

# **Housing Land Monitor**

**For the period**

**1<sup>st</sup> April 2018**

**To**

**31<sup>st</sup> March 2019**

**Published July 2019**

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## 1. INTRODUCTION

- 1.1 The National Planning Policy Framework (February 2019) 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”*<sup>1</sup>.
- 1.2 This Housing Land Monitor identifies the residential land supply in the City as at 1 April 2019. 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 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019, 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 2018 to 2019

- 2.1 This section of the report examines the number and make up of residential dwellings completed within Worcester City in 2018/19. 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.

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<sup>1</sup> NPPF (2019) para 73

## **Total Annual Completions in 2018/19**

- 2.2 In the 12 months ending 31 March 2019 a total of 241 dwellings (gross) were built in Worcester City (see Table 1). This is a decline from the number of housing completions in 2017/18 by 13. The total annual mean average of net completions since 2006 was 347 dwellings per year and the five year mean average was 404 dwellings per year. There were 3 completed developments which involved the loss of dwellings either through demolition, change of use or conversion resulting in the loss of 4 dwellings. The net increase to the dwelling stock during 2018/19 was therefore 237 dwellings (see Table 1).
- 2.3 The total number of gross new build completions in this monitoring period was 167 dwellings on 34 sites.
- 2.4 Compared to the previous 12 months, 2018/19 has seen a 5.2% decrease in net completions.

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) <sup>2</sup>
	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
2018/19	167	(4)	8	66	241	237
Total 2006-2019	4,101	125	99	431	4,649	4,523

# Comparative data not available

Table 1: Housing Completions April 2006 to March 2019

2.5 Compared to 2017/18, the pipe line supply of approved additional dwellings has increased with 1,728 dwellings on 130 sites under construction or approved<sup>3</sup> compared with 1,235 dwellings on 150 sites in April 2018. There are 1,515 uncompleted units on large sites which are under construction or have planning permission<sup>4</sup> compared to 847 in April 2018.

<sup>2</sup> 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.

<sup>3</sup> See Appendix 2, Schedules 1, 4 and 7

<sup>4</sup> See Appendix 2, Schedules 1 and 7

2.6 There were 8 (gross) completed dwellings (on six sites) during the 2018/19 monitoring period which resulted from the residential subdivision of existing units.

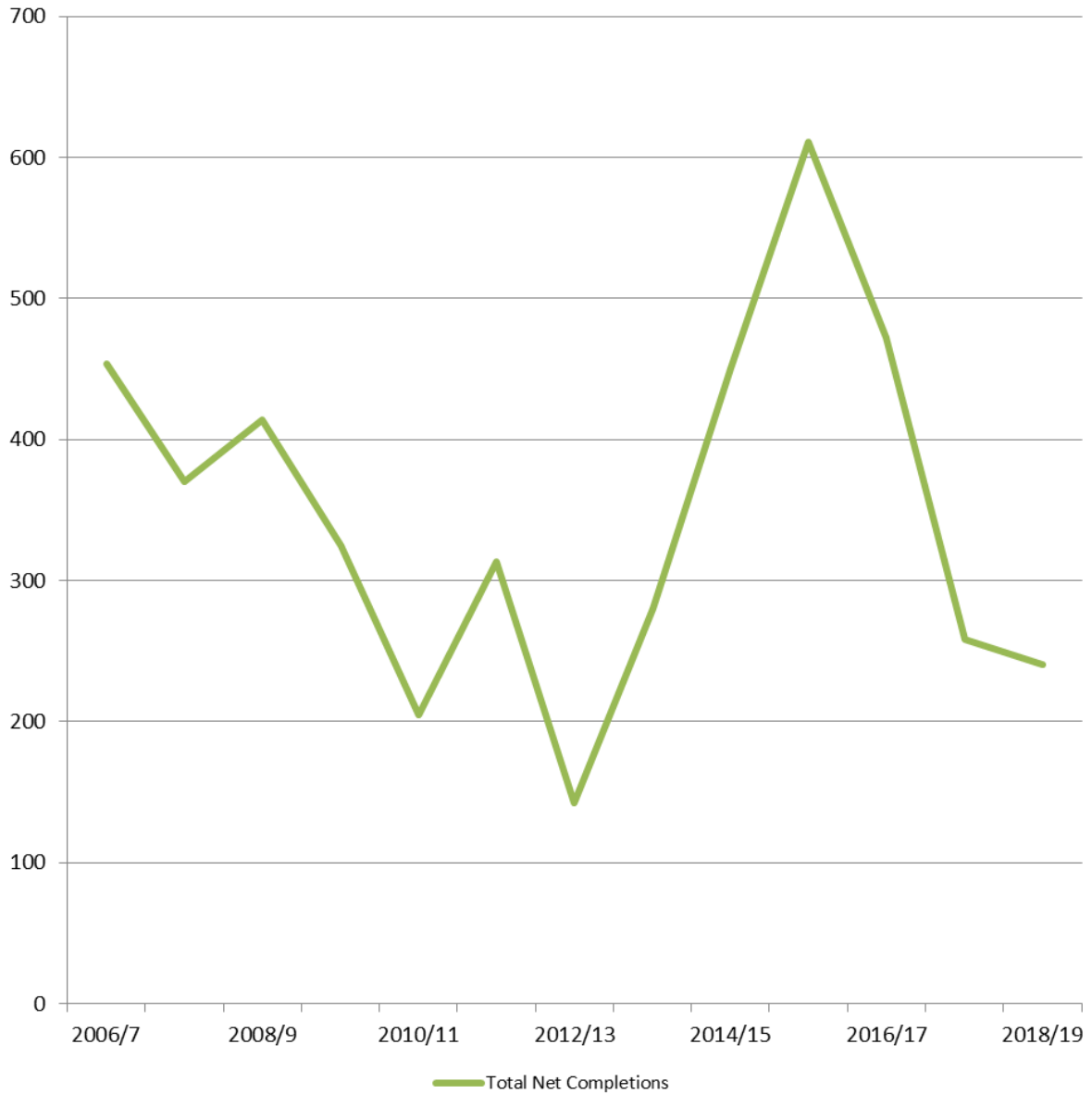


Figure 1: Net completions since 2006

## Total Demolitions, Conversions and Change of Use in 2018/19

### Demolitions

- 2.7 In the 12 months ending 31 March 2019, 1 dwelling was lost from the housing stock through demolition.

### Conversions

- 2.8 CONVERSION GAINS: In the 12 months ending 31 March 2019, there were 8 dwellings provided by way of conversions to existing residential units on six sites.
- 2.9 CONVERSION LOSSES: In the 12 months ending 31 March 2019, 2 dwellings were lost by way of conversion from two existing residential buildings.

### Change of Use

- 2.10 CHANGE OF USE GAINS: In the 12 months ending 31 March 2019, change of use from other previous uses accounted for 66 dwellings on 25 sites (of which a total of 12 dwellings were completed from one large site).
- 2.11 CHANGE OF USE LOSSES: In the 12 months ending 31 March 2019 one dwellings were lost from one residential uses 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 2018/19 was **237 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 anticipated 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 237 (net) dwellings completed in 2018/19 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
2018/19	62	241

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

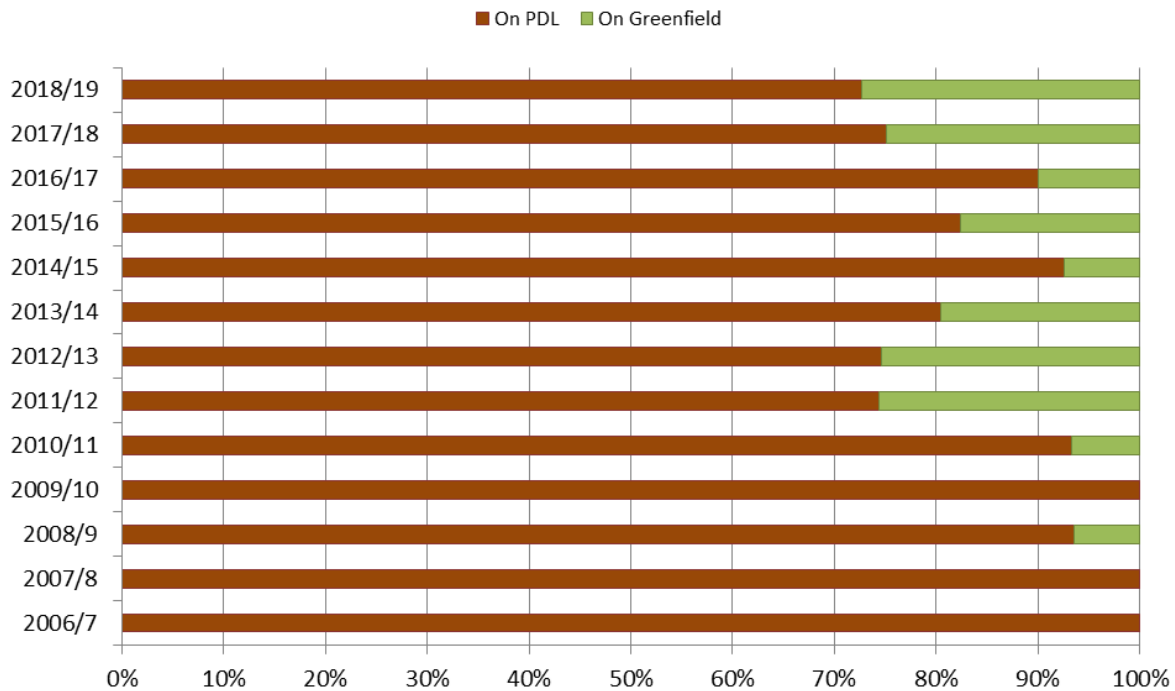


Figure 2: Proportion of completions on brownfield and Greenfield land since 2006 (Greenfield includes garden land since 2010).

2.17 The proportion of new housing completed on Greenfield land in the city has increased in the last year to 25.7% compared to 24.8% in 2017/18. Over the past five years the average amount of development on Greenfield land was 15.4% and since the start of the plan period in 2006 the annual average Greenfield development has been 11.5%.

### Completions on allocated sites and windfalls

2.18 Table 3 indicates that there has been a decrease in completions on allocated sites this year, 30.9% compared to 49.2% of completions on allocated sites in 2018. Over the past five years the average number of completions on allocated sites has been 172. 2018/19 saw an increase in the number of completions on windfall sites with 121 completions on small sites in 2018/19 compared with 41 completions on small sites in 2017/18. Table 3 provides the evidence of small windfalls (non-garden land), currently averaging 68.4 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 <sup>5</sup>
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
2018/19	75	166	46	36	84	115
<b>Total</b>	<b>1,691</b>	<b>2,932</b>	<b>1,927</b>	<b>1006</b>		<b>890</b>
<b>Average</b>	<b>130.0</b>	<b>225.5</b>	<b>148.2</b>	<b>77.3</b>		<b>68.4</b>

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

2.19 Data in table 3 shows that the number of windfall units completed increased in the past year. Windfall completions on small sites (those of 9 units or less) increased by 79 units and the contribution of large windfall sites decreased to 46 units in 2018/19 from 88 units in 2017/18. Information provided in the Schedules in Appendix 2 shows that the number of unimplemented schemes

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

has increased and the delivery rate of active sites has decreased. The increase in unimplemented schemes is similar to last year. With an increase in approved schemes this year (especially on large sites) the rate of development should increase in 2019/20.

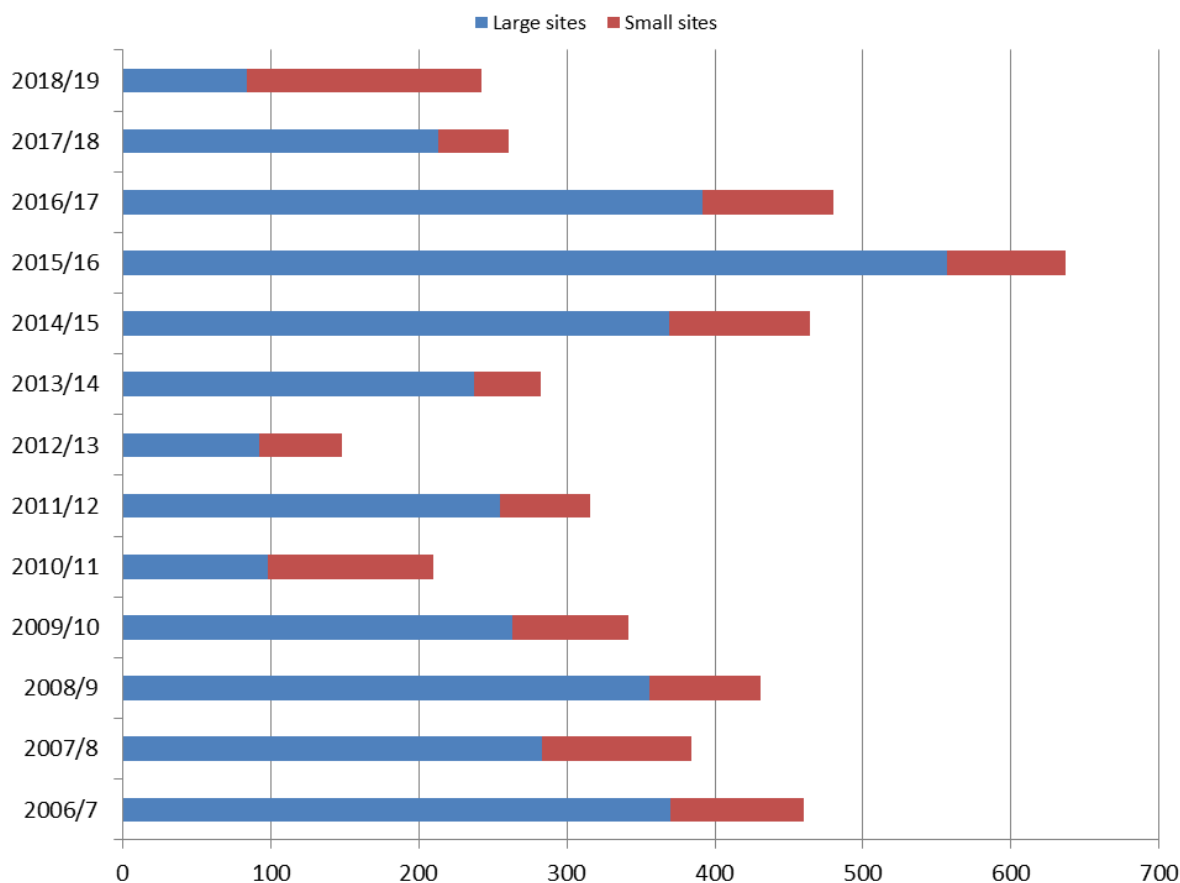


Figure 3: Proportion of completions from small sites (0 to 9 dwellings) and large sites (10 or more dwellings) since 2006.

