

Housing Land Monitor

For the period

1st April 2017

To

31st March 2018

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1. INTRODUCTION

- 1.1 The National Planning Policy Framework (July 2018) 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 a minimum 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 2018. The land supply is then compared against, the targets set by the South Worcestershire Development Plan which was adopted in February 2016.
- 1.3 This report includes details of housing completions, demolitions and commitments which have occurred in the year from 1st April 2017 to 31st March 2018, 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 2017 to 2018

- 2.1 This section of the report examines the number and make up of residential dwellings completed within Worcester City in 2017/18. 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 (2018) para 73

Total Annual Completions in 2017/18

- 2.2 In the 12 months ending 31 March 2018 a total of 254 dwellings (gross) were built in Worcester City (see Table 1). This is a decline from the number of housing completions in 2016/17 by 226. The total annual mean average of net completions since 2006 was 357 dwellings per year and the five year mean average was 412 dwellings per year. There were four completed developments which involved the loss of dwellings either through demolition, change of use or conversion resulting in the loss of four dwellings. The net increase to the dwelling stock during 2017/18 was therefore 250 dwellings (see Table 1).
- 2.3 The total number of gross new build completions in this monitoring period was 223 dwellings on 18 sites.
- 2.4 Compared to the previous 12 months, 2017/18 has seen a 47% decrease in net completions. This is the second consecutive year where net completions have decreased by more than 20%.

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
2017/18	223	(4)	2	29	254	250
Total 2006-2018	3,934	121	91	365	4,408	4,286

Comparative data not available

Table 1: Housing Completions April 2006 to March 2018

2.5 Compared to 2016/17, the pipe line supply of approved additional dwellings has increased with 1,235 dwellings on 150 sites under construction or approved³ compared with 911 dwellings on 129 sites in April 2017. There are 847 uncompleted units on large sites which are under construction or have planning permission⁴ compared to 692 in April 2017.

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

2.6 There was two (gross) completed dwellings (on one site) during the 2017/18 monitoring period which resulted from the residential subdivision of existing units.

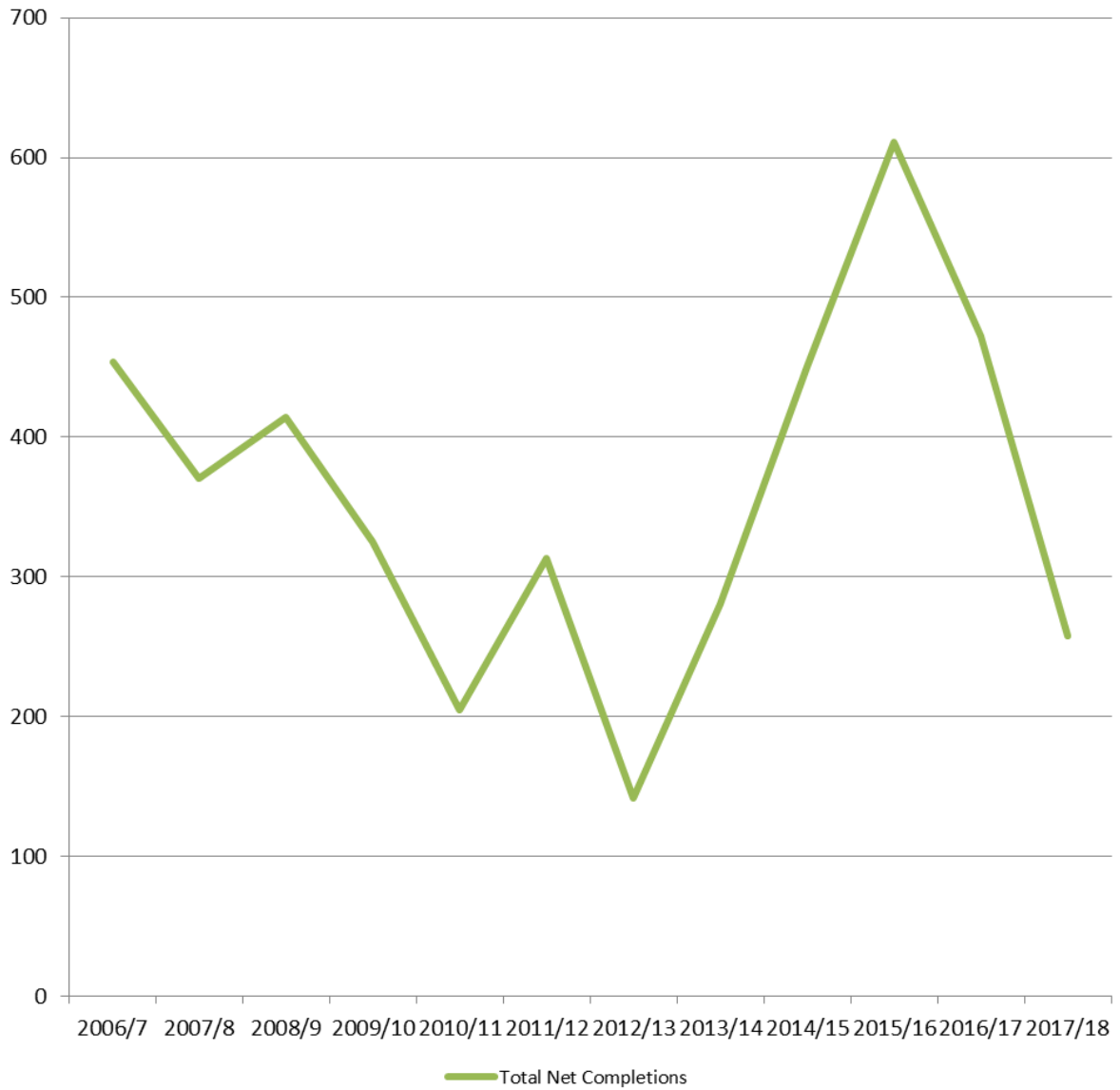


Figure 1: Net completions since 2006

Total Demolitions, Conversions and Change of Use in 2017/18

Demolitions

- 2.7 In the 12 months ending 31 March 2018, three dwellings were lost from the housing stock through demolition.

Conversions

- 2.8 CONVERSION GAINS: In the 12 months ending 31 March 2018, there were two dwellings provided by way of conversions to existing residential units on one site.
- 2.9 CONVERSION LOSSES: In the 12 months ending 31 March 2018, one dwelling was 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 2018, change of use from other previous uses accounted for 29 dwellings on 12 sites (all 29 on small sites).
- 2.11 CHANGE OF USE LOSSES: In the 12 months ending 31 March 2018 no 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:

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

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

- 2.14 Therefore the net number of additional homes provided in 2017/18 was **250 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 (which are beyond but adjoin Worcester City's administrative boundary) will not deliver significant numbers of new homes before 2018/19. To compensate for this delay in supply within what is termed 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. With the target then falling to 261 dwellings per year for the rest of the plan period the figure of 250 (net) dwellings completed in 2017/18 is therefore below 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	342
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
2017/18	63	254

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

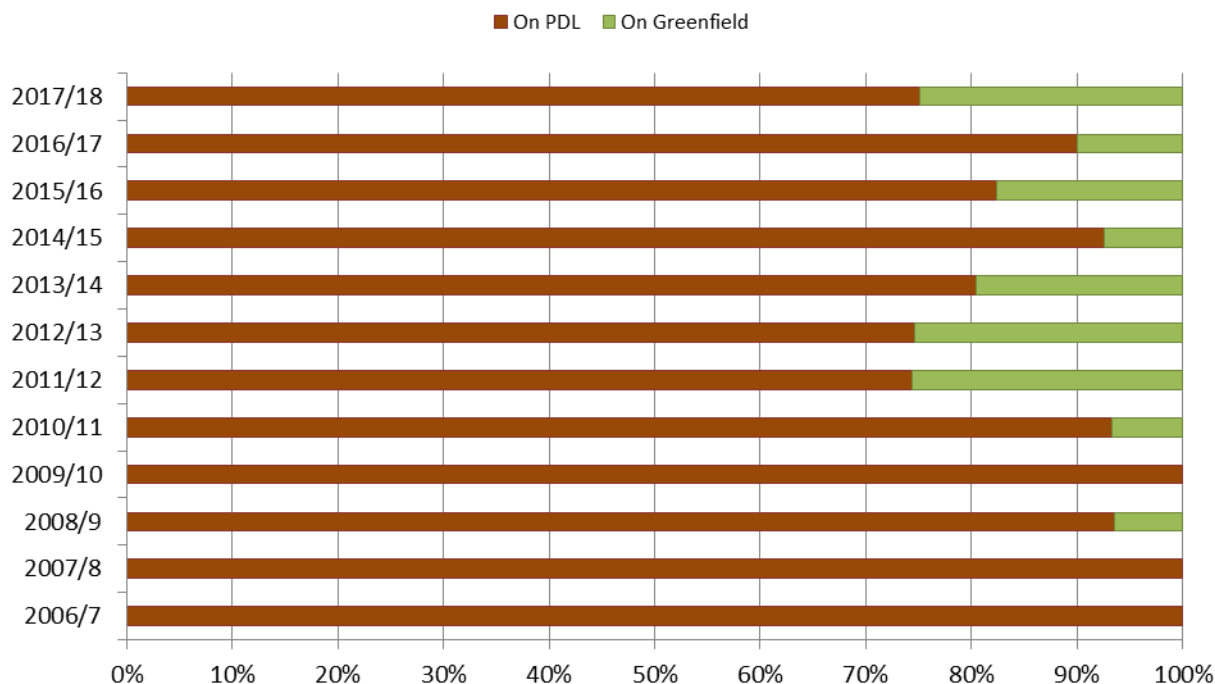


Figure 2: Proportion of completions on brownfield and Greenfield land since 2006 (Greenfield includes garden land since 2010).

2.17 The proportion of new housing completed on Greenfield land in the city has increased in the last year to 24.8% compared to 10% in 2016/17. Over the past five years the average amount of development on Greenfield land was 14.7% and since the start of the plan period in 2006 the annual average Greenfield development has been 10.7%.

Completions on allocated sites and windfalls

2.18 Table 3 indicates that there has been an increase in completions on allocated sites this year, 49.2% compared to 43.1% of completions on allocated sites in 2017. Over the past five years the average number of completions on allocated sites has been 169 this is 40% of all completions. 2017/18 saw a decrease in the number of completions on windfall sites. With 41 completions on small sites in 2017/18 compared with 88 completions on small sites in 2016/17. Table 3 provides the evidence of small windfalls (non-garden land), currently averaging 64.1 per year, this is used when calculating the five year housing land supply as a windfall allowance.

