

Housing Land Monitor 2017

Information presented in this report
represents data monitored for the period:
1st April 2016 to 31st March 2017

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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 2017. 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 2016 to 31st March 2017, 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 2016 to 2017

- 2.1 This section of the report examines the number and make up of residential dwellings completed within Worcester City in 2016/17. 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.

¹ NPPF (2012) para 47

Total Annual Completions in 2016/17

- 2.2 In the 12 months ending 31 March 2017 a total of 480 dwellings were built in Worcester City (see Table 1). This is a decline from the exceptionally high number of housing completions in 2015/16. The total annual mean average of net completions since 2006 was 367 dwellings per year and the five year mean average was 391 dwellings per year. There were eight completed developments which involved the loss of dwellings either through demolition, change of use or conversion that resulted in a loss of eight dwellings. The net increase to the dwelling stock during 2016/17 was therefore 472 dwellings (see Table 1).
- 2.3 The total number of gross new build completions in this monitoring period was 378 dwellings on 30 sites.
- 2.4 Compared to the previous 12 months, 2016/17 has seen a 23% decrease in net completions. This follows three successive years when the net completions increased from 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
	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
2016/17	378	(8)	9	93	480	472
Total 2006-2016	3,712	118	89	336	4,154	4,036

Comparative data not available

Table 1: Housing Completions April 2006 to March 2017

2.5 Compared to 2015/16, the pipe line supply of approved additional dwellings has declined with 911 dwellings on 129 sites under construction or approved³ compared with 1,034 dwellings on 129 sites in April 2016. There are 616 uncompleted units on large sites which are under construction or have planning permission⁴ compared to 750 in April 2016.

2.6 There were 9 (gross) completed dwellings (on five sites) during the 2016/17 monitoring period which resulted from the residential subdivision of existing units.

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 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 2016/17

Demolitions

- 2.7 In the 12 months ending 31 March 2017, two dwellings were lost from the housing stock through demolition.

Conversions

- 2.8 CONVERSION GAINS: In the 12 months ending 31 March 2017, there were nine dwellings (0 dwellings on large sites) provided by way of conversions to existing residential units on five sites.
- 2.9 CONVERSION LOSSES: In the 12 months ending 31 March 2017, three 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 2017, change of use from other previous uses accounted for 93 dwellings on 17 sites (43 on small sites and 50 on four large sites).
- 2.11 CHANGE OF USE LOSSES: In the 12 months ending 31 March 2017 three dwellings 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 net number of additional homes provided in 2016/17 was 472 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 480 dwellings completed in 2016/17 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	Number of dwellings completed on greenfield land	Total completions (gross)
2006/07	0	460
2007/08	0	384
2008/09	28	431
2009/10	0	325
2010/11	14	210
2011/12	81	316
2012/13	36	148
2013/14	55	282
2014/15	35	464
2015/16	112	637
2016/17	48	480

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

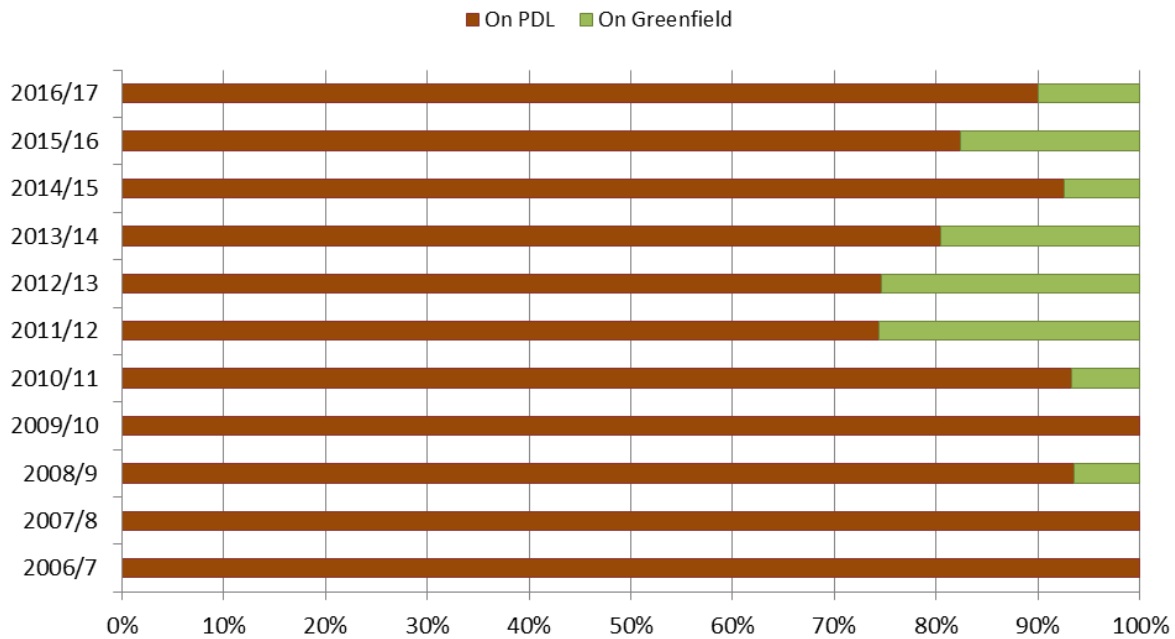


Figure 2: Proportion of completions on brownfield and greenfield land since 2006 (Greenfield includes garden land since 2010).

2.17 The proportion of new housing completed on greenfield land in the city has decreased in the last year to 10% compared to 17.6% in 2015/16. Over the past five years the average amount of development on greenfield land was 14.2% and since the start of the plan period in 2006 the annual average greenfield development has been 9.8%

Completions on allocated sites and windfalls

2.18 Table 3 indicates that following last year's very significant increase in completions on allocated sites this year there has been a significant drop in completions on allocated sites with only 207 units completed. Over the past five years the average number of completions on allocated sites has been 150 this is 37% of all completions. Following the adoption of a new Local Plan in February 2016 the number of completions on allocated sites is anticipated to rise in future years. 2016/17 saw an increase in the number of completions on small sites (i.e. those of 9 dwellings or fewer). With 94 completions on small sites in 2016/17 compared with 80 completions on small sites in 2015/16. Table 3 provides the evidence of small windfalls (non-garden land), currently averaging 66 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
2016/17	207	273	185	29	59	79
Total	1,491	2,637	1,793	844		728
Average	135.5	239.7	163	76.7		66.2

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 decreased in the past year while completions on small sites (those of 9 units or less) increased slightly (14 additional units). The contribution of large windfall sites to the total completions in 2016/17 decreased significantly due to the large number of relatively small (less than 15 units) large sites with completions this year. Information provided in the Schedules in Appendix 2

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

shows that the number of unimplemented schemes has decreased and the delivery rate of active sites has also decreased. The decrease in unimplemented schemes is a continuation of a decrease in the past two years and the decrease in completions was inevitable given the very high level of completions in 2015/16. Delivery in 2017/18 will be constrained by the low level of consented development. Without a significant increase in the number of approved schemes in the next year the rate of development will continue to decline in future years.

