 2014/15 and 63 completed units in 2013/14. This is almost entirely due to the adoption of the South Worcestershire Development Plan. A number of sites such as Ronkswood and Gregory’s Bank which have delivered units in the past year are site allocations in the South Worcestershire Development Plan so these completions can now be counted as delivery on allocated sites rather than windfall development. 2015/16 saw a decrease in the number of completions on small sites (i.e. those of 9 dwellings or fewer). With 80 completions on small sites in 2015/16 compared with 95 completions on small sites in 2014/15. Table 3 provides the evidence of small windfalls (non-garden land), currently averaging 65 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 ⁵
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
2015/16	409	202	122	45	35	75
Total	1,284	2,364	1,608	756		649
Average	128.4	236.4	160.8	75.6		64.9

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 large sites increased in the past year while completions on small sites (those of 9 units or less) decreased. The contribution of large windfall sites to the total completions in 2015/16 declined significantly due to the adoption of the South Worcestershire Development Plan and sites formerly classed as windfall development now being allocated sites. Information provided in the Schedules in Appendix 2 shows that the number of unimplemented schemes has

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

decreased and the delivery rate of active sites has increased which is a continuation of the position in 2014/15. While delivery in 2016/17 may maintain the trend of recent years without a significant increase in the number of consented schemes in the next year the current rate of development cannot be sustained beyond 2017/18.

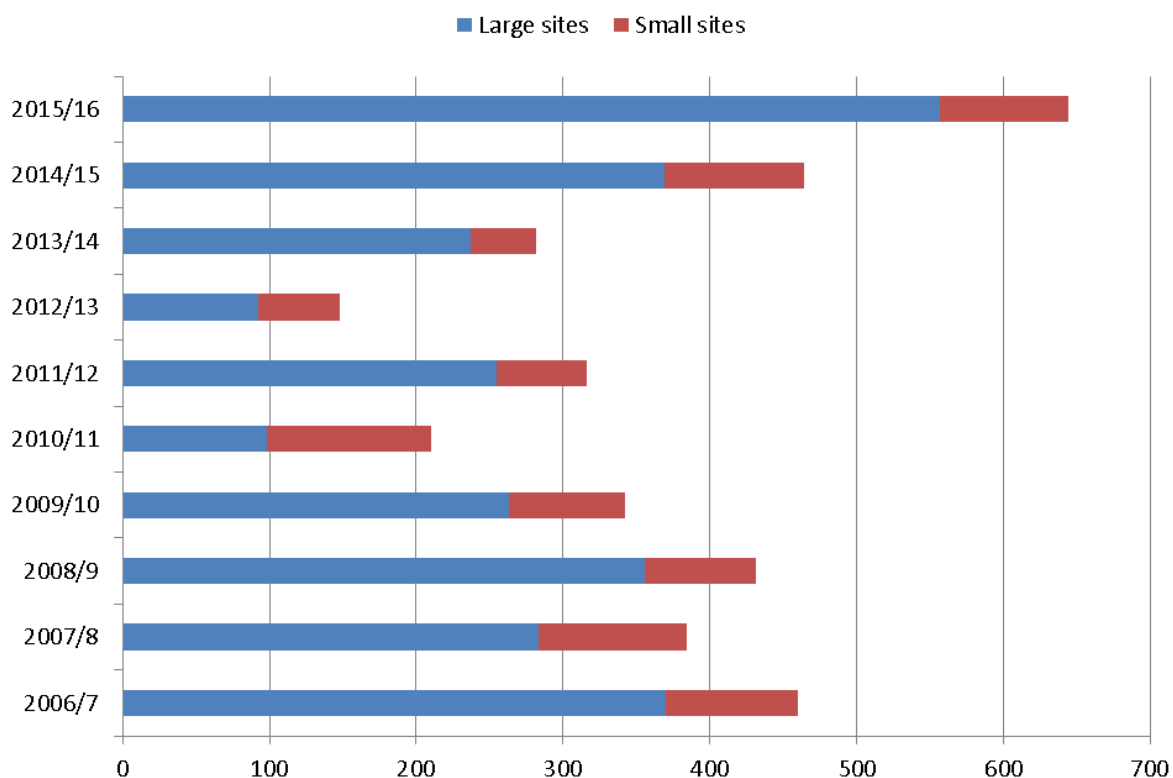


Figure 3: Proportion of completions from small sites (0 to 9 dwellings) and large sites (10 or more dwellings) since 2006.

2.20 Tables 4 and 5 show a further breakdown of completed dwellings by type and size. Table 4 shows that while about the same number of 3 and 4+ bedroomed properties were completed last year as in the previous year there was a dramatic increase in the number of 1 and 2 bedroomed properties completed. This is partly a result of the increased delivery of flats this year. With development progressing again at the Royal Worcester site the higher delivery rates of 1 and 2 bed properties may be repeated in 2016/17.

2.21 Analysis of all properties built this year in Table 5 shows that of the total (gross) 637 dwellings completed, 304 were houses (48%) while 333 were flats (52%). This is a reversal of the position in recent years when over half of all completions have been houses. The completion of two sites, University Park

and Blackpole Road which together delivered 175 1 and 2 bed flats in 2015/16 are principally responsible for the number of flats exceeding the number of house completions.

Dwelling Type	Dwelling size				Total
	1 Bed	2 Bed	3 Bed	4 Bed +	
Houses & Bungalows	11	105	88	100	304
Flats & Maisonettes	204	116	8	5	333
Total	215	221	96	105	637
Totals As %	34%	35%	15%	16%	100%

Table 4: Completed dwellings by type and dwelling size 2015/16

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%
2015/16	304	333	48%
TOTAL	2,013	1,559	56%

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 2015/16 was 52.7 dwellings per hectare, with an average site size of 0.06 hectares. The total average net density of large sites with completions was 56.1 dwellings per hectare with an average site size of 2.56 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).

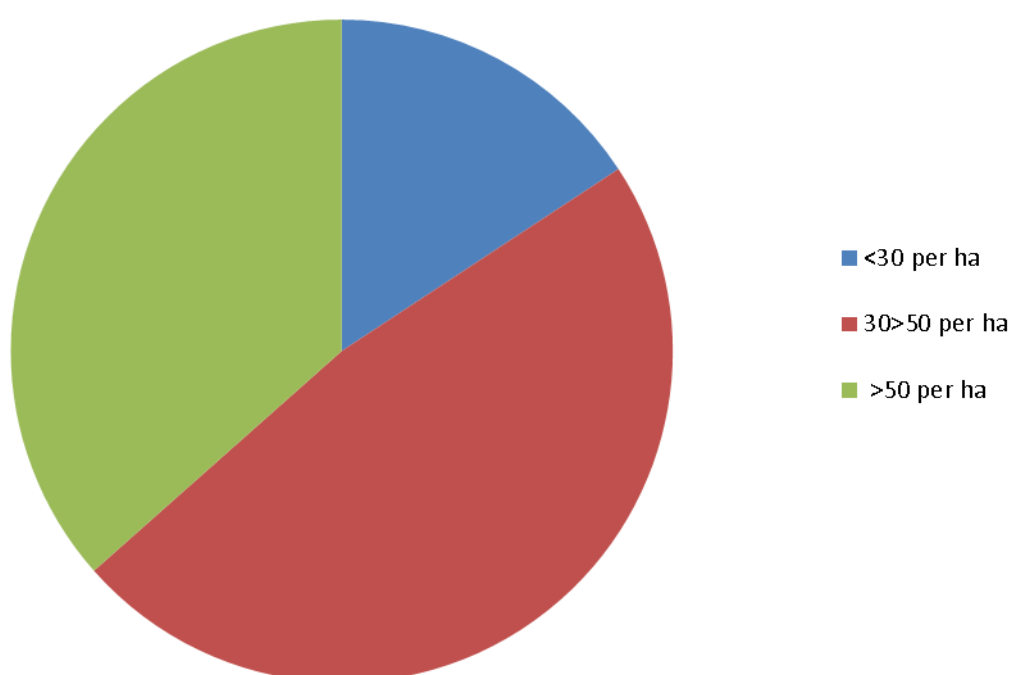


Figure 4: Density of completed dwellings by band in 2015/16

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.