## Dwelling Size and Type

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 4 bedroom+ dwellings completed has increased from 21 (8.2%) of all completions to 65 (26.9%) in 2018/19. Whilst 2 bedroom dwelling completions, as a proportion of all completions, has decreased from 116 (45.7%) to 49 (20.3%). 57.2% of all completions in 2018/19 were 1 and 2 bedroomed units which is a decrease from 72.9% in 2017/18. While there are a number of allocated sites which should deliver a greater number of larger

homes in future years, the majority of the large bedroom unit completions are from the allocated Whittington Road site.

2.21 Analysis of all properties built this year in Table 5 shows that of the total (gross) 241 dwellings completed, 18 were houses (53%), while 113 were flats/maisonettes (47%).

Dwelling Type	Dwelling size				Total
	1 Bed	2 Bed	3 Bed	4 Bed +	
Houses & Bungalows	11	31	35	51	128
Flats & Maisonettes	78	18	3	14	113
Total	89	49	38	65	241
Totals As %	36.9%	20.3%	15.7%	26.9%	100%

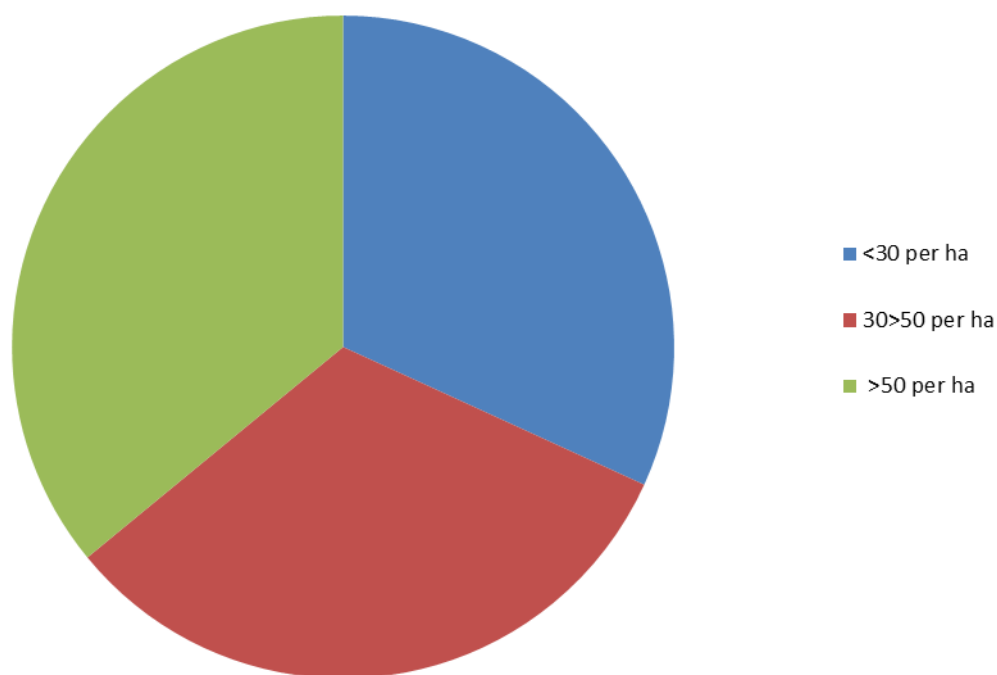
Table 4: Completed dwellings by type and dwelling size 2018/19

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%
2018/19	128	113	53%
<b>TOTAL</b>	<b>2,385</b>	<b>2,162</b>	<b>52%</b>

*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 2018/19 was 60.59 dwellings per hectare, with an average site size of 0.07 hectares. The total average net density of large sites with completions was 41.92 dwellings per hectare with an average site size of 1.24 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 2018/19*

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.



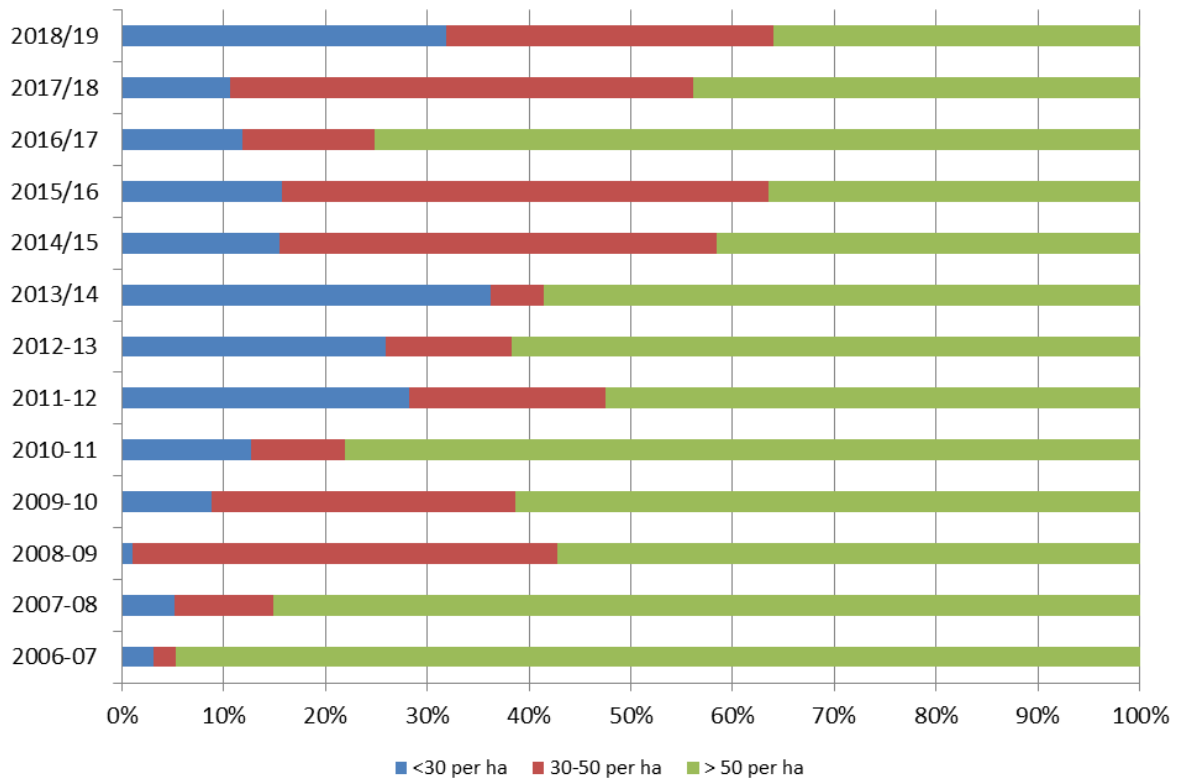


Figure 5: Proportion of sites built within each density band since 2006

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 2018/19 the density of dwellings completed were generally balanced. Completions built at <30dph accumulated to 32.3% (78), completions built at 30-50dph accumulated to 32.3% (78) and completions built at >50dph accumulated to 35.2% (85).

## Location of completions

	Ward	Dwellings
A	Arboretum	11
B	Battenhall	17
C	Bedwardine	17
D	Cathedral	90
E	Claines	16
F	Gorse Hill	0
G	Nunnery	42
H	Rainbow Hill	5
J	St Clement	7
K	St John	27
L	St Peter's Parish	0
M	St Stephen	0
N	Warndon	9
P	Warndon Parish North	0
Q	Warndon Parish South	0
	<b>Total</b>	<b>241</b>

Table 6: Residential completions by ward 2018/19

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. Similar to previous year the Cathedral ward accounted for 37% of all completions. Three wards had fewer than 10 new homes built and five wards had no additions to the housing stock in 2018/19. For the third consecutive year Warndon Parish North and Warndon Parish South have not seen any completed housing development.

## Affordable Housing

2.26 76 affordable housing units were completed in 2018/19, a decrease on the 99 completions in 2017/18. Of these, 20 were social rented units, 51 were affordable rented units and 5 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 101.6.

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%
2018/19	51	20	5	-	76	237	32%
<b>Total</b>	<b>305</b>	<b>587</b>	<b>171</b>	<b>220</b>	<b>1,324</b>	<b>4,530</b>	<b>29.1%</b>

*Table 7: Total Affordable Housing Completions since 2006*

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

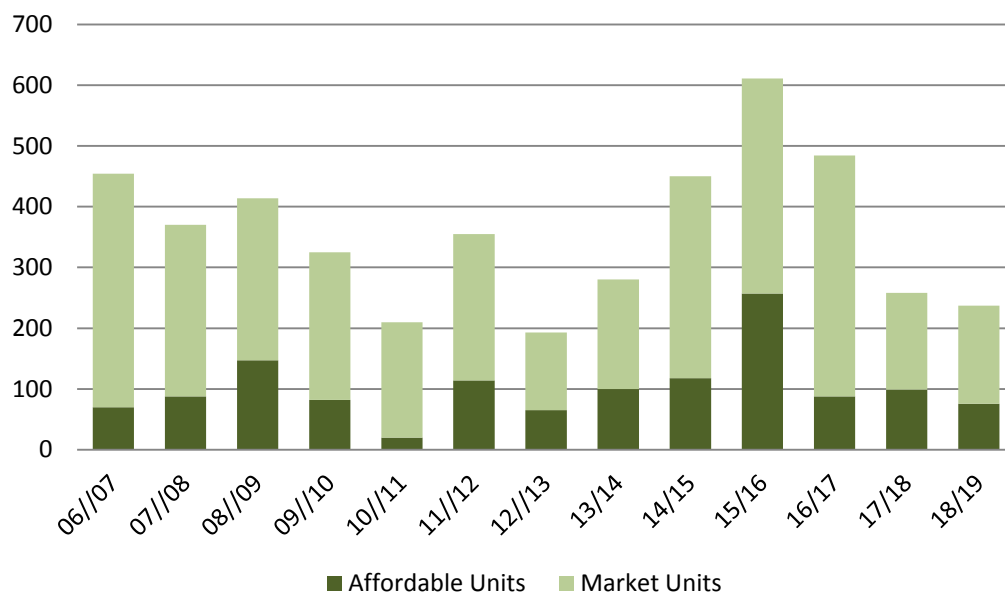


Figure 6: Number of affordable and open market units completed since 2006.

Location	Social Rented	Affordable Rented	Intermediate	Type not known	Total Homes Delivered
Former NALGO Sports Ground, Battenhall	-	9	3	-	12
Goodrich House, Sansome Place*	-	10	-	-	10
Rose Avenue/Albert Road	-	10	2	-	12
Whittington Road	-	13	-	-	13
Corner of Comer Road/Lapal Close*	20	-	-	-	20
Garages at Chedworth Drive*	-	9	-	-	9
<b>Total</b>	<b>20</b>	<b>51</b>	<b>5</b>	<b>0</b>	<b>76</b>

Table 8: Total Affordable Housing Completions during 2018/19.

\*Sites with 100% Affordable Housing Completions

2.27 The figure of 76 units built in 2018/19 is below the annual average for the past 13 years but falls within the policy threshold (31.7%) of 20-40% required for affordable housing (“SWDP15: Meeting Affordable Housing Needs” requirements). However, it should be noted that 39 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. In the immediate short term, the rate of delivery of affordable housing in 2019/20 may increase with 170 affordable housing units in the pipeline of supply this year compared to only 64 units in 2018.

## WORCESTER CITY HOUSING LAND SUPPLY POSITION AT APRIL 2019

2.27 At 31 March 2019 there were 1,010 dwellings with unimplemented detailed or outline planning permission and 718 dwellings under construction. Therefore the gross number of dwellings available totals 1,728 compared with 1,237 in 2017/18, 911 in 2016/17, 1,034 in 2015/16 1,405 in 2014/15 and 1,423 in 2013/14.