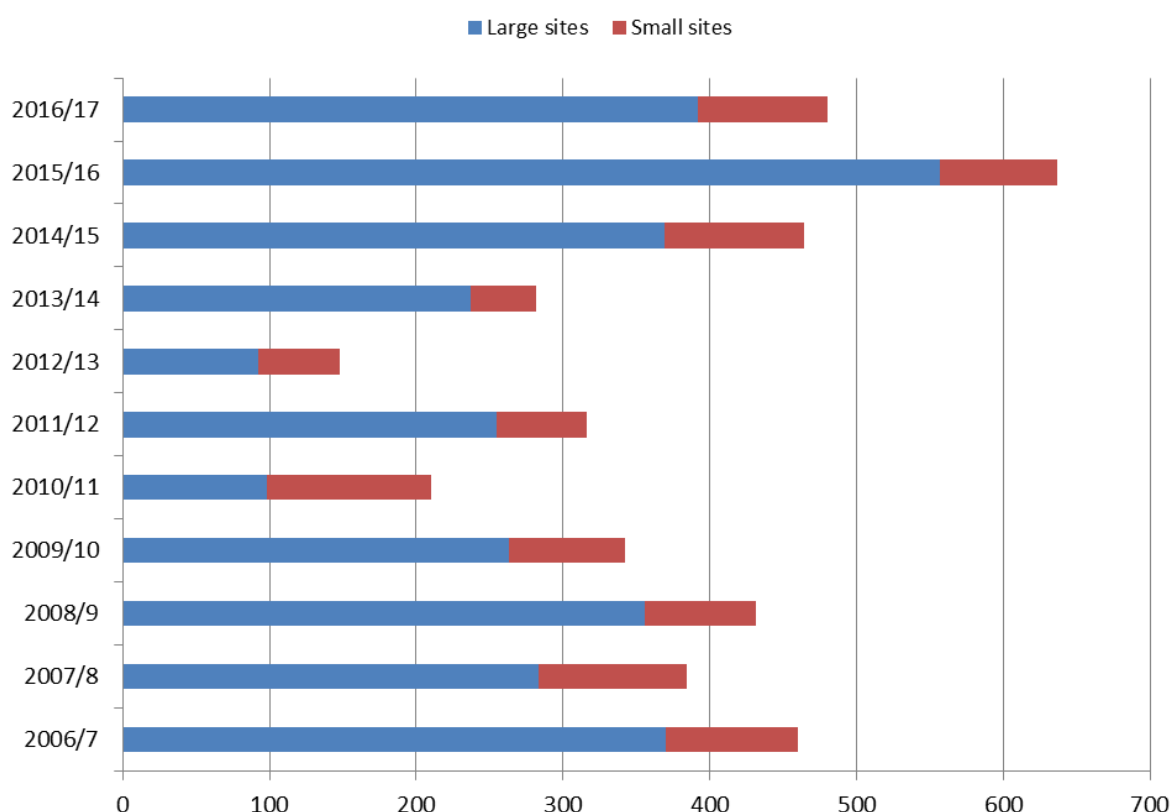


Figure 3: Proportion of completions from small sites (0 to 9 dwellings) and large sites (10 or more dwellings) since 2006.

2.20 Tables 4 and 5 show a further breakdown of completed dwellings by type and size. Table 4 shows a steep decline in the number of 3 and 4+ bedroomed properties completed last year. Over 80% of all completions were 1 and 2 bedroomed units which is a further increase on the relatively higher number of smaller units (69%) completed in 2015/16. While there are a number of allocated sites which should deliver larger homes in future years total completions and still likely to show a majority of smaller properties being developed.

2.21 Analysis of all properties built this year in Table 5 shows that of the total (gross) 480 dwellings completed only 129 were houses (27%) while 351 were flats (73%). This is a further increase on the position last year and the lowest proportion of houses completed since 2006. The high number of flats completed compared to houses is at least in part a result of the number of schemes involving the conversion of former office space to new homes. This follows the introduction of a prior approval process for this type of development in 2013.

Dwelling Type	Dwelling size				Total
	1 Bed	2 Bed	3 Bed	4 Bed +	
Houses & Bungalows	3	49	48	29	129
Flats & Maisonettes	165	178	2	6	351
Total	168	227	50	35	480
Totals As %	35%	47.3%	10.4%	7.3%	100%

Table 4: Completed dwellings by type and dwelling size 2016/17

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%
2016/17	129	351	27%
TOTAL	2,142	1,910	53%

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 2016/17 was 45.5 dwellings per hectare, with an average site size of 0.07 hectares. The total average net density of large sites with completions was 65.1 dwellings per hectare with an average site size of 1.54 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).

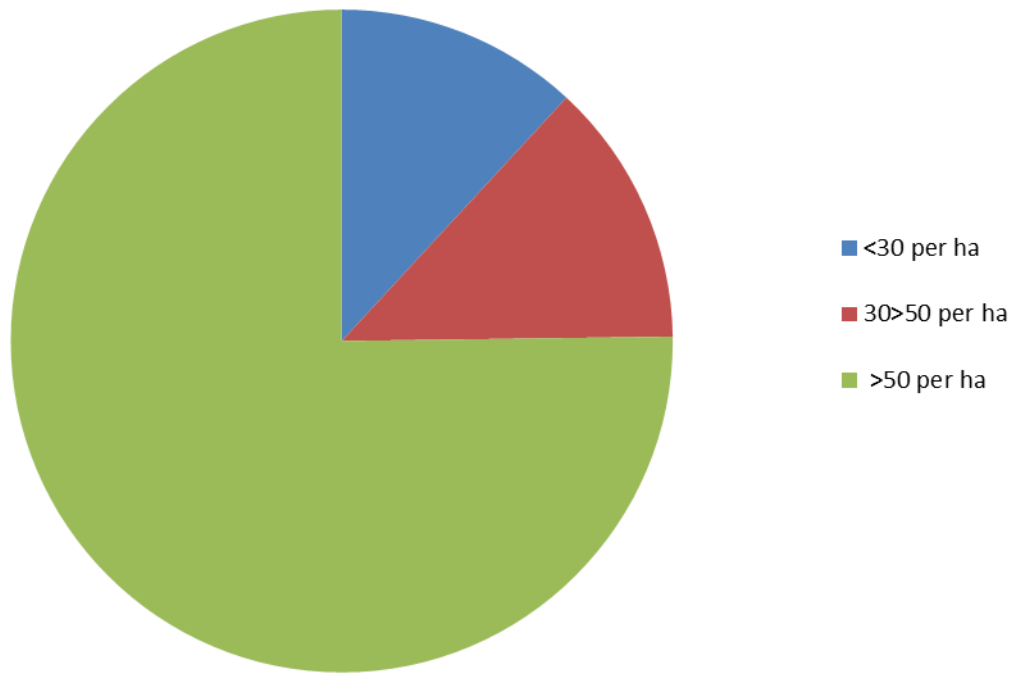


Figure 4: Density of completed dwellings by band in 2016/17

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.

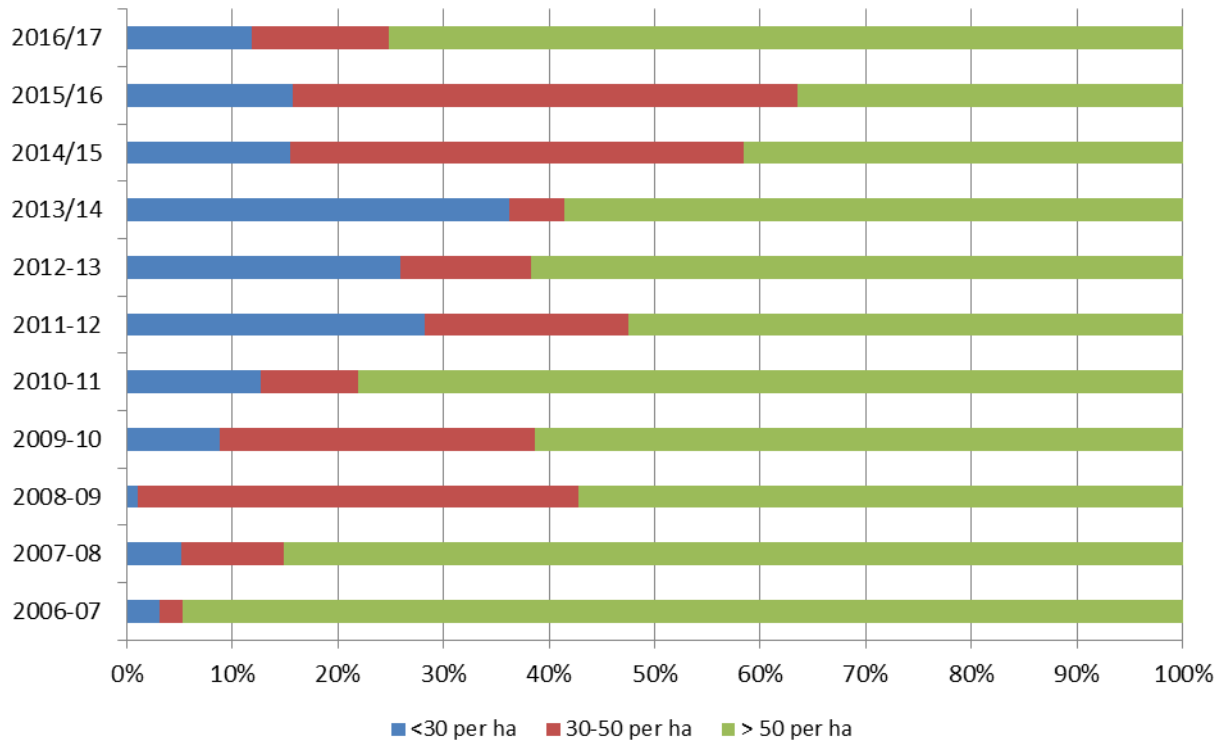


Figure 5: Proportion of sites built within each density band since 2006

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 2016/17 there was a reversal of the trend in recent years away from higher density developments. The proportion of dwellings completed on sites with a density over 50 dwellings per hectare was over 75% a significant increase from the 50% recorded in 2015/16. In the past couple of years delivery on sites at Ronkswood, Gregory’s Bank and 250 Bransford Road have reduced the average density of development completed in the city. These sites are now built out and a much higher proportion of units completed in 2016/17 were flats.