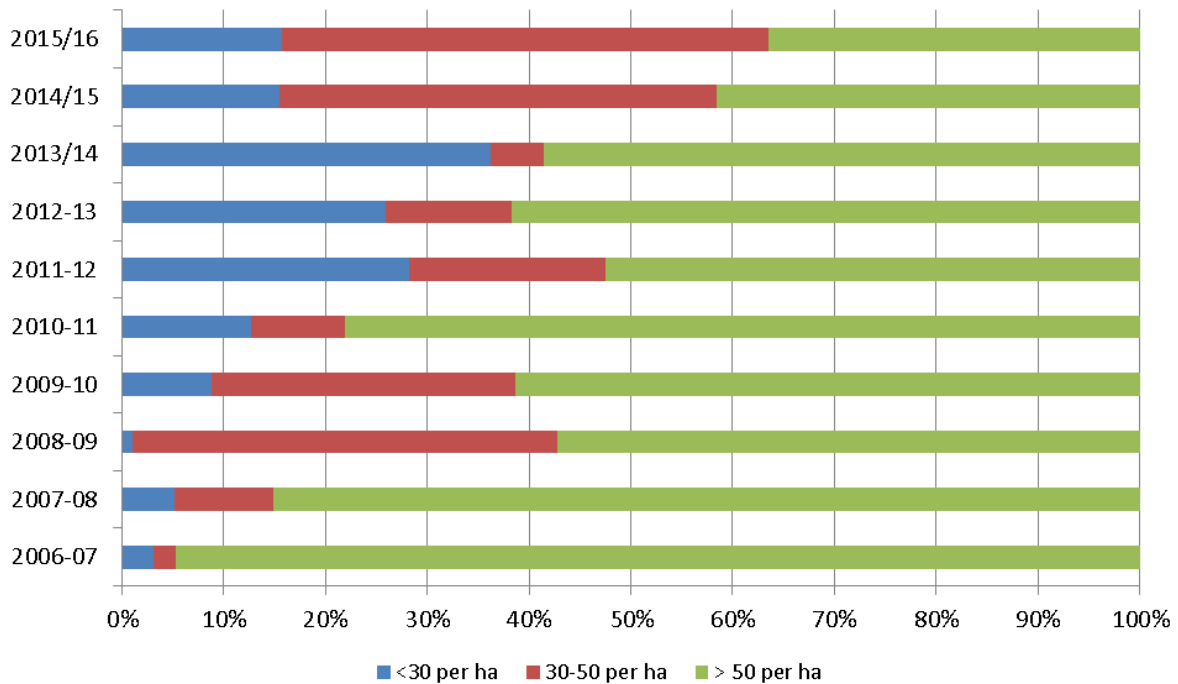


Figure 5: Proportion of sites built within each density band since 2006

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 2015/16 there was a continuation of the trend away from higher density developments. The proportion of dwellings completed on sites with a density over 50 dwellings per hectare was below 50% for the second year running. The delivery on sites at Ronkswood, Gregory's Bank and 250 Bransford Road which together delivered 219 units at an average density of 37 dwellings per hectare had a significant impact on the average density of all development completed in the past year. The higher proportion of units completed at a relatively low density is also in part the result of the slow progress of high density developments at Diglis Basin and Royal Worcester Porcelain.

Location of completions

	Ward	Dwellings
A	Arboretum	13
B	Battenhall	11
C	Bedwardine	96
D	Cathedral	87
E	Claines	3
F	Gorse Hill	7
G	Nunnery	6
H	Rainbow Hill	75
J	St Clement	1
K	St John	155
L	St Peter's Parish	2
M	St Stephen	120
N	Warndon	21
P	Warndon Parish North	0
Q	Warndon Parish South	40
	Total	637

Table 6: Residential completions by ward 2015/16

2.25 Table 6 above shows housing completions in Worcester by ward. Development in the past year was more evenly spread than in the previous years. Two wards however, St. John and St. Stephen accounted for 43% of all completions. Large developments at Gregory's Bank and 250 Bransford Road were the primary reason for the high number of completions in these two wards. Only six wards had fewer than 10 new homes built and only one ward had no additions to the housing stock in 2015/16. This is a change from previous years when it was not uncommon for more than half the wards in the city to have only one or no additions to the housing stock each year.

Affordable Housing

2.26 In the monitoring year 2015/16 257 affordable housing units were built, of which 143 were social rented units 76 were affordable rented units and 35 were intermediate (shared ownership) units. This is a substantial increase on the 120 affordable homes delivered in 2014/15 and this increase in the delivery of affordable housing is well in excess of the percentage increase in the delivery of market housing in the past year. 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	0	0	0	70	70	454	15.4%
2007/08	0	75	13	0	88	370	23.8%
2008/09	0	0	0	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	0	120	450	26.2%
2015/16	76	143	35	3	257	611	42%
Total	161	519	112	220	1,063	3,563	29.8%

Table 7: Total Affordable Housing Completions since 2006

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

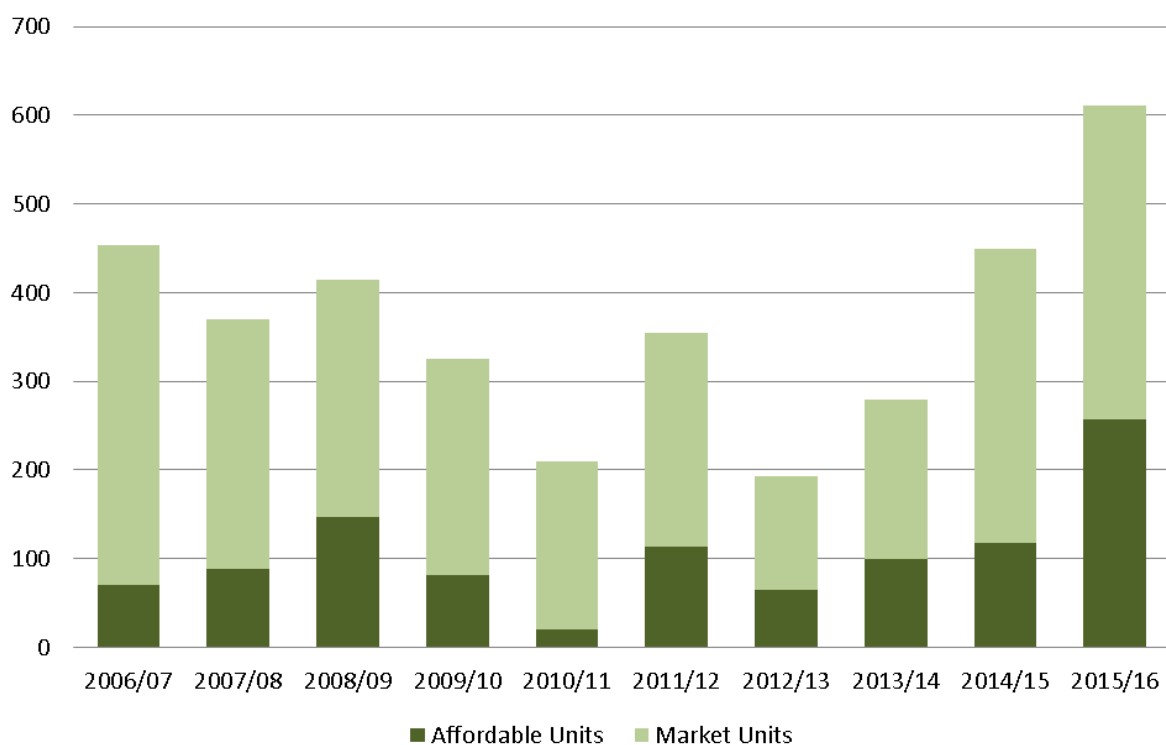


Figure 6: Number of affordable and open market units completed since 2006

Location	Social Rented	Affordable Rented	Intermediate	Type not known	Total Homes Delivered
Ronkswood	20	-	-	-	20
Gregory's Bank	19	-	6	-	25
Gresham Road	-	34	6	1	41
250 Bransford Road	29	-	8	-	37
University Park	75	8	15	2	100
Brookthorpe Close	-	10	-	-	10
Ullswater Close	-	5	-	-	5
Westminster Road	-	5	-	-	5
Dent Close	-	4	-	-	4
Coopers Close	-	5	-	-	5

Location	Social Rented	Affordable Rented	Intermediate	Type not known	Total Homes Delivered
Wheelwright Close	-	5	-	-	5
Total	143	76	35	3	257

Table 8: Total Affordable Housing Completions during 2015-2016.