	Under Construction	Outstanding (Not Started)
<b>Large Sites with PP</b> (Schedule 1-3)	<b>605</b>	<b>815</b>
<b>Small Sites with PP</b> (Schedule 4-6)	<b>72</b>	<b>176</b>
<b>Large sites with completions</b> (Schedule 7-9)	<b>40</b>	<b>19</b>
<b>Small sites with completions</b> (Schedule 10-12)	<b>1</b>	<b>0</b>
<b>Sub totals</b>	<b>718</b>	<b>1010</b>
<b>Grand Total</b>	<b>1,728 (gross)</b>	

*Table 9: Sites with planning permission for housing at 31 March 2019*

2.28 The previous level of commitments peaked in 2007 at 1,544 units and dipped to its lowest point 911 units. In 2018/19 the level of commitments has reached a new peak with an increase in the level of commitments by 491. This year there has been a significant increase in the number of homes under construction, compared to 388 in 2017/18. Also there has been an increase in the number of approvals not yet under construction, 1,010 in 2018/19 compared to 847 in 2017/18. In 2018/19 a substantial number of applications have been granted permission, there has been an increase of 814 new permissions on large sites and a decrease in 91 new permissions on small sites compared to last year.

<b>Change in Housing supply during 2018/19</b>	<b>Number of Dwellings</b>
<b>New planning consents</b>	<b>904</b>
<b>Less:</b>	
Expired planning consent	<b>66</b>
Permission changes/replacements/corrections	<b>106</b>
Outline permissions replaced with reserved matters	<b>0</b>
Gross completions	<b>241</b>
<b>Total change in housing supply</b>	<b>491</b>

*Table 10: Annual change in Worcester City Housing Supply 2018/19*

- 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 new applications and the reduction of completions in 2018/19. New consents in the past year totalled 904 units compared to 634 in 2017/18, 468 units in 2016/17 and 368 units in 2015/16.
- 2.30 There has been a lower number (66) of expired planning consents in 2018/19 compared to 81 in 2017/18.
- 2.31 The 'Permission changes/replacements/corrections' is +106 is considerably high this year. It does include the Leopard Hill site which received a replacement application and accounts for 61 dwellings.
- 2.32 With 241 gross completions there has been an increase in the housing supply by 491 in 2018/19.

## Land Type

2.33 79% (1,367 out of 1,728 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.

2.34 Out of the 1,728 gross commitments at 31<sup>st</sup> March 2019, 1,219 dwellings are to be new builds, 455 will come from a change of use and 54 from conversions from existing residential uses.

	Detailed permission	Outline permission	Permission in Principle	Total dwellings	% total
Brownfield land	1,357	1	9	1,367	79.1
Greenfield land	279	82	0	361	20.9
<b>TOTAL</b>	<b>1,646</b>	<b>83</b>	<b>9</b>	<b>1,728</b>	<b>100%</b>
Large sites (10+)	1,384	81	0	1,465	84.8
Small sites (1 to 9)	252	2	9	263	15.2
<b>TOTAL</b>	<b>1,646</b>	<b>83</b>	<b>9</b>	<b>1,728</b>	<b>100%</b>

*Table 11: Land with planning permission for residential development at 31 March 2019 (including under construction).*



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

- 2.35 Paragraph 73 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%, 10% or 20% (moved forward from later in the plan period) depending on past delivery.*
- 2.36 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

- 2.37 The NPPF states that: *“to be considered **deliverable**<sup>6</sup>, 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.”*
- 2.38 In relation to the term **available**, we have considered those sites which:
- are under construction; or
  - have planning permission (i.e. commitments); or

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<sup>6</sup> NPPF (2019), Glossary

2.39 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?

2.40 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.

2.41 The South Worcestershire Development Plan was adopted on the 25<sup>th</sup> 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

- 2.42 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.
- 2.43 For the purposes of the April 2019 to March 2024 (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.
- 2.44 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.
- 2.45 From the grand total of supply detailed in table 9. The assumptions are that that the outline permissions (83) and units with permission in principle (9) are not available and will therefore be deducted from the supply total. Also units at Sheriffs Gate (396) are judged to have a long term phasing plan and therefore deemed not deliverable within 5 years. The total supply of housing used in 5 year housing land supply calculation is therefore **1,240** (net).
- 2.46 First a 5% non implementation rate is assumed to apply to the **gross 1,240 dwelling commitments equalling 1,178.**
- 2.47 Second guidance in the NPPF<sup>7</sup> 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

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<sup>7</sup> NPPF (2019) para 70

supply. This is to avoid double counting against the completion of small windfall sites which currently have planning permission at April 2019. 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 2022-March 2024 is therefore justified. **The average supply of windfall completions on small sites since 2006 is 68.4 dwellings per year**, as detailed at Table 3. This is based on actual 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 136 dwellings**.

### Identifying Housing Provision Targets

- 2.48 The first stage of the process is to consider the relevant target which informs the five year housing land supply calculation.
- 2.49 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.
- 2.50 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. The annualised target is now 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

2.51 The five year land supply target therefore for the period April 2019 to March 2024 is 5 years x 261 = 1,305.

### Applying the buffer

2.52 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 requirement<sup>8</sup>. 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.

2.53 The record of past delivery since 2006 shows that 4,526 dwellings net have been completed in the city. This figure is 605 dwellings in excess of the target for the period April 2006 to March 2019, which is 283 x 9 years + 371 x 3 years + 261 x 1 year, giving a target for the past thirteen years of 3,921. Since 2006/07, Worcester City has only under delivered against the annual requirement in five years out of thirteen, 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.

<sup>8</sup> NPPF (2019) Para 73

- 2.54 There is therefore no evidence of past persistent under delivery over the long term. In accordance with National Planning Policy Framework paragraph 73, it is appropriate to apply an additional 5% buffer (moved forward from later in the plan period).
- 2.55 Subtracting the 605 over supply of dwellings from the five year requirement results in a target of (1,305 – 605) 700 dwellings.
- 2.56 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 735 dwellings. This equates to 147 dwellings per annum.
- 2.57 In addition to this the 20% buffer has been applied due to the under delivery of housing over the past two years. To note this isn't a requirement until there has been a proven record of under delivery for the previous three years. Nevertheless the calculation is still presented in table 15 with an annualised target of 168 dwellings per annum.

### **Calculating the Five Year Supply**

- 2.58 Table 13 sets out the calculation of the Five Year Housing Land Supply target for the period 1st April 2019 to 31<sup>st</sup> March 2024, (using the information in Tables 12 and para 4.20).
- 2.59 Table 14 illustrates the potential supply over the next 5 years (2019 to 2024) from the total commitments (including assumptions for non-implementation), and a windfall allowance.
- 2.60 Table 15 calculates the current scale of housing land supply comparing the potential supply over the 5 years (2019 to 2024) with the total five year target (including a 5% buffer and oversupply since 2006).

Five Year Housing Land Supply Requirements 1 <sup>st</sup> April 2019 to 31 <sup>st</sup> March 2024	Calculation of Five Year Target and 5% Buffer
Plan Period Target Inspector's Further Interim Conclusions (objective Assessment of Housing Need)	<b>6,800</b>
Annualised Target	5 x 261
Target (2006 to 2019)	$(9 \times 283) + (3 \times 371) + (1 \times 261)$ = 3,921
Net Completions to Date in plan period (years elapsed)	4,526 (13)
Target (2006 to 2019) minus Completions 2006 to 2019 (i.e. under/oversupply 2006 to 2019)	605 (oversupply)
Five Year Target (2019 to 2024)	1,305
Five Year Target (2018 to 2023) less oversupply	700
Five Year Target (2019 to 2024) with oversupply plus 5% buffer	<b>735</b>
Five Year Target (2019 to 2024) with oversupply plus 20% buffer	<b>840</b>
Annualised Five Year Target (2019 to 2024) with oversupply plus 5% buffer	<b><u>147</u></b>
Annualised Five Year Target (2019 to 2024) with oversupply plus 20% buffer	<b><u>168</u></b>

Table 13: Five year housing land target in Worcester 2019-2024

<b>SWDP Housing Supply April 2019</b>		
<b>Five year housing land supply 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2024</b>		<b>Number of dwellings net</b>
<b>C O M M I T M E N T S</b>	Under Construction (5% non-implementation rate)	718 (682)
	Outstanding with planning permission (5% non-implementation rate)	1,010 (959)
	Less (Outline, Permission in Principle and Undeliverable units)	488
	<b>Total</b> (assuming 5% non-implementation rate)	<b>1,240</b> <b>(1,153)</b>
Windfall Allowance <sup>9</sup>		136
<b>Total Commitments (+ Windfall Allowance)</b>		<b>1,289</b>

Table 14: Residential commitments in Worcester at 1<sup>st</sup> April 2019

<sup>9</sup> Equal to two years of average net small site windfall completions at 68.4 dwellings per annum. This average is calculated for the period 2006-19 and excludes windfalls on garden land.



Five year housing land supply 1 <sup>st</sup> April 2019 to 31 <sup>st</sup> March 2024	SWDP Housing Provision April 2019
	Number of dwellings net
Five year target (+5% buffer and oversupply 2006 to 2019)	735
Five year target (+20% buffer and oversupply 2006 to 2019)	840
Total Supply (inc. 2 years windfall allowance)	1,289
Surplus (+) / Shortfall (-)	605
Five year housing land supply calculation (+5% buffer)	(1,289/147)
Five year housing land supply calculation (+20% buffer)	(1,289/168)
Total housing supply in years (+5% buffer)	<b>8.76</b>
Total housing supply in years (+20% buffer)	<b>7.67</b>

Table 15: Five year land supply in Worcester at 1<sup>st</sup> April 2019

## Conclusion

- 2.61 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%.
- 2.62 With a 5% buffer **8.76 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.
- 2.63 With a 20% buffer **7.67 years housing land supply** can be demonstrated taking account of only approved development. This has been calculated due to under delivery of the 2 previous years. Although the NPPF (2019) para 73 does detail that this buffer should be applied when there is “significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply”.
- 2.64 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.

<b>Establishing a five year housing land supply target based on the South Worcestershire Development Plan.</b>		
A	Objective Assessment of Housing Need	6,800 dwellings
B	Number of net dwellings built (2006 to 2019)	4,526
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 (2019 to 2024) 5yrs x 261*	1,305* dwellings
G	Past oversupply	605
H	Total five year housing land target	700
I	Five year housing land target (+ 5% buffer)	735
J	Five year housing land target (+ 20% buffer)	840
K	Annualised total target (5% buffer)	147
L	Annualised total target (20% buffer)	168

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

**Calculations:**

- $A \div C = D$   $6,800 \div 24 = 283$
- $(D \times E) = F$   $283 \times 5 = 1305^*$   
*(1,305\* adjusted See SWDP 3 table 4b (ii))*
- $F + G = H$   $1,305 - 605 = 700$
- $H \times 1.05 = I$   $700 \times 1.05 = 735$
- $I \div 5 = K$   $735 \div 5 = 147$

- $H \times 1.20 = J$                                        $700 \times 1.20 = 840$
- $J \div 5 = L$      $840 \div 5 = 168$

### 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		
M	Total supply forecast for 2019 to 2024	1,728 dwellings
N	Non-implementation rate	5%
O	Less (Outline, Permission in Principle and Undeliverable units)	488
P	Windfall allowance	136 dwellings
Q	Total number of dwellings on allocated sites	0
R	Relevant five year housing land target (Inc. 5% buffer)	735 dwellings
S	Relevant five year housing land target (Inc. 20% buffer)	840
T	Required number of years of supply	5 years
U	Worcester City Council 's Housing Land supply (Inc. 5% buffer)	8.76 years
V	Worcester City Council 's Housing Land supply (Inc. 20% buffer)	7.67 years

Calculations:

- $((M \times (1 - N)) + P + Q) \div R \times T = U$
- $((M \times (1 - N)) + P + Q) \div S \times T = V$
- $1728 \times (1 - 0.05) = 1641$
- $1641 - 488 = 1153$
- $1153 + 136 = 1289$
- $735 \div 5 = 147$
- $840 \div 5 = 168$

- $1289 \div 147 = 8.76$  years
- $1289 \div 167 = 7.67$  years

Therefore Worcester City Council can demonstrate **8.76 years** of housing land supply (including a 5% buffer) and **7.67 years** housing land supply (including a 20% buffer) against the South Worcestershire Development Plan housing requirement.