Location of completions

	Ward	Dwellings
A	Arboretum	129
B	Battenhall	9
C	Bedwardine	39
D	Cathedral	150
E	Claines	2
F	Gorse Hill	26
G	Nunnery	12
H	Rainbow Hill	3
J	St Clement	1
K	St John	15
L	St Peter's Parish	0
M	St Stephen	93
N	Warndon	1
P	Warndon Parish North	0
Q	Warndon Parish South	0
	Total	480

Table 6: Residential completions by ward 2016/17

2.25 Table 6 above shows housing completions in Worcester by ward. Development in the past year was concentrated in three wards, Arboretum, Cathedral and St Stephen. With the completion of development at Gregory's Bank and St Georges Lane it is unlikely that much development will be completed in St Stephen ward next year. Two wards; Arboretum and Cathedral accounted for 58% of all completions. The large number of flats completed this year were particularly concentrated in these two wards and it is likely in the case of Cathedral ward this will be repeated next year with a large number of flats at Royal Worcester nearing completion. Eight wards had fewer than 10 new homes built and three wards had no additions to the housing stock in 2016/17.

Affordable Housing

2.26 In the monitoring year 2016/17 84 affordable housing units were built, of which 31 were social rented units 42 were affordable rented units and 11 were intermediate (shared ownership) units. This is a substantial decrease on the exceptionally high number of affordable homes (257) delivered in 2015/16

Table 7 shows affordable housing completions since 2006/07. The average number of affordable homes delivered each year since 2006 is 104.

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%
2016/17	31	42	11	-	84	472	17.8%
Total	192	561	123	220	1,147	4036	28.4%

Table 7: Total Affordable Housing Completions since 2006

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

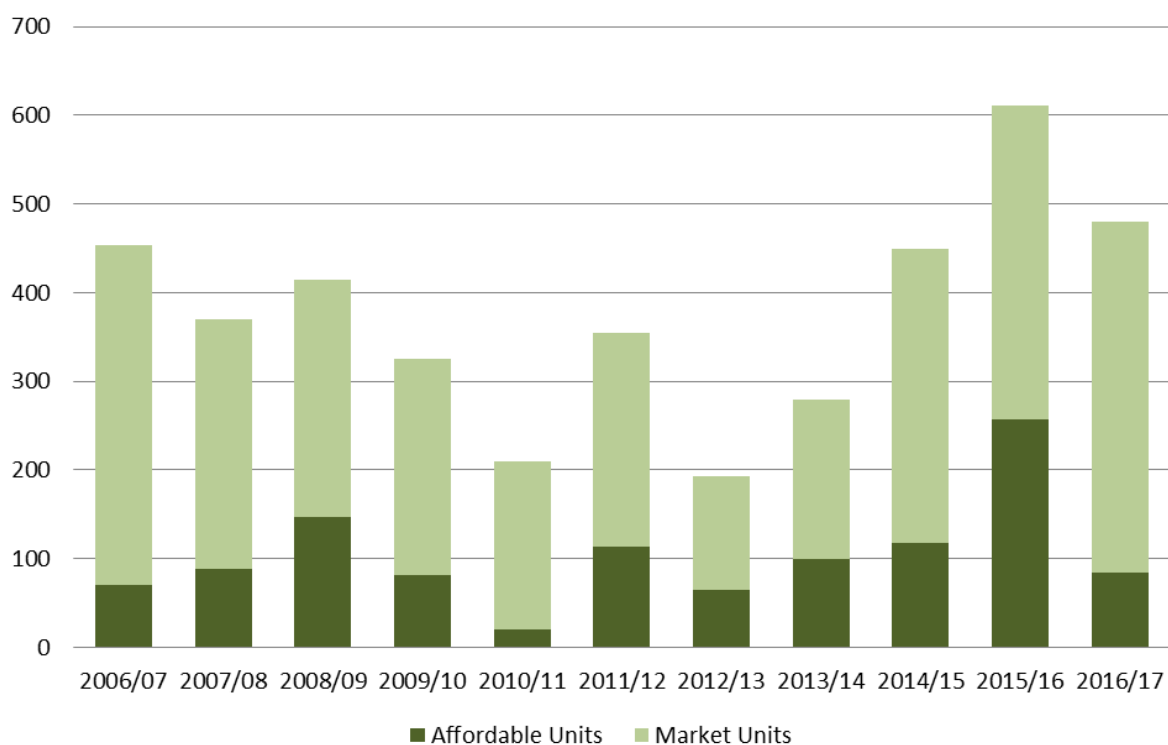


Figure 6: Number of affordable and open market units completed since 2006

Location	Social Rented	Affordable Rented	Intermediate	Type not known	Total Homes Delivered
Diglis	14	-	4	-	18
250 Bransford Road	17	-	-	-	17
Gregory's Bank	-	6	3	-	9
Ullswater Close	-	9	4	-	13
Lichfield Avenue	-	12	-	-	12
Langdale Drive	-	6	-	-	6
Grisedale Drive	-	6	-	-	6
21 The Cross	-	3	-	-	3
Total	31	42	11	-	84

Table 8: Total Affordable Housing Completions during 2016-2017.

2.27 The figure of 84 units built in 2015/16 is disappointing when compared with the very high number of affordable homes completed in 2015/16 however it is not far below the annual average for the past 11 years. Current planning permissions for large housing sites and by social landlords suggest that there will be continued supply of affordable housing over the next two years. The rate of delivery of affordable housing in 2017/18 should be higher than achieved in the past year with four significant developments under construction and two more likely to commence in the next 12 months.

3. WORCESTER CITY HOUSING LAND SUPPLY POSITION AT APRIL 2016

3.1 At 31 March 2017 there were 692 dwellings with unimplemented outstanding detailed or outline planning permission and 219 dwellings under construction. Thus the gross number of dwellings available totals 911 compared with 1,034 in 2015/16 1,405 in 2014/15 1,423 in 2013/14 and 1,270 in 2012/13.

	Under Construction	Outstanding (Not Started)
Large Sites with PP (Schedule 1-3)	37	451
Small Sites with PP (Schedule 4-6)	53	236
Large sites with completions (Schedule 7-9)	123	5
Small sites with completions (Schedule 10-12)	6	0
Sub totals	219	692 (679 net)
Grand Total	911 gross	

Table 9: Sites with planning permission for housing at 31 March 2017

3.2 The level of commitments peaked in 2007 at 1,544 units and dipped to the previous lowest level of 959 units in 2012/13 the increase in the level of commitments since then has not been sustained over the past two years. This year there has been a sharp decline in the number of homes under construction, 219 in 2016/17 compared to 598 in 2015/16 and significant increase in the number of approvals not yet under construction, 692 in 2016/17 compared to 436 in 2015/16. The decline in the future supply of potential development sites together with the high number of completions in the past two years 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 2016/17	Number of Dwellings
New planning consents awaiting development	445
Less:	
Expired planning consent	81
Permission changes/replacements/corrections	11
Outline permissions replaced with reserved matters	0
Net completions with planning consent	472
Total change in housing supply	-119

Table 10: Annual change in Worcester City Housing Supply 2016/17

3.3 Table 10 illustrates that a 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 2016/17. New consents in the past year totalled 468 compared to 368 units in 2015/16 498 units in 2014/15, and 323 units in 2013/14. This year 23 of the 468 units consented were also completed by 31st March 2017 reducing the future years supply from new consents to 445 units.

Land Type

3.4 76% (694 out of 911 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 in urban areas from brownfield to greenfield land.

3.5 Out of the 911 gross commitments at 31st March 2017, 701 dwellings are to be new builds, 196 will come from a change of use and 14 from conversions from existing residential uses. 35 dwellings are on sites which involve demolitions or the loss of units.

3.6 The net number of commitments is 898 after losses from proposed demolitions and conversions are taken into account.

	Detailed permission	Outline permission	Total dwellings	% total
Brownfield land	649	45	694	76.2
Greenfield land	215	2	217	23.8
TOTAL	864	47	911	100%
Large sites (10+)	571	45	616	67.6
Small sites (1 to 9)	293	2	295	32.4
TOTAL	864	47	911	100%

Table 11: Land with planning permission for residential development at 31 March 2017 (including under construction).

