

Worcester City
Council

Five Year Housing
Land Supply
Report

2020

Includes: Position statement as at 1 April 2020, methodology, analysis and evidence supporting the five-year housing land supply calculation.

Published December 2020
Amended by Errata March 2021



ERRATA

An error in reporting of the capacity of one site contributing to the five year housing land supply has been noted following publication of the report.

Permission Reference: P16B0575 Mount Battenhall, Battenhall Avenue, Worcester has a total capacity of 104 dwellings, not 45 dwellings. The additional 59 dwellings has been added to the five year supply.

The additional capacity increases the dwellings with planning permission to 1,812 dwellings.

The additional capacity increases the deliverable five year supply to 1,595 dwellings which represents a 7.60 year supply of deliverable dwellings.

Deletions from the report and appendices have been made in ~~striketrough text~~ while additional information has been underlined for clarity.

TABLE OF CONTENTS

1. INTRODUCTION	6
2. HOUSING REQUIREMENT	6
3. COMPLETIONS	7
4. CALCULATING PAST UNDER OR OVER SUPPLY	8
5. ADDRESSING PAST OVERSUPPLY	8
6. BUFFER	9
7. LEAD TIMES AND DELIVERY RATES	9
8. SITES WITH PLANNING PERMISSION NOT STARTED OR UNDER CONSTRUCTION	10
9. DELIVERABLE ALLOCATED SITES IN THE ADOPTED SWDP (2016)	14
10. LAPSE RATE	14
11. WINDFALLS	15
12. FIVE YEAR HOUSING LAND SUPPLY TABLE	17
13. MAINTAINING THE HOUSING LAND SUPPLY INTO 2021	18
14. CONCLUSIONS	18

APPENDICES

APPENDIX 1	WORCESTER CITY COMPLETIONS 1 APRIL 2019 - 31 MARCH 2020
APPENDIX 2	ALL WORCESTER CITY SITES WITH PLANNING PERMISSION NOT STARTED OR UNDER CONSTRUCTION AT 1 APRIL 2020
APPENDIX 3	C2 CONTRIBUTION ANALYSIS
APPENDIX 4	LARGE SITES WITH PLANNING PERMISSION WITH OFFICER COMMENTARY ON DELIVERY
APPENDIX 5	DELIVERABILITY QUESTIONNAIRE
APPENDIX 6	DELIVERABILITY QUESTIONNAIRE RESPONSES
APPENDIX 7	WORCESTER LAPSE RATES
APPENDIX 8	WORCESTER WINDFALLS
APPENDIX 9	SWDP HOUSING ALLOCATIONS PROGRESS
APPENDIX 10	HOUSING TYPOLOGY SUMMARY

1. Introduction

1.1 This report provides a full explanation of the five-year housing land supply (5YHLS) calculation for Worcester City Council as required by the National Planning Policy Framework (NPPF) 2019 and the South Worcestershire Development Plan (SWDP) (February 2016) policy SWDP 3. It sets out the housing requirement, delivery to-date and identifies deliverable housing sites for the five-year period 1 April 2020 to 31 March 2025. The report includes an appropriate in-depth analysis of sites with planning permission and those that are allocations in the adopted SWDP to provide additional evidence about deliverability and to ensure that the housing land supply calculation is robust.

1.2 It should be noted that, due to the restrictions in place due to the COVID-19 pandemic, monitoring was initially limited to email and telephone contact with site representatives. Where site visits were required, these were delayed until June 2020. Since the development industry was largely inactive from late March until early in May due to lockdown restrictions, this delay is not deemed detrimental to the quality of the data collected for the 2019/20 monitoring year. In addition, the impact of the lockdown has been factored into the delivery assumptions.

1.3 The format of this report has been altered from previous years. Worcester City Council continues to work closely with the partner authorities of Malvern Hills and Wychavon District Councils to plan for the future of South Worcestershire. The adopted SWDP is now under review and there will be greater alignment of the housing land supply for the three authorities in the future. The alignment of the monitoring reports now will help the transition to monitoring the joint housing land supply for the plan area in future years.

1.4 Statistics on housing typology have been monitored within Worcester since the start of the plan period and will continue to be monitored under the replacement plan with its complementary monitoring framework. These statistics include the amount of development taking place on brownfield land, residential density, completions by ward, the number of different size dwellings completed and affordable housing completions. Since the adoption of the SWDP, these figures have been reported twice, both in the Worcester Housing Land Monitor and the SWDP Authorities Monitoring Report (AMR). This year, the housing typology statistics have been included in Appendix 10. In future, the duplicate reporting will end and the figures will only be reported in the SWDP AMR.