## APPENDIX 2: Housing Schedules

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

**Schedule 1: Committed large sites; Development progress**

Planning Ref	Location	DateApp	Total Units Remaining	Commenced?	No. UC
P15K0271	Rear of 18 St Johns	01/12/2016	11	N	-
P16K0302	79 St Johns - Zig Zag	18/02/2019	12	N	-
P17A0348	14-20 BARBOURNE ROAD, WORCESTER	12/07/2017	25	N	-
P17N0594	Land at Cranham Drive, WORCESTER, WR4 9PH	19/12/2017	34	N	-
P16E0451	Old Northwick Farm (renewal)	29/06/2018	52	N	-
P17J0577	YMCA Hostel, Henwick Road	29/06/2018	87	N	-
P15D0510	St Martins Quarter	10/01/2018	98	N	-
P16B0575	Mount Battenhall	21/07/2017	100	N	-
P12G0199	Sherriff Gate	14/12/2018	396	N	-
P17D0137	SITE AREA B SEVERN STREET, WORCESTER	31/03/2017	26	Y	26
P05D0432	Former Royal Worcester Porcelain Site	23/06/2006	32	Y	32
P16G0178	Whittington Road	30/08/2016	34	Y	34
P17K0500	195 Oldbury Road	15/12/2017	42	Y	42
P15C0371	The Ice House, 174 Bromyard Road	14/07/2015	54	Y	54
P18Q0226	LAND NORTH OF NEWTOWN ROAD, WORCESTER	25/05/2018	61	Y	61
P18C0175	LAND OFF OAK VIEW WAY, OAK VIEW WAY, WORCESTER	24/04/2018	175	Y	175
P17G0258	CROWN PACKAGING, PERRYWOOD WALK, WORCESTER, WR5 1EG	15/05/2017	215	Y	215
<b>Total</b>			<b>1454</b>	-	<b>639</b>

**Schedule 2: Committed large sites; Site details**

Planning Ref	Location	Proposal	Site Area	Density	Land Type	Status	DevType	Affordable Units	Previous Use
P15K0271	Rear of 18 St Johns	8 one bed and 3 two bed houses. Proposed development of 11 dwellings and associated works.	0.11	100.00	B	W	NB	0	VAC
P16K0302	79 St Johns - Zig Zag	Re-development of derelict site at former ZigZag nightclub and no.79 Cordle's shop. Development comprises of 2no. ground floor units (Use Class A1 - shops or Use Class A2 - financial and professional services) and 12 apartments.	0.0678	176.99	B	A	NB	0	VAC
P17A0348	14-20 BARBOURNE ROAD, WORCESTER	Internal alterations and improvements to 28 existing flats and HMO units to create 25 individual flats, together with minor alterations to the external elevations	0.0769	325.10	B	W	CON	0	C3
P17N0594	Land at Cranham Drive, WORCESTER, WR4 9PH	34 affordable dwellings incorporating houses and apartments.	0.58	58.62	B	W	NB	34	C2
P16E0451	Old Northwick Farm (renewal)	8 one bed flats, 10 two bed houses, 15 three bed houses and 19 four bed houses (demolition of 1 house). Residential development comprising 52 dwellings, including 21 affordable dwellings with associated new access (via the demolition of No.221 Northwick Road).	2.59	20.08	G	A	NB	21	AGR
P17J0577	YMCA Hostel, Henwick Road	87 one bed units - CoU from Hostel to Student accomodation; demolitions and erections of new accommodation block; access and car park improvements. (C1 to SG)	0.9848	88.34	B	W	CoU	0	C2
P15D0510	St Martins	98 apartments	0.225	435.56	B	W	NB	0	SUI



	Quarter								
P16B0575	Mount Battenhall	Demolitions of modern structures, conversion, change of use and new build to create a care community with communal areas and facilities.	2.6	38.46	Mix	W	CoU/NB	0	VAC
P12G0199	Sherriff Gate	Proposed urban renewal and regeneration scheme (4 phases) for mixed use development.	4.3	92.09	B	W	NB	230	VAC
P17D0137	SITE AREA B SEVERN STREET, WORCESTER	Proposed removal of later extension to the Old Schoolhouse and redevelopment into 26 dwellings, 4 of which are contained within the refurbished Old Schoolhouse and the remainder within a new build alongside associated parking, refuse & cycle stores	0.27	96.30	B	W	NB	0	VAC
P17K0500	195 Oldbury Road	42 bed specialist C2 care home	0.65	64.62	B	W	NB	42	A4
P15C0371	The Ice House, 174 Bromyard Road	53 two bed and 1 one bed flat	0.45	120.00	B	W	NB	0	B8
P18Q0226	LAND NORTH OF NEWTOWN ROAD, WORCESTER	Erection of 61 dwellings along with associated access, new public open space, landscaping and associated works. Diversion of footpath 660(B)	5.48	11.13	G	A	NB	24	AGR
P18C0175	LAND OFF OAK VIEW WAY, OAK VIEW WAY, WORCESTER	Erection of 175 dwellings, public open space and associated infrastructure	10.38	16.86	G	A	NB	70	VAC
P17G0258	CROWN PACKAGING, PERRYWOOD WALK, WORCESTER, WR5 1EG	Demolition of all existing buildings and the erection of 215 dwellings served from Williamson Road and Perry Wood Walk, public open space; landscaping; car parking and all other ancillary and enabling works; and	7.57	28.40	B	W	CoU	0	B2

		associated engineering works to facilitate the construction of surface water drainage and foul water pumping station (B2 to C3)							
<b>Total</b>									<b>421</b>

**Schedule 3: Committed large sites; Dwelling type & size**

Planning Application	Location	1 bed flat	2 bed flat	3+bed flat	1 bed house	2 bed house	3 bed house	4+ bed house	Unknown	Total
P15K0271	Rear of 18 St Johns	-	-	-	8	3	-	-	-	<b>11</b>
P16K0302	79 St Johns - Zig Zag	8	4	-	-	-	-	-	-	<b>12</b>
P17A0348	14-20 BARBOURNE ROAD	25	-	-	-	-	-	-	-	<b>25</b>
P17N0594	land at Cranham Drive, WORCESTER, WR4 9PH	8	12	-	-	8	5	1	-	<b>34</b>
P16E0451	Old Northwick Farm (renewal)	8	-	-	-	10	15	19	-	<b>52</b>
P17J0577	YMCA Hostel, Henwick Road	87	-	-	-	-	-	-	-	<b>87</b>
P15D0510	St Martins Quarter	48	62	-	-	-	-	-	-	<b>98</b>
P16B0575	Mount Battenhall	25	58	1	-	-	1	-	-	<b>85</b>
P12G0199	Sherriffe Gate	37	37	-	-	-	-	-	322	<b>396</b>
P17D0137	SITE AREA B SEVERN STREET	9	17	-	-	-	-	-	-	<b>26</b>
P17K0500	195 Oldbury Road	42	-	-	-	-	-	-	-	<b>42</b>
P15C0371	The Ice House, 174 Bromyard Road	1	53	-	-	-	-	-	-	<b>54</b>
P18Q0226	LAND NORTH OF NEWTOWN ROAD	6	3	-	4	6	8	11	23	<b>61</b>

P18C0175	LAND OFF OAK VIEW WAY, OAK VIEW WAY, WORCESTER	15	8	-	-	50	61	41	-	<b>175</b>
P17G0258	CROWN PACKAGING, PERRYWOOD WALK, WORCESTER, WR5 1EG	-	-	-	4	19	126	66	-	<b>215</b>
<b>Totals</b>		<b>319</b>	<b>254</b>	<b>1</b>	<b>16</b>	<b>96</b>	<b>216</b>	<b>138</b>	<b>345</b>	<b>1373</b>

**Schedule 4: Committed Small sites; Development progress**

Application Number	Location	DevType	DateApp	Total Units Remaining	Site Commenced	No. UC
P08D0685	143a & 143 Bath Road	NB	25/08/2009	1	Y	1
P13G0550	Gun Tavern, Newtown Road	CoU	06/01/2013	3	Y	3
P14E0576	Corner of Moathouse & Hindlip Lanes	CoU	26/06/2015	1	N	0
P15A0125	9 Pierpoint Street	NB	21/08/2015	4	Y	4
P15A0421	Land Adj to 2 Northfield Street	NB	05/07/2016	6	Y	6
P15A0556	2 Thorneloe Court, Barbourne Crescent	CON	18/06/2016	1	N	0
P15D0546	The Albion 48 Bath Road (one existing 2 bed flat lost)	CoU	23/06/2016	8	Y	8
P15D0554	Former History Centre, Trinity House, Trinity Street	CoU	23/05/2016	8	Y	8
P15E0508	13 Droitwich Road	CON	24/02/2016	1	N	0
P15K0370	Grosvenor Henwick Road	CoU	02/02/2016	3	Y	3
P16B0154	76 Barnes Way	NB	20/06/2016	1	N	0
P16C0113	1 Malvern Road	CoU	23/06/2016	5	Y	5
P16C0542	5 Bull Ring	CoU	28/02/2017	6	N	0
P16D0146	The Great Western Hotel	NB	30/09/2016	4	N	0
P16D0156	Rear 18-20 Silver Street	CoU	23/06/2016	4	N	0
P16D0212	38 Lark Hill	NB	20/06/2016	1	Y	1
P16D0260	4 Charles Street	CoU	21/06/2016	3	N	0
P16D0343	The Glen, Waverley Street (OL)	NB	15/09/2016	1	N	0
P16D0395	1 & 1a Angel Street	CoU	12/09/2016	2	N	0
P16D0468	Land Adj to 102 Cavendish Street	NB	30/12/2016	1	N	0
P16D0477	7-11 Lowesmoor	NB	08/12/2016	4	N	0
P16E0041	10 Park View Terrace	NB	15/07/2016	1	N	0
P16E0206	1 Lavender Road	NB	22/06/2016	1	Y	1
P16E0456	Nortwick Marina	NB	25/11/2016	1	N	0
P16H0144	Marlbank, Lansdowne Walk	NB	09/05/2016	1	N	0
P16H0334	222 Astwood Road	CoU	30/09/2016	1	N	0
P16H0433	Rear of 37 Astwood Road (Retro)	CoU	27/10/2016	1	N	0
P16M0073	8 Keats Avenue	NB	29/06/2016	1	Y	1
P17A0295	Sunsoa News Agent, 25 - 27 GILLAM STREET, WORCESTER, WR3 8JT	CoU	09/06/2017	2	N	0

P17B0145	Highfield Battenhall Avenue	CoU	26/05/2017	-1	Y	-1
P17C0056	IVY HOUSE, 199 MALVERN ROAD, WORCESTER, WR2 4NW	NB	03/02/2017	1	Y	1
P17C0459	PITMASTON LODGE, MALVERN ROAD, WORCESTER, WR2 4LL	CoU	13/09/2017	1	Y	1
P17C0584	KIELDER RISE, WORCESTER	NB	23/03/2018	2	Y	1
P17D0087	12 SANSOME PLACE, WORCESTER, WR1 1UA	CoU	22/02/2017	6	N	0
P17D0110	49 Broad Street	CON	18/05/2017	3	N	0
P17D0113	13 - 15 BARBOURNE ROAD, WORCESTER	CON	06/04/2017	1	N	0
P17D0142	THE GREAT WESTERN HOTEL, 8 SHRUB HILL ROAD, WORCESTER, WR4 9EF	NB	16/03/2017	4	N	0
P17D0179	6 Green Hill Bath Road	NB	13/10/2017	1	N	0
P17D0386	QUAY TURN, 1 QUAY STREET, WORCESTER, WR1 2JJ	CoU	26/07/2017	1	N	0
P17D0508	LAND AT THE REAR OF 88 WYLDS LANE, WORCESTER, WR5 1DJ	NB	18/10/2017	1	N	0
P17D0524	100 BATH ROAD, WORCESTER, WR5 3EW	CON	11/12/2017	3	Y	3
P17D0530	94 BATH ROAD, WORCESTER	NB	06/12/2017	1	N	0
P17D0599	JENKINS HOUSE, 15 FOREGATE STREET, WORCESTER, WR1 1DB	CoU	07/02/2018	8	N	0
P17E0057	BUILDNGS FARM, HINDLIP LANE, WORCESTER, WR3 8SB	CoU	21/06/2017	1	N	0
P17E0112	NORTHWICK MARINA, NEWEYS HILL, WORCESTER, WR3 7AL	NB	08/03/2017	2	N	0
P17E0114	NORTHWICK MARINA, NEWEYS HILL, WORCESTER, WR3 7AL	NB	08/03/2017	1	N	0
P17E0139	2 OLD NORTHWICK LANE, WORCESTER, WR3 7LY	NB	22/03/2017	1	N	0
P17E0217	39 OMBERSLEY ROAD, WORCESTER, WR3 7BP	NB	23/05/2017	1	N	0
P17E0265	119 OMBERSLEY ROAD, WORCESTER, WR3 7BT	NB	17/05/2017	1	Y	1
P17E0533	40 COOMBS ROAD, WORCESTER, WR3 7JG	NB	07/02/2018	1	N	0
P17E0572	Land adjacent to 12 GREEN LANE, BEVERE, WORCESTER, WR3 7QG	NB	28/11/2017	1	Y	1
P17E0587	OLD NORTHWICK FARM, OLD NORTHWICK LANE, WORCESTER, WR3 7NB	CON	13/12/2017	3	N	0
P17F0313	38 AVON ROAD, WORCESTER, WR4 9AG	NB	16/06/2017	1	N	0
P17F0336	40 AVON ROAD, WORCESTER, WR4 9AG	NB	21/07/2017	1	N	0
P17G0035	12 NEWTOWN ROAD, WORCESTER, WR5 1HF	NB	25/01/2017	1	N	0