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
2017/18	125	129	88	14	27	42
Total	1616	2,766	1,881	886		770
Average	134.6	230.5	156.8	73.8		64.1

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 windfall units completed decreased significantly in the past year alongside overall completions. Windfall completions on small sites (those of 9 units or less) decreased by 47 units and the contribution of large windfall sites to the total completions in 2017/18 also decreased. 76 of 88 windfall completions on large sites came from the

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

redevelopment of the Worcester Porcelain site. The remaining 12 windfall completions saw the completion of the Diglis Basin development. Information provided in the Schedules in Appendix 2 shows that the number of unimplemented schemes has increased and the delivery rate of active sites has decreased. The increase in unimplemented schemes is a reversal of the trend of the past two years. With the increase in approved schemes this year the rate of development could increase in 2018/19.

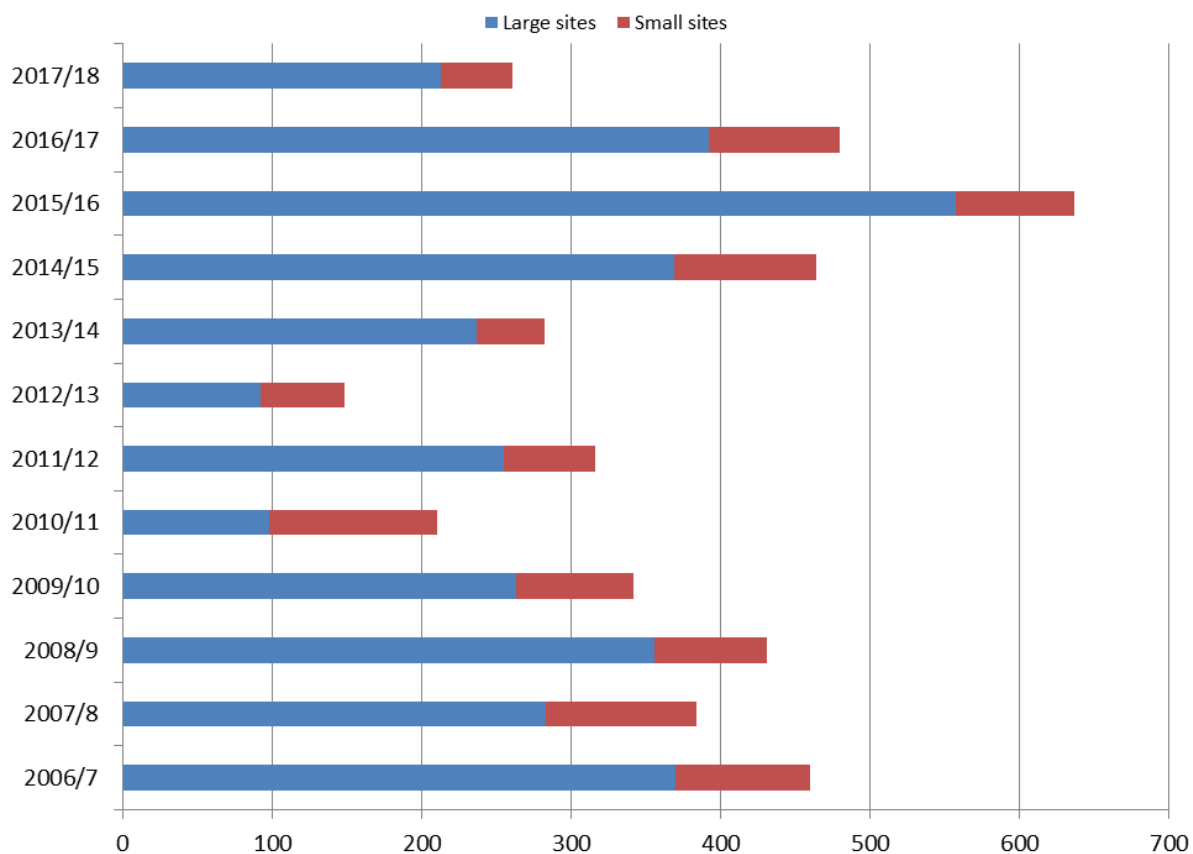


Figure 3: Proportion of completions from small sites (0 to 9 dwellings) and large sites (10 or more dwellings) since 2006.

2.20 Tables 4 and 5 show a further breakdown of completed dwellings by type and size. When compared to the previous year, Table 4 shows that the proportion of 3 bedroom dwellings completed has increased whilst 1 bedroom dwelling completions, as a proportion of all completions, has decreased. 73.5% of all completions in 2017/18 were 1 and 2 bedroomed units which is a decrease from 82.3% in 2016/17 While there are a number of allocated sites which should deliver a greater number of larger homes in future years, total

completions in the short term are still likely to show a majority of smaller bedroomed properties being developed.

2.21 Analysis of all properties built this year in Table 5 shows that of the total (gross) 254 dwellings completed, 115 were houses (46%), while 139 were flats/maisonettes (54%). The proportion of housing completions has fallen below flats/maisonettes for the third consecutive year. The high number of flats completed compared to houses is a result of the number of flats completed at the Worcester Porcelain sites, Block 12 & 13 (76) which accounted for 54.7% of all flat completions and 29.9% of all completions this year.

Dwelling Type	Dwelling size				Total
	1 Bed	2 Bed	3 Bed	4 Bed +	
Houses & Bungalows	6	40	48	21	115
Flats & Maisonettes	63	76	-	-	139
Total	69	116	48	21	254
Totals As %	27.2%	45.7%	18.9%	8.2%	100%

Table 4b: Completed dwellings by type and dwelling size 2017/18

Year	Houses / Bungalows	Flats / Maisonettes	Houses as % of total
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%
2017/18	115	139	45%
TOTAL	2,257	2,049	52%

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 2017/18 was 32.89 dwellings per hectare, with an average site size of 0.06 hectares. The total average net density of large sites with completions was 34.28 dwellings per hectare with an average site size of 3.23 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).

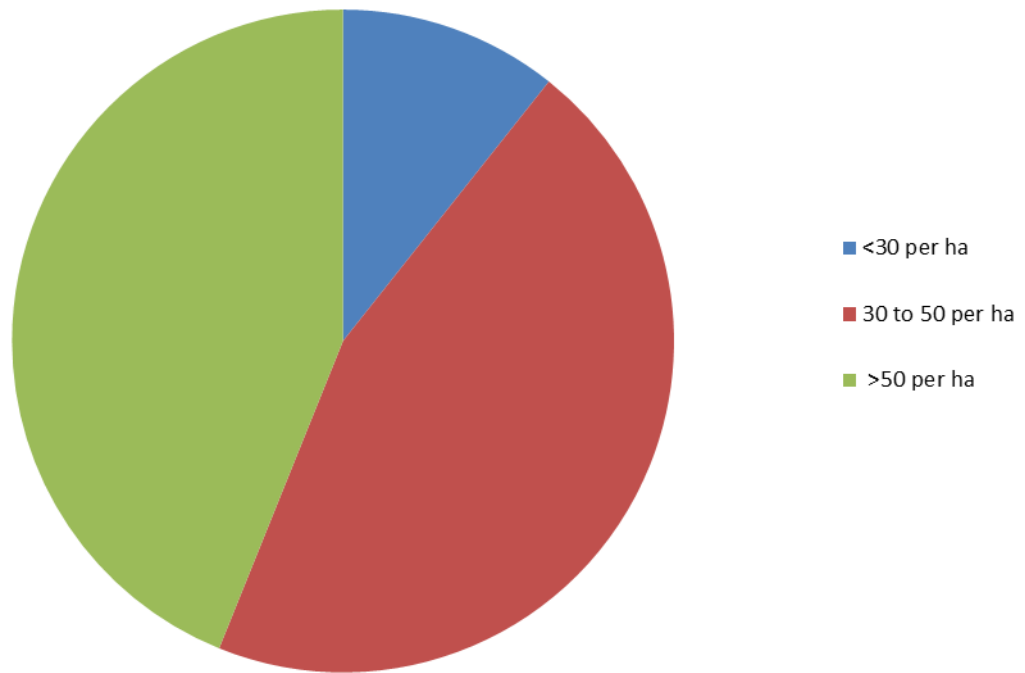


Figure 4: Density of completed dwellings by band in 2017/18

2.23 As well as the average density, density by band (<30dph, 30 to 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.