2.27 The figure of 257 units built in 2015/16 marks a second successive year of improvement in the supply of affordable housing units with 120 affordable homes delivered in 2014/15 and 100 affordable homes delivered in 2013/14. In the past 10 years (2006/7-2015/16) the average number of new affordable homes built was 106 per year. Current planning permissions for large housing sites and smaller developments promoted by social landlords suggest that there will be continued supply of affordable housing over the next three years. The rate of delivery of affordable housing in 2015/16 however cannot be repeated in future years on the basis of current approved development.

3. WORCESTER CITY HOUSING LAND SUPPLY POSITION AT APRIL 2016

3.1 At 31 March 2016 there were 436 dwellings with unimplemented outstanding detailed or outline planning permission and 598 dwellings under construction. Thus the gross number of dwellings available totals 1,034 compared with 1,405 in 2014/15 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)	194	245
Small Sites with PP (Schedule 4-6)	89	191
Large sites with completions (Schedule 7-9)	311	0
Small sites with completions (Schedule 10-12)	4	0
Sub totals	598	436 (418 net)
Grand Total	1,034 gross	

Table 9: Sites with planning permission for housing at 31 March 2016

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 not been sustained over the past twelve months. This is a consequence of the change from units with planning permission and not under construction to units with planning permission and under construction identified in last years monitor. In the past two years the number of units with planning permission and not under construction has declined from 1,085 in April 2014 to 436 in April 2016. The decline in the future supply of potential development sites together with the sharp increase in the number of completions will result in a sharp reduction in recorded

completions within the next two years unless a substantial number of new permissions are granted and commenced in this period.

Change in Housing supply during 2015/16	Number of Dwellings
New planning consents	368
Less:	
Expired planning consent	24
Permission changes/replacements/corrections	31
Outline permissions replaced with reserved matters	58
Net completions with planning consent	611
Total change in housing supply	-356

Table 10: Annual change in Worcester City Housing Supply 2015/16

- 3.3 Table 10 illustrates that the decrease in commitments in the past twelve months has reduced the potential housing supply in future years. This is largely the result of the increase in completions and the reduction of new consents in 2015/16. New consents in the past year totalled 368 compared to 498 units in 2014/15, 323 in 2013/14 and 502 in 2012/13.

Land Type

- 3.4 83% (859 out of 1,034 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 1,034 gross commitments at 31st March 2016, 822 dwellings are to be new builds, 188 will come from a change of use and 24 from conversions from existing residential uses. 54 dwellings are on sites which involve demolitions or the loss of units.

3.6 The net number of commitments is 1,016 after losses from proposed demolitions and conversions are taken into account.

	Detailed permission	Outline permission	Total dwellings	% total
Brownfield land	786	55	841	82.8
Greenfield land	174	1	175	17.2
TOTAL	960	56	1,016	100%
Large sites (10+)	682	67	749	73.7
Small sites (1 to 9)	266	1	267	26.3
TOTAL	948	68	1,016	100%

Table 11: Land with planning permission for residential development at 31 March 2016 (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 five 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**⁶, 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

⁶ 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 was adopted on the 25th February 2016. The South Worcestershire Development Plan is an up to date plan and sets out the planning policy basis against which the housing supply in Worcester can be compared against the objectively assessed housing needs in the city.

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 2016 to March 2021 (5 year) housing land supply, all sites with planning permission (excluding dwellings already completed), and sites under construction 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 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.
- 4.11 First a 5% non implementation rate is assumed to apply to the net 1,016 dwelling commitments.
- 4.12 Second guidance in the NPPF⁷ 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 has included two year's windfall allowance in the five year supply. This is to avoid double counting against the completion of small windfall sites which currently have planning permission at April 2016. 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 2019-March 2021 is therefore justified. The average supply of windfall completions on small sites since 2006 is 65 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 five year period is 130 dwellings.

Identifying Housing Provision Targets

- 4.13 The first stage of the process is to consider the relevant target which informs the five year housing land supply.

⁷ NPPF (2012) para 48

4.14 Based on the National Planning Policy Framework (notably paragraph 216) and the National Planning Policy Guidance (relating to five year housing land supply assessments). The target to be used in the five year supply calculations should be based on the identified housing need from the most up to date evidence. The South Worcestershire Development Plan examination considered all the relevant evidence and policy SWDP3 was found to be sound. SWDP3 establishes up to date housing supply targets that will meet the objectively assessed housing need across South Worcestershire and in each of sub areas within the plan area.

4.15 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 five year land supply target. SWDP3 sets a higher annual target for three years from April 2015 to anticipate the delay in completions from the two largest planned urban extensions.

Target Requirement	Worcester City Need Total (Net)	Annualised Target Rate for Worcester City	Five Year Land Supply Target
SWDP3 Housing Provision 2006 to 2030	6,800	283	1,415
Annual Requirement 2006 to 2015		283	1415
Annual Requirement 2016 to 2018		371	2,379
Annual Requirement 2019 to 2030		261	1,305

Table 12: Housing Targets for Worcester City

4.16 The five year land supply target therefore for the period April 2016 to March 2021 is 2 years x 371 + 3 years x 261 = 1,525.

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 five year requirement⁸. The evidence is drawn from Table 1 and Table 13 demonstrates Worcester City Council's delivery of housing against the relevant targets for the city.

- 4.18 The record of past delivery since 2006 shows that 3, 563 dwellings net have been completed in the city. This figure is 645 dwellings in excess of the target for the period April 2006 to March 2015, which is $283 \times 9 \text{ years} + 371$ for the most recent year 2015/16, giving a target for the past ten years of 2,918.
- 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).
- 4.20 Subtracting the 645 over supply of dwellings from the five year requirement results in a target of $(1525 - 645) 880$ dwellings.
- 4.21 For the five year housing land supply calculations against the target applying a 5% buffer to the five year housing target, results in a target of 924 dwellings. This total five year target equates to 185 dwellings per annum.

Calculating the Five Year Supply

- 4.22 Table 13 sets out the calculation of the Five Year Housing Land Supply target for the period 1st April 2016 to 31st March 2021, (using the information in Tables 12 and para 4.20).
- 4.23 Table 14 illustrates the potential supply over the next 5 years (2016 to 2021) from the total commitments (including assumptions for non-implementation), and a windfall allowance.
- 4.24 Table 15 calculates the current scale of housing land supply comparing the potential supply over the 5 years (2016 to 2021) with the total five year target (including a 5% buffer and oversupply since 2006).

⁸ NPPF (2012) Para 47

Five Year Housing Land Supply Requirements 1 st April 2015 to 31 st March 2020	Calculation of Five Year Target and 5% Buffer
Plan Period Target Inspector's Further Interim Conclusions (objective Assessment of Housing Need)	6,800
Annualised Target	$2 \times 371 + 3 \times 261$
Target (2006 to 2016)	$9 \times 283 + 1 \times 371 = 2,927$
Net Completions to Date in plan period (years elapsed)	3,563 (10)
Target (2006 to 2016) minus Completions 2006 to 2016 (i.e. under/oversupply 2006 to 2016)	+645
Five Year Target (2016 to 2021)	1,525
Five Year Target (2016 to 2021) less oversupply	880
Five Year Target (2016 to 2021) with under supply plus 5% buffer	924
Annualised Five Year Target (2016 to 2021) with oversupply plus 5% buffer	185

Table 13: Five year housing land target in Worcester 2016-2021

		SWDP Housing Supply April 2016
Five year housing land supply requirements 1 st April 2016 to 31 st March 2021		Number of dwellings net
C O M M I T M E N T S	Under Construction (5% non-implementation rate)	598 (568)
	Outstanding with planning permission (5% non-implementation rate)	418 (397)
	Total (assuming 5% non-implementation rate)	1,016 (965)
Windfall Allowance ⁹		130
Total Commitments (+ Windfall Allowance)		1,095

Table 14: Residential commitments in Worcester at 1st April 2016

⁹ Equal to two years of average net small site windfall completions at 65 dwellings per annum. This average is calculated for the period 2006-16 and excludes windfalls on garden land.