P17J0504	THE CROWN AND ANCHOR, 233 HYLTON ROAD, WORCESTER, WR2 5LA	CoU	05/01/2018	6	N	0
P17K0219	2-6 Bromyard Road	NB	13/10/2017	2	Y	2
P17K0234	NEW BUNGALOW (LAND ADJACENT TO), GROSVENOR WALK, WORCESTER, WR2 5BJ	NB	11/05/2017	1	N	0
P17L0363	30 NORTON ROAD, WORCESTER, WR5 3BB	NB	17/07/2017	2	N	0
P17Q0260	Land adj to Avenue Cottage, Swinesherd	NB	08/11/2017	1	N	0
P18A0013	104 LANSDOWNE ROAD, WORCESTER, WR3 8JL	NB	18/01/2018	3	Y	2
P18A0022	24 BIRCHFIELD CLOSE, WORCESTER, WR3 8LQ	NB	18/01/2018	1	N	0
P18A0033	WYATT GUEST HOUSE, 40 BARBOURNE ROAD, WORCESTER, WR1 1HU	CoU	17/01/2018	6	N	0
P18A0417	20 LITTLE CHESTNUT STREET, WORCESTER, WR1 1PG	CON	28/09/2018	2	N	0
P18A0469	13 LANSDOWNE ROAD, WORCESTER, WR1 1ST	CoU	22/10/2018	1	N	0
P18B0003	137 BATH ROAD, WORCESTER, WR5 3AG	NB	03/01/2018	4	N	0
P18C0196	97 FOLEY ROAD, WORCESTER, WR2 4ND	NB	31/05/2018	1	N	0
P18C0216	124 COLUMBIA DRIVE, WORCESTER, WR2 4XU	NB	16/05/2018	1	Y	1
P18C0296	19 ST JOHNS, WORCESTER, WR2 5AE	NB	09/07/2018	1	N	0
P18C0309	OASIS DENTAL CARE, 25A ST JOHNS, WORCESTER, WR2 5AG	CoU	31/07/2018	1	N	0
P18D0014	57 DIGLIS LANE, WORCESTER, WR5 3DQ	CON	22/01/2018	2	N	0
P18D0067	Land adj. 4 Perrywood Walk, PERRYWOOD WALK, WORCESTER	NB	20/02/2018	2	N	0
P18D0202	Land adjacent to 18-20 Silver Street, Silver Street, Worcester, WR12DA	NB	24/05/2018	9	N	0
P18D0228	13 ANGEL STREET, WORCESTER, WR1 3QT	CoU	14/06/2018	6	Y	6
P18D0286	36A BRITANNIA SQUARE, WORCESTER, WR1 3DH	CON	03/07/2018	1	N	0
P18D0310	FORMER WORCESTER FIRE STATION, COPENHAGEN STREET, WORCESTER, WR1 2HQ	CoU	13/07/2018	9	N	0
P18D0331	Garage site opposite Queensgate Mews, MOOR STREET, WORCESTER, WR1 3DB	NB	27/07/2018	2	N	0
P18D0336	Unit 10 & 30 Reindeer Court, Mealcheapen Street, Worcester, WR1 2DS	CoU	06/08/2018	4	N	0
P18D0362	UNITY HOUSE, STANLEY ROAD, WORCESTER, WR5 1BE	NB	10/08/2018	4	N	0
P18D0439	43 BROAD STREET, WORCESTER, WR1 3LR	CoU	16/10/2018	3	N	0
P18D0462	8 SANSOME PLACE, WORCESTER, WR1 1UA	CoU	23/10/2018	2	N	0

P18D0483	UNITS 19-22 REINDEER COURT, MEALCHEAPEN STREET, WORCESTER, WR1 2DS	CoU	30/10/2018	5	N	0
P18E0048	51 Dorothy Crescent	NB	03/04/2018	1	N	0
P18E0070	87 OMBERSLEY ROAD, WORCESTER, WR3 7BT	NB	14/02/2018	1	N	0
P18E0157	78 - 80 OMBERSLEY ROAD, WORCESTER, WR3 7EU	CoU	09/04/2018	2	Y	2
P18E0184	2 CONSTANCE ROAD, WORCESTER, WR3 7NF	NB	14/05/2018	1	Y	1
P18E0501	5 NASH CLOSE, WORCESTER, WR3 7YD	NB	13/11/2018	1	N	0
P18E0524	39 MEADOW ROAD, WORCESTER, WR3 7PP	NB	26/03/2019	1	N	0
P18G0274	adj 12 NEWTOWN ROAD, WORCESTER, WR5 1HF	NB	21/06/2018	2	N	0
P18H0011	96 HOLLY MOUNT, WORCESTER, WR4 9SF	CON	22/01/2018	5	Y	5
P18H0303	LAND ADJACENT 55 GLENTHORNE AVENUE, WORCESTER, WR4 9TT	NB	16/07/2018	1	N	0
P18J0075	46 MONARCH DRIVE, WORCESTER, WR2 6ES	NB	27/02/2018	1	Y	1
P18J0124	UNIVERSITY OF WORCESTER, LAND OFF HIMBLETON ROAD, WORCESTER, WR2 6AJ	NB	20/03/2018	3	Y	3
P18J0328	1 HIMBLETON ROAD, WORCESTER, WR2 6BA	CoU	21/07/2018	1	N	0
P18K0217	Land adjacent to Barlow Buildings, BROMYARD TERRACE, WORCESTER	CON	18/05/2018	7	N	0
P18K0239	32 - 34 ST JOHNS, WORCESTER, WR2 5AH	CON	29/05/2018	6	N	0
P18K0327	24A MCINTYRE ROAD, WORCESTER, WR2 5LG	CoU	31/07/2018	5	N	0
P18K0367	FLAT OVER 143 BROMYARD ROAD, WORCESTER, WR2 5DL	CoU	22/08/2018	1	N	0
P18K0490	225 OLDBURY ROAD, WORCESTER, WR2 6JU	NB	09/11/2018	1	N	0
P18M0021	Garage Court, Turrall Street, WORCESTER, WR3 8AJ	NB	29/01/2018	2	N	0
P18P0259	2 BRECON AVENUE, WORCESTER, WR4 0RJ	CON	13/06/2018	1	Y	1
P18P0531	Old Cobblers Barn 3 St Nicholas Lane	CON	21-Feb-19	1	N	0
PRA17D08	24 College Street	CoU	27/10/2017	6	N	0
PRA18D04	Pierpoint House, 9 Pierpoint Street	CoU	22/08/2018	4	Y	4
PRA18D05	7-11 Lowesmoor	CoU	07/11/2018	2	N	0
<b>Total</b>				<b>262</b>		



**Schedule 5: Committed Small sites; Site Details**

Planning Application	Location	Units Lost	Units (Gross)	Site Area	Density	Land Type	Status	DevType	Previous Use
P08D0685	143a & 143 Bath Road		1	0.2299	4.35	B	W	NB	GDN
P13G0550	Gun Tavern, Newtown Road		3	0.0824	12.14	B	W	CoU	A4
P14E0576	Corner of Moathouse & Hindlip Lanes		1	0.5058	1.98	B	W	CoU	VAC
P15A0125	BUILDNGS FARM, HINDLIP LANE, WORCESTER, WR3 8SB		4	0.0152	65.79	B	W	NB	B1
P15A0421	Land Adj to 2 Northfield Street		6	0.034	29.41	B	W	NB	B1
P15A0556	2 Thorneloe Court, Barbourne Crescent		1	0.014	71.43	B	W	CON	C3
P15D0546	The Albion 48 Bath Road (one existing 2 bed flat lost)		8	0.054	18.52	B	W	CoU	A4
P15D0554	Former History Centre, Trinity House, Trinity Street		8	0.05	20.00	B	W	CoU	VAC
P15E0508	13 Droitwich Road		1	0.0057	175.44	B	W	CON	C3
P15K0370	Grosvenor Henwick Road		3	0.0553	18.08	B	W	CoU	A4
P16B0154	76 Barnes Way		1	0.0135	74.07	GRN	W	NB	GRN
P16C0113	1 Malvern Road		5	0.046	21.74	B	W	CoU	A2
P16C0542	5 Bull Ring		6	0.074	13.51	B	W	CoU	VAC
P16D0146	The Great Western Hotel		4	0.085	11.76	B	W	NB	C1
P16D0156	Rear 18-20 Silver Street		4	0.0071	140.85	B	W	CoU	A1
P16D0212	38 Lark Hill		1	0.0055	181.82	B	W	NB	AMN
P16D0260	4 Charles Street		3	0.048	20.83	B	W	CoU	D2
P16D0343	The Glen, Waverley Street (OL)		1	0.02	50.00	B	W	NB	GRN
P16D0395	1 & 1a Angel Street		2	0.004	250.00	B	W	CoU	VAC
P16D0468	Land Adj to 102 Cavendish Street		1	0.021	47.62	GRN	W	NB	GRN
P16D0477	7-11 Lowesmoor		4	0.46	2.17	B	W	NB	A1
P16E0041	10 Park View Terrace		1	0.0925	10.81	B	W	NB	C3
P16E0206	1 Lavender Road		1	0.03	33.33	GRN	W	NB	GRN
P16E0456	Nortwick Marina		1	0.32	3.13	G	W	NB	D2
P16H0144	Marlbank, Lansdowne Walk		1	0.028	35.71	B	W	NB	VAC
P16H0334	222 Astwood Road		1	0.015	66.67	B	W	CoU	A1

P16H0433	Rear of 37 Astwood Road (Retro)		1	0.015	66.67	B	W	CoU	D2
P16M0073	8 Keats Avenue		1	0.0347	28.82	GRN	W	NB	GRN
P17A0295	Sunsoa News Agent, 25 - 27 GILLAM STREET, WORCESTER, WR3 8JT		2	0.0293	34.13	B	W	CoU	A1
P17B0145	Highfield Battenhall Avenue		-1	0.3724	2.69	B	W	CoU	C3
P17C0056	IVY HOUSE, 199 MALVERN ROAD, WORCESTER, WR2 4NW		1	0.082	12.20	GRN	W	NB	VAC
P17C0459	PITMASTON LODGE, MALVERN ROAD, WORCESTER, WR2 4LL		1	0.0147	68.03	B	W	CoU	C3
P17C0584	KIELDER RISE, WORCESTER		2	0.0863	11.59	GRN	W	NB	C3
P17D0087	12 SANSOME PLACE, WORCESTER, WR1 1UA		6	0.01	100.00	B	W	CON	C3
P17D0110	49 Broad Street		3	0.021	47.62	B	W	CON	C3
P17D0113	13 - 15 BARBOURNE ROAD, WORCESTER		1	0.016	62.50	B	W	CON	C3
P17D0142	THE GREAT WESTERN HOTEL, 8 SHRUB HILL ROAD, WORCESTER, WR4 9EF		4	0.091	10.99	B	W	NB	A1
P17D0179	6 Green Hill Bath Road		1	0.036	27.78	G	W	NB	GDN
P17D0386	QUAY TURN, 1 QUAY STREET, WORCESTER, WR1 2JJ		1	0.0075	133.33	B	W	CoU	B1
P17D0508	LAND AT THE REAR OF 88 WYLDs LANE, WORCESTER, WR5 1DJ		1	0.0136	73.53	B	W	NB	VAC
P17D0524	100 BATH ROAD, WORCESTER, WR5 3EW		3	0.0351	28.49	B	W	CON	C3
P17D0530	94 BATH ROAD, WORCESTER		1	0.051	19.61	B	W	NB	C3
P17D0599	JENKINS HOUSE, 15 FOREGATE STREET, WORCESTER, WR1 1DB		8	0.0152	65.79	B	W	CoU	B1
P17E0057	BUILDNGS FARM, HINDLIP LANE, WORCESTER, WR3 8SB		1	0.04	25.00	B	W	CoU	AGR
P17E0112	NORTHWICK MARINA, NEWEYS HILL, WORCESTER, WR3 7AL		2	0.15	6.67	G	W	NB	A2
P17E0114	NORTHWICK MARINA, NEWEYS HILL, WORCESTER, WR3 7AL		1	0.44	2.27	G	W	NB	VAC
P17E0139	2 OLD NORTHWICK LANE, WORCESTER, WR3 7LY		1	0.032	31.25	GRN	W	NB	C3
P17E0217	39 OMBERSLEY ROAD, WORCESTER, WR3 7BP		1	0.007	142.86	B	W	NB	C3