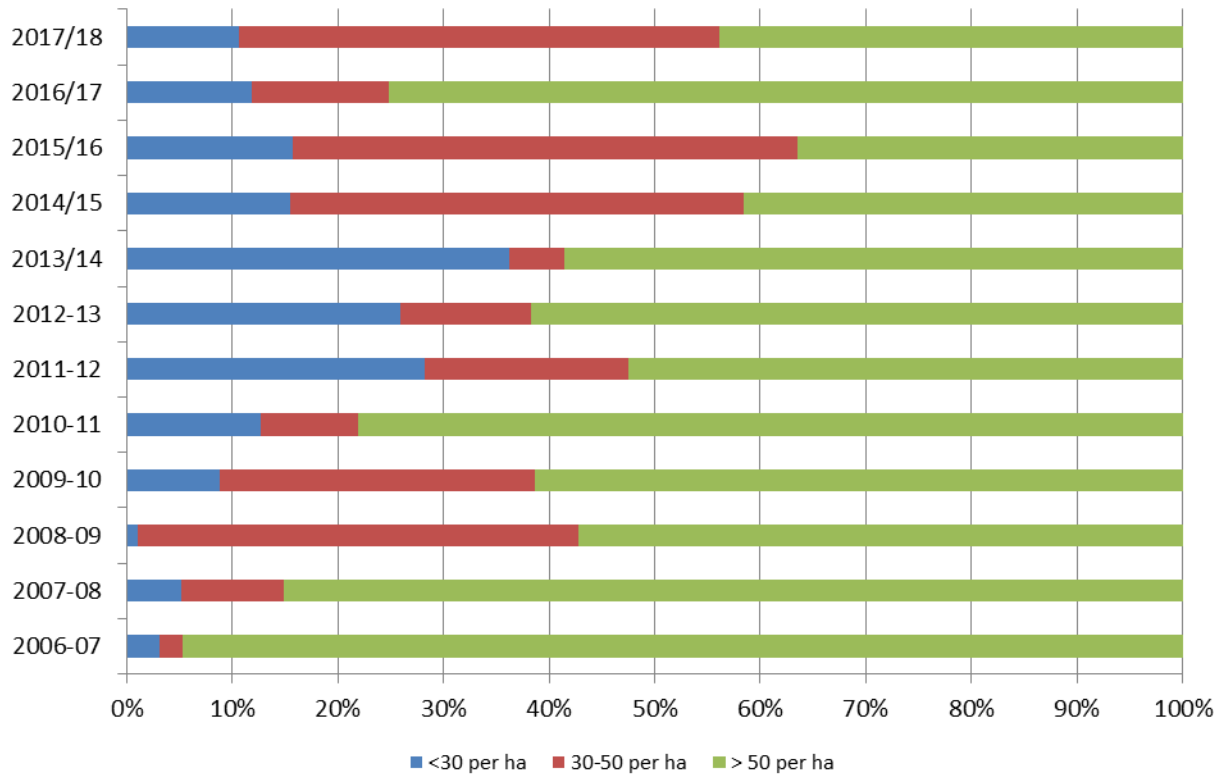


Figure 5: Proportion of sites built within each density band since 2006

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 2017/18 there was a return to the trend in 2014/15 and 2015/16 with developments being lower density than in 2016/17. The proportion of dwellings completed on sites with a density between 30-50 dwellings per hectare increased by over 30% compared to the previous year with development of at least 50 dwellings per hectare decreasing by a similar percentage. The completions on the Worcester Porcelain site have increased the average density of development completed in the city; the density on this site is 170.21 dwellings per hectare. Although with this site nearing completion it is likely that the trend towards lower density development will continue in future years.

Location of completions

	Ward	Dwellings
A	Arboretum	22
B	Battenhall	5
C	Bedwardine	2
D	Cathedral	107
E	Claines	2
F	Gorse Hill	1
G	Nunnery	44
H	Rainbow Hill	0
J	St Clement	18
K	St John	40
L	St Peter's Parish	4
M	St Stephen	9
N	Warndon	0
P	Warndon Parish North	0
Q	Warndon Parish South	0
	Total	254

Table 6: Residential completions by ward 2017/18

2.25 Table 6 above shows housing completions in Worcester by ward. Development in the past year was concentrated in three wards, Cathedral, Nunnery and St John. In Nunnery ward there is an expectation that numbers will be greater next year due to the Whittington Road development. Last year; Arboretum and Cathedral wards accounted for 58% of all completions and this year they account for 51% of all completions. The completions of flats were particularly concentrated in these two wards. Ten wards had fewer than 10 new homes built and four wards had no additions to the housing stock in 2017/18.

Affordable Housing

2.26 99 affordable housing units were completed in 2017/18, an increase on completions in 2016/17. Of these, 19 were social rented units, 62 were affordable rented units and 18 were intermediate (shared ownership) units. Table 7 shows affordable housing completions since 2006/07. The average number of affordable homes delivered each year since 2006 is 103.8.

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%
2017/18	62	19	18	-	99	250	39.6%
Total	254	567	166	220	1,246	4293	29%

Table 7: Total Affordable Housing Completions since 2006

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

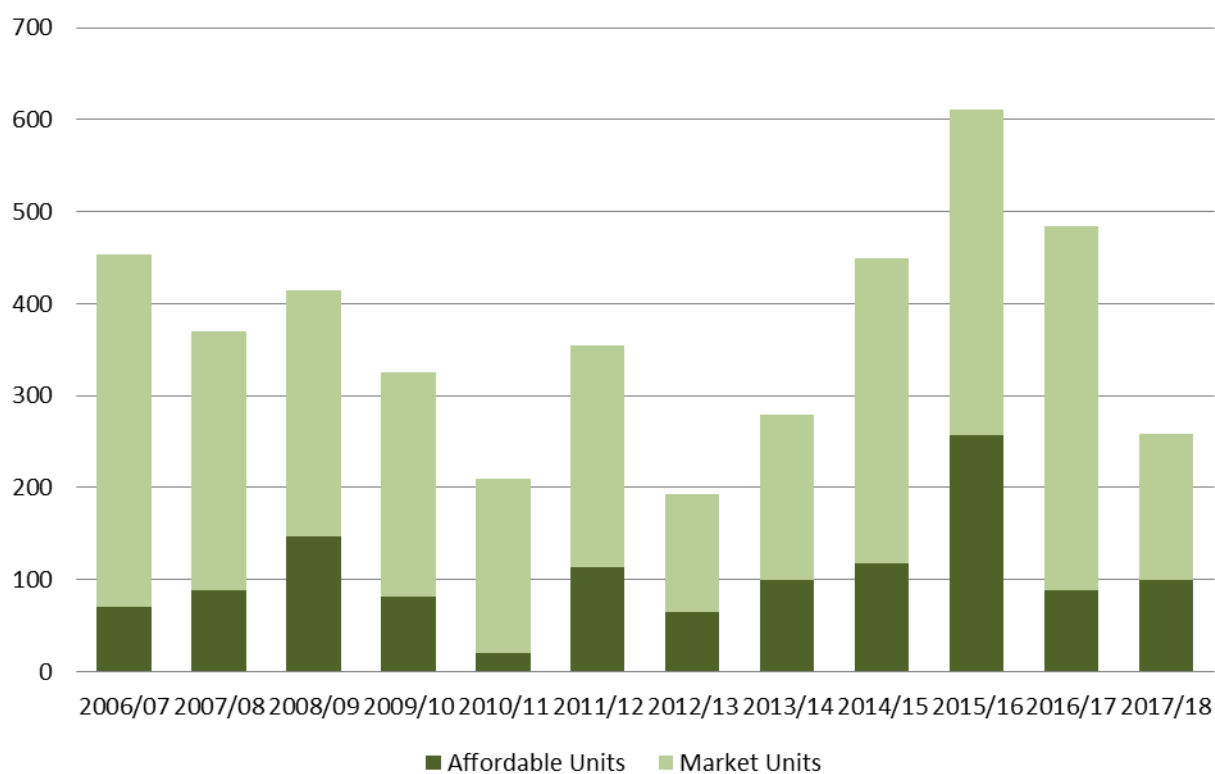


Figure 6: Number of affordable and open market units completed since 2006

Location	Social Rented	Affordable Rented	Intermediate	Type not known	Total Homes Delivered
Albert Road	1	10	2	-	13
Ambrose Close	-	26	12	-	38
Cavalier Tavern, 107 St Georges Lane North	13	-	-	-	13
Land to rear of 67 Martley Road	-	18	-	-	18
Tintern Avenue	-	8	-	-	8
Whittington Road	5	-	4	-	9
Total	19	62	18	-	99

Table 8: Total Affordable Housing Completions during 2017-2018.

2.27 The figure of 99 units built in 2017/18, it is marginally below the annual average for the past 12 years and is towards the higher end (38.4%) of the 20-40% threshold required for affordable housing (“SWDP15: Meeting Affordable Housing Needs” requirements). However, it should be noted that a number of the completions are on 100% affordable housing sites. Current planning permissions for large housing sites and by social landlords suggest that there will be a continued supply of affordable housing being delivered over the next three years. However, in the immediate short term, the rate of delivery of affordable housing in 2018/19 may decrease compared to the past year with only 64 units currently under construction.

WORCESTER CITY HOUSING LAND SUPPLY POSITION AT APRIL 2018

2.27 At 31 March 2018 there were 847 dwellings with unimplemented detailed or outline planning permission and 388 dwellings under construction. Therefore the gross number of dwellings available totals 1,237 compared with 911 in 2016/17, 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)	85	668
Small Sites with PP (Schedule 4-6)	167	179
Large sites with completions (Schedule 7-9)	131	0
Small sites with completions (Schedule 10-12)	7	0
Sub totals	390	847
Grand Total	1,237 gross	

Table 9: Sites with planning permission for housing at 31 March 2018

2.28 The level of commitments peaked in 2007 at 1,544 units and dipped to its lowest point 911 units. In 2017/18 there has been an increase in the level of commitments which is the first time in 4 years. This year there has been an increase in the number of homes under construction, 388 in 2017/18 compared to 219 in 2016/17 and a significant increase in the number of approvals not yet under construction, 847 in 2017/18 compared to 692 in 2016/17. In 2017/18 a substantial number of applications have been granted permission, there has been an increase of 545 new permissions on large sites and 97 new permissions on small sites. 215 of these new permissions have been approved on the Former Crown Packaging site at Williamson Road.

Change in Housing supply during 2017/18	Number of Dwellings
New planning consents	634
Less:	
Expired planning consent	81
Permission changes/replacements/corrections	+27
Outline permissions replaced with reserved matters	0
Gross completions	254
Total change in housing supply	326

Table 10: Annual change in Worcester City Housing Supply 2017/18

2.29 Table 10 illustrates that an increase in commitments in the past twelve months has increased the potential housing supply in future years. This is largely the result of the increase in approved applications and the reduction of completions in 2017/18. New consents in the past year totalled 634 units compared to 468 units in 2016/17, 368 units in 2015/16 498 units in 2014/15, and 323 units in 2013/14. With 254 gross completions there has been an increase in the housing supply by 326 in 2017-18.

Land Type

2.30 83% (1,027 out of 1,237 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.

2.31 Out of the 1,237 gross commitments at 31st March 2018, 934 dwellings are to be new builds, 277 will come from a change of use and 26 from conversions from existing residential uses.

	Detailed permission	Outline permission	Total dwellings	% total
Brownfield land	1,027	4	936	74.9
Greenfield land	122	84	299	25.1
TOTAL	1,149	88	1,237	100%
Large sites (10+)	803	81	884	71.5
Small sites (1 to 9)	346	7	351	28.5
TOTAL	1,149	88	1,237	100%

Table 11: Land with planning permission for residential development at 31 March 2018 (including under construction).

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

- 2.32 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”*.
- 2.33 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

- 2.34 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.”*
- 2.35 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.

2.36 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 Ministry of Housing , Communities and Local Government (MHCLG) 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 MHCLG website – What is a Sustainable Community?

2.37 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.

2.38 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

- 2.39 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.
- 2.40 For the purposes of the April 2018 to March 2023 (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.
- 2.41 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.
- 2.42 First a 5% non implementation rate is assumed to apply to the **gross 1,235 dwelling commitments equalling 1,176.**
- 2.43 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 2018. 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 2021-March 2023 is therefore justified. **The average supply of windfall completions on small sites since 2006 is 64.1 dwellings per year**, as detailed at Table 3. This is based on actual

⁷ NPPF (2012) para 48

windfall supply evidence relating to 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 128 dwellings.**

Identifying Housing Provision Targets

- 2.44 The first stage of the process is to consider the relevant target which informs the five year housing land supply calculation.
- 2.45 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 the sub areas within the plan.
- 2.46 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. From this year on, the annual requirement has entered the final 12 year annualised target of 261 per annum.