Five year housing land supply requirements 1 st April 2015 to 31 st March 2020	SWDP Housing Provision April 2016
	Number of dwellings net
Five year target (+5% buffer and oversupply 2006 to 2016)	924
Total Supply (inc. 2 years windfall allowance)	1,095
Surplus (+) / Shortfall (-)	+167
Five year housing land supply calculation	(1,095÷185)
Total housing supply in years	5.9

Table 15: Five year land supply in Worcester at 1st April 2016

Conclusion

- 4.25 Table 15 shows that Worcester City has a five year supply of housing land within its administrative boundary to meet the objectively assessed housing needs as set out in the South Worcestershire Development Plan. The target requirement includes an additional buffer of 5%.
- 4.26 With a 5% buffer a **5.9 years housing land supply** can be demonstrated taking account of only approved development commitments and without reference to the most recent housing delivery trajectories for anticipated completions from the South Worcestershire Development Plan site allocations over the next five years.
- 4.27 The supply side figures for the five year land supply are based on the schedules for commitments in Appendix 2 of this document.

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

The following table and calculations illustrate the workings of the five year (+ 5%) target arising from the South Worcestershire Development Plan and the Objective Assessment of Housing Need for Worcester City.

Establishing a five year housing land supply target based on the South Worcestershire Development Plan.		
A	Objective Assessment of Housing Need	6,800 dwellings
B	Number of net dwellings built (2006 to 2016)	3,563 dwellings
C	Number of years of the plan	24 years
D	Annualised requirement	283 dwellings
E	Requirement period	5 years
F	Five year housing land requirement (2016 to 2021) 2yrs x 371 + 3yrs x 261*	1,525* dwellings
G	Past oversupply	645
H	Total five year housing land target	880
I	Five year housing land target (+ 5% buffer)	924
J	Annualised total target	185

* Five year supply adjusted to take account of front loading of development within the plan.

Calculations:

- $A \div C = D$ $6,800 \div 24 = 283$
- $(D \times E) = F$ $283 \times 5 = 1,415$ (1,525* adjusted)
- $F + G = H$ $1,525 - 645 = 880$
- $H \times 1.05 = I$ $880 \times 1.05 = 924$
- $I \div 5 = J$ $924 \div 5 = 185$

Establishing Worcester City Council's five year housing land supply against the South Worcestershire Development Plan.

The following table and calculations illustrate the Council's five year land supply against the Objective Assessment of Housing Need of 6,800 dwellings for Worcester City.

Establishing Worcester City Council's five year housing land supply		
K	Total supply forecast for 2015 to 2020	1,016 dwellings
L	Non-implementation rate	5%
M	Windfall allowance	130 dwellings
N	Total number of dwellings on allocated sites	0
O	Relevant five year housing land target (inc 5% buffer)	924 dwellings
P	Required number of years of supply	5 years
Q	Worcester City Council 's Housing Land supply	5.9 years

Calculations:

- $((K \times (1 - L)) + M + N) \div O \times P = Q$
- $1,016 \times (1 - 0.05) = 965$
- $965 + 130 = 1,095$
- $924 \div 5 = 185$
- $1,095 \div 185 = 5.9 \text{ years}$

Therefore Worcester City Council can demonstrate **5.9 years** of housing land supply (including a 5% buffer) against the South Worcestershire Development Plan housing requirement.

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
P13A0087	White Ladies Close	23-May-13	37	Y	37
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
P14J0046	Land to rear of 67 Martley Road	12-Dec-14	18	Y	18
P14C0012	73-77 Bromwich Road	05-Mar-15	11	N	0
P14K0485	28 Bromyard Road	05-Mar-15	11	Y	11
P15E0087	Land corner of Eastbank Drive and Northwick Road	21-Jul-15	10	N	0
P14D0123	Former Barbourne Filling Station	07-Aug-15	12	N	0
P14E0368	Old Northwick Farm	01-Oct-15	52	N	0
P15D0331	Former Worcester Fire Station	18-Dec-15	22	N	0
P15A0441	New Baskerville, 24 Shrubbery Avenue	26-Jan-16	12	Y	12
P15G0315	Lichfield Avenue	09-Feb-16	12	N	0
P15D0493	Former Royal Porcelain Works	18-Feb-16	10	N	0
P15Q0300	Leopard Hill	18-Feb-16	58	N	0
P15A0561	Alliance House, 14 Pierpoint Street	25-Feb-16	17	Y	17
P15A0539	Cavalier Tavern, 107 St Georges Lane North	24-Mar-16	13	N	0
Totals			439		194

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
P13A0087	White Ladies Close	0.22	37	B	W	37	NB	B2/B8
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	A	5	NB	B1
P13A0155	Worcester College Barbourne Road	0.99	60.6	B	A	0	NB	D1
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	A	0	NB	SUI
P14K0485	28 Bromyard Road	0.18	58	B	W	0	CoU	D1
P15E0087	Land corner of Eastbank Drive and Northwick Road (OL)	0.25	40	B	A	0	NB	B2
P14E0368	Old Northwick Farm	2.46	21.1	G	A	21	NB	AGR
P14D0123	Former Barbourne Filling Station	0.27	44.4	B	A	5	NB	SUI
P15D0331	Former Worcester Fire Station	0.16	137.5	B	W	0	CoU	D1
P15A0441	New Baskerville, 24 Shrubbery Avenue	0.13	93.7	B	W	0	CON	C2
P15G0315	Lichfield Avenue	0.14	85.7	B	A	12	NB	D2
P15D0493	Former Royal Porcelain Works	0.2	50	B	A	0	CoU	B1
P15Q0300	Leopard Hill	5.5	26	G	A	24	NB	AGR
P15A0561	Alliance House, 14 Pierpoint Street	0.06	283.3	B	W	0	CoU	B1
P15A0539	Cavalier Tavern, 107 St Georges Lane North	0.12	108.3	B	A	13	NB	A4

Total**130**

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
P13A0087	White Ladies Close	14	23	-	-	-	-	-
P13D0385	Site Area C St Peters Street Royal Worcester	8	31	-	-	-	-	-
P14C0034	Malvern Gate, Bromwich Road (OL)	-	-	-	-	-	-	-
P13A0155	Worcester College Barbourne Road	25	35	-	-	-	-	-
P14J0046	Land to rear of 67 Martley Road	5	3	-	-	2	8	-
P14C0012	73-77 Bromwich Road	-	11	-	-	-	-	-
P14K0485	28 Bromyard Road	11	-	-	-	-	-	-
P15E0087	Land corner of Eastbank Drive and Northwick Road	-	-	-	-	-	-	-
P14D0123	Former Barbourne Filling Station	2	10	-	-	-	-	-
P14E0368	Old Northwick Farm	8	-	-	-	10	14	20
P15D0331	Former Worcester Fire Station	13	9	-	-	-	-	-
P15A0441	New Baskerville, 24 Shrubbery Avenue	12	-	-	-	-	-	-
P15G0315	Lichfield Avenue	6	2	-	-	4	-	-
P15D0493	Former Royal Porcelain Works	-	-	3	-	-	-	7
P15Q0300	Leopard Hill	3	6	-	4	6	5	34
P15A0561	Alliance House, 14 Pierpoint Street	17	-	-	-	-	-	-
P15A0539	Cavalier Tavern, 107 St Georges Lane North	13	-	-	-	-	-	-
Totals		137	130	3	4	22	27	61