P17E0265	119 OMBERSLEY ROAD, WORCESTER, WR3 7BT		1	0.036	27.78	B	W	NB	A1
P17E0533	40 COOMBS ROAD, WORCESTER, WR3 7JG		1	0.0364	27.47	B	W	NB	C3
P17E0572	Land adjacent to 12 GREEN LANE, BEVERE, WORCESTER, WR3 7QG		1	0.0505	19.80	GRN	W	NB	C3
P17E0587	OLD NORTHWICK FARM, OLD NORTHWICK LANE, WORCESTER, WR3 7NB		3	0.19	5.26	B	W	CON	B1
P17F0313	38 AVON ROAD, WORCESTER, WR4 9AG		1	0.0492	20.33	B	W	NB	AMN
P17F0336	40 AVON ROAD, WORCESTER, WR4 9AG		1	0.0214	46.73	B	W	NB	AMN
P17G0035	12 NEWTOWN ROAD, WORCESTER, WR5 1HF		1	0.016	62.50	GRN	W	NB	VAC
P17J0504	THE CROWN AND ANCHOR, 233 HYLTON ROAD, WORCESTER, WR2 5LA		6	0.0361	27.70	B	W	CoU	A1
P17J0577	YMCA HOSTEL, HENWICK ROAD, WORCESTER, WR2 5NS		2	0.9848	1.02	B	W	CoU	C2
P17K0207	32 - 34 ST JOHNS, WORCESTER		1	0.0234	42.74	B	W	NB	A1
P17K0219	2-6 Bromyard Road		2	0.03	33.33	B	W	NB	D2
P17Q0260	Land adj to Avenue Cottage, Swinesherd		1	0.16	6.25	G	W	NB	B2
P18A0013	104 LANSLOWNE ROAD, WORCESTER, WR3 8JL	1	3	0.08	12.50	B	W	NB	C3
P18A0022	24 BIRCHFIELD CLOSE, WORCESTER, WR3 8LQ		1	0.0235	42.55	B	W	NB	C3
P18A0033	WYATT GUEST HOUSE, 40 BARBOURNE ROAD, WORCESTER, WR1 1HU		6	0.02	50.00	B	W	CoU	VAC
P18A0417	20 LITTLE CHESTNUT STREET, WORCESTER, WR1 1PG		2	0.0108	92.59	B	W	CON	C3
P18A0469	13 LANSLOWNE ROAD, WORCESTER, WR1 1ST		1	0.0117	85.47	B	W	CoU	A1
P18B0003	137 BATH ROAD, WORCESTER, WR5 3AG		4	0.1281	7.81	B	W	NB	C3
P18C0196	97 FOLEY ROAD, WORCESTER, WR2 4ND		1	0.0341	29.33	GRN	W	NB	GRN
P18C0216	124 COLUMBIA DRIVE, WORCESTER, WR2 4XU		1	0.0276	36.23	GRN	W	NB	GRN
P18C0296	19 ST JOHNS, WORCESTER, WR2 5AE		1	0.0178	56.18	B	W	NB	AMN
P18C0309	OASIS DENTAL CARE, 25A ST JOHNS,		1	0.0553	18.08	B	W	CoU	VAC

	WORCESTER, WR2 5AG								
P18D0014	57 DIGLIS LANE, WORCESTER, WR5 3DQ		2	0.0488	20.49	B	W	CON	C3
P18D0067	Land adj. 4 Perrywood Walk, PERRYWOOD WALK, WORCESTER		2	0.045	22.22	GRN	W	NB	GRN
P18D0202	Land adjacent to 18-20 Silver Street, Silver Street, Worcester, WR12DA		9	0.0565	17.70	B	W	NB	VAC
P18D0228	13 ANGEL STREET, WORCESTER, WR1 3QT		6	0.03	33.33	B	W	CoU	A1
P18D0286	36A BRITANNIA SQUARE, WORCESTER, WR1 3DH		1	0.0613	16.31	B	W	CON	C3
P18D0310	FORMER WORCESTER FIRE STATION, COPENHAGEN STREET, WORCESTER, WR1 2HQ		9	0.1535	6.51	B	W	CoU	SG
P18D0331	Garage site opposite Queensgate Mews, MOOR STREET, WORCESTER, WR1 3DB		2	0.0222	45.05	B	W	NB	AMN
P18D0336	Unit 10 & 30 Reindeer Court, Mealcheapen Street, Worcester, WR1 2DS		4	0.0667	14.99	B	W	CoU	VAC
P18D0362	UNITY HOUSE, STANLEY ROAD, WORCESTER, WR5 1BE		4	0.58	1.72	B	W	NB	D2
P18D0439	43 BROAD STREET, WORCESTER, WR1 3LR		3	0.016	62.50	B	W	CoU	A1
P18D0462	8 SANSOME PLACE, WORCESTER, WR1 1UA		2	0.0037	270.27	B	W	CoU	A1
P18D0483	UNITS 19-22 REINDEER COURT, MEALCHEAPEN STREET, WORCESTER, WR1 2DS		5	0.1027	9.74	B	W	CoU	A1
P18E0048	51 Dorothy Crescent		1	0.01	100.00	B	W	NB	C3
P18E0070	87 OMBERSLEY ROAD, WORCESTER, WR3 7BT		1	0.0526	19.01	B	W	NB	C3
P18E0157	78 - 80 OMBERSLEY ROAD, WORCESTER, WR3 7EU		2	0.03	33.33	B	W	CoU	A1
P18E0184	2 CONSTANCE ROAD, WORCESTER, WR3 7NF		1	0.0263	38.02	B	W	NB	GDN
P18E0501	5 NASH CLOSE, WORCESTER, WR3 7YD		1	0.1034	9.67	B	W	NB	C3
P18E0524	39 MEADOW ROAD, WORCESTER, WR3 7PP		1	0.056	17.86	B	W	NB	GDN

P18G0274	adj 12 NEWTOWN ROAD, WORCESTER, WR5 1HF		2	0.0131	76.34	B	W	NB	GDN
P18H0011	96 HOLLY MOUNT, WORCESTER, WR4 9SF		5	0.0403	24.81	B	W	CON	C3
P18H0303	LAND ADJACENT 55 GLENTHORNE AVENUE, WORCESTER, WR4 9TT		1	0.0413	24.21	B	W	NB	AMN
P18J0075	46 MONARCH DRIVE, WORCESTER, WR2 6ES		1	0.0584	17.12	GRN	W	NB	GRN
P18J0124	UNIVERSITY OF WORCESTER, LAND OFF HIMBLETON ROAD, WORCESTER, WR2 6AJ		3	0.274	3.65	B	W	NB	VAC
P18J0328	1 HIMBLETON ROAD, WORCESTER, WR2 6BA		1	0.0069	144.93	B	W	CoU	A2
P18K0217	Land adjacent to Barlow Buildings, BROMYARD TERRACE, WORCESTER		7	0.0208	48.08	B	W	CON	C3
P18K0239	32 - 34 ST JOHNS, WORCESTER, WR2 5AH		6	0.022	45.45	B	W	CON	C3
P18K0327	24A MCINTYRE ROAD, WORCESTER, WR2 5LG		5	0.08	12.50	B	W	CoU	B2
P18K0367	FLAT OVER 143 BROMYARD ROAD, WORCESTER, WR2 5DL		1	0.009	111.11	B	W	CoU	C3
P18K0490	225 OLDBURY ROAD, WORCESTER, WR2 6JU		1	0.03	33.33	GRN	W	NB	GRN
P18M0021	Garage Court, Turrall Street, WORCESTER, WR3 8AJ		2	0.0941	10.63	B	W	NB	VAC
P18P0259	2 BRECON AVENUE, WORCESTER, WR4 0RJ		1	0.0387	25.84	B	W	CON	C3
P18P0531	Old Cobblers Barn 3 St Nicholas Lane		1	0.01	100.00	B	W	CON	C3
PRA17D08	24 COLLEGE STREET, WORCESTER, WR1 2LU		6	0.03	37.04	B	W	CoU	B1
PRA18D04	PIERPOINT HOUSE, 9 PIERPOINT STREET, WORCESTER, WR1 1TA		4	0.01	100.00	B	W	CoU	B1
PRA18D05	7 - 11 LOWESMOOR, WORCESTER, WR1 2RS		2	0.01	71.43	B	W	CoU	B1
<b>Total</b>			<b>262</b>						

**Schedule 6: Committed Small sites; Dwelling size & type**

Planning Application	Location	1 bed flat	2 bed flat	3+bed flat	1 bed house	2 bed house	3 bed house	4+ bed house	Total
P08D0685	143a & 143 Bath Road	-	-	-	-	-	1	-	1
P13G0550	Gun Tavern, Newtown Road	-	3	-	-	-	-	-	3
P14E0576	Corner of Moathouse & Hindlip Lanes	-	1	-	-	-	-	-	1
P15A0125	BUILDNGS FARM, HINDLIP LANE, WORCESTER, WR3 8SB	4	-	-	-	-	-	-	4
P15A0421	Land Adj to 2 Northfield Street	6	-	-	-	-	-	-	6
P15A0556	2 Thorneloe Court, Barbourne Crescent	-	1	-	-	-	-	-	1
P15D0546	The Albion 48 Bath Road (one existing 2 bed flat lost)	-	-	-	3	5	-	-	8
P15D0554	Former History Centre, Trinity House, Trinity Street	3	5	-	-	-	-	-	8
P15E0508	13 Droitwich Road	1	-	-	-	-	-	-	1
P15K0370	Grosvenor Henwick Road	-	-	-	-	3	-	-	3
P16B0154	76 Barnes Way	-	-	-	-	1	-	-	1
P16C0113	1 Malvern Road	4	-	1	-	-	-	-	5
P16C0542	5 Bull Ring	4	2	-	-	-	-	-	6
P16D0146	The Great Western Hotel	3	1	-	-	-	-	-	4
P16D0156	Rear 18-20 Silver Street	4	-	-	-	-	-	-	4
P16D0212	38 Lark Hill	1	-	-	-	-	-	-	1
P16D0260	4 Charles Street	-	3	-	-	-	-	-	3
P16D0343	The Glen, Waverley Street (OL)	-	-	-	-	-	-	1	1
P16D0395	1 & 1a Angel Street	1	1	-	-	-	-	-	2
P16D0468	Land Adj to 102 Cavendish Street	-	-	-	-	1	-	-	1
P16D0477	7-11 Lowesmoor	4	-	-	-	-	-	-	4
P16E0041	10 Park View Terrace	-	-	-	-	-	-	1	1
P16E0206	1 Lavender Road	-	-	-	-	-	1	-	1
P16E0456	Nortwick Marina	1	-	-	-	-	-	-	1
P16H0144	Marlbank, Lansdowne Walk	-	-	-	-	-	-	1	1
P16H0334	222 Astwood Road	-	-	-	-	-	1	-	1
P16H0433	Rear of 37 Astwood Road (Retro)	-	1	-	-	-	-	-	1
P16M0073	8 Keats Avenue	-	-	-	-	-	1	-	1
P17A0295	Sunsoa News Agent, 25 - 27 GILLAM STREET, WORCESTER, WR3 8JT	-	2	-	-	-	-	-	2

P17B0145	Highfield Battenhall Avenue	-	-	-	-	-	-1	-	-1
P17C0056	IVY HOUSE, 199 MALVERN ROAD, WORCESTER, WR2 4NW	-	-	-	-	-	-	1	1
P17C0459	PITMASTON LODGE, MALVERN ROAD, WORCESTER, WR2 4LL	-	-	-	-	-	1	-	1
P17C0584	KIELDER RISE, WORCESTER	-	-	-	-	-	2	-	2
P17D0087	12 SANSOME PLACE, WORCESTER, WR1 1UA	6	-	-	-	-	-	-	6
P17D0110	49 Broad Street	1	1	-	-	-	-	-	3
P17D0113	13 - 15 BARBOURNE ROAD, WORCESTER	1	-	-	-	-	-	-	1
P17D0142	The Great Western Hotel	3	1	-	-	-	-	-	4
P17D0179	6 Green Hill Bath Road	-	-	-	-	-	1	-	1
P17D0386	QUAY TURN, 1 QUAY STREET, WORCESTER, WR1 2JJ	-	1	-	-	-	-	-	1
P17D0508	LAND AT THE REAR OF 88 WYLDS LANE, WORCESTER, WR5 1DJ	1	-	-	-	-	-	-	1
P17D0524	100 BATH ROAD, WORCESTER, WR5 3EW	-	2	1	-	-	-	-	3
P17D0530	94 BATH ROAD, WORCESTER	1	-	-	-	-	-	-	1
P17D0599	JENKINS HOUSE, 15 FOREGATE STREET, WORCESTER, WR1 1DB	7	1	-	-	-	-	-	8
P17E0057	BUILDNGS FARM, HINDLIP LANE, WORCESTER, WR3 8SB	-	-	-	-	1	-	-	1
P17E0112	Northwick Marina	-	-	-	-	-	2	-	2
P17E0114	Northwick Marina	-	-	-	-	-	1	-	1
P17E0139	2 Old Norwick Lane	-	-	-	-	1	-	-	1
P17E0217	39 OMBERSLEY ROAD, WORCESTER, WR3 7BP	-	-	-	1	-	-	-	1
P17E0265	119 OMBERSLEY ROAD, WORCESTER, WR3 7BT	-	-	-	-	-	1	-	1
P17E0533	40 COOMBS ROAD, WORCESTER, WR3 7JG	-	-	-	-	1	-	-	1
P17E0572	Land adjacent to 12 GREEN LANE, BEVERE, WORCESTER, WR3 7QG	-	-	-	-	-	1	-	1
P17E0587	OLD NORTHWICK FARM, OLD NORTHWICK LANE, WORCESTER, WR3 7NB	-	-	-	-	1	1	1	3
P17F0313	38 AVON ROAD, WORCESTER, WR4 9AG	-	1	-	-	-	-	-	1
P17F0336	40 AVON ROAD, WORCESTER, WR4 9AG	-	-	-	-	1	-	-	1

