

Authorities Monitoring Report (AMR) 2023

South Worcestershire Development Plan

Covering the Monitoring Period 1st April 2022 to 31st March 2023

A Joint Report Published by Malvern Hills District Council, Worcester City Council and Wychavon District Council.

April 2024



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1. Introduction

- 1.1. This Authorities Monitoring Report (AMR) has been jointly prepared by Malvern Hills District Council, Worcester City Council and Wychavon District Council who for the purposes of plan making are referred to as the South Worcestershire Councils (SWCs).
- 1.2. The SWCs have a duty to monitor the effectiveness of planning policies under Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012, through the production of an Authorities Monitoring Report (AMR).
- 1.3. The Regulations setting out what information should be contained in the AMR are summarised in Table 1 below.

Table 1: Town and Country Planning (Local Planning) (England) Regulations 2012

Regulation 34 (1)	<p>Progress of the Local Development Scheme (LDS) Including:</p> <ul style="list-style-type: none"> • the title of development plan documents (DPD) or supplementary planning documents (SPD) specified in the Council's LDS • the preparation timetable specified for each of the above documents • the stage that each document has reached in its preparation • if any document is behind schedule, identify the reasons why • where any document identified above has been adopted or approved • within this monitoring period, specify the date of adoption/ approval
Regulation 34 (2)	<p>Non implementation of a Local Plan policy</p> <ul style="list-style-type: none"> • identify the policy • set out the reasons why the policy is not being implemented • set out the steps (if any) that the Council intends to take to secure that the policy is implemented
Regulation 34 (3)	<p>Housing delivery Including:</p> <ul style="list-style-type: none"> • Housing requirement for the plan period • Number of net additional dwellings • Number of net additional affordable dwellings Information to be recorded by:

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	<ul style="list-style-type: none"> • The relevant monitoring period • Since the policy was first published, adopted or approved
Regulation 34 (4)	Neighbourhood planning Details relating to where the Council has made a neighbourhood development order or a neighbourhood development plan
Regulation 34 (5)	Community Infrastructure Levy (CIL) <ul style="list-style-type: none"> • include information specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010 • details of CIL receipts • CIL expenditure in the relevant monitoring period • Summary of CIL expenditure
Regulation 34 (6)	Duty to Cooperate Details of what action has been taken during the monitoring period with another local planning authority, county council, or a body or person prescribed under section 33A of the Localism Act 2011 (c.20, Part 6, Chapter 1, Section 110)
Regulation 34 (7)	Availability of AMR Make up to date information publicly available as soon as possible in accordance with Regulation 35: for inspection at the principal office and other appropriate locations <ul style="list-style-type: none"> • published on the Council's website

1.4. The SWCs have not identified any policies in the SWDP which are not being effectively implemented. Therefore, there are not any policies that are identified or discussed in relation to Regulation 34(2). However, the NPPF requires policies in local plans to be reviewed to assess whether they need updating at least once every five years. In 2017, the South Worcestershire Councils undertook an assessment of the Local Plan and determined that a full review of the SWDP was required. Accordingly, the latest Local Development Scheme sets out the timeframe associated with the production of the SWDP Review.

1.5. This AMR covers the period between 1 April 2022 to 31 March 2023.

1.6. In accordance with the Regulations 34 (7) and 35, this AMR can be viewed and downloaded from the websites of the three Councils.

Worcester City Council	https://www.worcester.gov.uk/planning/planning-policy/authorities-monitoring-reports
Wychavon District Council	https://www.wychavon.gov.uk/planning/planning-policy/planning-policy-monitoring
Malvern Hills District Council	https://www.malvern hills.gov.uk/planning/section-106-obligations/14-planning/922-authorities-monitoring-reports

For further information, please contact:

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2. Local Development Scheme

- 2.1. The Local Development Scheme (LDS) is a project management plan, which sets out the timetable for the production of all planning policy documents which the SWCs seeks to produce that collectively make up the Development Plan for the District over the coming three years. This section reviews the SWC's performance and progress in terms of document preparation against the timetable and milestones outlined in the LDS. Where there has been some deviation from the timetable, it is explained why this has occurred and indicates how the Council intends to respond.
- 2.2. The SWCs adopted the latest version of the LDS at Council meetings held on 19 September 2023 (Malvern Hills District Council and Wychavon District Council) and 26 September 2023 (Worcester City Council).
- 2.3. On Wednesday 27 September 2023, following the Regulation 19 consultation in November and December 2022, the south Worcestershire Councils have formally submitted the South Worcestershire Development Plan Review (SWDPR) and associated evidence base documents to the Secretary of State for independent examination.
- 2.4. Independent Inspectors have been appointed by the Planning Inspectorate (PINS) to assess the Plan and its accompanying evidence base. The Inspectors will consider the representations received at the Regulation 19 consultation stage and will likely identify matters to consider as part of the examination. Subsequently, the Council and interested parties will be invited to attend a series of hearing sessions.
- 2.5. A dedicated Examination Webpage has been created and all relevant documents are available to view on this page South Worcestershire Development Plan Review | Local Plan Examination Services (localplanservices.co.uk)

Table 2: South Worcestershire Development Plan Review Timetable from LDS

Milestones (Completed Stages are shown in BLUE)	
Evidence Gathering	Commenced in late 2017
Issues and Options (Regulation 18 (i))	November/December 2018
Preferred Options (Regulation 18 (ii))	November/December 2019
Further Preferred March/April 2021 Options Consultation (Regulation 18 (iii))	March/April 2021
Publication Consultation (Regulation 19)	November / December 2022
Submission (Regulation 22)	September 2023
Independent Examination (Regulation 24)	January to March 2024*
Main Modifications Consultation (if required to be found sound)	June to July 2024
Receipt of Inspector's Report (Regulation 25)	November 2024
Adoption (Regulation 26)	December 2024

* Timeframe is dependent upon availability and scheduling at the Planning Inspectorate.

- 2.6. The Traveller and Travelling Showpeople Site Allocations DPD Timetable is as follows:

Table 3: The Traveller and Travelling Showpeople Site Allocations DPD Timetable from LDS

Timetable (Completed Stages are shown in BLUE)	
Commencement	September 2014
Preferred Options (Regulation 18)	May/June 2016 February/March 2018 May / July 2021
Publication (Regulation 19)	July/August 2022
Submission (Regulation 22)	January 2024
Independent Examination (Regulation 24)	April 2024*
Main Modifications Consultation (if required to be found sound)	June to July 2024
Receipt of Inspector's Report (Regulation 25)	November 2024
Adoption (Regulation 26)	December 2024

* Timeframe is dependent upon availability and scheduling at the Planning Inspectorate.