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

- 3.7 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”*.
- 3.8 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

- 3.9 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.”*
- 3.10 In relation to the term **available**, we have considered those sites which:

⁶ NPPF (2012), para 47, Footnote 11

- are under construction; or
- 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.

3.11 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?

3.12 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.

3.13 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

- 3.14 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.
- 3.15 For the purposes of the April 2017 to March 2022 (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 land.
- 3.16 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.
- 3.17 First a 5% non implementation rate is assumed to apply to the net 911 dwelling commitments.
- 3.18 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 2017. 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 2020-March 2022 is therefore justified. The average supply of windfall completions on small sites since 2006 is 66 dwellings per year, as detailed at Table 3. This is based on actual windfall

⁷ NPPF (2012) para 48

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 132 dwellings.

Identifying Housing Provision Targets

- 3.19 The first stage of the process is to consider the relevant target which informs the five year housing land supply.
- 3.20 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.
- 3.21 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

3.22 The five year land supply target therefore for the period April 2017 to March 2022 is $1 \text{ year} \times 371 + 4 \text{ years} \times 261 = 1,415$.

Applying the buffer

3.23 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 which demonstrates Worcester City Council's delivery of housing against the relevant targets for the city.

3.24 The record of past delivery since 2006 shows that 4,036 dwellings net have been completed in the city. This figure is 747 dwellings in excess of the target for the period April 2006 to March 2017, which is $283 \times 9 \text{ years} + 371 \times 2 \text{ years}$, giving a target for the past eleven years of 3,289.

3.25 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).

3.26 Subtracting the 747 over supply of dwellings from the five year requirement results in a target of $(1,415 - 747)$ 668 dwellings.

3.27 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 702 dwellings. This total five year target equates to 141 dwellings per annum.

Calculating the Five Year Supply

3.28 Table 13 sets out the calculation of the Five Year Housing Land Supply target for the period 1st April 2017 to 31st March 2022, (using the information in Tables 12 and para 4.20.

⁸ NPPF (2012) Para 47

- 3.29 Table 14 illustrates the potential supply over the next 5 years (2017 to 2022) from the total commitments (including assumptions for non-implementation), and a windfall allowance.
- 3.30 Table 15 calculates the current scale of housing land supply comparing the potential supply over the 5 years (2017 to 2022) with the total five year target (including a 5% buffer and oversupply since 2006).

Five Year Housing Land Supply Requirements 1 st April 2017 to 31 st March 2022	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	1 x 371 + 4 x 261
Target (2006 to 2017)	9 x 283 + 2 x 371 = 3,289
Net Completions to Date in plan period (years elapsed)	4,036 (11)
Target (2006 to 2017) minus Completions 2006 to 2017 (i.e. under/oversupply 2006 to 2017)	747
Five Year Target (2017 to 2022)	1,415
Five Year Target (2017 to 2022) less oversupply	668
Five Year Target (2017 to 2022) with under supply plus 5% buffer	702
Annualised Five Year Target (2017 to 2022) with oversupply plus 5% buffer	141

Table 13: Five year housing land target in Worcester 2017-2022

SWDP Housing Supply April 2017		
Five year housing land supply 1 st April 2017 to 31 st March 2022		Number of dwellings net
C O M M I T M E N T S	Under Construction (5% non-implementation rate)	219 (208)
	Outstanding with planning permission (5% non-implementation rate)	692 (657)
	Total (assuming 5% non-implementation rate)	911 (865)
Windfall Allowance ⁹		132
Total Commitments (+ Windfall Allowance)		997

Table 14: Residential commitments in Worcester at 1st April 2017

⁹ Equal to two years of average net small site windfall completions at 66 dwellings per annum. This average is calculated for the period 2006-17 and excludes windfalls on garden land.

Five year housing land supply 1 st April 2017 to 31 st March 2022	SWDP Housing Provision April 2017
	Number of dwellings net
Five year target (+5% buffer and oversupply 2006 to 2017)	702
Total Supply (inc. 2 years windfall allowance)	997
Surplus (+) / Shortfall (-)	+295
Five year housing land supply calculation	(997÷141)
Total housing supply in years	7

Table 15: Five year land supply in Worcester at 1st April 2017

Conclusion

- 3.31 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%.
- 3.32 With a 5% buffer **7 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.
- 3.33 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 2017)	4,036 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 (2017 to 2022) 1yr x 371 + 4yrs x 261*	1,415* dwellings
G	Past oversupply	747
H	Total five year housing land target	668
I	Five year housing land target (+ 5% buffer)	702
J	Annualised total target	141

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

Calculations:

- $A \div C = D$ $6,800 \div 24 = 283$
- $(D \times E) = F$ $283 \times 5 = 1,415$ (1,415* adjusted)
- $F + G = H$ $1,415 - 747 = 668$
- $H \times 1.05 = I$ $668 \times 1.05 = 702$
- $I \div 5 = J$ $702 \div 5 = 141$

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 2017 to 2022	911 dwellings
L	Non-implementation rate	5%
M	Annual Windfall allowance x 2 years	132 dwellings
N	Total number of dwellings on allocated sites	0
O	Relevant five year housing land target (inc 5% buffer)	702 dwellings
P	Required number of years of supply	5 years
Q	Worcester City Council 's Housing Land supply	7 years

Calculations:

- $((K \times (1 - L)) + M + N) \div O \times P = Q$
- $911 \times (1 - 0.05) = 865$
- $865 + 132 = 997$
- $702 \div 5 = 141$
- $997 \div 141 = 7 \text{ years}$

Therefore Worcester City Council can demonstrate **7 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
P14C0034	Malvern Gate, Bromwich Road (OL)	28-May-14	45	N	0
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
P14D0123	Former Barbourne Filling Station	07-Aug-15	12	N	0
P15D0331	Former Worcester Fire Station	18-Dec-15	22	N	0
P15D0493	Former Royal Porcelain Works	18-Feb-16	10	N	0
P15Q0300	Leopard Hill	18-Feb-16	58	N	0
P15A0539	Cavalier Tavern, 107 St Georges Lane North	24-Mar-16	13	Y	13
P15D0146	Albert Road	14-Apr-16	35	N	0
P15D0496	Block 11, Princes Drive (RWP)	11-May-16	10	N	0
P16K0125	Ambrose Close	26-May-16	38	Y	0
P15C0371	The Ice House, Bromyard Road	14-Jul-16	54	N	0
P16G0178	Former DEFRA Offices, Whittington Road	30-Aug-16	120	Y	6
P15K0271	Rear of 18 St Johns	01-Dec-16	11	N	0
P15B0288	Former NALGO Sports Ground	23-Dec-16	31	Y	0
Totals			488		37

Schedule 2: Committee large sites; Site details

Application Number	Location	Site area (ha)	Net density	Brownfield /Greenfield	Allocated/ Windfall	Affordable units	Development type	Previous use
P14C0034	Malvern Gate, Bromwich Road (OL)	1.29	34.9	B	A	5	NB	B1
P14J0046	Land to rear of 67 Martley Road	0.4	45.3	B	W	18	NB	B8
P14C0012	73-77 Bromwich Road	0.14	78.6	B	A	0	NB	SUI
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
P15D0493	Former Royal Porcelain Works	0.2	50	B	A	0	CoU	B1
P15Q0300	Leopard Hill	5.5	26	G	A	24	NB	AGR
P15A0539	Cavalier Tavern, 107 St Georges Lane North	0.12	108.3	B	A	13	NB	A4
P15D0146	Albert Road	1.34	26.1	G	A	14	NB	C3
P15D0496	Block 11, Princes Drive (RWP)	0.07	145	B	A	0	NB	B2
P16K0125	Ambrose Close	1.16	32.76	G	A	38	NB	D2
P15C0371	The Ice House, Bromyard Road	0.45	120	B	W	0	CoU	B8
P16G0178	Former DEFRA Offices, Whittington Road	3.71	32.35	B	A	35	NB	B1
P15K0271	Rear of 18 St Johns	0.11	100	B	A	0	NB	VAC
P15B0288	Former NALGO Sports Ground	2.9	10.69	G	A	12	NB	AGR