2. Housing Requirement

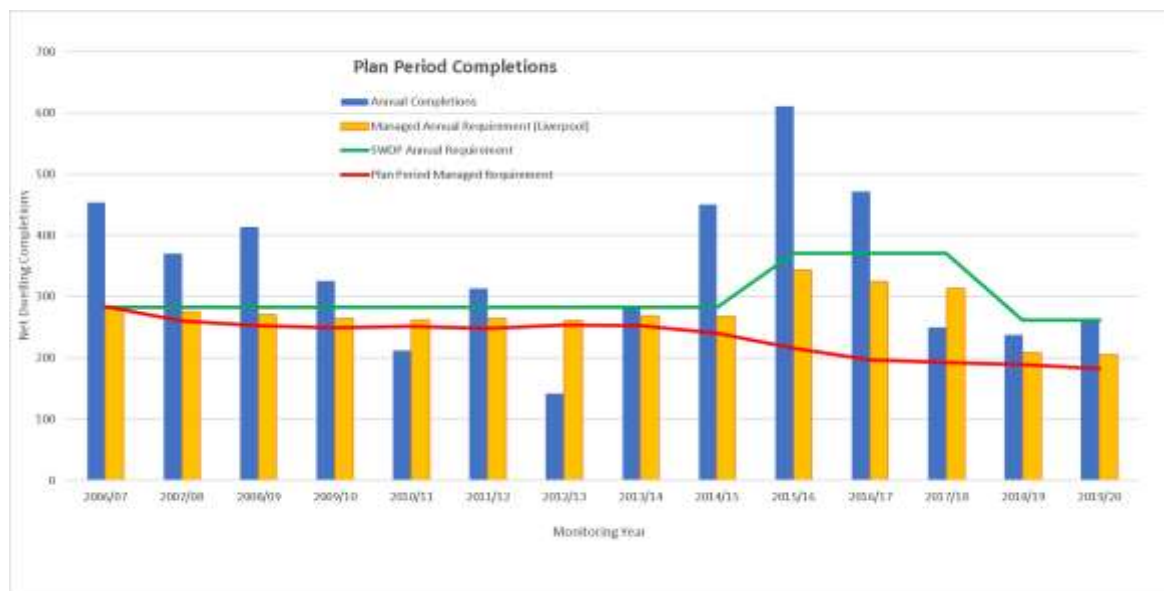
2.1 In accordance with the adoption of the SWDP in 2016, Worcester City is required to deliver 6,800 dwellings between 2006 and 2030 as set out in Policy SWDP 3 (Table 4b(i)). The SWDP Inspector endorsed a stepped target as set out in Policy SWDP 3 (Table 4b(ii)). A target of 283 dwellings per annum is used from 2006-2015 followed by a requirement of 371 dwellings per annum for three years (2015-18), the target is then reduced to 261 dwellings per annum for the remainder of the Plan period (until 31 March 2030). The short-

term increase in the housing target was intended to support the five-year housing supply across the South Worcestershire Plan area as a whole.

3. Completions

3.1 Net completions of 262 dwellings were achieved in 2019/20, of which 65 were affordable housing completions. This means that from the start of the Plan period on 1 April 2006 to 31 March 2020 (14 years) there have been **4,792** completions; overall this is **above** the cumulative requirement for completions from 2006 of 4,182 dwellings. There have been some years where completions have lagged behind the planned requirement in the city due to the complexities of bringing forward regeneration sites. However, the planned delivery requirement against the plan period requirement has been met overall and a surplus of 610 dwellings have been completed since the start of the plan period. Figure 1 illustrates dwelling completions against the annual housing requirement. It also illustrates the delivery needed in order to meet the plan period requirement which addresses the entire surplus delivery. The further data shows the annual requirement taking into account a proportion of the surplus delivery to date each year.

Figure 1: Completions in Worcester City from 1 April 2006 - 31 March 2020



4. Calculating Past Under or Over Supply

4.1 Shortfalls or over supply against annualised housing requirements are factored into the five-year supply calculation. The housing requirement was adopted by the Council under SWDP Policy SWDP 3 (Tables 4b(i) and 4b(ii)). In accordance with NPPF Paragraph 72, it is appropriate to use the adopted housing requirement since the length of time that has elapsed since the adoption of the plan is less than five years. The requirement adopted for the Wider Worcester Area (Worcester City) is 6,800 dwellings for the period 2006-2030. A stepped approach of 283 dwellings per annum from 2006-2015, 371 dwellings per annum from 2015-2018 and 261 dwellings per annum for the remainder of the Plan period until 2030 was adopted. Therefore, the requirement for the fourteen years from 2006-2020 is 9 years at 283 dwellings plus three years of 371 dwellings and two years of 261 dwellings, which equates to 4,182 dwellings. To establish whether there is an under or over supply, all completions during this period are taken off this requirement figure.