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	1,415
Annual Requirement 2016 to 2018		371	2,379
Annual Requirement 2019 to 2030		261	1,305

Table 12: Housing Targets for Worcester City

2.47 The five year land supply target therefore for the period April 2018 to March 2023 is 5 years x 261 = 1,305.

Applying the buffer

2.48 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 to demonstrate Worcester City Council's delivery of housing against the relevant targets for the city.

2.49 The record of past delivery since 2006 shows that 4,293 dwellings net have been completed in the city. This figure is 633 dwellings in excess of the target for the period April 2006 to March 2018, which is 283 x 9 years + 371 x 3 years, giving a target for the past twelve years of 3,660. Since 2006/07, Worcester City has only under delivered against the annual requirement in four years out of twelve, one of which by only 3 dwellings (2013/14), and between 2014/15 and 2016/17 consistently oversupplied against the requirement, a period in which the higher annual figure came into effect.

2.50 There is therefore no evidence of past persistent under delivery over the long term. In accordance with National Planning Policy Framework

⁸ NPPF (2012) Para 47

paragraph 47, it is appropriate to apply an additional 5% buffer (moved forward from later in the plan period).

- 2.51 Subtracting the 626 over supply of dwellings from the five year requirement results in a target of (1,305 – 626) 679 dwellings.
- 2.52 For the five year housing land supply calculations against the target, applying a 5% buffer to the five year housing requirement, results in a target of 716 dwellings. This equates to 143 dwellings per annum.

Calculating the Five Year Supply

- 2.53 Table 13 sets out the calculation of the Five Year Housing Land Supply target for the period 1st April 2018 to 31st March 2023, (using the information in Tables 12 and para 4.20).
- 2.54 Table 14 illustrates the potential supply over the next 5 years (2018 to 2023) from the total commitments (including assumptions for non-implementation), and a windfall allowance.
- 2.55 Table 15 calculates the current scale of housing land supply comparing the potential supply over the 5 years (2018 to 2023) with the total five year target (including a 5% buffer and oversupply since 2006).

Five Year Housing Land Supply Requirements 1 st April 2018 to 31 st March 2023	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	5 x 261
Target (2006 to 2018)	$(9 \times 283) + (3 \times 371) = 3,660$
Net Completions to Date in plan period (years elapsed)	4,286 (12)
Target (2006 to 2018) minus Completions 2006 to 2018 (i.e. under/oversupply 2006 to 2018)	626 (oversupply)
Five Year Target (2018 to 2023)	1,305
Five Year Target (2018 to 2023) less oversupply	679
Five Year Target (2018 to 2023) with oversupply plus 5% buffer	713
Annualised Five Year Target (2018 to 2023) with oversupply plus 5% buffer	143

Table 13: Five year housing land target in Worcester 2018-2023

SWDP Housing Supply April 2018		
Five year housing land supply 1 st April 2018 to 31 st March 2023		Number of dwellings net
C O M M I T M E N T S	Under Construction (5% non-implementation rate)	390 (375)
	Outstanding with planning permission (5% non-implementation rate)	847 (804)
	Total (assuming 5% non-implementation rate)	1,237 (1,175)
Windfall Allowance ⁹		129
Total Commitments (+ Windfall Allowance)		1,304

Table 14: Residential commitments in Worcester at 1st April 2018

⁹ Equal to two years of average net small site windfall completions at 64.6 dwellings per annum. This average is calculated for the period 2006-18 and excludes windfalls on garden land.

Five year housing land supply 1 st April 2018 to 31 st March 2023	SWDP Housing Provision April 2018
	Number of dwellings net
Five year target (+5% buffer and oversupply 2006 to 2018)	716
Total Supply (inc. 2 years windfall allowance)	1,304
Surplus (+) / Shortfall (-)	+591
Five year housing land supply calculation	(1,304÷143)
Total housing supply in years	9.12

Table 15: Five year land supply in Worcester at 1st April 2018

Conclusion

- 2.56 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%.
- 2.57 With a 5% buffer **9.12 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.
- 2.58 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 2018)	4,286 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 (2018 to 2023) 5yrs x 261*	1,305* dwellings
G	Past oversupply	626
H	Total five year housing land target	679
I	Five year housing land target (+ 5% buffer)	713
J	Annualised total target	143

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

Calculations:

- $A \div C = D$ $6,800 \div 24 = 283$
- $(D \times E) = F$ $283 \times 5 = 1,415$
(1,305 adjusted See SWDP 3 table 4b(ii))*
- $F + G = H$ $1,305 - 626 = 679$
- $H \times 1.05 = I$ $679 \times 1.05 = 713$
- $I \div 5 = J$ $713 \div 5 = 143$

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 2018 to 2023	1,237 dwellings
L	Non-implementation rate	5%
M	Windfall allowance	129 dwellings
N	Total number of dwellings on allocated sites	0
O	Relevant five year housing land target (inc 5% buffer)	713 dwellings
P	Required number of years of supply	5 years
Q	Worcester City Council 's Housing Land supply	9.12 years

Calculations:

- $((K \times (1 - L)) + M + N) \div O \times P = Q$
- $1237 \times (1 - 0.05) = 1175$
- $1175 + 129 = 1304$
- $713 \div 5 = 143$
- $1304 \div 143 = 9.12$ years

Therefore Worcester City Council can demonstrate **9.12 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 remaining	Site commenced	Units under construction
P15C0371	The Ice House, Bromyard Road	14-Jul-15	54	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
P15D0496	Block 11, Princes Drive (RWP)	11-May-16	10	N	0
P15K0271	Rear of 18 St Johns	01-Dec-16	11	N	0
P15B0288	Former NALGO Sports Ground	23-Dec-16	31	Y	31
P16K0579	Corner of Comer Road/Lapal Close	03-Apr-17	20	Y	20
P16D0460	Farrier House, Farrier Street	18-Apr-17	12	N	0
P16B0575	Mount Battenhall	21-Jul-17	85	N	0
P17G0258	Former Crown Packaging Site, Williamson Road	13-Oct-17	215	N	0
P14L0266	Land at Broomhall Way (OL)	01-Dec-17	81	N	0
P15D0510	St Martins Quarter	11-Jan-18	98	N	0
P17N0594	Cranham Drive	28-Feb-18	34	Y	34
Totals			753		85

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
P15C0371	The Ice House, Bromyard Road	0.45	120	B	W	0	CoU	B8
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
P15D0496	Block 11, Princes Drive (RWP)	0.07	144.9	B	W	0	NB	VAC
P15K0271	Rear of 18 St Johns	0.11	100	B	A	0	NB	VAC
P15B0288	Former NALGO Sports Ground	2.9	10.7	G	A	12	NB	AGR
P16K0579	Corner of Comer Road/Lapal Close	0.15	133.3	B	W	20	NB	VAC
P16D0460	Farrier House, Farrier Street	0.19	236.8	B	W	0	CoU/NB	D1/VAC
P16B0575	Mount Battenhall	2.6	32.7	B	W	0	NB	VAC
P17D0137	Site Area B, Severn Street (RWP)	0.27	96.3	B	W	0	NB	A2
P14L0266	Land at Broomhall Way (OL)	3.6	22.5	G	W	41	NB	VAC
P15D0510	St Martins Quarter	0.23	435.6	B	W	0	NB	SUI
P17N0594	Cranham Drive	0.58	58.6	B	W	34	CoU	C2

Total**136**

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
P15C0371	The Ice House, Bromyard Road	1	53	-	-	-	-	-
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
P15D0496	Block 11, Princes Drive (RWP)	2	6	2	-	-	-	-
P15K0271	Rear of 18 St Johns	-	-	-	8	3	-	-
P15B0288	Former NALGO Sports Ground	-	-	-	4	5	11	11
P16K0579	Corner of Comer Road/Lapal Close	-	-	-	20	-	-	-
P16D0460	Farrier House, Farrier Street	-	-	12	-	-	-	-
P16B0575	Mount Battenhall	25	58	1	-	-	1	-
P17G0258	Former Crown Packaging Site, Williamson Road	-	-	-	4	19	126	66
P14L0266	Land at Broomhall Way (OL)	8	12	-	-	17	30	14
P15D0510	St Martins Quarter	40	58	-	-	-	-	-
P17N0594	Cranham Drive	8	12	-	-	8	5	1
Totals		102	224	18	40	58	178	133