2.7. An updated GTAA is being produced, and the SWDPR Inspectors will advise as to whether they wish to examine the Traveller policy in the Plan prior to submission of the DPD, or indeed whether the DPD can be subsumed within the SWDPR.

Supplementary Planning Documents (SPD)

2.8. The production of the following documents has commenced within the monitoring year or their preparation is ongoing:

- Design Code Part 2 (SPD)
- Air Quality SPD (SPD)

2.9. The following SPDs have already been implemented:

- Planning for Health SPD (2017)
- Affordable Housing SPD (2016)
- Water Management and Flooding SPD (2018)
- Renewable and Low Carbon Energy SPD (2018)
- Developer Contributions SPD (2018)
- Design Guide SPD (2018)
- Malvern Hills District Shop Front Design Guide SPD (2017)
- Wychavon District Shop Front Design Guide SPD (2017)

3. Neighbourhood Plans

3.1. Neighbourhood Plans are community produced documents, which when ‘made’ (adopted) form part of the development plan for the District and are a material planning consideration for decision takers in the determination of planning applications. The South Worcestershire Councils are committed to helping communities to produce Neighbourhood Plans and will engage constructively with local people throughout the process. Where resources allow, Officers will attend meetings and consultation events, provide advice and review draft material.

3.2. The LDS also monitors progress on neighbourhood plans that are produced by Parish Councils and Town Councils in the south Worcestershire Area. The table below provides a status update of all neighbourhood plans in production as of 31st March 2023. Table 4 identifies the Designated Neighbourhood Areas in Wychavon, Worcester City and Malvern Hills Districts. As of the end of the monitoring year 20 Neighbourhood Plans have been made, two of which were made during this monitoring year. A further Neighbourhood Development Plan was made after 31 March 2023, this has also been included in Table 4, which gives details of the progress of the Neighbourhood Plans.

Table 4: Status of Neighbourhood Plans 2022/23

Local Authority	Parish / Town Council	Status on 31 st March 2023
Malvern Hills District	Abberley	Successful Referendum held on 24 June 2022. Neighbourhood Plan 'Made' (Adopted) – 20 July 2021
	Alfrick and Lulsley	Designated as a Neighbourhood Area on 24th September 2013.
	Broadwas and Cotheridge	Neighbourhood Plan 'Made' (Adopted) – 22 January 2019
	Clifton-upon-Teme	Neighbourhood Plan 'made' (Adopted) - 28th November 2017.
	Eldersfield	Designated as a Neighbourhood Area on 19th September 2019. Eldersfield Parish Council advised that they no longer intend to prepare a Neighbourhood Plan.
	Great Witley and Hillhampton	Designated as a Neighbourhood Area on 24th December 2014.
	Hallow	Neighbourhood Plan 'Made' (Adopted) – 20 July 2021. The Hallow NDP Review is currently underway, with Regulation 16 consultation undertaken between 22 September and 10 November 2023.
	Hanley Castle	Neighbourhood Plan 'made' (Adopted) - 22 January 2019.
	Kempsey	Neighbourhood Plan 'made' (Adopted) – 28th November 2017.
	Leigh and Bransford	Neighbourhood Plan 'made' (adopted) – 29 November 2022
	Malvern Town	Neighbourhood Plan 'Made' (Adopted) – 25th June 2019.
	Malvern Wells	Designated as a Neighbourhood Area on 10th March 2017.

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	Martley, Knightwick and Doddenham	Neighbourhood Plan 'made' (adopted) on 23rd February 2018.
	Powick	Designated as a Neighbourhood Area on 16th June 2020
	Rushwick	Designated as a Neighbourhood Area on 17 August 2018.
	Tenbury Town and Burford	Designated as a Neighbourhood Area on 17th March 2016.
	Upton upon Severn	Designated as a Neighbourhood Area on 5th March 2015.
	Welland	Designated as a Neighbourhood Area on 12th May 2014. Parish Council undertook Regulation 14 consultation from 24th September until 7th November 2021. The NDP is currently being examined.
Worcester City	Warndon Parish	Designated as a Neighbourhood Area on 25th November 2016. Parish Council undertook Regulation 14 consultation from 10 th May until 21 st June 2021.
Wychavon District	Ashton under Hill	Designated as a Neighbourhood Area on 18th December 2015
	Beckford	Designated as a Neighbourhood Area 10th April 2018
	Bredon, Bredon's Norton and Westmancote (Bredon Parish)	Neighbourhood Plan 'made' (adopted) on 26th July 2017.
	Broadway	Neighbourhood Plan 'made' (adopted) 19 October 2022 – This was within the 22/23 monitoring period
	Cleeve Prior	Neighbourhood Plan 'made' (adopted) on 21st February 2018.
	Crowle	Neighbourhood Area designated 29 November 2022 – This was within the 22/23 monitoring period.
	Dodderhill	Neighbourhood Area designated 18th April 2019.
	Drakes Broughton and Wadborough with Pirton	Neighbourhood Plan 'made' (adopted) on 26th April 2017.
	Droitwich Spa	Neighbourhood Area designated 11th January 2017.
	Eckington	Neighbourhood Plan 'made' (adopted) on 19th February 2020.
	Elmley Castle, Bricklehampton and Netherton	Neighbourhood Area designated 29th November 2019
	Hanbury	Designated as a Neighbourhood Area on 14th October 2014
	Harvington	Neighbourhood Plan 'made' (adopted) on 18th September 2019.
Honeybourne	Neighbourhood Plan 'made' (adopted) 30 th April 2020.	