$$4,182 \text{ (Requirement 2006-2020)} - 4,792 \text{ (Completions 2006-2020)} = 610 \text{ (surplus)}$$

5. Addressing Past Oversupply

5.1 In terms of addressing the oversupply, the Council have adopted a cautious approach and have spread the oversupply over the remaining plan period. This approach is commonly referred to as the 'Liverpool approach' and is in accordance with Paragraph 32 of the National Planning Practice Guidance on Housing

Supply and Delivery¹. Where more completions than required are delivered, the additional supply can be used to offset any shortfalls against requirements from previous years. The 603 dwelling surplus has been divided by the number of years remaining in the plan period (10 years) and multiplied by five years to establish the number that can be deducted from the five-year target. Therefore, in this case the Council are deducting 305 dwellings from the five-year target.

$$\begin{aligned} & 610 \text{ (surplus)} \div 10 \text{ (years remaining in plan)} = 61 \text{ (discount per annum from target)} \\ & 61 \text{ (discount per annum from target)} \times 5 \text{ (years)} = 305 \text{ (discount from five-year target)} \\ & 1,305 \text{ (5 years} \times 261) - 305 \text{ (discount from five-year target)} = 1,000 \text{ (five-year target taking account of} \\ & \text{oversupply)} \end{aligned}$$

6. Buffer

6.1 In accordance with NPPF Paragraph 73, Worcester City Council is required to test its supply of sites against the housing requirement with an additional buffer. The South Worcestershire Councils' latest joint Housing Delivery Test measurement (2019, published February 2020) is 176%. In accordance with National Planning Practice Guidance (Paragraph: 037 Reference ID: 3-037-20180913), the Council considers that the application of a 5% buffer is reasonable and appropriate. A five percent buffer equates to an additional 50 dwellings.

$$1,000 \text{ (five-year target)} + 50 \text{ (5\% buffer)} = 1,050 \text{ (five-year target with 5\% buffer applied)}$$

7. Lead Times-and Delivery Rates

7.1 Different categories of sites will deliver housing within Worcester over the next five years and the Council have undertaken appropriate actions to ensure that the supply calculation is robust. Detailed work has been undertaken to assess sites and to identify the number of dwellings that will be delivered within the next five years. Large sites, defined as those expected to deliver 10 or more dwellings, have been individually assessed. These large sites represent a significant proportion of supply and it is important to ascertain when these sites are likely to commence delivery.

7.3 Where construction has already commenced on large sites, officers have assessed the delivery rates to establish whether the total number of dwellings with planning permission can realistically be achieved within the five-year period. Factors that can influence the delivery rate include the number of developers (outlets) on site, the type of site, e.g. brownfield/greenfield and the type of infrastructure requirements to be provided. In many cases sites are small enough to easily be delivered within five years based on existing local build rates. The full analysis of individual sites is shown in Appendix 4.

¹ <https://www.gov.uk/guidance/housing-supply-and-delivery>

7.4 For large sites with planning permission where no start had been made as at 1st April 2020, and for allocated sites without planning permission, developers, promoters and landowners have been engaged to understand their intentions for delivery and to consider what evidence there is that housing completions will begin within the next five years. This information is provided in Appendix 6. The information has been considered in conjunction with lead in times and delivery rates over recent years in Worcester to aid officer understanding of when sites are likely to be delivered. In adopting this cautious and practical approach the Council have assumed the following, unless there is extremely robust clear evidence to suggest otherwise:

1. On allocated sites where an application has been submitted and a housebuilder is the applicant and has responded to the Deliverability Questionnaire about its intentions to start on site, it has been assumed that it will take 30 months until the first legal completion is achieved unless there are any other specific reasons that suggest otherwise. On large sites where an application has been approved subject to a Section 106 agreement it has been assumed that it will take 24 months until the first legal completion is achieved, unless there are any other specific reasons that suggest otherwise. This has been reduced to 18 months where outline planning permission has been granted (i.e. a Section 106 signed); and 12 months where full planning permission has been granted.
2. A conservative delivery rate of 40 dwellings per annum per 'outlet' has been assumed for volume house builders (e.g. Taylor Wimpey, Bovis etc.) once a site is up and running and into its first full year of production. Delivery rates in excess of this rate have been experienced in Worcester.
3. Where it is known that affordable housing will be delivered separately to the market dwellings on a site e.g. by a registered provider of social housing, the 40 dwellings per annum has been increased.
4. Due to the impacts of the COVID-19 pandemic, the development industry ceased operation from late March until lockdown began to ease in May. As a result, delivery timescales for the 2020/21 monitoring year have been adjusted to factor in a minimum three-month lag in completion expectations unless other evidence has been supplied.