Schedule 4: Committed Small sites; Development progress

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P08D0685	143a & 143 Bath Road	25/08/2009	1	Y	1
P10C0332	85 Canada Way	21/09/2010	1	Y	1
P11D0104	41-45 Diglis Road	14/04/2011	1	Y	1
P13J0028	2 Lechmere Crescent	31/05/2013	1	Y	1
P14E0576	Corner of Moathouse & Hindlip Lanes	26/06/2015	1	Y	1
P14G0429	Land at Spetchley Road	24/09/2015	1	Y	1
P14Q0526	Land adj to Avenue Cottage, Swinesherd	14/06/2015	1	N	-
P15A0556	2 Thorneloe Court, Barbourne Crescent	18/06/2016	1	N	-
P15B0497	220 London Road	18/02/2016	1	N	-
P15C0295	Southwick Lodge, Old Road	18/12/2015	1	Y	1
P15D0095	22 The Cross	13/07/2015	1	N	-
P15D0419	6 Edgar Street	04/12/2015	1	N	-
P15D0540	1 Lark Hill Road	06/09/2016	1	Y	1
P15E0123	119 Ombersley Road (OL)	08/10/2015	1	Y	1
P15E0508	13 Droitwich Road	24/02/2016	1	N	-
P15E0564	Land at 26 and 30 Cornmeadow Green	18/02/2016	1	Y	1
P15J0468	Rear of 67 Martley Road	04/03/2016	1	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P16A0094	19 Foregate Street	15/04/2016	1	N	-
P16A0295	Rear of 71 & 73 St George's Lane North	05/07/2016	1	N	-
P16B0154	76 Barnes Way	20/06/2016	1	N	-
P16D0002	21 Diglis Lane	01/03/2016	1	N	-
P16D0012	Berwick Arms, 250 Bath Road	15/03/2016	1	Y	1
P16D0212	38 Lark Hill	20/06/2016	1	N	-
P16D0358	36 The Tything	04/01/2016	1	N	-
P16D0468	Land Adj to 102 Cavendish Street	30/12/2016	1	Y	1
P16D0576	10-12 Farrier Street	23/03/2017	1	N	-
P16E0041	10 Park View Terrace	15/07/2016	1	Y	1
P16E0206	1 Lavender Road	22/06/2016	1	N	-
P16E0456	Nortwick Marina	25/11/2016	1	N	-
P16E0483	5 Nash Close	20/03/2017	1	N	-
P16H0144	Marlbank, Lansdowne Walk	09/05/2016	1	N	-
P16H0334	222 Astwood Road	30/09/2016	1	N	-
P16H0433	Rear of 37 Astwood Road (Retro)	27/10/2016	1	N	-
P16H0555	46 Tunnel Hill	17/01/2017	1	Y	1
P16H0585	74 Holly Mount	17/03/2017	1	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P16J0430	46 Monarch Drive	15/12/2016	1	N	-
P16K0016	25a St Johns	03/03/2016	1	N	-
P16K0486	Rear of 40 St Johns	01/12/2016	1	N	-
P16K0547	32-36 Bransford Road	01/03/2017	1	Y	1
P16M0073	8 Keats Avenue	29/06/2016	1	N	-
P17B0074	13 Timberdine Avenue Demolition and rebuild	26/06/2017	1	Y	1
P17C0274	Land adj to 124 Columbia Drive	15/11/2017	1	N	-
P17C0459	Pitmaston Lodge, Malvern Road	08/11/2017	1	N	-
P17D0042	Land at Autumn Terrace	28/03/2017	1	Y	1
P17D0111	54 Friar Street	21/04/2017	1	N	-
P17D0113	13-15 Barbourne Road	02/08/2017	1	Y	1
P17D0179	6 Green Hill, Bath Road	13/10/2017	1	N	-
P17D0494	50 The Tything	07/12/2017	1	N	-
P17D0530	94 Bath Road	31/01/2018	1	Y	1
P17E0057	Buildings Farm, Hindlip Lane	21/11/2017	1	Y	1
P17E0114	Northwick Marina	27/11/2017	1	N	-
P17E0139	2 Old Northwick Lane	08/01/2018	1	N	-
P17E0217	39 Ombersley Road	03/10/2017	1	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P17E0463	Land adj to 195 Ombersley Road	13/03/2018	1	N	-
P17G0035	12 Newtown Road	22/03/2017	1	N	-
P17J0345	164 Hallow Road	13/10/2017	1	N	-
P17J0482	67 Martley Road	04/12/2017	1	N	-
P17K0234	Land adj to New Bungalow Grosvenor Walk	22/12/2017	1	N	-
P17L0363	30 Norton Road	25/09/2017	1	Y	1
P17Q0260	Land adj to Avenue Cottage, Swinesherd	08/11/2017	1	N	-
P13J0599	28 Martley Road	12/11/2015	2	Y	2
P14C0464	Powells Row, St Johns	20/01/2015	2	Y	2
P14C0588	Harrow Croft	11/02/2015	2	Y	2
P14D0549	Land at Autumn Terrace	24/03/2015	2	Y	2
P15A0189	Old Baskerville, Barbourne Road	14/08/2015	2	Y	2
P15D0038	Land adj to Heron Lodge	24/09/2015	2	Y	2
P15D0439	9-11 Copenhagen Street	16/12/2015	2	Y	2
P15D0470	15 St Swithins Street	23/12/2015	2	N	-
P15H0518	Astwood Road (One existing 4+ bedroom flat lost)	25/02/2016	2	N	-
P15K0363	Grosvenor Henwick Road	02/02/2016	2	N	-
P16D0343	The Glen, Waverley Street (OL)	15/09/2016	2	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P16D0395	1 & 1a Angel Street	12/09/2016	2	N	-
P16H0130	46 Tunnel Hill	23/06/2016	2	Y	2
P17C0467	Garage Block Harrow Croft	15/12/2017	2	N	-
P17D0028	59 The Tything	19/05/2017	2	N	-
P17D0273	Heron Lodge, London Road	24/07/2017	2	Y	2
P17E0112	Northwick Marina	24/08/2017	2	N	-
P17H0387	44 Tunnel Hill	17/10/2017	2	Y	2
P17K0219	2-6 Bromyard Road	13/10/2017	2	N	-
P17N0021	Garages at Chedworth Drive adjacent to nos 73 to 91	17/03/2017	2	N	-
P17N0022	Garages at Chedworth Drive adjacent to no 99	17/03/2017	2	N	-
P17N0026	Garages at Snowhill Close adjacent to nos 18 & 20	17/03/2017	2	N	-
P17N0027	Garages at Snowhill Close adjacent to nos 1 to 7	17/03/2017	2	N	-
PRA17A02	25-27 Gillam Street	18/08/2017	2	N	-
P12D0424	The Berwick Inn, 250 Bath Road	07/12/2012	3	Y	3
P13G0550	Gun Tavern, Newtown Road	06/01/2013	3	Y	3
P14B0305	Sebright Arms 158 London Road	05/09/2014	3	Y	3
P14D0501	9-11 Copenhgan Steet	23/12/2014	3	Y	3
P14K0033	The Smoke Stack 81 St Johns	23/04/2014	3	Y	3

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P15K0370	Grosvenor Henwick Road	02/02/2016	3	N	-
P16D0260	4 Charles Street	21/06/2016	3	N	-
P17C0419	1 Malvern Road	13/10/2017	3	N	-
P17D0110	49 Broad Street	18/05/2017	3	N	-
P17E0587	Old Northwick, Old Northwick Lane	02/03/2018	3	N	-
P17K0233	32-36 Bransford Road	24/08/2017	3	N	-
P17N0020	Garages at Chedworth Drive adjacent to nos 14 to 26	17/03/2017	3	N	-
P13C0431	51 St Johns	19/12/2013	4	Y	4
P14B0520	Sebright Arms 158 London Road	07/10/2015	4	N	-
P14D0298	The Berwick 250 Bath Road	21/11/2014	4	Y	4
P14D0313	47 Lowesmoor	23/10/2014	4	Y	4
P15A0125	9 Pierpoint Street	21/08/2015	4	N	-
P15D0016	Goodrich House, Sansome Place	24/03/2015	4	Y	4
P15D0145	6 Foregate Street	24/09/2015	4	Y	4
P16D0156	Rear 18-20 Silver Street	23/06/2016	4	Y	4
P16D0477	7-11 Lowesmoor	08/12/2016	4	N	-
P17D0142	The Great Western Hotel, Shrub Hill Road	30/05/2017	4	N	-
P17H0030	69 Rainbow Hill (OL)	12/10/2017	4	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P17J0504	The Crown and Anchor, 223 Hylton Road	23/03/2018	4	N	-
P17K0500	195 Oldbury Road	15/12/2017	4	N	-
P13A0227	Arboretum Public House	21/06/2013	5	Y	5
P15D0225	Lark Hill Road	22/07/2016	5	Y	5
P16C0113	1 Malvern Road	23/06/2016	5	Y	5
P16D0070	50 The Tything	27/06/2016	5	N	-
P17A0221	46-48 Barbourne Road	17/08/2017	5	Y	5
P14D0517	1-3 St Nicholas Street	03/04/2015	6	Y	6
P15A0421	Land Adj to 2 Northfield Street	05/07/2016	6	N	-
P15D0296	58 Foregate Street	28/08/2015	6	Y	6
P15F0100	218 Tolladine Road	28/08/2015	6	N	-
P16C0542	5 Bull Ring	28/02/2017	6	N	-
P16D0158	Goodrich House, Sansome Place	22/07/2016	6	Y	6
P16E0294	Eastbank Court, Northwick Road	12/01/2016	6	Y	6
P17D0087	12 Sansome Place	07/11/2017	6	N	-
P17D0451	Stuart House, 14 London Road	09/11/2017	6	N	-
P18A0033	Wyatt Guest House 40 Barbourne Road	14/03/2018	6	N	-
PRA17D08	24 College Street	27/10/2017	6	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P16D0146	The Great Western Hotel	30/09/2016	7	N	-
P15D0546	The Albion 48 Bath Road (one existing 2 bed flat lost)	23/06/2016	8	Y	8
PRA15D16	Exhibition House, Block K RWP, Princes Drive	26/01/2016	8	Y	8
P14D0589	1 Lowesmoor Terrace	11/05/2015	9	Y	9
P15D0554	Former History Centre, Trinity House, Trinity Street	23/05/2016	9	N	-
P16E0296	Eastbank Court, Northwick Road	26/08/2016	9	Y	9
P16K0209	Comer Road	22/07/2016	9	Y	9
TOTALS			346		167

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	143a & 143 Bath Road	-	0.05	18.5	GDN	W	NB	GDN
P10C0332	85 Canada Way	-	0.03	33.33	B	W	NB	GDN
P11D0104	41-45 Diglis Road	-	0.03	33.33	B	W	NB	VAC
P13J0028	2 Lechmere Crescent	-	0.03	28.99	B	W	NB	GDN
P14E0576	Corner of Moathouse & Hindlip Lanes	-	0.51	1.98	B	W	CoU	VAC
P14G0429	Land at Spetchley Road	-	0.19	5.26	GDN	W	NB	GRN
P14Q0526	Land adj to Avenue Cottage, Swinesherd	-	0.03	29.85	GDN	W	NB	VAC
P15A0556	2 Thornehoe Court, Barbourne Crescent	-	0.01	71.43	B	W	CoU	C3
P15B0497	220 London Road	-	0.05	20.00	GDN	W	NB	VAC
P15C0295	Southwick Lodge, Old Road	-	0.16	6.25	B	W	NB	GRN
P15D0095	22 The Cross	-	0.04	25.00	B	W	CoU	VAC
P15D0419	6 Edgar Street	-	0.01	100.00	B	W	CoU	B1
P15D0540	1 Lark Hill Road	-	0.04	23.26	GDN	W	NB	GRN
P15E0123	119 Ombersley Road (OL)	-	0.04	26.32	GDN	W	NB	GRN
P15E0508	13 Droitwich Road	-	0.01	175.44	B	W	CON	C3
P15E0564	Land at 26 and 30 Cornmeadow Green	-	0.06	16.67	GDN	W	NB	GRN
P15J0468	Rear of 67 Martley Road	-	0.02	49.50	GDN	W	NB	GRN