P17G0035	12 NEWTOWN ROAD, WORCESTER, WR5 1HF	-	-	-	-	-	1	-	1
P17J0504	THE CROWN AND ANCHOR, 233 HYLTON ROAD, WORCESTER, WR2 5LA	6	-	-	-	-	-	-	6
P17K0219	2-6 Bromyard Road	-	1	-	-	-	-	1	2
P17K0234	NEW BUNGALOW (LAND ADJACENT TO), GROSVENOR WALK, WORCESTER, WR2 5BJ	-	-	-	-	-	1	-	1
P17L0363	30 NORTON ROAD, WORCESTER, WR5 3BB	-	-	-	-	2	-	-	2
P17Q0260	Land adj to Avenue Cottage, Swinesherd	-	-	-	-	-	-	1	1
P18A0013	104 LANSDOWNE ROAD, WORCESTER, WR3 8JL	-	-	-	-	-	2	1	3
P18A0022	24 BIRCHFIELD CLOSE, WORCESTER, WR3 8LQ	1	-	-	-	-	-	-	1
P18A0033	WYATT GUEST HOUSE, 40 BARBOURNE ROAD, WORCESTER, WR1 1HU	6	-	-	-	-	-	-	6
P18A0417	20 LITTLE CHESTNUT STREET, WORCESTER, WR1 1PG	2	-	-	-	-	-	-	2
P18A0469	13 LANSDOWNE ROAD, WORCESTER, WR1 1ST	-	1	-	-	-	-	-	1
P18B0003	137 BATH ROAD, WORCESTER, WR5 3AG	4	-	-	-	-	-	-	4
P18C0196	97 FOLEY ROAD, WORCESTER, WR2 4ND	-	-	-	-	-	1	-	1
P18C0216	124 COLUMBIA DRIVE, WORCESTER, WR2 4XU	-	-	-	-	-	1	-	1
P18C0296	19 ST JOHNS, WORCESTER, WR2 5AE	-	1	-	-	-	-	-	1
P18C0309	OASIS DENTAL CARE, 25A ST JOHNS, WORCESTER, WR2 5AG	-	-	-	-	-	-	1	1
P18D0014	57 DIGLIS LANE, WORCESTER, WR5 3DQ	-	-	2	-	-	-	-	2
P18D0067	Land adj. 4 Perrywood Walk, PERRYWOOD WALK, WORCESTER	-	-	-	-	2	-	-	2
P18D0202	Land adjacent to 18-20 Silver Street, Silver Street, Worcester, WR12DA	-	-	-	-	-	-	9	9
P18D0228	13 ANGEL STREET, WORCESTER, WR1 3QT	4	2	-	-	-	-	-	6
P18D0286	36A BRITANNIA SQUARE, WORCESTER, WR1 3DH	-	-	-	-	-	-	1	1



P18D0310	FORMER WORCESTER FIRE STATION, COPENHAGEN STREET, WORCESTER, WR1 2HQ	6	3	-	-	-	-	-	9
P18D0331	Garage site opposite Queensgate Mews, MOOR STREET, WORCESTER, WR1 3DB	-	-	-	-	2	-	-	2
P18D0336	Unit 10 & 30 Reindeer Court, Mealcheapen Street, Worcester, WR1 2DS	4	-	-	-	-	-	-	4
P18D0362	UNITY HOUSE, STANLEY ROAD, WORCESTER, WR5 1BE	-	4	-	-	-	-	-	4
P18D0439	43 BROAD STREET, WORCESTER, WR1 3LR	-	2	1	-	-	-	-	3
P18D0462	8 SANSOME PLACE, WORCESTER, WR1 1UA	2	-	-	-	-	-	-	2
P18D0483	UNITS 19-22 REINDEER COURT, MEALCHEAPEN STREET, WORCESTER, WR1 2DS	4	1	-	-	-	-	-	5
P18E0048	51 Dorothy Crescent	1	-	-	-	-	-	-	1
P18E0070	87 OMBERSLEY ROAD, WORCESTER, WR3 7BT	-	-	-	-	-	1	-	1
P18E0157	78 - 80 OMBERSLEY ROAD, WORCESTER, WR3 7EU	-	-	-	-	-	2	-	2
P18E0184	2 CONSTANCE ROAD, WORCESTER, WR3 7NF	-	-	-	-	-	1	-	1
P18E0501	5 NASH CLOSE, WORCESTER, WR3 7YD	-	-	-	-	-	-	1	1
P18E0524	39 MEADOW ROAD, WORCESTER, WR3 7PP	-	-	-	-	1	-	-	1
P18G0274	adj 12 NEWTOWN ROAD, WORCESTER, WR5 1HF	2	-	-	-	-	-	-	2
P18H0011	96 HOLLY MOUNT, WORCESTER, WR4 9SF	-	-	-	-	-	-	5	5
P18H0303	LAND ADJACENT 55 GLENTHORNE AVENUE, WORCESTER, WR4 9TT	-	-	-	-	-	1	-	1
P18J0075	46 MONARCH DRIVE, WORCESTER, WR2 6ES	-	-	-	-	-	1	-	1
P18J0124	UNIVERSITY OF WORCESTER, LAND OFF HIMBLETON ROAD, WORCESTER, WR2 6AJ	-	-	-	-	-	-	3	3
P18J0328	1 HIMBLETON ROAD, WORCESTER, WR2 6BA	1	-	-	-	-	-	-	1

P18K0217	Land adjacent to Barlow Buildings, BROMYARD TERRACE, WORCESTER	-	4	-	-	3	-	-	7
P18K0239	32 - 34 ST JOHNS, WORCESTER, WR2 5AH	4	2	-	-	-	-	-	6
P18K0327	24A MCINTYRE ROAD, WORCESTER, WR2 5LG	5	-	-	-	-	-	-	5
P18K0367	FLAT OVER 143 BROMYARD ROAD, WORCESTER, WR2 5DL	1	-	-	-	-	-	-	1
P18K0490	225 OLDBURY ROAD, WORCESTER, WR2 6JU	-	-	-	-	1	-	-	1
P18M0021	Garage Court, Turrall Street, WORCESTER, WR3 8AJ	-	-	-	-	-	2	-	2
P18P0259	2 BRECON AVENUE, WORCESTER, WR4 0RJ	1	-	-	-	-	-	-	1
P18P0531	Old Cobblers Barn 3 St Nicholas Lane	-	-	-	-	1	-	-	1
PRA17D08	24 COLLEGE STREET, WORCESTER, WR1 2LU	6	-	-	-	-	-	-	6
PRA18D04	PIERPOINT HOUSE, 9 PIERPOINT STREET, WORCESTER, WR1 1TA	4	-	-	-	-	-	-	4
PRA18D05	7 - 11 LOWESMOOR, WORCESTER, WR1 2RS	-	2	-	-	-	-	-	2
<b>TOTAL</b>		<b>120</b>	<b>50</b>	<b>5</b>	<b>4</b>	<b>27</b>	<b>27</b>	<b>28</b>	<b>262</b>

**Schedule 7: Large sites with completions; Site details**

Planning Application	Location	Date App	Development Status	Total Units	Built in Previous Year	Units UC or NS	Units Built in 18/19
P16K0579	Corner of Comer Road/Lapal Close	03/04/2017	Complete	20	-	-	20
P16D0460	Farrier House, Farrier Street	18/04/2017	Complete	12	-	-	12
P15D0493	Former Royal Porcelain Works	18/02/2016	Complete	10	-	-	10
P18B0289	Former NALGO Sports Ground, Battenhall, Worcester, WR5 2BJ	03/08/2018	Under Construction	31	-	17	14
P16G0178	Whittington Road	30/08/2016	Under Construction	120	43	35	42
P15D0146	Rose Avenue/Albert Road	14/04/2016	Complete	35	13	8	14
<b>Totals</b>				<b>228</b>	<b>56</b>	<b>60</b>	<b>112</b>

**Schedule 8: Large sites with completions; Site details**

Planning Application	Location	Site Area	Density	LandType	Status	DevType	Previous Land Use
P16K0579	Corner of Comer Road/Lapal Close	0.15	133.33	B	W	CoU	VAC
P16D0460	Farrier House, Farrier Street	0.19	63.16	B	W	CoU	D1/VAC
P15D0493	Former Royal Porcelain Works	0.4	25.00	B	A	CoU	VAC
P18B0289	Former NALGO Sports Ground, Battenhall, Worcester, WR5 2BJ	1.691	18.33	G	W	NB	AGR
P16G0178	Whittington Road	3.709	32.35	G	A	NB	B1
P15D0146	Rose Avenue/Albert Road	1.341	16.41	B	A	NB	VAC

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

Planning Application	Location	1 bed flat	2 bed flat	3+ bed flat	1 bed house	2 bed house	3 bed house	4+ bed house
P16K0579	Corner of Comer Road/Lapal Close	-	-	-	20	-	-	-
P16D0460	Farrier House, Farrier Street	-	-	12	-	-	-	-
P05D0432	Former Royal Worcester Porcelain Site	33	306	2	-	-	39	-
P18B0289	Former NALGO Sports Ground, Battenhall, Worcester, WR5 2BJ	-	-	-	4	5	11	11
P16G0178	Whittington Road	7	3	-	-	17	39	54
P15D0146	Rose Avenue/Albert Road	6	8	-	-	2	14	-
<b>Totals</b>		<b>46</b>	<b>317</b>	<b>14</b>	<b>24</b>	<b>24</b>	<b>103</b>	<b>65</b>

**Schedule 10: Small sites with completions; Development progress**

Planning Application	Location	Development Status	DateApp	Units (Gross)	Built in Previous Year	Units under (or awaiting) construction	Units Built in 18 /19
P15D0540	1 Lark Hill Road	Complete	06/09/2016	1	-	-	1
P17C0419	1 MALVERN ROAD, WORCESTER, WR2 4LE	Complete	15/08/2017	3	-	-	3
P16D0576	10-12 FARRIER STREET, WORCESTER, WR1 3BH	Complete	03/02/2017	1	-	-	1
P17B0074	13 TIMBERDINE AVENUE, WORCESTER, WR5 2BD	Complete	15/02/2017	1	-	-	1
P16A0094	19 Foregate Street	Complete	15/04/2016	1	-	-	1
P16D0002	21 Diglis Lane	Complete	01/03/2016	1	-	-	1
P17C0584	KIELDER RISE, WORCESTER	Under Construction	23/03/2018	2	-	1	1
P13J0599	28 Martley Road	Complete	12/11/2015	2	-	-	2
P11D0104	41-45 Diglis Road	Complete	14/04/2011	1	-	-	1
P17H0387	44 TUNNEL HILL, WORCESTER	Complete	25/08/2017	2	-	-	2
P17A0221	46 - 48 BARBOURNE ROAD, WORCESTER, WR1 1HU	Complete	25/04/2017	4	-	-	4
P16H0130	46 Tunnel Hill	Complete	23/06/2016	2	-	-	2
P18D0055	5 Pierpoint Street	Complete	30/04/2018	1	-	-	1
P16D0070	50 The Tything	Under Construction	27/06/2016	5	-	2	3
P17D0494	50 THE TYTHING, WORCESTER, WR1 1JT	Complete	12/10/2017	1	-	-	1
P13C0431	51 St Johns	Complete	19/12/2013	4	-	-	4
P17D0111	54 FRIAR STREET, WORCESTER, WR1 2NA	Complete	27/03/2017	1	-	-	1
P17D0028	59 THE TYTHING, WORCESTER, WR1 1JT	Complete	23/02/2017	2	-	-	2
L17A0026	6 & 6a Barbourne Terrace	Complete	02/08/2017	1	-	-	1
P17J0482	67 MARTLEY ROAD, WORCESTER, WR2 6HH	Complete	29/09/2017	1	-	-	1
P10C0332	85 Canada Way	Complete	21/09/2010	1	-	-	1
P15D0439	9-11 Copenhagen Street	Complete	16/12/2015	2	-	-	2
P14D0501	9-11 Copenhgan Steet	Complete	23/12/2014	3	-	-	3
P18K0223	93 BROMYARD ROAD, WORCESTER	Complete	13/06/2018	1	-	-	1

P17A0435	Arboretum Pub, 53 NORTHFIELD STREET, WORCESTER	Complete	03/10/2017	5	-	-	5
P15H0518	Astwood Road (One existing 4+ bedroom flat lost)	Complete	25/02/2016	1	-	-	1
P16D0012	Berwick Arms, 250 Bath Road	Complete	15/03/2016	1	-	-	1
P17J0345	BOHUN HOUSE, 164 HALLOW ROAD, WORCESTER, WR2 6DJ	Complete	19/07/2017	1	-	-	1
P18K0250	CEDAR COURT, 28 BROMYARD ROAD, WORCESTER	Complete	06/06/2018	2	-	-	2
P16E0294	Eastbank Court, Northwick Road	Complete	12/01/2016	6	-	-	6
P16E0296	Eastbank Court, Northwick Road	Complete	26/08/2016	9	-	-	9
PRA15D16	Exhibition House, Block K RWP, Princes Drive	Complete	26/01/2016	8	-	-	8
P18C0352	FERN HOUSE, 16 MARGARET ROAD, WORCESTER, WR2 4LR	Complete	08/08/2018	1	-	-	1
P17C0467	Garage Block, Harrow Croft	Complete	15/12/2017	2	-	-	2
P17N0020	GARAGES AT CHEDWORTH DRIVE, WORCESTER, WR4 9PN	Complete	19/01/2017	1	-	-	1
P17N0021	GARAGES AT CHEDWORTH DRIVE, WORCESTER, WR4 9PN	Complete	19/01/2017	2	-	-	2
P17N0022	GARAGES AT CHEDWORTH DRIVE, WORCESTER, WR4 9PN	Complete	19/01/2017	2	-	-	2
P17N0027	GARAGES AT CHEDWORTH DRIVE/SNOWSHILL CLOSE, CHEDWORTH DRIVE, WORCESTER, WR4 9PR	Complete	19/01/2017	2	-	-	2
P17N0026	GARAGES AT CHEDWORTH DRIVE/SNOWSHILL CLOSE, WORCESTER, WR4 9PR	Complete	19/01/2017	2	-	-	2
P15D0016	Goodrich House, Sansome Place	Complete	24/03/2015	4	-	-	4
P16D0158	Goodrich House, Sansome Place	Complete	22/07/2016	6	-	-	6
P14C0588	Harrow Croft	Complete	11/02/2015	4	2	-	2
P17D0273	LAND ADJACENT TO HERON LODGE, LONDON ROAD, WORCESTER	Complete	26/05/2017	2	-	-	2
P15E0564	Land at 26 and 30 Cornmeadow Green	Complete	18/02/2016	1	-	-	1
P17D0042	Land at Autumn Terrace	Complete	25/03/2015	2	-	-	2
P15D0225	Lark Hill Road	Complete	22/07/2016	5	-	-	5
P14C0464	Powells Row, St Johns	Complete	20/01/2015	2	-	-	2