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	Inkberrow	Designated as a Neighbourhood Area on 10th May 2018
	North Claines	Neighbourhood Plan 'made' (adopted) on 26th April 2017
	Norton-juxta-Kempsey	Successful referendum held on 28 October 2021. Neighbourhood Plan 'made' (adopted) 1 December 2021
	Ombersley and Doverdale	Neighbourhood Plan 'made' (adopted) 13 October 2021
	Pebworth	Neighbourhood Plan 'made' (adopted) on 18th September 2019.
	Sedgeberrow	Neighbourhood Plan 'made' (adopted) on 22 February 2023 – This was within the 22/23 monitoring period
	South Lenchies	Designated as a Neighbourhood Area on 10th September 2015.
	Tibberton	Designated as a Neighbourhood Area on 16 November 2023. - This is within the 23/24 monitoring period.
	Whittington	Designated as a Neighbourhood Area on 15th October 2013.

3.3. The status of all neighbourhood plans and neighbourhood areas for Wychavon District (Figure 1), Malvern Hills District (Figure 2), and Worcester City District (Figure 3) are shown below.

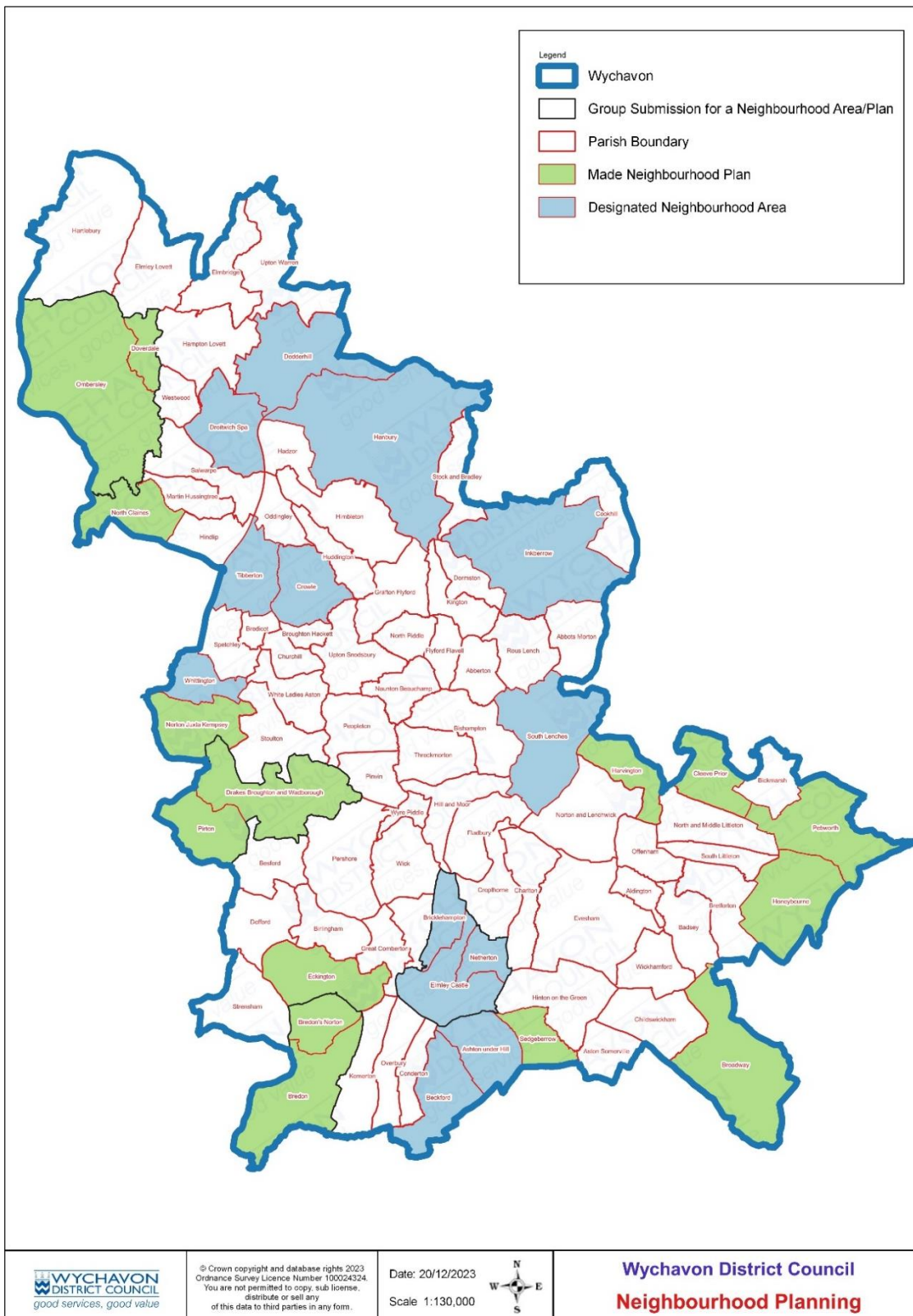


Figure 1. Wychavon District Neighbourhood Planning Progress – December 2023

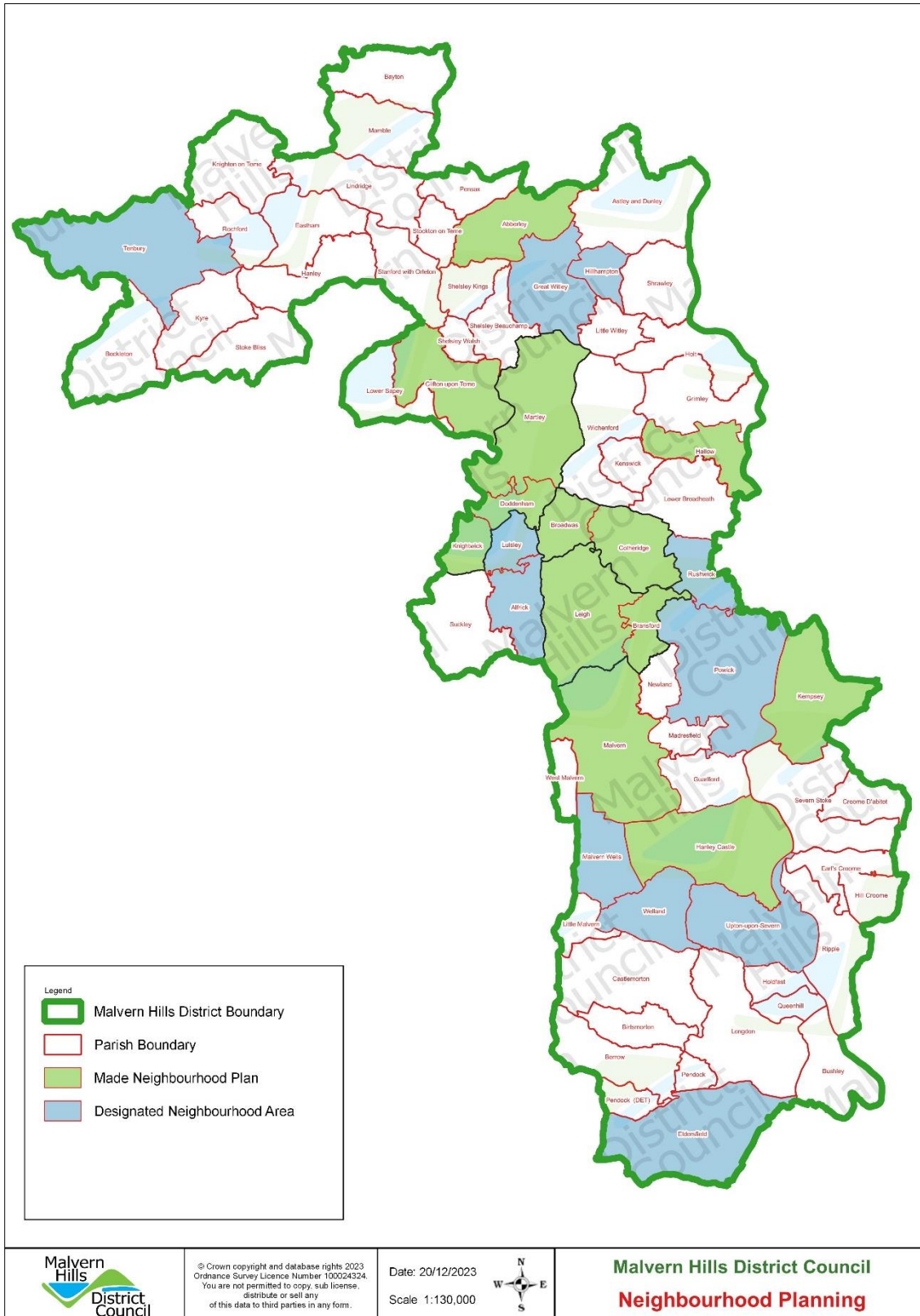


Figure 2. Malvern Hills District Neighbourhood Planning Progress – December 2023

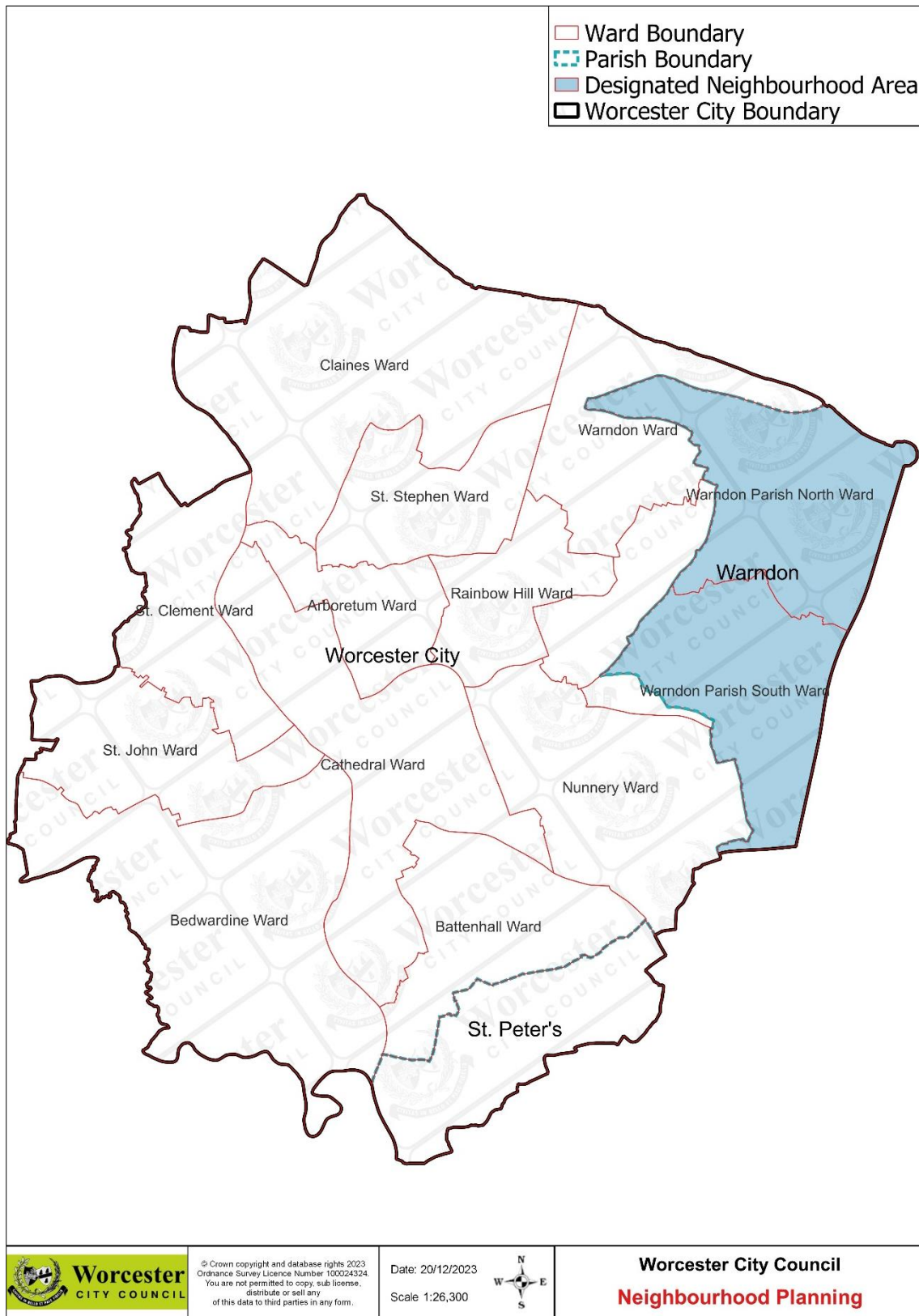


Figure 3. Worcester City District Neighbourhood Planning Progress – December 2023

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3.4. 41 Neighbourhood Areas have been designated in South Worcestershire; of which 18 are in Malvern Hills; 22 are in Wychavon; and 1 in Worcester. In total, 21 Neighbourhood plans were adopted (made) by the close of the 2022/23 monitoring year; 9 in Malvern Hills and 12 in Wychavon.