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P16A0094	19 Foregate Street	-	0.02	43.48	B	W	CoU	A2
P16A0295	Rear of 71 & 73 St George's Lane North	-	0.01	111.11	GDN	W	NB	GRN
P16B0154	76 Barnes Way	-	0.01	74.07	GDN	W	NB	GRN
P16D0002	21 Diglis Lane	-	0.02	52.36	GDN	W	NB	GRN
P16D0012	Berwick Arms, 250 Bath Road	1	0.03	37.04	B	W	CoU	A4
P16D0212	38 Lark Hill	-	0.01	181.82	B	W	NB	AMN
P16D0358	36 The Tything	-	0.01	100.00	B	W	CoU	D1
P16D0468	Land Adj to 102 Cavendish Street	-	0.02	47.62	GDN	W	NB	GRN
P16D0576	10-12 Farrier Street	-	0.07	14.29	B	W	CoU	B1
P16E0041	10 Park View Terrace	1	0.09	10.81	B	W	NB	C3
P16E0206	1 Lavender Road	-	0.03	33.33	GDN	A	NB	GRN
P16E0456	Nortwick Marina	-	0.32	3.13	G	W	NB	D2
P16E0483	5 Nash Close	-	0.06	17.24	GDN	W	NB	GRN
P16H0144	Marlbank, Lansdowne Walk	-	0.03	35.71	G	W	NB	VAC
P16H0334	222 Astwood Road	-	0.02	66.67	B	W	CoU	A1
P16H0433	Rear of 37 Astwood Road (Retro)	-	0.02	66.67	B	W	CoU	D2
P16H0555	46 Tunnel Hill	-	0.08	137.50	B	W	CON	C3
P16H0585	74 Holly Mount	-	0.04	25.00	GDN	W	NB	GRN

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P16J0430	46 Monarch Drive	-	0.06	16.67	G	W	NB	GRN
P16K0016	25a St Johns	-	0.06	17.24	B	W	CoU	D1
P16K0486	Rear of 40 St Johns	-	0.03	160.00	B	W	CoU	SUI
P16K0547	32-36 Bransford Road	-	0.06	66.67	B	W	NB	A1
P16M0073	8 Keats Avenue	-	0.03	28.82	GDN	W	NB	GRN
P17B0074	13 Timberdine Avenue Demolition and rebuild	1	0.04	22.73	B	W	NB	C3
P17C0274	Land adj to 124 Columbia Drive	-	0.07	13.70	GDN	W	NB	GRN
P17C0459	Pitmaston Lodge, Malvern Road	-	0.01	68.03	B	W	CoU	B1
P17D0042	Land at Autumn Terrace	-	0.02	58.82	B	W	NB	SUI
P17D0111	54 Friar Street	-	0.01	200.00	B	W	CoU	SUI
P17D0113	13-15 Barbourne Road	-	N/A	-	B	W	CoU	C3
P17D0179	6 Green Hill, Bath Road	-	0.04	27.40	GDN	W	NB	GRN
P17D0494	50 The Tything	-	0.03	34.48	B	W	CON	C3
P17D0530	94 Bath Road	-	0.05	19.61	B	W	NB	C3
P17E0057	Buildings Farm, Hindlip Lane	-	0.04	25.00	B	W	CoU	AGR
P17E0114	Northwick Marina	-	0.44	2.27	G	W	NB	SUI
P17E0139	2 Old Northwick Lane	-	0.03	31.25	GDN	W	NB	GRN
P17E0217	39 Ombersley Road	-	0.01	142.86	B	W	CoU	C3

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P17E0463	Land adj to 195 Ombersley Road	-	0.04	25.64	G	W	NB	GRN
P17G0035	12 Newtown Road	-	0.02	62.50	GDN	W	NB	GRN
P17J0345	164 Hallow Road	-	0.10	10.40	GDN	W	NB	GRN
P17J0482	67 Martley Road	1	0.03	34.01	GDN	W	NB	GRN
P17K0234	Land adj to New Bungalow Grosvenor Walk	-	0.05	21.32	B	W	CoU	GRN
P17L0363	30 Norton Road	-	0.02	49.50	GDN	W	NB	GRN
P17Q0260	Land adj to Avenue Cottage, Swinesherd	-	0.16	6.25	GDN	W	NB	GRN
P13J0599	28 Martley Road	-	0.24	8.34	B	W	NB	A1
P14C0464	Powells Row, St Johns	-	0.03	69.44	B	W	NB	VAC
P14C0588	Harrow Croft	-	0.15	139	B	W	NB	VAC
P14D0549	Land at Autumn Terrace	-	0.02	114.29	B	W	NB	SUI
P15A0189	Old Baskerville, Barbourne Road	-	0.03	66.67	B	W	NB	C2
P15D0038	Land adj to Heron Lodge	-	0.11	18.18	G	W	NB	VAC
P15D0439	9-11 Copenhagen Street	-	0.05	43.48	B	W	CoU	B1
P15D0470	15 St Swithins Street	-	0.01	166.67	B	W	CoU	C3
P15H0518	Astwood Road (One existing 4+ bedroom flat lost)	1	0.05	37.74	B	W	CoU	C3
P15K0363	Grosvenor Henwick Road	-	0.05	38.17	B	W	NB	A4

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P16D0343	The Glen, Waverley Street (OL)	-	0.02	100.00	GDN	W	NB	GRN
P16D0395	1 & 1a Angel Street	-	0.00	500.00	B	W	CoU	VAC
P16H0130	46 Tunnel Hill	-	0.08	162.50	B	W	CON	C3
P17C0467	Garage Block Harrow Croft	-	0.01	181.82	B	W	NB	SUI
P17D0028	59 The Tything	-	0.04	54.05	B	W	CoU	B1
P17D0273	Heron Lodge, London Road	-	0.11	18.18	GDN	W	NB	GRN
P17E0112	Northwick Marina	-	0.15	13.33	G	W	NB	SUI
P17H0387	44 Tunnel Hill	1	0.05	40.00	B	W	NB	SUI
P17K0219	2-6 Bromyard Road	-	0.04	48.78	B	W	NB	VAC
P17N0021	Garages at Chedworth Drive adj to nos 73 to 91	-	0.12	16.67	B	W	NB	SUI
P17N0022	Garages at Chedworth Drive adjacent to no 99	-	0.11	17.86	B	W	NB	SUI
P17N0026	Garages at Snowhill Close adjacent to nos 18 & 20	-	0.13	15.27	B	W	NB	SUI
P17N0027	Garages at Snowhill Close adjacent to nos 1 to 7	-	0.08	26.67	B	W	NB	SUI
PRA17A02	25-27 Gillam Street	-	0.03	66.67	B	W	CoU	VAC
P12D0424	The Berwick Inn, 250 Bath Road	1	0.04	82.42	B	W	NB	A4
P13G0550	Gun Tavern, Newtown Road	-	0.13	23.08	B	W	NB	A4
P14B0305	Sebright Arms 158 London Road	1	0.02	150.00	B	W	CoU	A4

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P14D0501	9-11 Copenhagen Street	-	0.05	66.67	B	W	CoU	B1
P14K0033	The Smoke Stack 81 St Johns	-	0.01	223.88	B	W	CoU	A4
P15K0370	Grosvenor Henwick Road	-	0.06	54.25	B	W	NB	A4
P16D0260	4 Charles Street	-	0.05	62.50	B	W	CoU	D2
P17C0419	1 Malvern Road	-	0.01	272.73	B	W	NB	VAC
P17D0110	49 Broad Street	-	0.02	142.86	B	W	CON	AMN
P17E0587	Old Northwick, Old Northwick Lane	-	0.19	15.79	B	W	CON	C3
P17K0233	32-36 Bransford Road	-	0.06	53.57	B	W	CON	A1/C3
P17N0020	Garages at Chedworth Drive adjacent to nos 14 to 26	-	0.14	21.43	B	W	NB	SUI
P13C0431	51 St Johns	-	0.01	273.97	B	W	CoU	A2
P14B0520	Sebright Arms 158 London Road	-	0.08	51.75	B	W	NB	A4
P14D0298	The Berwick 250 Bath Road	-	0.10	40.00	B	W	NB	A4
P14D0313	47 Lowesmoor	-	0.04	92.59	B	W	NB	VAC
P15A0125	9 Pierpoint Street	-	0.02	263.16	B	W	NB	B1
P15D0016	Goodrich House, Sansome Place	-	0.03	153.26	B	W	CoU	B1
P15D0145	6 Foregate Street	-	0.04	106.10	B	W	CoU	B1
P16D0156	Rear 18-20 Silver Street	-	0.01	563.38	B	W	CoU	A1

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P16D0477	7-11 Lowesmoor	-	0.46	8.70	B	W	CoU	A1
P17D0142	The Great Western Hotel, Shrub Hill Road	-	0.09	43.96	B	W	CON	C3
P17H0030	69 Rainbow Hill (OL)	-	0.03	133.33	B	W	CON	VAC
P17J0504	The Crown and Anchor, 223 Hylton Road	-	0.03	115.94	B	W	CoU	A4
P17K0500	195 Oldbury Road	-	0.65	6.15	B	W	NB	A4
P13A0227	Arboretum Public House	1	0.02	239.23	B	W	CoU	A4
P15D0225	Lark Hill Road	-	0.28	17.86	G	W	NB	VAC
P16C0113	1 Malvern Road	-	0.05	108.70	B	W	NB	A2
P16D0070	50 The Tything	-	0.02	217.39	B	W	CoU	A2
P17A0221	46-48 Barbourne Road	-	0.04	135.14	B	W	CoU	B1
P14D0517	1-3 St Nicholas Street	-	0.02	387.10	B	W	CoU	B1
P15A0421	Land Adj to 2 Northfield Street	-	0.03	176.47	B	W	NB	B1
P15D0296	58 Foregate Street	-	0.03	218.18	B	W	CoU	B1
P15F0100	218 Tolladine Road	1	0.06	96.77	B	W	CON	C3
P16C0542	5 Bull Ring	-	0.07	81.08	B	W	CoU	VAC
P16D0158	Goodrich House, Sansome Place	-	0.04	150.00	B	W	NB	SUI
P16E0294	Eastbank Court, Northwick Road	-	0.30	20.00	B	W	NB	C2
P17D0087	12 Sansome Place	-	0.01	600.00	B	W	CoU	SUI