P16K0486	Rear of 40 St Johns	Complete	01/12/2016	1	-	-	1
P16A0295	Rear of 71 & 73 St George's Lane North	Complete	05/07/2016	1	-	-	1
P14B0305	Sebright Arms 158 London Road	Under Construction	05/09/2014	3	-	1	2
P15C0295	Southwick Lodge, Old Road	Complete	18/12/2015	1	-	-	1
P17D0451	STUART HOUSE, 147 LONDON ROAD, WORCESTER, WR5 2ED	Complete	15/09/2017	6	-	-	6
P14D0298	The Berwick 250 Bath Road	Complete	21/11/2014	4	-	-	4
P12D0424	The Berwick Inn, 250 Bath Road	Complete	07/12/2012	3	-	-	3
P18D0345	THE COACH HOUSE, 6 SURMAN STREET, WORCESTER, WR1 1HL	Complete	04/08/2018	1	-	-	1
P14K0033	The Smoke Stack 81 St Johns	Complete	23/04/2014	3	-	-	3
<b>Total</b>				<b>138</b>	<b>2</b>	<b>4</b>	<b>132</b>



**Schedule 11: Small sites with completions; Site details**

Planning Application	Location	Lost or Demolished	Site Area	Density	Land Type	Status	Dev Type
P15D0540	1 Lark Hill Road	-	0.043	23.26	B	W	NB
P17C0419	1 MALVERN ROAD, WORCESTER, WR2 4LE	-	0.011	272.73	B	W	CoU
P16D0576	10-12 FARRIER STREET, WORCESTER, WR1 3BH	-	0.07	14.29	B	W	CoU
P17B0074	13 TIMBERDINE AVENUE, WORCESTER, WR5 2BD	1	0.044	22.73	B	W	NB
P16A0094	19 Foregate Street	-	0.023	43.48	B	W	CoU
P16D0002	21 Diglis Lane	-	0.0191	52.36	G	W	NB
P17C0584	KIELDER RISE, WORCESTER	-	0.0863	34.76	G	W	NB
P13J0599	28 Martley Road	-	0.2439	4.10	B	W	NB
P11D0104	41-45 Diglis Road	-	0.0315	31.75	B	W	NB
P17H0387	44 TUNNEL HILL, WORCESTER	-	0.05	40.00	B	W	NB
P17A0221	46 - 48 BARBOURNE ROAD, WORCESTER, WR1 1HU	-	0.0347	115.27	B	W	CoU
P16H0130	46 Tunnel Hill	-	0.08	25.00	B	W	CON
P18D0055	5 Pierpoint Street	-	0.005	200.00	B	W	CoU
P16D0070	50 The Tything	-	0.023	217.39	B	W	CoU
P17D0494	50 THE TYTHING, WORCESTER, WR1 1JT	-	0.029	34.48	B	W	CON
P13C0431	51 St Johns	-	0.0173	231.21	B	W	CoU
P17D0111	54 FRIAR STREET, WORCESTER, WR1 2NA	-	0.005	200.00	B	W	CoU
P17D0028	59 THE TYTHING, WORCESTER, WR1 1JT	-	0.037	54.05	B	W	CON
L17A0026	6 & 6a Barbourne Terrace	-	0.0973	10.28	B	W	CON
P17J0482	67 MARTLEY ROAD, WORCESTER, WR2 6HH	-	0.0345	28.99	B	W	NB
P10C0332	85 Canada Way	-	0.3131	3.19	B	W	NB
P15D0439	9-11 Copenhagen Street	-	0.046	43.48	B	W	CoU
P14D0501	9-11 Copenhgan Steet	-	0.0441	68.03	B	W	CoU
P18K0223	93 BROMYARD ROAD, WORCESTER	-	0.0294	34.01	B	W	NB
P17A0435	Arboretum Pub, 53 NORTHFIELD STREET, WORCESTER	-	0.1124	44.48	B	W	CoU
P15H0518	Astwood Road (One existing 4+ bedroom flat lost)	-	0.053	37.74	B	W	CON
P16D0012	Berwick Arms, 250 Bath Road	-	0.027	37.04	B	W	CoU
P17J0345	BOHUN HOUSE, 164 HALLOW ROAD, WORCESTER, WR2 6DJ	-	0.0974	10.27	B	W	NB

P18K0250	CEDAR COURT, 28 BROMYARD ROAD, WORCESTER	-	0.2254	8.87	B	W	CON
P16E0294	Eastbank Court, Northwick Road	-	0.3	20.00	B	W	NB
P16E0296	Eastbank Court, Northwick Road	-	0.3	30.00	B	A	NB
PRA15D16	Exhibition House, Block K RWP, Princes Drive	-	0.05	160.00	B	W	CoU
P18C0352	FERN HOUSE, 16 MARGARET ROAD, WORCESTER, WR2 4LR	-	0.0178	56.18	B	W	CoU
P17C0467	Garage Block, Harrow Croft	-	0.011	181.82	B	W	NB
P17N0020	GARAGES AT CHEDWORTH DRIVE, WORCESTER, WR4 9PN	-	0.1398	7.15	B	W	NB
P17N0021	GARAGES AT CHEDWORTH DRIVE, WORCESTER, WR4 9PN	-	0.1193	16.76	B	W	NB
P17N0022	GARAGES AT CHEDWORTH DRIVE, WORCESTER, WR4 9PN	-	0.1122	17.83	B	W	NB
P17N0027	GARAGES AT CHEDWORTH DRIVE/SNOWSHILL CLOSE, CHEDWORTH DRIVE, WORCESTER, WR4 9PR	-	0.0748	26.74	B	W	NB
P17N0026	GARAGES AT CHEDWORTH DRIVE/SNOWSHILL CLOSE, WORCESTER, WR4 9PR	-	0.1309	15.28	B	W	NB
P15D0016	Goodrich House, Sansome Place	-	0.0261	153.26	B	W	CoU
P16D0158	Goodrich House, Sansome Place	-	0.04	150.00	B	W	NB
P14C0588	Harrow Croft	-	0.1403	28.51	B	W	NB
P17D0273	LAND ADJACENT TO HERON LODGE, LONDON ROAD, WORCESTER	-	0.11	18.18	G	W	NB
P15E0564	Land at 26 and 30 Cornmeadow Green	-	0.06	16.67	G	W	NB
P17D0042	Land at Autumn Terrace	-	0.0172	116.28	B	W	NB
P15D0225	Lark Hill Road	-	0.28	17.86	B	W	NB
P14C0464	Powells Row, St Johns	-	0.0288	138.89	B	W	NB
P16K0486	Rear of 40 St Johns	-	0.025	40.00	B	W	CoU
P16A0295	Rear of 71 & 73 St George's Lane North	-	0.009	111.11	G	W	CoU
P14B0305	Sebright Arms 158 London Road	-	0.02	150.00	B	W	CoU
P15C0295	Southwick Lodge, Old Road	-	0.16	6.25	B	W	NB
P17D0451	STUART HOUSE, 147 LONDON ROAD, WORCESTER, WR5 2ED	-	0.145	41.38	B	W	CoU
P14D0298	The Berwick 250 Bath Road	-	0.115	34.78	B	W	NB
P12D0424	The Berwick Inn, 250 Bath Road	-	0.0582	51.55	B	W	NB

P18D0345	THE COACH HOUSE, 6 SURMAN STREET, WORCESTER, WR1 1HL	-	0.0152	65.79	B	W	CoU
P14K0033	The Smoke Stack 81 St Johns	-	0.0154	194.81	B	W	CoU

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

Planning Application	1 bed flat	2 bed flat	3+ bed flat	1 bed house	2 bed house	3 bed house	4+ bed house
L17A0026	-	-	-	-	-	-	1
P10C0332	-	-	-	-	1	-	-
P11D0104	-	-	-	-	-	-	1
P12D0424	-	-	-	-	3	-	-
P13C0431	-	-	4	-	-	-	-
P13J0599	-	2	-	-	-	-	-
P14B0305	2	-	-	-	-	-	-
P14C0464	-	-	-	-	2	-	-
P14C0588	-	-	-	-	-	2	-
P14D0298	-	-	-	-	4	-	-
P14D0501	1	2	-	-	-	-	-
P14K0033	-	3	-	-	-	-	-
P15C0295	-	-	-	-	-	-	1
P15D0016	4	-	-	-	-	-	-
P15D0225	-	-	-	-	-	-	5
P15D0439	-	-	-	-	2	-	-
P15D0540	-	-	-	-	1	-	-
P15E0564	-	-	-	-	-	1	-
P15H0518	-	1	-	-	-	-	-
P16A0094	1	-	-	-	-	-	-
P16A0295	-	-	-	1	-	-	-
P16D0002	-	-	-	-	-	1	-
P16D0012	-	-	-	-	-	-	1
P16D0070	-	3	-	-	-	-	-
P16D0158	6	-	-	-	-	-	-
P16D0576	-	-	1	-	-	-	-
P16E0294	-	6	-	-	-	-	-
P16E0296	-	-	-	-	-	4	5
P16H0130	2	-	-	-	-	-	-
P16K0486	1	-	-	-	-	-	-
P17A0221	4	-	-	-	-	-	-
P17A0435	5	-	-	-	-	-	-

P17B0074	-	-	-	-	-	1	-
P17C0419	3	-	-	-	-	-	-
P17C0467	2	-	-	-	-	-	-
P17C0584	-	-	-	-	-	1	-
P17D0028	2	-	-	-	-	-	-
P17D0042	2	-	-	-	-	-	-
P17D0111	-	1	-	-	-	-	-
P17D0273	-	-	-	-	-	-	2
P17D0451	-	-	-	6	-	-	-
P17D0494	1	-	-	-	-	-	-
P17H0387	2	-	-	-	-	-	-
P17J0345	-	-	-	-	-	-	1
P17J0482	-	-	-	-	-	1	-
P17N0020	-	-	-	-	1	-	-
P17N0021	-	-	-	-	2	-	-
P17N0022	-	-	-	-	-	2	-
P17N0026	-	-	-	-	2	-	-
P17N0027	-	-	-	-	2	-	-
P18C0352	-	-	-	-	-	1	-
P18D0055	1	-	-	-	-	-	-
P18D0345	-	1	-	-	-	-	-
P18K0223	1	-	-	-	-	-	-
P18K0250	2	-	-	-	-	-	-
PRA15D16	-	8	-	-	-	-	-
<b>Totals</b>	<b>42</b>	<b>27</b>	<b>5</b>	<b>7</b>	<b>20</b>	<b>14</b>	<b>17</b>

**Schedule 13: Planning applications which lapsed in 2018/19**

Planning Application	Application Date	Location	Total Units
P15D0095	13/07/2015	22 The Cross	1
P14D0123	07/08/2015	Former Barbourne Filling Station	12
P15A0189	14/08/2015	Old Baskerville, Barbourne Road	2
P15F0100	28/08/2015	218 Tolladine Road	6
P14G0429	24/09/2015	Land at Spetchley Road	1
P14B0520	07/10/2015	Sebright Arms 158 London Road	3
P15D0419	04/12/2015	6 Edgar Street	1
P15D0331	18/12/2015	Former Worcester Fire Station	22
P15D0470	23/12/2015	15 St Swithins Street	2
P16D0358	04/01/2016	36 The Tything	1
P15K0363	02/02/2016	Grosvenor Henwick Road	2
P15B0497	18/02/2016	220 London Road	1
P16K0016	03/03/2016	25a St Johns	1
P15D0496	11/05/2016	Block 11, Princes Drive (RWP)	10
P16J0430	15/12/2016	46 Monarch Drive	1

**Total****66**

**Schedule 14: Planning applications with a minded to approve decision at 31<sup>st</sup> March 2019**

<b>Application Number</b>	<b>Address</b>	<b>Date Of Committee Decision</b>	<b>Units</b>
P17K0096	8 Henwick Road	21-Sept-17	20
P18K0195	Hopton Street	21-Mar-19	25
P18D0107	Citation House 39 Foregate Street	-	38
P18D0101	2 Cecil Road (iKozie)	-	30
P18H0280	Rose Avenue, Worcester	-	25
<b>Total</b>			<b>138</b>