3.5. For the latest information relating to neighbourhood plans and their progress after the monitoring period please refer to the following website links:

Worcester City Council	https://www.worcester.gov.uk/planning/planning-policy/neighbourhood-planning
Wychavon District Council	https://www.wychavon.gov.uk/planning/planning-policy/neighbourhood-planning
Malvern Hills District Council	https://www.malvernhills.gov.uk/planning/planning-policy/neighbourhood-planning

4. CIL/S106 Contributions

- 4.1. All three South Worcestershire Authorities have Community Infrastructure Levy (CIL) Charging Schedules. These were adopted on 16th May 2017 for Malvern Hills and Wychavon and 4th September 2017 for Worcester City. CIL is a tariff-based charge on development of new floorspace (per sq m) and was introduced to partly contribute towards the funding required to deliver the SWDP. Each council has adopted its own charging schedule and collects CIL by council area, however, monies are pooled centrally for the whole of south Worcestershire to potentially fund a wide range of infrastructure that is needed to meet the future growth needs of the three local authorities.
- 4.2. In South Worcestershire a total of £1,294,450 was collected from CIL contributions during the monitoring period. In Wychavon and Malvern Hills Districts the councils received £1,173,346 in total from CIL contributions, of which £71,965 was transferred to parishes as the neighbourhood portion. These contributions come from residential and retail development. In Worcester City £121,104 was collected from retail and student accommodation development. As the development took place in un-parished areas in the city £18,166 (15%) of these funds will be made available for neighbourhood schemes once the City Council has engaged with the communities where development has taken place and agreed how best to spend the neighbourhood portion. To date, no CIL monies have been spent on identified infrastructure projects in any of the SWCs. However, governance arrangements are in place and a list identifying and prioritising CIL spend on projects is expected to be agreed and included as an addendum in the Infrastructure Funding Statements for each Local Planning Authority (LPA) in spring 2024.

Table 5: CIL received and spent in Malvern Hills District, Worcester City and Wychavon District 2022/23 (Please note these figures have been rounded)

Local Authority	Total CIL Contributions Collected	CIL Contributions Paid to Parishes	CIL Spent
Wychavon District	£735,212	£155,154	£0
Malvern Hills District	£438,134	£70,965	£0
Worcester City	£121,104	£0	£0
Total	£1,294,450	£226,119	£0

- 4.3. The SWCs are required to annually produce a Regulation 62 statement by the end of December. Regulation 62 of the CIL Regulations (as amended) requires a Charging Authority to: "Prepare a report for any financial year ("the reported year") in which - it collects CIL, or CIL is collected on its behalf; or an amount of CIL collected by it or by another person on its behalf (whether in the reported year or any other) has not been spent." This information is now produced in an annual Infrastructure Funding Statement (IFS) for each LPA.
- 4.4. Alongside CIL, the SWCs use Section 106 agreements to mitigate the impacts of development and ensure that the planning policy requirements of the SWDP are fully met. S106 obligations can include provision of on-site affordable housing and non-financial obligations such as requirements for construction management plans

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and travel plans. S106 obligations can also include financial contributions. Financial contributions through S106 are secured for, and must be used for, defined purposes, such as provision of education facilities, traffic and transport / highways related works, public open space provision / improvement, sport improvements and facilities, cycling improvements and affordable housing (where accepted in lieu of on-site provision). The figures in Table 6 below show the S106 financial contributions collected and spent for the monitoring year 2022/23 for each authority.

Table 6: S106 financial contributions collected and spent in 2022/23 (Please note these figures have been rounded)

Local Authority	S106 Agreement Contributions Collected	S106 Agreement Contributions Spent
Wychavon District	£773,212	£2,102,100
Malvern Hills District	£837,513	£141,400
Worcester City	£295,900	£234,107
Total	£4,290,740	£2,189,192

5. Duty to Cooperate

- 5.1. The Localism Act introduced the ‘Duty to Co-operate’. This Duty requires local authorities to work with neighbouring authorities and other prescribed bodies to maximise the effectiveness of the preparation of their development plan documents and supporting activities so far as it relates to a strategic matter.
- 5.2. The SWCs continue to engage with neighbouring authorities as part of ongoing cooperation to inform plan-making and review. Activities will be documented when applicable in Statements of Common Ground with relevant Local Planning Authorities and other statutory bodies.
- 5.3. Dialogue regarding the plans / evidence base of adjacent Councils have taken place, this has included the following actions:

Table 7: Duty to Cooperate Dialogue

Duty to Cooperate Dialogue	When?	Action
Herefordshire Minerals Local Plan Response (Third Stage Consultation)	March 2017	Letter
Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main modifications Feb –April 2017	April 2017	Made submissions and attended hearings as required as part of the examination of the Plan
Herefordshire Council – Rural Areas Site Allocations DPD, Issues & Options consultation	July 2017	Letter
Black Country Core Strategy Issues and Options Consultation Response	September 2017	Letter
Herefordshire Council – Traveller Sites DPD consultation	December 2017	Letter
Minerals Local Plan Draft Site Screening Methodology	March 2018	Letter
Letter to all neighbouring Local Authorities on cross boundary strategic issues- as part of SWDP review and to adjoining Parishes	May 2018	Letter
Wyre Forest Local plan Review	August 2018	Letter
Stratford upon Avon Strategic Housing Land Availability Assessment consultation	August 2018	Filled out consultation form
Worcestershire County Council Minerals Local Plan Response to 4th Call for Sites	August 2018	Letter
Introductory Meeting with Rebecca McClean, Severn	September 2018	Meeting