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield Greenfield	Allocated Windfall	Development type	Previous Use
P17D0451	Stuart House, 14 London Road	-	0.15	41.38	B	W	CoU	C2
P18A0033	Wyatt Guest House 40 Barbourne Road	-	0.02	300.00	B	W	CoU	C1
PRA17D08	24 College Street	-	0.01	500.00	B	W	CoU	B1
P16D0146	The Great Western Hotel	-	0.09	82.35	B	W	NB	C1
P15D0546	The Albion 48 Bath Road (one existing 2 bed flat lost)	1	0.05	148.15	B	W	CoU	A4
PRA15D16	Exhibition House, Block K RWP, Princes Drive	-	0.05	160.00	B	W	CoU	B8
P14D0589	1 Lowesmoor Terrace	-	0.07	121.62	B	W	NB	A4
P15D0554	Former History Centre, Trinity House, Trinity Street	-	0.05	180.00	B	W	CoU	VAC
P16E0296	Eastbank Court, Northwick Road	-	0.30	30.00	B	W	NB	C2
P16K0209	Comer Road	-	0.16	56.25	B	W	NB	A2
TOTAL		11						

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	143a & 143 Bath Road	-	-	-	-	-	1	-
P10C0332	85 Canada Way	-	-	-	-	1	-	-
P11D0104	41-45 Diglis Road	-	-	-	-	-	-	1
P13J0028	2 Lechmere Crescent	-	-	-	-	1	-	-
P14E0576	Corner of Moathouse & Hindlip Lanes	-	-	-	-	-	1	-
P14G0429	Land at Spetchley Road	-	-	-	-	-	-	1
P14Q0526	Land adj to Avenue Cottage, Swinesherd	-	-	-	-	-	-	1
P15A0556	2 Thorneloe Court, Barbourne Crescent	-	1	-	-	-	-	-
P15B0497	220 London Road	-	-	-	-	-	-	1
P15C0295	Southwick Lodge, Old Road	-	-	-	-	-	1	-
P15D0095	22 The Cross	-	1	-	-	-	-	-
P15D0419	6 Edgar Street	-	-	-	-	-	-	1
P15D0540	1 Lark Hill Road	-	-	-	-	1	-	-
P15E0123	119 Ombersley Road (OL)	-	-	-	-	-	-	1
P15E0508	13 Droitwich Road	1	-	-	-	-	-	-
P15E0564	Land at 26 and 30 Cornmeadow Green	-	-	-	-	-	1	-
P15J0468	Rear of 67 Martley 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
P16A0094	19 Foregate Street	1	-	-	-	-	-	-
P16A0295	Rear of 71 & 73 St George's Lane North	-	-	-	1	-	-	-
P16B0154	76 Barnes Way	-	-	-	-	1	-	-
P16D0002	21 Diglis Lane	-	-	-	-	-	1	-
P16D0012	Berwick Arms, 250 Bath Road	-	-	-	-	-	-	1
P16D0212	38 Lark Hill	1	-	-	-	-	-	-
P16D0358	36 The Tything	-	-	-	-	-	-	1
P16D0468	Land Adj to 102 Cavendish Street	-	-	-	-	1	-	-
P16D0576	10-12 Farrier Street	-	-	-	-	-	-	1
P16E0041	10 Park View Terrace	-	-	-	-	-	-	1
P16E0206	1 Lavender Road	-	-	-	-	-	1	-
P16E0456	Northwick Marina	1	-	-	-	-	-	-
P16E0483	5 Nash Close	-	-	-	-	-	-	1
P16H0144	Marlbank, Lansdowne Walk	-	-	-	-	-	-	1
P16H0334	222 Astwood Road	-	-	-	-	-	1	-
P16H0433	Rear of 37 Astwood Road (Retro)	-	1	-	-	-	-	-
P16H0555	46 Tunnel Hill	-	1	-	-	-	-	-
P16H0585	74 Holly Mount	-	-	-	-	-	-	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
P16J0430	46 Monarch Drive	-	-	-	-	1	-	-
P16K0016	25a St Johns	-	-	-	-	-	1	-
P16K0486	Rear of 40 St Johns	1	-	-	-	-	-	-
P16K0547	32-36 Bransford Road	1	-	-	-	-	-	-
P16M0073	8 Keats Avenue	-	-	-	-	-	1	-
P17B0074	13 Timberdine Avenue Demolition and rebuild	-	-	-	-	-	1	-
P17C0274	Land adj to 124 Columbia Drive	-	-	-	-	-	1	-
P17C0459	Pitmaston Lodge, Malvern Road	-	-	-	-	-	1	-
P17D0042	Land at Autumn Terrace	-	-	-	-	-	-	1
P17D0111	54 Friar Street	1	-	-	-	-	-	-
P17D0113	13-15 Barbourne Road	1	-	-	-	-	-	-
P17D0179	6 Green Hill, Bath Road	-	-	-	-	-	1	-
P17D0494	50 The Tything	1	-	-	-	-	-	-
P17D0530	94 Bath Road	1	-	-	-	-	-	-
P17E0057	Buildings Farm, Hindlip Lane	-	-	-	-	1	-	-
P17E0114	Northwick Marina	-	-	-	-	-	1	-
P17E0139	2 Old Northwick Lane	-	-	-	-	1	-	-
P17E0217	39 Ombersley 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
P17E0463	Land adj to 195 Ombersley Road	-	-	-	-	1	-	-
P17G0035	12 Newtown Road	-	-	-	-	-	1	-
P17J0345	164 Hallow Road	-	-	-	-	-	-	1
P17J0482	67 Martley Road	-	-	-	-	-	1	-
P17K0234	Land adj to New Bungalow Grosvenor Walk	-	-	-	-	-	1	-
P17L0363	30 Norton Road	-	-	-	-	1	-	-
P17Q0260	Land adj to Avenue Cottage, Swinesherd	-	-	-	-	-	-	1
P13J0599	28 Martley Road	-	2	-	-	-	-	-
P14C0464	Powells Row, St Johns	-	-	-	-	2	-	-
P14C0588	Harrow Croft	-	-	-	-	-	4	-
P14D0549	Land at Autumn Terrace	2	-	-	-	-	-	-
P15A0189	Old Baskerville, Barbourne Road	-	-	-	2	-	-	-
P15D0038	Land adj to Heron Lodge	-	-	-	-	-	2	-
P15D0439	9-11 Copenhagen Street	2	-	-	-	-	-	-
P15D0470	15 St Swithins Street	2	-	-	-	-	-	-
P15H0518	Astwood Road (One existing 4+ bedroom flat lost)	-	1	1	-	-	-	-
P15K0363	Grosvenor Henwick 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
P16D0343	The Glen, Waverley Street (OL)	-	-	-	-	-	-	1
P16D0395	1 & 1a Angel Street	1	1	-	-	-	-	-
P16H0130	46 Tunnel Hill	2	-	-	-	-	-	-
P17C0467	Garage Block Harrow Croft	2	-	-	-	-	-	-
P17D0028	59 The Tything	2	-	-	-	-	-	-
P17D0273	Heron Lodge, London Road	-	-	-	-	-	-	2
P17E0112	Northwick Marina	-	-	-	-	-	2	-
P17H0387	44 Tunnel Hill	2	-	-	-	-	-	-
P17K0219	2-6 Bromyard Road	-	1	-	-	-	-	1
P17N0021	Garages at Chedworth Drive adj to nos 73 to 91	-	-	-	-	2	-	-
P17N0022	Garages at Chedworth Drive adjacent to no 99	-	-	-	-	-	2	-
P17N0026	Garages at Snowhill Close adjacent to nos 18 & 20	-	-	-	-	2	-	-
P17N0027	Garages at Snowhill Close adjacent to nos 1 to 7	-	-	-	-	2	-	-
PRA17A02	25-27 Gillam Street	-	-	-	-	-	-	1
P12D0424	The Berwick Inn, 250 Bath Road	-	-	-	-	-	-	1
P13G0550	Gun Tavern, Newtown Road	-	3	-	-	-	-	-
P14B0305	Sebright Arms 158 London Road	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
P14D0501	9-11 Copenhagen Street	-	3	-	-	-	-	-
P14K0033	The Smoke Stack 81 St Johns	-	-	3	-	-	-	-
P15K0370	Grosvenor Henwick Road	-	-	-	-	3	-	-
P16D0260	4 Charles Street	-	3	-	-	-	-	-
P17C0419	1 Malvern Road	3	-	-	-	-	-	-
P17D0110	49 Broad Street	1	1	-	-	-	-	-
P17E0587	Old Northwick, Old Northwick Lane	-	-	-	-	1	1	1
P17K0233	32-36 Bransford Road	-	-	-	1	-	-	1
P17N0020	Garages at Chedworth Drive adjacent to nos 14 to 26	-	-	-	-	1	2	-
P13C0431	51 St Johns	4	-	-	-	-	-	-
P14B0520	Sebright Arms 158 London Road	-	-	-	-	-	3	-
P14D0298	The Berwick 250 Bath Road	-	-	-	-	4	-	-
P14D0313	47 Lowesmoor	4	-	-	-	-	-	-
P15A0125	9 Pierpoint Street	4	-	-	-	-	-	-
P15D0016	Goodrich House, Sansome Place	4	-	-	-	-	-	-
P15D0145	6 Foregate Street	4	-	-	-	-	-	-
P16D0156	Rear 18-20 Silver Street	4	-	-	-	-	-	-