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
P10B0429	Volvo garage site & land rear of 4 Whittington Close	19-Nov-10	5	Y	5
P11D0104	41-45 Diglis Road	14-Apr-11	1	Y	1
P12D0424	The Berwick Inn, 250 Bath Road	07-Dec-12	3	Y	3
P12J0476	249 & 251 Henwick Road	04-Mar-13	8	Y	-
P13C0044	3 & 3a St Johns	11-Apr-13	1	Y	1
P13D0119	55 London Road	02-May-13	6	N	-
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	Y	2
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	Y	2
P13D0495	Woodside Lodge, Lark Hill Road	28-Nov-13	1	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
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	Y	4
P13C0484	The Bush Inn, 4 Bull Ring	19-Dec-13	4	Y	4
P13C0471	Rear 41 St Johns	19-Dec-13	1	N	-
P13G0550	The Gun Tavern, 39 Newtown Road	06-Jan-14	3	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	Y	1
P13G0624	52 Silverdale Avenue	21-Mar-14	1	N	-
P13D0574	36 Foregate Street	11-Apr-14	6	Y	6
P14C0082	The Bush Inn, 4 Bull Ring	23-Apr-14	2	N	-
P14K0033	The Smoke Stack 81 St Johns	23-Apr-14	3	Y	3
P14C0061	The Bell Inn 35 St Johns	07-May-14	2	N	-
P14E0125	Adjacent 7 Saunders Street	15-May-14	1	Y	1
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	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
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	-
P14D0313	47 Lowesmoor	23-Oct-14	4	N	-
P14D0370	79 Bath Road	31-Oct-14	2	N	-
PRA14D11	Park View House, 13 Wylds Lane	31-Oct-14	7	N	-
P14D0298	The Berwick 250 Bath Road	21-Nov-14	4	Y	4
P14B0445	318 Bath Road	01-Dec-14	2	Y	2
P14G0447	Land at 26 Prestwich Avenue	02-Dec-14	1	N	-
P14D0459	Sansome Place	18-Dec-14	3	N	-
P14D0501	9-11 Copenhagen Street	23-Dec-14	3	N	-
P14D0331	59-60 Broad Street	31-Dec-14	5	N	-
P14K0451	28 Bromyard Road	09-Jan-15	1	N	-
P14H0450	7 Troutbeck Drive	20-Jan-15	1	N	-
P14C0464	Powell's Row, St Johns	20-Jan-15	2	N	-
P14G0493	Land Adj to 9 Spetchley Road	10-Feb-15	1	N	-
P14L0582	51 Arden Road	11-Feb-15	2	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P14C0588	Harrow Croft	11-Feb-15	4	N	-
P14D0589	1 Lowesmoor Terrace	02-Mar-15	9	N	-
P14K0516	Barlow's Building, Bromyard Road	16-Mar-15	6	N	-
P14D0549	Land at Autumn Terrace	24-Mar-15	2	N	-
P15D0016	Goodrich House, Sansome Place	24-Mar-15	4	N	-
P14A0474	Thorneloe Court, Barbourne Crescent	03-Apr-15	1	Y	1
P14D0517	1-3 St Nicholas Street	03-Apr-15	6	Y	6
P15H0067	Land Adj to 5 Green Lane	10-Apr-15	1	Y	1
P14Q0526	Land Adj to Avenue Cottage, Swinesherd Way	14-Jun-15	1	N	-
P14E0576	Corner of Moathouse & Hindlip Lane	26-Jun-15	1	N	-
P15D0095	22 The Cross	13-Jul-15	1	N	-
P15A0244	19 Foregate Street	31-Jul-15	6	N	-
P15A0189	Old Baskerville, Barbourne Road	14-Aug-15	2	N	-
P15A0125	9 Pierpoint Street	21-Aug-15	4	N	-
P15A0187	1 Till Street	21-Aug-15	2	N	-
P15F0208	Grisedale Drive	26-Aug-15	6	Y	6
P15D0296	58 Foregate Street	28-Aug-15	6	N	-
P15F0100	218 Tolladine Road	28-Aug-15	6	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P15F0204	Langdale Drive	23-Sep-15	6	Y	6
P15D0145	6 Foregate Street	24-Sep-15	4	N	-
P15D0038	Land adj to Heron Lodge	24-Sep-15	2	N	-
P14G0429	Land at Spetchley Road	24-Sep-15	1	N	-
L15D0045	25 The Tything, Worcester	30-Sep-15	1	N	-
P14B0520	Sebright Arms 158 London Road	07-Oct-15	3	N	-
P15E0123	119 Ombersley Road (OL)	08-Oct-15	1	N	-
P15A0097	22 St Georges Lane North	23-Oct-15	3	Y	3
P15K0386	93 Bromyard Road	03-Nov-15	1	Y	1
P13J0599	28 Martley Road	15-Nov-15	2	N	-
P15D0361	41 Britannia Square	03-Dec-15	1	Y	1
P15D0419	6 Edgar Street	04-Dec-15	1	N	-
P15D0439	9-11 Copenhagen Street	16-Dec-15	2	N	-
P15A0447	7 Chestnut Walk	16-Dec-15	2	Y	2
P15C0295	Southwick Lodge, Old Road	18-Dec-15	1	N	-
P15D0470	15 St Swithins Street	23-Dec-15	2	N	-
P15F0474	61 Teme Road	30-Dec-15	1	N	-
P15D0494	Heron Lodge	15-Jan-16	2	Y	2

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P15C0487	24 Whitmore Road	20-Jan-16	1	N	-
P15D0423	Butlers Gym, Farrier Street	21-Jan-16	6	Y	6
PRA15D16	Exhibition House (Block K RWP)	26-Jan-16	8	Y	8
P15D0492	5 Mealcheapen Street	01-Feb-16	5	Y	5
P15B0497	220 London Road	18-Feb-16	1	N	-
P15E0564	Land at 26 and 30 Cornmeadow Green	18-Feb-16	1	N	-
P15E0508	13 Droitwich Road	24-Feb-16	1	N	-
P15H0518	52-54 Astwood Road	25-Feb-16	2	N	-
P16K0016	25a St Johns	03-Mar-16	1	N	-
P15J0468	Rear of 67 Martley Road	04-Mar-16	1	N	-
P15F0164	323-321 Tolladine Road	15-Mar-16	1	N	-
P15K0363	Grosvenor Arms, 21 Henwick Road	02-Feb-16	2	N	-
P15K0370	Grosvenor Arms, 21 Henwick Road	02-Feb-16	3	N	-
P16D002	21 Diglis Lane	01-Mar-16	1	N	-
P16D0012	Berwick Arms, 250 Bath Road	15-Mar-16	1	N	-
TOTALS			279		89

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
P10B0429	Volvo garage site & land rear of 4 Whittington Close	-	0.10	50	B	W	NB	MIX
P11D0104	41-45 Diglis Road	-	0.03	29.6	G	W	NB	VAC
P12D0424	The Berwick Inn, 250 Bath Road	1	0.04	83	B	W	NB	A4
P12J0476	249 & 251 Henwick Road	2	0.24	33.3	G	W	NB	GDN
P13E0037	5 Green Lane	-	0.27	37	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
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

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
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
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
P13G0550	The Gun Tavern, 39 Newtown Road	-	0.02	130	B	W	NB	A4
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
P13G0624	52 Silverdale Avenue	-	0.03	29	G	W	NB	GDN
P13D0574	36 Foregate Street	-	0.31	193	B	W	CoU/NB	A2
P14C0082	The 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
P14C0061	The Bell Inn 35 St Johns	-	0.04	43.5	B	W	CoU	A4
P14E0125	Adjacent 7 Saunders Street	-	0.01	100	B	W	NB	SUI
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

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
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
P14D0313	47 Lowesmoor	-	0.04	92.6	B	W	NB	VAC
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
P14D0298	The Berwick 250 Bath Road	-	0.1	40	B	W	NB	A4
P14B0445	318 Bath Road	1	0.17	11.8	G	W	NB	GDN
P14G0447	26 Prestwich Avenue	-	0.03	34.5	G	W	NB	GDN
P14D0459	Sansome Place	-	0.09	221	B	W	CoU	B1
P14D0501	9-11 Copenhagen Street	-	0.04	66.7	B	W	CoU	B1
P14D0331	59-60 Broad Street	-	0.02	250	B	W	CoU	B1
P14K0451	28 Bromyard Road	-	0.04	22.9	B	W	CoU	D1
P14H0450	7 Troutbeck Drive	-	0.03	38.5	G	W	NB	GDN
P14C0464	Powell's Row, St Johns	-	0.03	139	B	W	NB	VAC
P14G0493	Land Adj to 9 Spetchley Road	-	0.02	40	B	W	NB	GDN