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Trent Water (STW), regarding SWDP Review		
Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and SWDP review discussions	November 2018	Meeting
Initial Issues and Options stage Duty to Co-operate Consultations with all neighbouring Planning Authorities	December 2018	Meeting
Wyre Forest District Council Local Plan Review	December 2018 April 2019 September / October 2019 January 2020	Meetings / Responses to the Local Plan Review Consultation / Statement of Common Ground
Herefordshire Minerals and Waste Local Plan	March 2019	Letter
Worcestershire County Council – Minerals Local Plan	March 2019	Response to fourth stage of consultation
Worcestershire County Council	April 2019	Meeting with WCC for the SWDPR – Issues and Options
Stratford Upon Avon District Council	August 2019	Statement of Common Ground
Herefordshire Council	September 2019	Record of Officer Decision
Worcestershire County Council Minerals Local Plan -	October 2019	Statement of Common Ground
Highways England	November 2019	Consultation response to Gloucestershire A417 missing link.
Joint Court Strategy Councils (Cheltenham BC, Gloucester CC and Tewkesbury DC)	December 2019	Meeting
Gloucester City Council	December 2019	Pre-Submission Local Plan Consultation response
Stroud District Local Plan	January 2020	Response to Stroud District Local Plan Review – Draft Plan Consultation
Hereford Transport Strategy Review	February 2020	Letter
Stratford-on-Avon Site Allocations DPD	October 2020	Response to Regulation 18
Chepstow Transport Study	December 2020	Letter
Forest of Dean Local Plan	January 2021	Response to Preferred Option Consultation
Shropshire Local Plan	February 2021	Response to Regulation 19 Pre-Submission
Stratford-on-Avon Travellers SPD	March 2021	Formal Response
Bromsgrove Local Plan Review	June 2022	Formal Response
Stratford-on-Avon District Council and Warwick District Council	July 2022	Duty to Cooperate meeting

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Tewkesbury Borough Council	February-March 2022	Memorandum of Understanding regarding Mitton site In March 2022 a Memorandum of Agreement (MOA) was signed by Wychavon District Council and Tewkesbury Borough Council. This agreement provided an update given the time that had lapsed since the completion of the Joint Planning Statement in order to support the Tewkesbury Local Plan and SWDP Review.
Tewkesbury Borough Council	April and June 2022	Duty to Cooperate meetings
Sport England	November 2023 to January 2024 January 2024	Email communications relating to the preparation of a Statement of Common Ground Meeting to discuss Statement of Common Ground and next steps.
Gloucestershire County Council	September - November 2023 November 2023	Email communications relating to the preparation of a Statement of Common Ground Statement of Common Ground signed.
Bromsgrove District Council	September 2023 to January 2024 January - February 2024	Email communications relating to the preparation of a Statement of Common Ground. Statement of Common Ground finalised and awaiting final approval from BDC.
Redditch Borough Council	September 2023 – January 2024 January - February 2024	Email communications relating to the preparation of a Statement of Common Ground. Statement of Common Ground finalised and awaiting final approval from RBC.
Wyre Forest District Council	September - December 2023 December 2023	Email communications relating to the preparation of a Statement of Common Ground Statement of Common Ground signed.
Herefordshire Council	July – August 2023 August 2023	Email communications relating to the preparation of a Statement of Common Ground Statement of Common Ground signed.

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Forest of Dean	July – September 2023 September 2023	Email communications relating to the preparation of a Statement of Common Ground signed by both parties. Statement of Common Ground signed.
Shropshire Council	August – September 2023 September 2023	Email communications relating to the preparation of a Statement of Common Ground Statement of Common Ground signed.
Tewkesbury Borough Council	September 2023 September 2023	Email communications relating to the preparation of a Statement of Common Ground Statement of Common Ground signed.
Worcestershire County Council	August 2023 – January 2024 November 2023 January 2024	Email communications relating to the preparation of a Statement of Common Ground Duty to Cooperate Meeting. Statement of Common Ground signed.
Warwickshire County Council	September 2023 – January 2024	Email communications relating to the preparation of a Statement of Common Ground.
Stratford District Council	July 2023 – January 2024	Email communications relating to the preparation of a Statement of Common Ground
Cotswold District Council	July 2023 – January 2024	Email communications relating to the preparation of a Statement of Common Ground
Stratford District Council, Cotswold District Council, Worcestershire County Council	04 October 2023 October – January 2023	Meeting to discuss Duty to Cooperate Matters. Ongoing Liaison via email with all parties.
Environment Agency	September 2023 – January 2024	Statement of Common Ground in progress. To be shared with EA in February 2024.
Historic England	December 2023 December 2023	Duty to Cooperate meeting with Historic England Officer. Report commissioned to inform Statement of Common Ground.

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	October 2023 – January 2024	Ongoing Liaison via email with all parties.
Natural England	September 2023 – January 2024	Email communications relating to the preparation of a Statement of Common Ground.
Network Rail	September 2023 – January 2024	Statement of Common Ground prepared and to be shared with Network Rail.
Cotswold AONB Management Board	January 2024	Email communications relating to the preparation of a Statement of Common Ground.
Malvern Hills AONB Unit	January 2024	Statement of Common Ground prepared and to be shared with AONB Unit.
Malvern Hills Trust	November 2023 – January 2024	Email communications relating to the preparation of a Statement of Common Ground.
Worcestershire Wildlife Trust	September 2023 – January 2024	Email communications relating to the preparation of a Statement of Common Ground.
	February 2024	Duty to Cooperate Meeting.
National Highways	September 2023 – January 2024	Statement of Common ground being prepared.

6. Brownfield Land Register

- 6.1. The Town and Country Planning (Brownfield Land Register) Regulations 2017 introduced a requirement for all LPAs to prepare and annually maintain a Brownfield Land Register (BLR) from 31 December 2017. The BLR is a comprehensive list of all brownfield sites in a local authority area that are suitable for housing. The intention of the register is to help interested parties identify suitable sites more quickly and to speed up the delivery process of new homes.
- 6.2. The BLR is compiled in two parts; Part 1 includes sites categorised as previously developed land which are suitable, available and achievable for residential development; Part 2 allows LPAs to select sites from Part 1 and grant permission in principle (PiP) for housing led development. There are currently no sites that have been put forward for Part 2.
- 6.3. For further information on the Brownfield Land Register, please refer to the following website links:

Local Authority	Weblink to Brownfield Land Register
Wychavon District Council	https://www.wychavon.gov.uk/planning/planning-policy/brownfield-land-register
Malvern District Council	https://www.malvern hills.gov.uk/planning/planning-policy/brownfield-land-register
Worcester City Council	https://www.worcester.gov.uk/planning/brownfield-register

7. Self-build and Custom Housebuilding Register

7.1. The Government wants to enable more people to build and design their own homes and the Self-build and Custom Housebuilding Act 2015 (as amended) sets out how Councils should manage the demand for self-build and custom house building through the introduction of a Self-build Register. The Self-build Register provides an indication of the demand for self and custom build homes in Wychavon, Worcester City and Malvern Hills Districts and allows the Councils to develop its housing and planning policies to support the most appropriate self and custom build projects

7.2. The Regulations have been updated since 2015, the latest update coming in the form of 'The Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016', which came into force on 31st October 2016.