Total**164**

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
P14C0034	Malvern Gate, Bromwich Road (OL)	-	-	-	-	-	-	-
P14J0046	Land to rear of 67 Martley Road	5	3	-	-	2	8	-
P14C0012	73-77 Bromwich Road	-	11	-	-	-	-	-
P14D0123	Former Barbourne Filling Station	2	10	-	-	-	-	-
P15D0331	Former Worcester Fire Station	13	9	-	-	-	-	-
P15D0493	Former Royal Porcelain Works	-	-	3	-	-	-	7
P15Q0300	Leopard Hill	3	6	-	4	6	5	34
P15A0539	Cavalier Tavern, 107 St Georges Lane North	13	-	-	-	-	-	-
P15D0146	Albert Road	6	8	-	-	2	14	5
P15D0496	Block 11, Princes Drive (RWP)	2	6	2	-	-	-	-
P16K0125	Ambrose Close	9	3	-	4	13	7	2
P15C0371	The Ice House, Bromyard Road	1	53	-	-	-	-	-
P16G0178	Former DEFRA Offices, Whittington Road	7	3	-	-	17	39	54
P15K0271	Rear of 18 St Johns	-	-	-	8	3	-	-
P15B0288	Former NALGO Sports Ground	-	-	-	4	5	11	11
Totals		61	112	5	20	48	84	113

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
P11D0104	41-45 Diglis Road	14-Apr-11	1	Y	1
P12D0424	The Berwick Inn, 250 Bath Road	07-Dec-12	3	Y	3
P13D0119	55 London Road	02-May-13	6	Y	-
P13A0227	Arboretum Public House	21-Jun-13	5	Y	-
P13C0431	51 St Johns	19-Dec-13	4	Y	4
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	-
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	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P14D0298	The Berwick 250 Bath Road	21-Nov-14	4	Y	4
P14G0447	Land at 26 Prestwich Avenue	02-Dec-14	1	N	-
P14D0501	9-11 Copenhagen Street	23-Dec-14	3	Y	-
P14D0331	59-60 Broad Street	31-Dec-14	5	N	-
P14H0450	7 Troutbeck Drive	20-Jan-15	1	N	-
P14C0464	Powell's Row, St Johns	20-Jan-15	2	Y	-
P14G0493	Land Adj to 9 Spetchley Road	10-Feb-15	1	N	-
P14L0582	51 Arden Road	11-Feb-15	2	Y	-
P14C0588	Harrow Croft	11-Feb-15	4	Y	-
P14D0589	1 Lowesmoor Terrace	02-Mar-15	9	N	-
P14K0516	Barlow's Building, Bromyard Road	16-Mar-15	6	N	-
P15D0016	Goodrich House, Sansome Place	24-Mar-15	4	N	-
P14D0517	1-3 St Nicholas Street	03-Apr-15	6	Y	6
P14Q0526	Land Adj to Avenue Cottage, Swinesherd Way	14-Jun-15	1	N	-
P14E0576	Corner of Moathouse & Hindlip Lane	26-Jun-15	1	Y	-
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	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P15A0125	9 Pierpoint Street	21-Aug-15	4	N	-
P15D0296	58 Foregate Street	28-Aug-15	6	N	-
P15F0100	218 Tolladine Road	28-Aug-15	6	N	-
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	-
P14B0520	Sebright Arms 158 London Road	07-Oct-15	3	N	-
P15E0123	119 Ombersley Road (OL)	08-Oct-15	1	N	-
P13J0599	28 Martley Road	15-Nov-15	2	Y	-
P15D0419	6 Edgar Street	04-Dec-15	1	N	-
P15D0439	9-11 Copenhagen Street	16-Dec-15	2	N	-
P15C0295	Southwick Lodge, Old Road	18-Dec-15	1	N	-
P15D0470	15 St Swithins Street	23-Dec-15	2	N	-
PRA15D16	Exhibition House (Block K RWP)	26-Jan-16	8	Y	8
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	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
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	-
P16D0002	21 Diglis Lane	01-Mar-16	1	N	-
P16D0012	Berwick Arms, 250 Bath Road	15-Mar-16	1	Y	-
P16A0094	19 Foregate Street	15-Apr-16	1	N	-
P16H0144	Marlbank, Lansdowne Walk	09-May-16	1	N	-
P15D0554	Former History Centre, Trinity House, Trinity Street	23-May-16	9	N	-
P16M0082	Tintern Avenue	26-May-16	8	Y	-
P15A0556	2 Thorneloe Court, Barbourne Crescent	18-Jun-16	1	N	-
P16B0154	76 Barnes Way	20-Jun-16	1	N	-
P16D0212	38 Lark Hill	20-Jun-16	1	N	-
P16D0260	4 Charles Street	21-Jun-16	3	N	-
P16E0206	1 Lavender Road	22-Jun-16	1	N	-
P15D0546	The Albion 48 Bath Road (one existing 2 bed flat lost)	23-Jun-16	8	Y	8
P16C0113	1 Malvern Road	23-Jun-16	5	Y	5

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P16D0155	18-20 Silver Street	23-Jun-16	1	Y	1
P16D0156	Rear 18-20 Silver Street	23-Jun-16	4	N	-
P16D0070	50 The Tything	27-Jun-16	5	N	-
P16M0073	8 Keats Avenue	29-Jun-16	1	N	-
P15A0421	Land Adj to 2 Northfield Street	05-Jul-16	6	N	-
P16A0295	Rear of 71 & 73 St George's Lane North	05-Jul-16	1	N	-
P16E0041	10 Park View Terrace	15-Jul-16	1	N	-
PRA16E05	6a St Annes Road	15-Jul-16	1	N	-
P15D0225	Lark Hill Road	22-Jul-16	5	N	-
P16D0158	Goodrich House, Sansome Place	22-Jul-16	6	N	-
P16E0296	Eastbank Court, Northwick Road	26-Aug-16	9	N	-
P15D0540	1 Lark Hill Road	06-Sep-16	1	N	-
P16D0395	1 & 1a Angel Street	12-Sep-16	2	N	-
P16D0343	The Glen, Waverley Street (OL)	15-Sep-16	1	N	-
P16D0146	The Great Western Hotel	30-Sep-16	6	N	-
P16H0334	222 Astwood Road	30-Sep-16	1	N	-
P16B0376	50 & 52a London Road	14-Oct-16	4	Y	4
P16E0456	Northwick Marina	25-Nov-16	1	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P16K0486	Rear of 40 St Johns	01-Dec-16	1	N	-
P16D0477	7-11 Lowesmoor	08-Dec-16	4	N	-
P16J0430	46 Monarch Drive	15-Dec-16	1	N	-
P16L0372	51 Arden Road	30-Dec-16	2	Y	2
P16D0468	Land Adj to 102 Cavendish Street	30-Dec-16	1	N	-
P16A0518	35a Barry Street	30-Dec-16	2	N	-
P16H0555	46 Tunnel Hill	17-Jan-17	1	Y	1
P16K0547	32-36 Bransford Road	01-Mar-17	1	Y	1
P17N0020	Garages at Chedworth Drive adjacent to no's 14 to 26	17-Mar-17	3	N	-
P17N0021	Garages at Chedworth Drive adjacent to no's 73 to 91	17-Mar-17	2	N	-
P17N0022	Garages at Chedworth Drive adjacent to no 99	17-Mar-17	2	N	-
P17N0026	Garages at Snowhill Close adjacent to no's 18 & 20	17-Mar-17	2	N	-
P17N0027	Garages at Snowhill Close adjacent to no's 1 to 7	17-Mar-17	2	N	-
P16H0585	74 Holly Mount	17-Mar-17	1	N	-
P16E0483	5 Nash Close	20-Mar-17	1	N	-
P17G0035	12 Newtown Road	22-Mar-17	1	N	-
P16D0576	10-12 Farrier Street	23-Mar-17	1	N	-
P17D0042	Land at Autumn Terrace	28-Mar-17	1	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
TOTALS			289		53

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
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
P13D0119	55 London Road	1	0.06	84.2	B	W	NB	A3
P13A0227	Arboretum Public House	1	0.02	250	B	W	CoU	A4
P13C0431	51 St Johns	-	0.01	274	B	W	CoU	A2
P14C0082	The Bush Inn, 4 Bull Ring	-	0.07	28.6	B	W	NB	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
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

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P14D0298	The Berwick 250 Bath Road	-	0.1	40	B	W	NB	A4
P14G0447	26 Prestwich Avenue	-	0.03	34.5	G	W	NB	GDN
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
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
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
P15D0016	Goodrich House, Sansome Place	-	0.03	153	B	W	CoU	B1
P14D0517	1-3 St Nicholas Street	-	0.01	387	B	W	CoU	A3
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