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P14L0582	51 Arden Road	1	0.04	49.4	G	W	NB	GDN
P14C0588	Harrow Croft	-	0.15	26	G	W	NB	VAC
P14D0589	1 Lowesmoor Terrace	-	0.07	121	B	A	NB	A4
P14K0516	Barlow's Building, Bromyard Road	-	0.05	121	B	W	NB	VAC
P14D0549	Land at Autumn Terrace	-	0.02	114	B	W	NB	SUI
P15D0016	Goodrich House, Sansome Place	-	0.03	153	B	W	CoU	B1
P14A0474	Thorneloe Court, Barbourne Crescent	-	0.14	6.9	G	W	NB	GRN
P14D0517	1-3 St Nicholas Street	-	0.01	387	B	W	CoU	A3
P15H0067	Land Adj to 5 Green Lane	-	0.02	40	G	W	NB	GRN
P14Q0526	Land Adj to Avenue Cottage, Swinesherd Way	-	0.03	29.4	G	W	NB	VAC
P14E0576	Corner of Moathouse & Hindlip Lanes	-	0.5	2	G	W	CoU	ARG
P15D0095	22 The Cross	-	0.04	25	B	W	CoU	VAC
P15A0244	19 Foregate Street	-	0.02	300	B	W	CoU	B1
P15A0189	Old Baskerville, Barbourne Road	-	0.03	66.7	B	W	NB	C2
P15A0125	9 Pierpoint Street	-	0.015	400	B	W	CoU	B1
P15A0187	1 Till Street	1	0.02	91	B	W	CON	C3
P15F0208	Grisedale Drive	-	0.46	13	G	W	NB	AMN

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P15D0296	58 Foregate Street	-	0.03	222	B	W	CoU	B1
P15F0100	218 Tolladine Road	1	0.06	100	B	W	CON	C3
P15F0204	Langdale Drive	-	0.24	25	G	W	NB	AMN
P15D0145	6 Foregate Street	-	0.34	118	B	W	CoU	B1
P15D0038	Land adj to Heron Lodge	-	0.11	18	G	W	NB	VAC
P14G0429	Land at Spetchley Road	-	0.19	5.3	G	W	NB	GRN
L15D0045	25 The Tything, Worcester	-	0.03	29	B	W	CoU	B1
P14B0520	Sebright Arms 158 London Road	-	0.08	39	G	W	NB	A4
P15E0123	119 Ombersley Road (OL)	-	0.02	40	G	W	NB	GRN
P15A0097	22 St Georges Lane North	1	0.025	120	B/G	W	NB	C3
P15K0386	93 Bromyard Road	-	0.03	170	B	W	CON	C3
P13J0599	28 Martley Road	-	0.24	8.3	B	W	NB	A1
P15D0361	41 Britannia Square	-	0.06	34	B	W	CON	C3
P15D0419	6 Edgar Street	-	0.01	100	B	W	CoU	B1
P15D0439	9-11 Copenhagen Street	-	0.05	122	B	W	CoU	B1
P15A0447	7 Chestnut Walk	1	0.01	217	B	W	CON	C3
P15C0295	Southwick Lodge, Old Road	-	0.05	20	G	W	NB	GRN
P15D0470	15 St Swithins Street	-	0.01	167	B	W	CON	C3

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P15F0474	61 Teme Road	-	0.02	43	G	W	NB	GRN
P15D0494	Heron Lodge	-	0.1	18	G	W	NB	VAC
P15C0487	24 Whitmore Road	-	0.02	43.5	G	W	NB	GRN
P15D0423	Butlers Gym, Farrier Street	-	0.03	200	B	W	CoU	D2
PRA15D16	Exhibition House (Block K RWP)	-	0.04	190	B	W	CoU	B1
P15D0492	5 Mealcheapen Street	-	0.02	278	B	W	CoU	VAC
P15B0497	220 London Road	-	0.05	20	G	W	NB	VAC
P15E0564	Land at 26 and 30 Cornmeadow Green	-	0.06	16.7	G	W	NB	GRN
P15E0508	13 Droitwich Road	-	0.006	167	B	W	NB	C3
P15H0518	52-54 Astwood Road	1	0.05	37	B	W	CON	C3
P16K0016	25a St Johns	-	0.06	17.2	B	W	CoU	D1
P15J0468	Rear of 67 Martley Road	-	0.02	50	G	W	NB	GRN
P15F0164	323-321 Tolladine Road	-	0.015	66.7	G	W	NB	GRN
P15K0363	Grosvenor Arms, 21 Henwick Road	-	0.05	38.2	B	W	NB	A4
P15K0370	Grosvenor Arms, 21 Henwick Road	-	0.06	54.2	B	W	NB	A4
P16D002	21 Diglis Lane	-	0.02	52.6	G	W	NB	GRN
P16D0012	Berwick Arms, 250 Bath Road	1	0.03	28.6	B	W	CoU	A4

TOTAL**19**

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	-	-
P10B0429	Volvo garage site & land rear of 4 Whittington Close	-	-	-	-	-	3	2
P11D0104	41-45 Diglis Road	-	-	-	-	-	-	1
P12D0424	The Berwick Inn, 250 Bath Road	-	-	-	-	3	-	-
P12J0476	249 & 251 Henwick Road	-	-	1	-	-	-	7
P13C0044	3 & 3a St Johns	-	-	1	-	-	-	-
P13D0119	55 London Road	-	6	-	-	-	-	-
P13D0158	46 Foregate Street	-	-	-	-	-	-	1
P13J0028	2 Lechmere Crescent	-	-	-	-	1	-	-
P13B0187	11 Green Hill, London Road	-	-	-	-	-	-	2
P13A0227	Arboretum Public House	5	-	-	-	-	-	-
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	-	-

Application Number	Location	1 bed flat	2 bed flat	3 + bed flat	1 bed house	2 bed house	3 bed house	4 + bed house
P13D0495	Woodside Lodge, Lark Hill Road	1	-	-	-	-	-	-
P13J0486	9 Lechmere Crescent	-	-	-	-	1	-	-
P13A0509	12 Barbourne Road	1	2	-	-	-	-	-
P13C0431	51 St Johns	4	-	-	-	-	-	-
P13C0484	The Bush Inn, 4 Bull Ring	2	2	-	-	-	-	-
P13C0471	Rear 41 St Johns	1	-	-	-	-	-	-
P13G0550	The Gun Tavern, 39 Newtown Road	-	3	-	-	-	-	-
P13C0329	Narraways 29 St Johns	-	2	-	-	-	-	-
P13D0582	5 Foregate street	6	-	-	-	-	-	-
P13E0575	165 Northwick Road	-	-	-	-	-	-	1
P13G0624	52 Silverdale Avenue	-	-	-	-	-	1	-
P13D0574	36 Foregate Street	4	2	-	-	-	-	-
P14C0082	The Bush Inn, 4 Bull Ring	1	1	-	-	-	-	-
P14K0033	The Smoke Stack 81 St Johns	-	-	3	-	-	-	-
P14C0061	The Bell Inn 35 St Johns	1	1	-	-	-	-	-
P14E0125	Adjacent 7 Saunders Street	-	-	-	-	1	-	-
P14K0261	Land Adj to 2 Sanctuary Close	-	-	-	-	-	1	-
P14D0268	21 The Cross	3	-	-	-	-	-	-