7.3. Section 2A of the Act imposes a duty on relevant authorities to grant sufficient development permissions in respect of serviced plots of land to meet the demand as evidenced by the number of entries on the register in a base period, (subject to the relevant conditions being satisfied, such as a Local Connection Test). The first base period was 1st April 2016 to 30th October 2016, with each subsequent base period the 12 months thereafter. The Self-Build and Custom Housebuilding Regulations 2016 came into force on 31st October 2016 and allowed the Register to be broken up into two parts;

- **Part 1** - for those who meet all criteria including any Local Eligibility Conditions
- **Part 2** - for those who meet all criteria excluding any Local Eligibility Conditions. For those on Part 2 of the Register, the Council does not have to meet certain requirements relating to the number of planning permissions granted for serviced plots.

7.4. Each council's Self-Build and Custom Housebuilding Register was established on 1st April 2016 and has been available ever since for individuals and organisations to register their interest via the online form.

7.5. The latest data, including the number of entries on the register and full details of planning permissions for self-or custom build housing can be found in the Progress Reports on the respective websites:

Local Authority	Weblink to Self-Build Register
Wychavon District Council	https://www.wychavon.gov.uk/planning/planning-policy/self-build-register
Malvern Hills District Council	https://www.malvern hills.gov.uk/planning/planning-policy/self-build-register
Worcester City Council	https://www.worcester.gov.uk/planning/self-build-register

8. Housing Delivery

8.1. Housing monitoring occurs annually for the period 1 April to 31 March the following year. Monitoring includes the recording of planning applications for new dwellings, the number of new dwellings built, those under construction and the number of dwellings not yet started on permissioned sites. Table 8 below shows the number of completions between 1 April 2022 and 31 March 2023 for each of the SWCs and jointly.

Table 8: Completions for the SWCs for 2022/23, cumulatively between 2006 and 2023 and the cumulative SWDP Requirement up to 2023.

Policy Area	Total net dwellings completions 2022/23 (net)	Cumulative net dwelling completions 2006/7 - 2022/23	SWDP Requirement 2006-2030
Malvern Hills (exc. The WWA)	433	5,102	3,912
Wychavon (exc. The WWA)	737	10,016	7,340
WWA (Worcester City)	347	6,141	4,969
WWA (Malvern Hills)	248	74	1,484
WWA (Wychavon)	84	707	448
South Worcs. Total	1,849	21,693	17,894

8.2. As the SWDP is now more than 5 years old, instead of using the requirement in the SWDP, the LPAs must now use the Standard Method. This calculation sets the baseline using the 2014-based household projections with an affordability adjustment (and in some places an uplift and / or cap are applied) to give an annual local housing need figure. Table 9 below shows the completions for the SWCs and the total annual local housing need identified through the standard method. Please note that the WWA Malvern Hills and Malvern Hills completions are presented as one figure, as are the WWA Wychavon and Wychavon completion figures.

Table 9: Completions for 2022/23 and Local Housing Need derived from the Standard Method

Local Authority	Completions 2022-23	Total Annual Local Housing Need derived from Standard Method
Malvern Hills	681	383
Worcester	347	343
Wychavon	821	488
SWCs Total	1,849	1,217

8.3. The requirement derived through the standard method is used in the Five Year Housing Land Supply (5YHLS) calculations rather than the SWDP housing requirement (see rows A-C in Tables 11-14 below). Table 10 below provides the commitments this monitoring year split into those under construction and not started. The sites currently under construction do not have a 5% lapse applied to them in the 5YHLS calculation, while those sites which have not started do have a 5% lapse rate applied.

Table 10: Commitments for the SWCs at 31 March 2023

	Commitments with lapse rate	Commitments without lapse rate
Malvern Hills (excluding WWA)	395	324
WWA (Malvern Hills)	0	950
Wychavon (excluding WWA)	480	809
WWA (Wychavon)	0	4
Worcester City	254	885

8.4. On the 14th August 2023 an appeal relating to a site off Post Office Lane, Kempsey (APP/J1860/W/22/3313440) (Malvern Hills District) was determined and the method for calculating housing land supply was a main issue in this appeal. The Inspector considered five different approaches to calculating a housing land supply figure for Malvern Hills district. The Inspector’s preferred approach has implications for the way in which Worcester City and Wychavon District Council’s calculate their 5YHLS.

8.5. The Inspector’s preferred methodology for determining the 5YHLS is set out below:

- Using the Government’s Standard Method, and affordability ratios from 2022 for all years for the three Local Authorities; and
- Distributing the commitments between the three Local Planning Authorities based on the three sub-areas (five SWDP policy areas), as identified in policies SWDP 2 and SWDP 3 of the adopted 2016 SWDP, even though the SWDP is out of date.

8.6. The reasoning and calculations for reapportioning housing supply is detailed in the full 5YHLS Report 2023.

8.7. Tables 11-13 show the 5YHLS calculations for the Malvern Hills, Wychavon and Worcester City authorities. Please note that figures have been rounded, which can result in numbers not matching up exactly through the calculations.

8.8. In December 2023 the government published a revised NPPF. This contained changes to the 5YHLS calculations and how and when they should be applied. Further guidance was then published in February 2024. At the time of drafting the AMR the SWCs are in the process of updating the 5YHLS. For further information on the 5YHLS, please refer to the full [SWCs monitoring webpage](#).