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P15A0189	Old Baskerville, Barbourne Road	-	0.03	66.7	B	W	NB	C2
P15A0125	9 Pierpoint Street	-	0.015	400	B	W	CoU	B1
P15D0296	58 Foregate Street	-	0.03	222	B	W	CoU	B1
P15F0100	218 Tolladine Road	1	0.06	100	B	W	CON	C3
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
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
P13J0599	28 Martley Road	-	0.24	8.3	B	W	NB	A1
P15D0419	6 Edgar Street	-	0.01	100	B	W	CoU	B1
P15D0439	9-11 Copenhagen Street	-	0.05	122	B	W	CoU	B1
P15C0295	Southwick Lodge, Old Road	-	0.05	20	G	W	NB	GRN
P15D0470	15 St Swithins Street	-	0.01	167	B	W	CON	C3
PRA15D16	Exhibition House (Block K RWP)	-	0.04	190	B	W	CoU	B1
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

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
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
P16A0094	19 Foregate Street	-	0.02	260	B	W	CoU	A2
P16H0144	Marlbank, Lansdowne Walk	-	0.03	35.7	G	W	NB	VAC
P15D0554	Former History Centre, Trinity House, Trinity Street	-	0.05	180	B	W	CoU	D1
P16M0082	Tintern Avenue	-	0.45	17.8	G	W	NB	AMN/B1
P15A0556	2 Thorneloe Court, Barbourne Crescent	-	0.01	71.4	B	W	CON	C3
P16B0154	76 Barnes Way	-	0.01	74	G	W	NB	GRN
P16D0212	38 Lark Hill	-	0.005	182	B	W	NB	AMN
P16D0260	4 Charles Street	-	0.05	62.5	B	W	CoU	D2
P16E0206	1 Lavender Road	-	0.03	33.3	G	W	NB	GRN

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P15D0546	The Albion 48 Bath Road	1	0.05	148	B	W	CoU	A4
P16C0113	1 Malvern Road	-	0.05	109	B	W	CoU	A2
P16D0155	18-20 Silver Street	-	0.03	33.3	B	W	CoU	A1
P16D0156	Rear 18-20 Silver Street	-	0.007	563	B	W	CoU	A1
P16D0070	50 The Tything	-	0.02	217	B	W	CoU	A2
P16M0073	8 Keats Avenue	-	0.03	28.8	G	W	NB	GRN
P15A0421	Land Adj to 2 Northfield Street	-	0.03	176	B	W	NB	B2
P16A0295	Rear of 71 & 73 St George's Lane North	-	0.01	111	G	W	NB	GRN
P16E0041	10 Park View Terrace	1	0.09	10.8	B	W	NB	C3
PRA16E05	6a St Annes Road	-	0.02	41.7	B	W	CoU	A1
P15D0225	Lark Hill Road	-	0.28	17.86	G	W	NB	VAC
P16D0158	Goodrich House, Sansome Place	-	0.04	150	B	W	NB	B1
P16E0296	Eastbank Court, Northwick Road	-	0.3	50	B	W	NB	B1
P15D0540	1 Lark Hill Road	-	0.04	23.3	G	W	NB	GRN
P16D0395	1 & 1a Angel Street	-	0.004	500	B	W	CoU	VAC
P16D0343	The Glen, Waverley Street	-	0.02	100	G	W	NB	GRN
P16D0146	The Great Western Hotel	-	0.08	82.3	B	W	NB	B1
P16H0334	222 Astwood Road	-	0.015	66.7	B	W	CoU	A1

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P16B0376	50 & 52a London Road	1	0.03	133	B	W	CoU/CON	B1/C3
P16E0456	Northwick Marina	-	-	-	G	W	NB	D2
P16K0486	Rear of 40 St Johns	-	0.025	160	B	W	CoU	SUI
P16D0477	7-11 Lowesmoor	-	0.46	8.7	B	W	NB	A1
P16J0430	46 Monarch Drive	-	0.06	16.7	G	W	NB	GRN
P16L0372	51 Arden Road	-	0.05	40	G	W	NB	GRN
P16D0468	Land Adj to 102 Cavendish Street	-	0.02	47.6	G	W	NB	GRN
P16A0518	35a Barry Street	1	0.015	133	B	W	CoU	C4
P16H0555	46 Tunnel Hill	-	0.08	137	B	W	CON	C3
P16K0547	32-36 Bransford Road	-	0.06	66.7	B	W	NB	A1
P17N0020	Garages at Chedworth Drive adjacent to no's 14 to 26	-	0.14	21.4	B	W	NB	SUI
P17N0021	Garages at Chedworth Drive adjacent to no's 73 to 91	-	0.12	16.7	B	W	NB	SUI
P17N0022	Garages at Chedworth Drive adjacent to no 99	-	0.11	17.9	B	W	NB	SUI
P17N0026	Garages at Snowhill Close adjacent to no's 18 & 20	-	0.13	15.3	B	W	NB	SUI
P17N0027	Garages at Snowhill Close adjacent to no's 1 to 7	-	0.075	26.7	B	W	NB	SUI
P16H0585	74 Holly Mount	-	0.04	25	G	W	NB	GRN

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	-	-
P11D0104	41-45 Diglis Road	-	-	-	-	-	-	1
P12D0424	The Berwick Inn, 250 Bath Road	-	-	-	-	3	-	-
P13D0119	55 London Road	-	6	-	-	-	-	-
P13A0227	Arboretum Public House	5	-	-	-	-	-	-
P13C0431	51 St Johns	4	-	-	-	-	-	-
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	-	-	-	-	-
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	-	-	-	-	-	-

Application Number	Location	1 bed flat	2 bed flat	3 + bed flat	1 bed house	2 bed house	3 bed house	4 + bed house
P14D0298	The Berwick 250 Bath Road	-	-	-	-	4	-	-
P14G0447	26 Prestwich Avenue	-	-	-	-	-	1	-
P14D0501	9-11 Copenhgan Street	-	3	-	-	-	-	-
P14D0331	59-60 Broad Street	5	-	-	-	-	-	-
P14H0450	7 Troutbeck Drive	-	-	-	-	1	-	-
P14C0464	Powells Row, St Johns	-	-	-	-	2	-	-
P14G0493	Land Adj to 9 Spetchley Road	-	-	-	-	-	1	-
P14L0582	51 Arden Road	-	-	-	-	-	2	-
P14C0588	Harrow Croft	-	-	-	-	-	4	-
P14D0589	1 Lowesmoor Terrace	9	-	-	-	-	-	-
P14K0516	Barlows Building, Bromyard Road	-	3	-	-	3	-	-
P16D0016	Goodrich House, Sansome Place	4	-	-	-	-	-	-
P14D0517	1-3 St Nicholas Street	6	-	-	-	-	-	-
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	-	-	-	-	-	-