Application Number	Location	1 bed flat	2 bed flat	3 + bed flat	1 bed house	2 bed house	3 bed house	4 + bed house
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	-	-
P14D0313	47 Lowesmoor	4	-	-	-	-	-	-
P14D0370	79 Bath Road	2	-	-	-	-	-	-
PRA14D11	Park View House, 13 Wylds Lane	7	-	-	-	-	-	-
P14D0298	The Berwick 250 Bath Road	-	-	-	-	4	-	-
P14B0445	318 Bath Road	-	-	-	-	-	-	2
P14G0447	26 Prestwich Avenue	-	-	-	-	-	1	-
P14D0459	Sansome Place	3	-	-	-	-	-	-
P14D0501	9-11 Copenhgan Street	-	3	-	-	-	-	-
P14D0331	59-60 Broad Street	5	-	-	-	-	-	-
P14K0451	28 Bromyard Road	1	-	-	-	-	-	-
P14H0450	7 Troutbeck Drive	-	-	-	-	1	-	-
P14C0464	Powells Row, St Johns	-	-	-	-	2	-	-
P14G0493	Land Adj to 9 Spetchley Road	-	-	-	-	-	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
P14L0582	51 Arden Road	-	-	-	-	-	2	-
P14C0588	Harrow Croft	-	-	-	-	-	4	-
P14D0589	1 Lowesmoor Terrace	9	-	-	-	-	-	-
P14K0516	Barlows Building, Bromyard Road	-	3	-	-	3	-	-
P14D0549	Land at Autumn Terrace	2	-	-	-	-	-	-
P16D0016	Goodrich House, Sansome Place	4	-	-	-	-	-	-
P14A0474	Thorneloe Court, Barbourne Crescent	-	-	-	-	-	-	1
P14D0517	1-3 St Nicholas Street	6	-	-	-	-	-	-
P15H0067	Land Adj to 5 Green Lane	-	-	-	-	1	-	-
P14Q0526	Land Adj to Avenue Cottage, Swinesherd	-	-	-	-	-	-	1
P14E0576	Corner of Moathouse & Hindlip Lanes	-	-	-	-	-	1	-
P15D0095	22 The Cross	-	1	-	-	-	-	-
P15A0244	19 Foregate Street	6	-	-	-	-	-	-
P15A0189	Old Baskerville, Barbourne Road	-	-	-	2	-	-	-
P15A0125	9 Pierpoint Street	4	-	-	-	-	-	-
P15A0187	1 Till Street	-	1	-	-	-	1	-
P15F0208	Grisedale Drive	-	-	-	-	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
P15D0296	58 Foregate Street	6	-	-	-	-	-	-
P15F0100	218 Tolladine Road	6	-	-	-	-	-	-
P15F0204	Langdale Drive	-	-	-	-	6	-	-
P15D0145	6 Foregate Street	4	-	-	-	-	-	-
P15D0038	Land adj to Heron Lodge	-	-	-	-	-	2	-
P14G0429	Land at Spetchley Road	-	-	-	-	-	-	1
L15D0045	25 The Tything, Worcester	-	-	1	-	-	-	-
P14B0520	Sebright Arms 158 London Road	-	-	-	-	-	3	-
P15E0123	119 Ombersley Road (OL)	-	-	-	-	-	-	-
P15A0097	22 St Georges Lane North	-	-	-	-	3	-	-
P15K0386	93 Bromyard Road	1	-	-	-	-	-	-
P13J0599	28 Martley Road	-	2	-	-	-	-	-
P15D0361	41 Britannia Square	-	-	-	1	-	-	-
P15D0419	6 Edgar Street	-	-	-	-	-	-	1
P15D0439	9-11 Copenhagen Street	2	-	-	-	-	-	-
P15A0447	7 Chestnut Walk	2	-	-	-	-	-	-
P15C0295	Southwick Lodge, Old Road	-	-	-	-	-	1	-
P15D0470	15 St Swithins Street	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
P15F0474	61 Teme Road	-	-	-	-	-	1	-
P15D0494	Heron Lodge	-	-	-	-	-	-	2
P15C0487	24 Whitmore Road	-	-	-	-	1	-	-
P15D0423	Butlers Gym, Farrier Street	-	-	6	-	-	-	-
PRA15D16	Exhibition House (Block K RWP)	-	-	-	-	-	-	-
P15D0492	5 Mealcheapen Street	5	-	-	-	-	-	-
P15B0497	220 London Road	-	-	-	-	-	-	1
P15E0564	Land at 26 and 30 Cornmeadow Green	-	-	-	-	-	1	-
P15E0508	13 Droitwich Road	1	-	-	-	-	-	-
P15H0518	52-54 Astwood Road	-	1	1	-	-	-	-
P16K0016	25a St Johns	-	-	-	-	-	1	-
P15J0468	Rear of 67 Martley Road	-	-	-	-	-	1	-
P15F0164	323-321 Tolladine Road	-	-	-	-	-	1	-
P15K0363	Grosvenor Arms, 21 Henwick Road	-	-	-	-	2	-	-
P15K0370	Grosvenor Arms, 21 Henwick Road	-	-	-	-	3	-	-
P16D002	21 Diglis Lane	-	-	-	-	-	1	-
P16D0012	Berwick Arms, 250 Bath Road	-	-	-	-	-	-	1
Totals		124	30	13	4	45	30	25

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 15/16
P03L0182	Diglis Basin, Diglis Dock Road	COM	23-Dec-04	441	319	62	60
P05D0432	Former Royal Worcester Porcelain Site	COM	23-Jun-06	400	289	111	0
P07M0711	Worcester City FC	COM	28-Jul-10	98	2	62	34
P08C0223 P14C0401	250 Bransford Road	COM	02-Aug-10	162	38	30	94
P11D0468	Christian Meeting Room, Diglis Lane	COM	11-Nov-11	17	0	4	13
P12K0308	Gresham Road	COP	30-Oct-12	51	10	0	41
P12M0021	Gregory's Bank Industrial Estate	COM	11-Jan-13	168	54	29	85
P13Q0171	Former Ronkswood Hospital	COP	23-May-13	181	141	0	40
P13K0248	University Park	COP	25-Jul-13	100	0	0	100
PRA14H10	Bridgewater House, Blackpole Road	COP	13-Aug-14	75	0	0	75
P13N0298	Brookthorpe Close	COP	09-Sep13	10	0	0	10
P13F0306	Ullswater Close	COM	17-Sep-13	18	0	13	5
Totals				1,721	853	311	557

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
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
P11D0468	Christian Meeting Room, Diglis Lane	0.3	56.7	B	W	NB	D1
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
P13K0248	University Park	2	50	G	W	NB	AGR
PRA14H10	Bridgewater House, Blackpole Road	0.64	116.3	B	A	CoU	B1
P13N0298	Brookthorpe Close	0.15	66	B	A	NB	SUI
P13F0306	Ullswater Close	0.4	45	G	A	NB	MIX

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	-
P07M0711	Worcester City FC	24	30	-	-	-	18	26
P08C0223 P14C0401	250 Bransford Road	6	16	-	-	39	40	61
P11D0468	Christian Meeting Room, Diglis Lane	-	6	1	2	3	5	-
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
P13K0248	University Park	66	34	-	-	-	-	-
PRA14H10	Bridgewater House, Blackpole Road	71	4	-	-	-	-	-
P13N0298	Brookthorpe Close	4	-	-	-	2	3	1
P13F0306	Ullswater Close	-	2	-	-	16	-	-
Totals		258	721	31	4	187	246	242

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 15/16
P09C0139	5 The Bull Ring	COM	23-Aug-10	9	5	4	0
P10D0342 P12D0517	St Swithens House, Trinity Street	COP	29-Sep-10 14-Dec-12	7	0	0	7
P12A0084	Cumberland Street	COP	24-Apr-12	6	0	0	6
P13E0092	29 Vine Street	COP	23-May-13	2	0	0	2
P13G0180	Westminster Road	COP	24-May-13	5	0	0	5
P14A0003	Lansdowne Inn, Lansdowne Street	COP	25-Feb-14	3	0	0	3
P13B0626	10 Wheatfield Avenue	COP	14-Mar-14	1	0	0	1
P14A0062	Southfield Street	COP	08-Apr-14	1	0	0	1
P14D0066	2-4 Trinity Street	COP	23-Apr-14	2	0	0	2
P14C0109	Manor House Malvern Road	COP	07-May-14	2	0	0	2
P14L0115	5 Sheringham Road	COP	15-May-14	2	0	0	2
P14D0244	4 Dent Close	COP	17-Jun-14	4	0	0	4
P14E0070	22 Bevere Drive	COP	25-Jul-14	1	0	0	1
P14N0383	Garage Site, Coopers Close	COP	28-Oct-14	5	0	0	5
P14K0426	90 Blakefield Road	COP	13-Nov-14	5	0	0	5
P14N0384	Garage Site, Wheelwright Close	COP	25-Nov-14	6	0	0	6