7.5 Completions data demonstrates that developers in Worcester deliver in excess of the levels set out in these assumptions. For example, developers have and continue to achieve initial completions within one year of obtaining full planning permission on large sites unless there are site specific constraints. Past completion rates show that smaller schemes for up to 20 dwellings are often completely built out within 12 months once a house builder is on site. However, a cautious approach has been taken to ensure that the 5YHLS position is as robust as possible.

8. Sites with Planning Permission not Started or Under Construction

8.1 A full list of sites with planning permission not started or under construction (at 31st March 2020) is set out in Appendix 2.

8.2 The NPPF Glossary definition of 'Deliverable' states that *"to be considered deliverable, sites for housing 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"*. It adds that *"sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans)"*, and that *"where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years"*.

8.3 All sites with planning permission have been reviewed and some have been discounted as there is sufficient evidence that they will either not be implemented at all within five years, or due to phasing it is likely to take longer than five years to deliver the total number permitted.

8.4 To inform this decision-making process **all** large sites (10 dwellings and over) were sent a deliverability questionnaire, a copy of the letter is shown in Appendix 5. The responses to this questionnaire have been considered and taken into account when making assumptions about the delivery of these sites, although disappointingly not all developers have responded. The detailed responses are shown in tabular form in Appendix 6. In most cases, the phasing approach set out in Section 7 of this report has been used in conjunction with the developer responses where available. By considering all this data along with any additional information that officers across all Council services have provided, the 5YHLS position is as robust as possible.

8.5 Communal establishments make a significant contribution to the housing land supply within Worcester. Planning Practice Guidance was updated during 2019 to advise how plan-making authorities may count provision in communal establishments (use class C2) against their housing requirement. The guidance addresses communal establishments for students and older people.

8.6 To establish the number of dwellings released in the housing market by the delivery of C2 older persons accommodation the guidance indicates² that planning authorities should base calculations on the average number of adults living in households using the published census data, and provides a link to the appropriate table³. Appendix 3 confirms that 1.8 adults live in households in Worcester on average, falling to an average of 1.6 adults in households where the reference adult is over the age of 65. A ratio of 1.8 has been applied to non-student Class C2 accommodation. This aligns with the ratio used in the Housing Delivery Test

² <https://www.gov.uk/guidance/housing-for-older-and-disabled-people> Planning Practice Guidance Paragraph: 016a Reference ID: 63-016a-20190626 Revision date: 26 June 2019

³ <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008208ct07742011censusageofhouseholdreferencepersonhrpbymnumberofadultsinhouseholdnationaltolocalauthoritylevel>

measurement and also reflects the inclusion of individuals aged 55+ in the target market for such accommodation and the Council's cautious approach to assessing the 5YHLS.

One site contributed C2 older persons accommodation completions during the 2019/20 monitoring year. This site (Ref: P17K0550) contributed completions of 42 bedrooms, equivalent to 23 dwellings through application of the 1.8 ratio.

8.7 For students, the Planning Practice Guidance on Housing Supply and Delivery indicates at Paragraph 34⁴ that plan-making authorities should use a ratio based on the number of students in student only households. Appendix 3 confirms that, on average, 3.1 students live in student only households in Worcester on average. However, a ratio of 2.5 has been applied to student only Class C2 accommodation. This aligns with the ratio used in the Housing Delivery Test and reflects the national average student only household size, but has the effect of marginally inflating the contribution of C2 student accommodation. The approach of aligning C2 accommodation ratios with the ratios used in the HDT has been adopted by a number of local planning authorities including Oxford City Council. Oxford has a much larger student population than Worcester, but the adoption of the HDT ratio was accepted by the Inspectors examining the Oxford Plan 2036 in their May 2020 report⁵.

8.8 One planning permission for student C2 accommodation (Ref: P18J0124), contributed completions for the 2019/20 monitoring year. The site provided a contribution of 20 bedrooms, equivalent to 8 dwellings through application of the 2.5 ratio. A further permission (Ref: P17J0577) contributing 87 bedrooms is included within the supply of dwellings with planning permission where construction has not yet commenced. This provides a contribution of 34 dwellings to the supply through application of the 2.5 ratio.