Application Number	Location	1 bed flat	2 bed flat	3 + bed flat	1 bed house	2 bed house	3 bed house	4 + bed house
P16D0477	7-11 Lowesmoor	4	-	-	-	-	-	-
P17D0142	The Great Western Hotel, Shrub Hill Road	3	1	-	-	-	-	-
P17H0030	69 Rainbow Hill (OL)	4	-	-	-	-	-	-
P17J0504	The Crown and Anchor, 223 Hylton Road	6	-	-	-	-	-	-
P17K0500	195 Oldbury Road	-	-	-	-	-	-	4
P13A0227	Arboretum Public House	5	-	-	-	-	-	-
P15D0225	Lark Hill Road	-	-	-	-	-	-	5
P16C0113	1 Malvern Road	4	-	1	-	-	-	-
P16D0070	50 The Tything	3	2	-	-	-	-	-
P17A0221	46-48 Barbourne Road	2	2	-	-	-	-	-
P14D0517	1-3 St Nicholas Street	6	-	-	-	-	-	-
P15A0421	Land Adj to 2 Northfield Street	6	-	-	-	-	-	-
P15D0296	58 Foregate Street	6	-	-	-	-	-	-
P15F0100	218 Tolladine Road	6	-	-	-	-	-	-
P16C0542	5 Bull Ring	4	2	-	-	-	-	-
P16D0158	Goodrich House, Sansome Place	6	-	-	-	-	-	-
P16E0294	Eastbank Court, Northwick Road	-	6	-	-	-	-	-
P17D0087	12 Sansome Place	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
P17D0451	Stuart House, 14 London Road	6	-	-	-	-	-	-
P18A0033	Wyatt Guest House 40 Barbourne Road	6	-	-	-	-	-	-
PRA17D08	24 College Street	6	-	-	-	-	-	-
P16D0146	The Great Western Hotel	6	-	-	-	-	-	-
P15D0546	The Albion 48 Bath Road (one existing 2 bed flat lost)	3	5	-	-	-	-	-
PRA15D16	Exhibition House, Block K RWP, Princes Drive	-	8	-	-	-	-	-
P14D0589	1 Lowesmoor Terrace	9	-	-	-	-	-	-
P15D0554	Former History Centre, Trinity House, Trinity Street	7	2	-	-	-	-	-
P16E0296	Eastbank Court, Northwick Road	-	-	-	-	-	4	5
P16K0209	Comer Road	-	3	-	-	-	4	3
Totals		172	50	5	5	29	42	41

Schedule 7: Large sites with completions

Application Number	Location	Development status	Date approved	Total units	Built in previous years	Units under (or awaiting) construction	Units built in 17/18
P03L0182	Diglis Basin, Diglis Dock Road	Complete	23-Dec-04	441	429	0	12
P05D0432	Former Royal Worcester Porcelain Site	Under Construction	23-Jun-06	440	332	32	76
P14J0046	Land to rear of 67 Martley Road	Complete	12-Dec-14	18	0	0	18
P15A0539	Cavalier Tavern, 107 St Georges Lane North	Complete	24-Mar-16	13	0	0	13
P15D0146	Albert Road	Under Construction	14-Apr-16	35	0	22	13
P16G0178	Whittington Road	Under Construction	30-Aug-16	120	0	77	43
P16K0125	Ambrose Close	Complete	26-May-16	38	0	0	38
Totals				1105	761	131	213

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	10.32	42.7	B	W	NB	VAC
P05D0432	Former Royal Worcester Porcelain Site	2.35	170.21	B	W	NB	VAC
P14J0046	Land to rear of 67 Martley Road	0.40	45.3	G	A	NB	VAC
P15A0539	Cavalier Tavern, 107 St Georges Lane North	0.12	108.3	B	A	NB	A4
P15D0146	Albert Road	1.34	26.1	B	A	NB	VAC
P16G0178	Whittington Road	3.71	32.35	B	A	NB	B1
P16K0125	Ambrose Close	1.16	32.8	G	A	NB	VAC

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

Application Number	Location	1 bed flat	2 bed flat	3+ bed flat	1 bed house	2 bed house	3 bed house	4+ bed house
P03L0182	Diglis Basin, Diglis Dock Road	42	297	29	-	23	19	31
P05D0432	Former Royal Worcester Porcelain Site	33	306	2	-	-	39	-
P14J0046	Land to rear of 67 Martley Road	5	-	-	-	5	8	-
P15A0539	Cavalier Tavern, 107 St Georges Lane North	13	-	-	-	-	-	-
P15D0146	Albert Road	6	8	-	-	2	14	-
P16G0178	Whittington Road	7	3	-	-	17	39	54
P16K0125	Ambrose Close	9	3	-	4	13	7	2
Totals		115	617	31	4	60	126	87

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 17/18
P14B0445	318 Bath Road	Complete	01-Dec-14	2	1	-	1
P14C0588	Harrow Croft	Under Construction	11-Feb-15	4	-	2	2
P07D0419	55 London Road	Complete	02-May-13	6	1	5	0
P14A0376	Land Adj to 10 Pope Iron Road	Complete	08-Oct-14	1	-	-	1
P14D0370	79 Bath Road	Complete	31-Oct-14	2	-	-	2
P14G0493	Land Adj to 9 Spetchley Road	Complete	10-Feb-15	1	-	-	1
P14K0307	43 Bromyard Road	Complete	27-Aug-14	2	-	-	2
P14L0582	51 Arden Road	Complete	11-Feb-15	2	-	-	2
P15A0244	19 Foregate Street	Complete	31-Jul-15	6	-	-	6
P15D0494	Replacement for approved scheme P13D0284 Heron Lodge	Complete	15-Jan-16	2	-	-	2
P15F0164	323-321 Tolladine Road	Complete	15-Mar-16	1	-	-	1
P16A0518	35a Barry Street	Complete	30-Dec-16	2	-	-	2
P16B0376	50 & 52a London Road	Complete	14-Oct-16	4	-	-	4
P16D0155	18-20 Silver Street	Complete	23-Jun-16	1	-	-	1
P16L0372	51 Arden Road	Complete	30-Dec-16	2	-	-	2
P16M0082	Tintern Avenue	Complete	26-May-16	8	-	-	8

Application Number	Location	Development Status	Date approved	Total units	Built in previous years	Units under (or awaiting) construction	Units Built in 17/18
P17D0223	73-75Sidbury	Complete	02-Aug-17	1	-	-	1
P17E0054	Land at 152 Northwick Road	Complete	13-Apr-17	1	-	-	1
P17M0402	200A Bilford Road	Complete	28-Sep-17	1	-	-	1
PRA16E05	6a St Annes Road	Complete	15-Jul-16	1	-	-	1
Totals				50	2	7	47

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
P14B0445	318 Bath Road	1	0.17	5.88	B	W	NB	C3
P14C0588	Harrow Croft	-	0.15	13.02	G	W	NB	SG
P13D0119	55 London Road	1	0.06	101.69	B	W	NB	A3
P14A0376	Land Adj to 10 Pope Iron Road	-	0.01	83.33	G	W	NB	VAC
P14D0370	79 Bath Road	-	0.01	153.85	B	W	CON	C3
P14G0493	Land Adj to 9 Spetchley Road	-	0.03	40	G	W	NB	C3
P14K0307	43 Bromyard Road	-	0.1	20	B	W	CoU	C1
P14L0582	51 Arden Road	1	0.05	40	B	W	NB	C3
P15A0244	19 Foregate Street	-	0.02	300	B	W	CoU	B1
P15D0494	Replacement for approved scheme P13D0284 Heron Lodge	-	0.11	18.18	B	W	NB	SG
P15F0164	323-321 Tolladine Road	-	0.02	66.67	G	W	NB	VAC
P16A0518	35a Barry Street	-	0.02	133.33	B	W	CoU	C4
P16B0376	50 & 52a London Road	-	0.03	133.33	B	W	CoU	B1/B2
P16D0155	18-20 Silver Street	-	0.03	34.48	B	W	CoU	A1/B1
P16L0372	51 Arden Road	-	0.05	40	B	W	NB	VAC
P16M0082	Tintern Avenue	-	0.45	17.78	B	W	CoU	B1

Application Number	Location	Lost or Demolished	Site Area (ha)	Density	Brownfield / Greenfield	Allocated / Windfall	Development type	Previous Use
P17D0223	73-75Sidbury	-	0.01	83.33	B	W	CoU	A1
P17E0054	Land at 152 Northwick Road	-	0.1	10.00	G	W	NB	VAC
P17M0402	200A Bilford Road	-	0.02	52.63	G	W	NB	C3
PRA16E05	6a St Annes Road	-	0.02	41.67	B	W	CoU	A1
Total		3						

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
P14B0445	318 Bath Road	-	-	-	-	-	-	2
P14C0588	Harrow Croft	-	-	-	-	-	4	-
P13D0119	55 London Road	3	3	-	-	-	-	-
P14A0376	Land Adj to 10 Pope Iron Road	-	-	-	1	-	-	-
P14D0370	79 Bath Road	2	-	-	-	-	-	-
P14G0493	Land Adj to 9 Spetchley Road	-	-	-	-	-	1	-
P14K0307	43 Bromyard Road	-	-	-	-	1	-	1
P14L0582	51 Arden Road	-	-	-	-	-	2	-
P15A0244	19 Foregate Street	6	-	-	-	-	-	-
P15D0494	Replacement for approved scheme P13D0284 Heron Lodge	-	-	-	-	-	-	2
P15F0164	323-321 Tolladine Road	-	-	-	-	-	1	-
P16A0518	35a Barry Street	-	2	-	-	-	-	-
P16B0376	50 & 52a London Road	2	-	-	-	2	-	-
P16D0155	18-20 Silver Street	-	-	-	-	-	-	4
P16L0372	51 Arden Road	-	-	-	-	-	2	-
P16M0082	Tintern Avenue	-	-	-	-	8	-	-

Application Number	Location	1 bed flat	2 bed flat	3+ bed flat	1 bed house	2 bed house	3 bed house	4+ bed house
P17D0223	73-75Sidbury	1	-	-	-	-	-	-
P17E0054	Land at 152 Northwick Road	-	-	-	-	-	-	1
P17M0402	200A Bilford Road	-	-	-	1	-	-	-
PRA16E05	6a St Annes Road	-	-	-	-	-	1	-
Totals		14	5	0	2	11	11	10

Schedule 13: Planning applications which lapsed in 2017/18

Application Number	Location	Date approved	Total units
P14K0363	16-18 Rowley Hill Street	15-Oct-14	1
P14G0447	Land at, 26 Prestwich Avenue	02-Dec-14	1
P14H0450	7 Troutbeck Drive	20-Jan-15	1
P14C0082	Bush Inn, 4 Bull Ring	23-Apr-14	2
P14C0061	Bell Inn, 35 St Johns	07-May-14	2
P14D0331	59-60 Broad Street	31-Dec-14	5
P14K0516	Barlows Building Bromyard Road	16-Mar-15	6
PRA14D11	Park View House, 13 Wylds Lane	31-Oct-14	7
P14C0012	73-77 Bromwich Road	05-Mar-15	11
P14C0034	Malvern Gate, Bromwich Road (OL)	28-May-14	45
Total			81

Schedule 14: Planning applications with a minded to approve decision at 31st March 2018

Application Number	Address	Date Of Committee Decision	Units
P12G0199	Sherriff Gate, Sherriff Street	19-Sep-13	396
P16K0302	79 St Johns	20-Oct-16	12
P16E0451	Old Northwick Farm (renewal)	15-Dec-16	52
P17K0096	8 Henwick Road	21-Sept-17	20
Total			480