Application Number	Location	Development Status	Date approved	Total units	Built in previous years	Units under (or awaiting) construction	Units Built in 15/16
P14D0508	Land Adj to 37 Diglis Lane	COP	10-Dec-14	1	0	0	1
P14A0378	6 St George's Lane North	COP	16-Dec-14	3	0	0	3
P14B0533	2 Sebright Avenue	COP	07-Jan-15	6	0	0	6
P14B0536	50 London Road	COP	15-Jan-15	3	0	0	3
P14K0540	46 Happy Land North	COP	15-Jan-15	5	0	0	5
P14M0581	Land Adj to 62 Beech Ave	COP	03-Jun-15	1	0	0	1
P15J0179	The Meadows, Hallow Road	COP	02-Jul-15	1	0	0	1
P15K0227	93 Bromyard Road	COP	28-Jul-15	4	0	0	4
P15G0347	4 Trent Road	COP	30-Oct-15	1	0	0	1
P15B0396	22 The Ridgeway	COP	05-Nov-15	1	0	0	1
P15F0384	18 Conway	COP	20-Jan-16	2	0	0	2
Totals				89	5	4	80

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
P09C0139	5 The Bull Ring	-	0.13	69.2	B	W	CoU	D1
P10D0342 P12D0517	St Swithens House, Trinity Street	-	0.05	140	B	W	CoU	B1
P12A0084	Cumberland Street	-	0.22	45.4	B	W	NB	B8
P13E0092	29 Vine Street	-	0.1	20	B	W	NB	A4
P13G0180	Westminster Road	-	0.19	26.3	B	W	NB	SUI
P14A0003	Lansdowne Inn, Lansdowne Street	1	0.032	93.75	B	W	NB	A4
P13B0626	10 Wheatfield Avenue	1	0.1	10	B	W	NB	C3
P14A0062	Southfield Street	-	0.09	131	B	W	CoU	C3
P14D0066	2-4 Trinity Street	-	0.01	285	B	W	CoU	A1
P14C0109	Manor House Malvern Road	-	0.06	30.8	G	W	NB	AGI
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
P14E0070	22 Bevere Drive	-	0.02	50	G	W	NB	GDN
P14N0383	Garage Site, Coopers Close	-	0.11	45.5	B	W	NB	SUI
P14K0426	90 Blakefield Road	1	0.04	125	B	W	CON	C3
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
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
P14B0533	2 Sebright Avenue	1	0.02	273	B	W	CON	C3
P14B0536	50 London Road	-	0.02	200	B	W	CoU	B1
P14K0540	46 Happy Land North	2	0.38	13	B	W	CON	C3
P14M0581	Land Adj to 62 Beech Ave	-	0.04	25	G	W	NB	GDN
P15J0179	The Meadows, Hallow Road	-	0.05	20	G	W	NB	GDN
P15K0227	93 Bromyard Road	1	0.03	133.3	B	W	CON	C3
P15G0347	4 Trent Road	-	0.01	125	G	W	NB	GDN
P15B0396	22 The Ridgeway	1	0.04	25	B	W	NB	C3
P15F0384	18 Conway	1	0.03	71.4	B	W	CON	C3
Total		10						

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
P09C0139	5 The Bull Ring	-	-	-	-	-	-	-
P10D0342 P12D0517	St Swithens House, Trinity Street	4	-	3	-	-	-	-
P12A0084	Cumberland Street	6	-	-	-	-	-	-
P13E0092	29 Vine Street	-	-	-	-	2	-	-
P13G0180	Westminster Road	-	-	-	-	3	-	2
P14A0003	Lansdowne Inn, Lansdowne Street	-	-	-	-	3	-	-
P13B0626	10 Wheatfield Avenue	-	-	-	-	-	-	1
P14A0062	Southfield Street	-	1	-	-	-	-	-
P14D0066	2-4 Trinity Street	-	-	2	-	-	-	-
P14C0109	Manor House Malvern Road	-	1	-	-	-	1	-
P14L0115	5 Sheringham Road	-	-	-	-	1	1	-
P14D0244	4 Dent Close	-	-	-	-	4	-	-
P14E0070	22 Bevere Drive	-	-	-	-	1	-	-
P14N0383	Garage Site, Coopers Close	-	-	-	-	5	-	-
P14K0426	90 Blakefield Road	4	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
P14N0384	Garage Site, Wheelwright Close	-	-	-	-	4	2	-
P14D0508	Land Adj to 37 Diglis Lane	-	-	-	-	-	1	-
P14A0378	6 St George's Lane North	3	-	-	-	-	-	-
P14B0533	2 Sebright Avenue	6	-	-	-	-	-	-
P14B0536	50 London Road	-	-	-	-	3	-	-
P14K0540	46 Happy Land North	3	2	-	-	-	-	-
P14M0581	Land Adj to 62 Beech Ave	-	-	-	-	-	-	1
P15J0179	The Meadows, Hallow Road	-	-	-	-	-	-	1
P15K0227	93 Bromyard Road	2	2	-	-	-	-	-
P15G0347	4 Trent Road	-	-	-	1	-	-	-
P15B0396	22 The Ridgeway	-	-	-	-	-	-	1
P15F0384	18 Conway	1	-	-	-	-	-	1
Totals		29	7	5	1	26	5	7

Schedule 13: Planning applications which lapsed in 2015/16

Application Number	Location	Date approved	Total units
P12A0053	23-24 Foregate Street	09-May-12	10
P12D0054	32 Sidbury	03-Apr-12	1
P11D0443	35,36 & 37 The Tything	27-Jul-12	5
P12D0238	10 St Swithins Street	02-Aug-12	2
P12D0401	75 Wylds Lane	27-Nov-12	2
P12D0325	4 Perrywood Walk	25-Jan-13	2
P12D0508	52 George Street	28-Jan-13	1
P13B0038	76 Barnes Way	21-Mar-13	1
TOTALS			24

Schedule 15: Projected Delivery on Allocated Sites in the Submitted South Worcestershire Development Plan

Site Reference	Location	Units Deliverable in 5 Years	April 2016 Status
SWDP43/1	Land South of Leopard Hill	0	58 units approved included in schedule 1
SWDP43/4	Old Northwick Farm	0	Planning application approved included in schedule 1
SWDP43/6	Land at Albert Road	0	Minded to approve decision included in schedule 14
SWDP43/7	Sansome Walk Swimming pool	33	Replacement pool under construction
SWDP43/9	Old Brewery Service Station	0	Planning application approved included in schedule 1
SWDP43/16	Government Buildings, Whittington Road	120	Application submitted
SWDP43/19	Cedar Avenue/Blackpole Road	0	
SWDP43/21	Land at Masonic Hall	30	Site being marketed
SWDP44/4	Shrub Hill Opportunity Zone (included in Schedule 14)	0	
SWDP43/d	Land at Ambrose Close	24	Developer selected
SWDP43/e	Hopton Street	30	Application submitted
SWDP43/f	County Council Offices, Sherwood Road	15	
SWDP43/g	County Council Offices, Bilford Road	15	
SWDP43/h	Laughern Garage, Bransford Road	0	

SWDP43/i	Former Crown Packaging Site	190	
SWDP43/j	Former Crown Packaging Site	0	
SWDP43/k	Bromyard Terrace	11	Application submitted
SWDP43/l	Battenhall Road (Former NALGO Sports Ground)	31	Application submitted
SWDP43/n	Earls Court Farm (Community Land)	13	
SWDP43/q	Zig Zag Site, St Johns	10	Site has been sold to a developer. Pre application discussions
SWDP43/s	Rose Avenue	0	
SWDP43/t	Coach Park, Adjacent to Barley Crescent	7	
SWDP43/aa	Lowesmoor Wharf	0	
SWDP45/1	Worcester South Urban Extension	80	Application submitted
TOTALS			