Application Number	Location	1 bed flat	2 bed flat	3 + bed flat	1 bed house	2 bed house	3 bed house	4 + bed house
P15A0189	Old Baskerville, Barbourne Road	-	-	-	2	-	-	-
P15A0125	9 Pierpoint Street	4	-	-	-	-	-	-
P15D0296	58 Foregate Street	6	-	-	-	-	-	-
P15F0100	218 Tolladine Road	6	-	-	-	-	-	-
P15D0145	6 Foregate Street	4	-	-	-	-	-	-
P15D0038	Land adj. to Heron Lodge	-	-	-	-	-	2	-
P14G0429	Land at Spetchley Road	-	-	-	-	-	-	1
P14B0520	Sebright Arms 158 London Road	-	-	-	-	-	3	-
P15E0123	119 Ombersley Road (OL)	-	-	-	-	-	-	1
P13J0599	28 Martley Road	-	2	-	-	-	-	-
P15D0419	6 Edgar Street	-	-	-	-	-	-	1
P15D0439	9-11 Copenhagen Street	2	-	-	-	-	-	-
P15C0295	Southwick Lodge, Old Road	-	-	-	-	-	1	-
P15D0470	15 St Swithins Street	2	-	-	-	-	-	-
PRA15D16	Exhibition House (Block K RWP)	-	8	-	-	-	-	-
P15B0497	220 London Road	-	-	-	-	-	-	1
P15E0564	Land at 26 and 30 Cornmeadow Green	-	-	-	-	-	1	-
P15E0508	13 Droitwich 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
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
P16A0094	19 Foregate Street	1	-	-	-	-	-	-
P16H0144	Marlbank, Lansdowne Walk	-	-	-	-	-	-	1
P15D0554	Former History Centre, Trinity House, Trinity Street	7	2	-	-	-	-	-
P16M0082	Tintern Avenue	-	-	-	-	8	-	-
P15A0556	2 Thorneloe Court, Barbourne Crescent	-	1	-	-	-	-	-
P16B0154	76 Barnes Way	-	-	-	-	1	-	-
P16D0212	38 Lark Hill	1	-	-	-	-	-	-
P16D0260	4 Charles Street	-	3	-	-	-	-	-
P16E0206	1 Lavender 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
P15D0546	The Albion 48 Bath Road	3	5	-	-	-	-	-
P16C0113	1 Malvern Road	4	-	1	-	-	-	-
P16D0155	18-20 Silver Street	-	-	1	-	-	-	-
P16D0156	Rear 18-20 Silver Street	4	-	-	-	-	-	-
P16D0070	50 The Tything	3	2	-	-	-	-	-
P16M0073	8 Keats Avenue	-	-	-	-	-	1	-
P15A0421	Land Adj to 2 Northfield Street	6	-	-	-	-	-	-
P16A0295	Rear of 71 & 73 St George's Lane North	-	-	-	1	-	-	-
P16E0041	10 Park View Terrace	-	-	-	-	-	-	1
PRA16E05	6a St Anne's Road	-	-	-	-	-	1	-
P15D0225	Lark Hill Road	-	-	-	-	-	-	5
P16D0158	Goodrich House, Sansome Place	6	-	-	-	-	-	-
P16E0296	Eastbank Court, Northwick Road	-	-	-	-	-	4	5
P15D0540	1 Lark Hill Road	-	-	-	-	1	-	-
P16D0395	1 & 1a Angel Street	1	1	-	-	-	-	-
P16D0343	The Glen, Waverley Street (OL)	-	-	-	-	-	-	1
P16D0146	The Great Western Hotel	6	-	-	-	-	-	-
P16H0334	222 Astwood 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
P16B0376	50 & 52a London Road	2	-	-	-	2	-	-
P16E0456	Northwick Marina	1	-	-	-	-	-	-
P16K0486	Rear of 40 St Johns	1	-	-	-	-	-	-
P16D0477	7-11 Lowesmoor	4	-	-	-	-	-	-
P16J0430	46 Monarch Drive	-	-	-	-	1	-	-
P16L0372	51 Arden Road	-	-	-	-	-	2	-
P16D0468	Land Adj to 102 Cavendish Street	-	-	-	-	-	1	-
P16A0518	35a Barry Street	-	2	-	-	-	-	-
P16H0555	46 Tunnel Hill	-	1	-	-	-	-	-
P16K0547	32-36 Bransford Road	1	-	-	-	-	-	-
P17N0020	Garages at Chedworth Drive adjacent to no's 14 to 26	-	-	-	-	1	2	-
P17N0021	Garages at Chedworth Drive adjacent to no's 73 to 91	-	-	-	-	2	-	-
P17N0022	Garages at Chedworth Drive adjacent to no 99	-	-	-	-	-	2	-
P17N0026	Garages at Snowhill Close adjacent to no's 18 & 20	-	-	-	-	2	-	-
P17N0027	Garages at Snowhill Close adjacent to no's 1 to 7	-	-	-	-	2	-	-
P16H0585	74 Holly Mount	-	-	-	-	-	-	1

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 16/17
P03L0182	Diglis Basin, Diglis Dock Road	COM	23-Dec-04	441	379	12	50
P05D0432	Former Royal Worcester Porcelain Site	COM	23-Jun-06	400	289	111	0
P07M0711	Worcester City FC	COP	28-Jul-10	98	36	0	62
P08C0223 P14C0401	250 Bransford Road	COP	02-Aug-10	162	132	0	30
P11D0468	Christian Meeting Room, Diglis Lane	COP	11-Nov-11	17	13	0	4
P12M0021	Gregory's Bank Industrial Estate	COP	11-Jan-13	168	139	0	29
P13A0087	White Ladies Close	COP	23-May-13	37	0	0	37
P13F0306	Ullswater Close	COP	17-Sep-13	18	5	0	13
P13D0385	Site Area C St Peters Street Royal Worcester	COP	19-Dec-13	39	0	0	39
P13A0155	Worcester College Barbourne Road	COP	24-Jul-14	60	0	0	60
P14K0485	28 Bromyard Road	COP	05-Mar-15	11	0	0	11
P15A0441	New Baskerville, 24 Shrubbery Avenue	COP	26-Jan-16	12	0	0	12
P15G0315	Lichfield Avenue	COP	09-Feb-16	12	0	0	12
P15A0561	Alliance House, 14 Pierpoint Street	COM	25-Feb-16	17	0	5	12
P16D0211	6-10 Bath Road	COP	05-Sep-16	15	0	0	15
Totals				1,507	993	128	386

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
P12M0021	Gregory's Bank Industrial Estate	6.6	25.7	B	A	NB	B1/B8
P13A0087	White Ladies Close	0.22	37	B	A	NB	B1
P13F0306	Ullswater Close	0.4	45	B/G	A	NB	MIX
P13D0385	Site Area C St Peters Street Royal Worcester	0.28	139.3	B	W	NB	B1
P13A0155	Worcester College Barbourne Road	0.99	60.6	B	A	NB	D1
P14K0485	28 Bromyard Road	0.18	58	B	W	CoU	D1
P15A0441	New Baskerville, 24 Shrubbery Avenue	0.13	93.7	B	W	CoU	C2
P15G0315	Lichfield Avenue	0.14	85.7	G	A	NB	MIX
P15A0561	Alliance House, 14 Pierpoint Street	0.06	283	B	W	CoU	B1
P16D0211	6-10 Bath Road	0.07	225	B	W	CoU	B1

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	-
P12M0021	Gregory's Bank Industrial Estate	6	6	-	-	29	67	56
P13F0306	Ullswater Close	-	2	-	-	16	-	-
P13A0087	White Ladies Close	14	23	-	-	-	-	-
P13D0385	Site Area C St Peters Street Royal Worcester	8	31	-	-	-	-	-
P13A0155	Worcester College Barbourne Road	25	35	-	-	-	-	-
P14K0485	28 Bromyard Road	11	-	-	-	-	-	-
P15A0441	New Baskerville, 24 Shrubbery Avenue	12	-	-	-	-	-	-
P15G0315	Lichfield Avenue	6	2	-	-	4	-	-
P15A0561	Alliance House, 14 Pierpoint Street	17	-	-	-	-	-	-
P16D0211	6-10 Bath Road	15	-	-	-	-	-	-
Totals		219	754	32	2	110	188	174

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
P10B0429	Volvo garage site & land rear of 4 Whittington Close	COP	19-Nov-10	5	0	0	5
P13D0158	46 Foregate Street	COP	28-May-13	1	0	0	1
P13B0187	11 Green Hill, London Road	COP	19-Jun-13	2	0	0	2
P13C0309	Land to the rear of 3 & 3a St Johns	COP	19-Aug-13	3	0	0	3
P13H0450	224 Astwood Road	COP	19-Nov-13	2	0	0	2
P13D0495	Woodside Lodge, Lark Hill Road	COP	28-Nov-13	1	0	0	1
P13J0486	9 Lechmere Crescent	COP	03-Dec-13	1	0	0	1
P13C0484	The Bush Inn, 4 Bull Ring	COP	19-Dec-13	4	0	0	4
P13D0582	5 Foregate street	COP	31-Jan-14	6	0	0	6
P13E0575	165 Northwick Road	COP	20-Feb-14	1	0	0	1
P13D0574	36 Foregate Street	COP	11-Apr-14	6	0	0	6
P14E0125	Adjacent 7 Saunders Street	COP	15-May-14	1	0	0	1
P14K0261	Land Adj to 2 Sanctuary Close	COP	25-Jul-14	1	0	0	1
P14D0268	21 The Cross	COP	06-Aug-14	3	0	0	3
P14D0270	26 The Tything	COP	11-Aug-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 15/16
P14B0445	318 Bath Road	COM	01-Dec-14	2	0	1	1
P14D0459	Sansome Place	COP	18-Dec-14	3	0	0	3
P14K0451	28 Bromyard Road	COP	09-Jan-15	1	0	0	1
P14A0474	Thorneloe Court, Barbourne Crescent	COP	03-Apr-15	1	0	0	1
P15H0067	Land Adj to 5 Green Lane	COP	10-Apr-15	1	0	0	1
P15A0187	1 Till Street	COP	21-Aug-15	2	0	0	2
P15F0208	Grisedale Drive	COP	26-Aug-15	6	0	0	6
P15F0204	Langdale Drive	COP	23-Sep-15	6	0	0	6
L15D0045	25 The Tything, Worcester	COP	30-Sep-15	1	0	0	1
P15A0097	22 St Georges Lane North	COP	23-Oct-15	3	0	0	3
P15K0386	93 Bromyard Road	COP	03-Nov-15	1	0	0	1
P15D0361	41 Britannia Square	COP	03-Dec-15	1	0	0	1
P15A0447	7 Chestnut Walk	COP	16-Dec-15	2	0	0	2
P15F0474	61 Teme Road	COP	30-Dec-15	1	0	0	1
P15D0494	Replacement for approved scheme P13D0284 Heron Lodge	COP	15-Jan-16	2	0	1	1
P15C0487	24 Whitmore Road	COP	20-Jan-16	1	0	0	1
P15D0423	Butlers Gym, Farrier Street	COP	21-Jan16	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
P15D0492	5 Mealcheapen Street	COP	01-Feb-16	5	0	0	5
PRA15D11	Great Western Hotel, 2 Cromwell Street	COP	03-Nov-15	4	0	0	4
P16M0058	9 Melbourne Street	COP	06-Jul-16	1	0	0	1
P16D0220	180 Wylde Lane	COP	13-Jul-16	1	0	0	1
P16N0221	21 Fairfield Close	COP	13-Jul-16	1	0	0	1
P16C0222	55 Malvern Road	COP	13-Jul-16	1	0	0	1
P16D0223	178 Wylde Lane	COP	13-Jul-16	1	0	0	1
P16H0433	Rear of 37 Astwood Road	COP	27-Oct-16	1	0	0	1
P16B0442	Abbey Field House, 12 Green Hill London Road	COP	27-Oct-16	1	0	0	1
P16K0519	26-28 St Johns (retrospective)	COP	26-Jan-17	1	0	0	1
Totals				105	5	6	94