Table 11: Malvern Hills District Council 5YHLS

		Dwellings	Average per annum
A	Malvern Hills District Requirement using Standard Method		386
B	5 year target using Standard Method (1 April 2023 to 31 March 2028) (A x 5)	1,930	
C	5 Year target + 5% Buffer (B x 1.05)	2,027	405
D	Dwellings with planning permissions without lapse rates	867	

E	Dwellings with planning permission which require lapse rate	423	
F	Total deliverable sites including 5% lapse rate (E x 0.95)	402	
G	Windfalls (35 x 2 years)	70	
H	Total Supply (D + F + G)	1339	
I	Total supply less 5 year requirement (H – C)	-688	
J	Number of Years Supply (H / 405)	3.31	

Table 12: Worcester City Council 5YHLS

		Dwellings	Average per annum
A	Worcester City Requirement using Standard Method		343
B	5 year target using Standard Method (1 April 2023 to 31 March 2028) (A x 5)	1,715	
C	5 Year target + 5% Buffer (B x 1.05)	1,801	360
D	Dwellings with planning permissions without lapse rates	1343	
E	Dwellings with planning permission which require lapse rate	278	
F	Total deliverable sites including 5% lapse rate (E x 0.95)	264	
G	Windfalls (63 x 2 years)	126	
H	Total Supply (D + F + G)	1733	
I	Total supply less 5 year requirement (H – C)	-68	
J	Number of Years Supply (H / 360)	4.81	

Table 13: Wychavon District Council 5YHLS

		Dwellings	Average per annum
A	Wychavon District Requirement using Standard Method		488
B	5 year target using Standard Method (1 April 2023 to 31 March 2028) (A x 5)	2,440	
C	5 Year target + 5% Buffer (B x 1.05)	2,562	512
D	Dwellings with planning permissions without lapse rates	762	
E	Dwellings with planning permission which require lapse rate	452	
F	Total deliverable sites including 5% lapse rate (E x 0.95)	429	
G	Windfalls (82 x 2 years)	164	
H	Total Supply (D + F + G)	1355	
I	Total supply less 5 year requirement (H – C)	-1,207	
J	Number of Years Supply (H / 512)	2.65	

Brownfield/Greenfield

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8.9. In line with SWDP 2, the SWCs will encourage the effective use and re-use of accessible, available and environmentally acceptable brownfield land. Where possible, brownfield sites will be prioritised before greenfield sites to ensure most effective use of land, in line with SWDP13. Table 14 identifies the distribution of housing on brownfield and greenfield land in the monitoring year.

Table 14: Number of completions on previously developed land and greenfield land by district for 2022/23 (Please note all figures are rounded)

	Total of dwelling completions 2022/23	Total on previously developed land (PDL)	% On PDL *	Total on Greenfield	% On Greenfield	Total on Garden Land†	% of Garden Land
Malvern Hills (net)	462	269	58.3%	119	25.8%	10	2.2%
Malvern Hills WWA (net)	248	0	0 %	248	100%	0	0 %
Wychavon (net)	736	79	10.7%	589	80%	68	9.3%
Wychavon WWA (net)	84	0	0%	84	100%	0	0%
Worcester (net)	347	237	68.3%	110	31.7%	12	3.5%
South Worcestershire	1877	585	31.2%	1150	61.3%	90	4.8%

*% on PDL for WDC & MHDC = Brownfield, Former Employment, Former Residential Building & Other Brownfield.

†Garden Land has been separated out as the NPPF definition of PDL means that some Garden Land is considered brownfield and some is not.

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Affordable Housing

8.10. Part 4b (i) of SWDP 3 gives the total affordable housing requirement for the plan period of 8,800. If this figure is annualised (8,800/24 years), this suggests a yearly south Worcestershire requirement of 367 affordable dwellings (N.B. although there is no annual target in the plan). The delivery of 623 in the monitoring period is well above this annualised figure.

Table 15: Number of Affordable Homes completed per annum (2006/07 to 2022/23)

Sub area location	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2006 to 2023 Total
Worcester City	70	88	147	82	20	114	65	100	120	257	84	99	76	65	63	154	50*	1654
Malvern Hills	39	23	100	51	74	115	8	53	95	117	90	188	180	152	254	196	153	1888
Wychavon **	26**	34**	51**	0	58	57	154	258	257	217	193**	379	466	247	187**	248	278	3110
WWA Malvern Hills	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	7	78	109
WWA Wychavon	0	0	0	0	0	0	0	0	0	51	65	25	44	37	31	18	34	305
South Worcester-shire	135	145	298	133	152	286	227	411	472	642	432	691	766	501	559	623	593	7016

*Worcester City Council have discovered that the affordable housing completions for the monitoring year 2021/22 have been overcounted by 29 units. To rectify this issue, the same number (29) has been subtracted from the completions for the monitoring year 2022/23. Therefore, the total number of affordable housing completions for 2022/23 has been recorded as 50 units (79 units -29 = 50).

** Wychavon, findings on data checks completed 28.12.23 confirm that years 2006/07 (36), 2007/08 (64), 2008/09 (57), 2016/17(191) and 2020/21 (85) have now been updated to what is outputting on the new DEF MasterGov database following migration of all data from the Access database to DEF in the monitoring year 2017.

9. Employment Delivery

9.1. For the purposes of the AMR, employment land relates to business, industrial, storage and distribution uses, as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)¹. This consists of use classes B1 (replaced by E(g) since 1st September 2020), B2 and B8.

9.2. The Annual Amount of Additional Employment Land is Shown in Table 16.

Table 16: Annual Amount of Additional Employment Land 2023

Local Authority		E(g)/(B1) (m ²)	B2 (m ²)	B8 (m ²)	Mixed B (m ²)	Total (m ²)
Worcester City	Gains	0	0	0	0	0
	Losses	0	0	0	0	0
Malvern	Gains	130	0	0	670	800
	Losses	409.2*	1121	0	125	1655.2
Malvern Wider Worcester Area	Gains	0	0	0	0	0
	Losses	0	0	0	0	0
Wychavon	Gains	1529.5**	292	1169	723.5	3714
	Losses	1519.7***	1329	222.9	50	3121.6
Wychavon Wider Worcester Area	Gains	0	0	0	0	0
	Losses	0	0	0	0	0

* Includes 135.2 sqm lost to E use.

** Includes 834.5 sqm gain to E use.

*** Includes 1243.7 sqm lost to E use.

Please note there have been no completions in 2023 year for Wychavon or Malvern Wider Worcester Area Employment Land.

9.3. For Worcester City monitoring, the E use class (where applicable) only includes those completions considered to fall into the E(g) sub-category of the use class.

9.4. For Wychavon & Malvern Hills the E use is included as a whole and not broken down further into Ea to Eg categories.

9.5. For more details on Use Classes please visit the [Planning Portal website](#).

¹ The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.