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
P10B0429	Volvo garage site & land rear of 4 Whittington Close	-	0.10	50	B	W	NB	MIX
P13D0158	46 Foregate Street	-	0.03	33.3	B	W	CoU	B1
P13B0187	11 Green Hill, London Road	1	0.05	40	B	W	CoU	D1
P13C0309	Land to the rear of 3 & 3a St Johns	-	0.02	117	B	W	NB	A2
P13H0450	224 Astwood Road	1	0.05	40	B	W	NB/CoU	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
P13C0484	The Bush Inn, 4 Bull Ring	1	0.04	100	B	W	CoU	A4
P13D0582	5 Foregate street	-	0.04	157	B	W	CoU	B1
P13E0575	165 Northwick Road	-	0.04	25	G	W	NB	GDN
P13D0574	36 Foregate Street	-	0.31	193	B	W	CoU/NB	A2
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
P14B0445	318 Bath Road	1	0.17	11.8	G	W	NB	GDN
P14D0459	Sansome Place	-	0.09	221	B	W	CoU	B1
P14K0451	28 Bromyard Road	-	0.04	22.9	B	W	CoU	D1
P14A0474	Thorneloe Court, Barbourne Crescent	-	0.14	6.9	G	W	NB	GRN
P15H0067	Land Adj to 5 Green Lane	-	0.02	40	G	W	NB	GRN
P15A0187	1 Till Street	1	0.02	91	B	W	CON	C3
P15F0208	Grisedale Drive	-	0.46	13	G	W	NB	AMN
P15F0204	Langdale Drive	-	0.24	25	G	A	NB	AMN
L15D0045	25 The Tything, Worcester	-	0.03	29	B	W	CoU	B1
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
P15D0361	41 Britannia Square	-	0.06	34	B	W	CON	C3
P15A0447	7 Chestnut Walk	1	0.01	217	B	W	CON	C3
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

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	-	-	-	-	-	-	-
P10B0429	Volvo garage site & land rear of 4 Whittington Close	-	-	-	-	-	3	2
P13D0158	46 Foregate Street	-	-	-	-	-	-	1
P13B0187	11 Green Hill, London Road	-	-	-	-	-	-	2
P13C0309	Land to the rear of 3 & 3a St Johns	-	-	-	-	3	-	-
P13H0450	224 Astwood Road	-	-	-	-	2	-	-
P13D0495	Woodside Lodge, Lark Hill Road	1	-	-	-	-	-	-
P13J0486	9 Lechmere Crescent	-	-	-	-	1	-	-
P13C0484	The Bush Inn, 4 Bull Ring	2	2	-	-	-	-	-
P13D0582	5 Foregate street	6	-	-	-	-	-	-
P13E0575	165 Northwick Road	-	-	-	-	-	-	1
P13D0574	36 Foregate Street	4	2	-	-	-	-	-
P14E0125	Adjacent 7 Saunders Street	-	-	-	-	1	-	-
P14K0261	Land Adj to 2 Sanctuary Close	-	-	-	-	-	1	-
P14D0268	21 The Cross	3	-	-	-	-	-	-
P14D0270	26 The Tything	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	-	-	-	-	-	-	1
P14D0459	Sansome Place	3	-	-	-	-	-	-
P14K0451	28 Bromyard Road	1	-	-	-	-	-	-
P14A0474	Thorneloe Court, Barbourne Crescent	-	-	-	-	-	-	1
P15H0067	Land Adj to 5 Green Lane	-	-	-	-	1	-	-
P15A0187	1 Till Street	-	1	-	-	-	1	-
P15F0208	Grisedale Drive	-	-	-	-	4	2	-
P15F0204	Langdale Drive	-	-	-	-	6	-	-
L15D0045	25 The Tything, Worcester	-	-	1	-	-	-	-
P15A0097	22 St Georges Lane North	-	-	-	-	3	-	-
P15K0386	93 Bromyard Road	1	-	-	-	-	-	-
P15D0361	41 Britannia Square	-	-	-	1	-	-	-
P15A0447	7 Chestnut Walk	2	-	-	-	-	-	-
P15F0474	61 Teme Road	-	-	-	-	-	1	-
P15D0494	Heron Lodge	-	-	-	-	-	-	1
P15C0487	24 Whitmore Road	-	-	-	-	1	-	-
P15D0423	Butlers Gym, Farrier Street	-	-	6	-	-	-	-
P15D0492	5 Mealcheapen Street	5	-	-	-	-	-	-

Schedule 13: Planning applications which lapsed in 2015/16

Application Number	Location	Date approved	Total units
P12J0476	249 & 251 Henwick Road	04-Mar-13	8
P13C0044	3 & 3a St Johns	11-Apr-13	1
P13J0028	2 Lechmere Crescent	31-May-13	1
P13D0084	41 The Tything	28-Jun-13	1
PRA13D02	1&2 The Avenue, The Cross	21-Oct-13	8
P13A0509	12 Barbourne Road	11-Dec-13	3
P13C0471	Rear 41 St Johns	19-Dec-13	1
P13G0550	Gun Tavern, 39 Newtown Road	06-Jan-14	3
P13C0329	Narraways 29 St Johns	15-Jan-14	2
P13G0624	52 Silverdale Avenue	21-Mar-14	1
P14E0368	Old Northwick Farm	01-Oct-15	52
TOTALS			81

Schedule 14: Planning applications with a minded to approve decision at 31st March 2016

Application Number	Address	Date Of Committee Decision	Units
P12G0199	Sherriff Gate, Sherriff Street	19-Sep-13	396
P15D0510	St Martins Quarter	21-Jul-16	110
P16K0302	79 St Johns	20-Oct-16	12
P16E0451	Old Northwick Farm (renewal)	15-Dec-16	52
P16B0575	Mount Battenhall	23-Mar-17	100
Total			670

Schedule 15: Projected Delivery on Allocated Sites in the adopted 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	Minded to approve decision included in schedule 14
SWDP43/6	Land at Albert Road	0	Planning application approved included in schedule 1
SWDP43/7	Sansome Walk Swimming pool	33	Replacement pool open site being marketed
SWDP43/9	Old Brewery Service Station	0	Planning application approved included in schedule 1
SWDP43/16	Government Buildings, Whittington Road	0	Planning application approved included in schedule 1
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	0	Planning application approved included in schedule 1
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	Pre application discussions concluded
SWDP43/j	Former Crown Packaging Site	0	
SWDP43/k	Bromyard Terrace	0	Planning application approved included in schedule 1
SWDP43/l	Battenhall Road (Former NALGO Sports Ground)	0	Planning application approved included in schedule 1
SWDP43/n	Earls Court Farm (Community Land)	13	
SWDP43/q	Zig Zag Site, St Johns	0	Minded to approve decision included in schedule 14
SWDP43/s	Rose Avenue	0	
SWDP43/t	Coach Park, Adjacent to Barley Crescent	0	
SWDP43/aa	Lowesmoor Wharf	0	
SWDP45/1	Worcester South Urban Extension	80	Application submitted
TOTALS		406	