8.9 Two other sources of residential accommodation have not been specifically included in the calculation, these are residential moorings and Houses of Multiple Occupation (HMO). The housing requirement derived through the examination of the SWDP was based initially on the Worcestershire Strategic Housing Market Assessment (SHMA) 2012⁶. The SHMA did not assess the need for HMO or residential moorings when assessing the needs of different groups. No specific guidance has been published in the NPPG relating to whether these types of homes should be included within the supply. Hence, it is not considered appropriate to include these types of homes at this time.

8.10 A summary of discounted sites with planning permission not started is set out below. The full assessment of all sites is set out in Appendix 3:

⁴ Paragraph: 034 Reference ID: 68-034-20190722 - <https://www.gov.uk/guidance/housing-supply-and-delivery#counting-other-forms-of-accommodation> -

⁵ Paragraphs 41, Footnote 6 and Paragraph 65 - https://www.oxford.gov.uk/downloads/file/7288/inspectors_report_-_oxford_local_plan_2036

⁶ <https://www.wyreforestdc.gov.uk/media/89661/SHMAReportFebruary2012.pdf>

79 St Johns - Zig Zag (P16K0302) SWDP43/q

The site allocation may be implemented in the latter stages of the plan period, but the current permission for 12 dwellings is unlikely to be delivered during the next five years.

St Martins Quarter (P15D0510)

Developer contact indicates a Covid-19 delay is applicable and an S96A Application has been made. Delivery of the site has been pushed back with the final 38 dwellings of the 98 expected on site now anticipated to be delivered after the five-year period.

Crown Packaging (P17G0258) SWDP43/i

In accordance with the cautious approach applied to the supply calculation, the final eight dwellings from this site are anticipated after the five-year period. This will be reviewed based on delivery rates during 2020/21. The developer anticipates much higher completions than set out in Appendix 3.

Sheriff Gate (P12G0199) SWDP44/4

This site comprises a substantive area within the Shrub Hill Opportunity Zone. No response was received from the site developers. However, application 19/00693/REM was granted permission on 6/01/2020 and 19/00694/RM on 14/07/2020 (2020/21 monitoring but linked to 19/00693/REM). The second reserved matters application requires construction of the scheme to commence within two years and approves the following development:

- Building A: 212 apartments and 94 bed care home (phase 1)
- Building B: 76 apartments (phase 3)
- Building C: Car Park (phase 2)
- Building D: 180 apartments (phase 2)
- Building E: 200 bed Hotel (phase 3)

Total dwellings, (inc. 52 dwelling C2 equivalent) = 520

The scheme consists of large blocks surrounding a central open space. There are two blocks in Phase 1 and one residential block in each subsequent phase. It is anticipated that the hotel block will be completed last due to the incompatibility of construction and hotel operation. The trajectory reflects the expected completion date of each block. It is anticipated that Phase 1 will contribute to the five-year supply but completion of Phases 2 and 3 is not expected until the 25/26 and 26/27 monitoring years respectively.

Total number of dwellings with planning permission under construction or not started = ~~1,753~~ 1,812

Total number discounted from delivery within next five years = 314

~~1,753~~ 1,812 - 314 = ~~1,439~~ 1,498

Total number of deliverable dwellings* with planning permission = ~~1,439~~ 1,498

*within five years

9. Deliverable Allocated Sites in the Adopted SWDP (2016)

9.1 All sites allocated in the adopted SWDP where planning permission has not been granted were assessed by officers across all Council services to determine the likelihood of these sites coming forward over the next five years. Officers have considered all factors relevant to the sites to derive an appropriate delivery schedule. It should be noted that all current site allocations have been reviewed to assist with the SWDP review.

9.3 There are three sites which have been included in the 5YHLS calculation as deliverable SWDP site allocations within five years. The full assessment of allocated sites without permission is set out in Appendix 9. The three sites expected to contribute to the five-year supply are: SWDP 43/7, Sansome Walk Swimming Pool; SWDP 43/e, Land at Hopton Street; and SWDP 43/m, Club House, Tolladine Golf Course. These sites are expected to contribute a minimum of 43 dwellings to the five-year supply.

Total number of deliverable allocated dwellings* in the adopted SWDP = 43

*within five years

10. Lapse Rate

10.1 The Inspector conducting the SWDP Examination concluded that adopting a 5% lapse rate would be “robust and sound” for the Plan across the three administrative areas. Therefore, the Council have used the Inspector’s methodology for calculating lapse rate and applied a 5% lapse rate to all commitments that have not commenced at 1 April 2020. Appendix 7 provides evidence on lapse rates by site for the 2019/20 monitoring year.

10.2 Summing all the ‘lapsed permitted dwellings’ from 2008/09⁷ to 2019/20, and dividing that by the total number of dwellings with outstanding planning permissions over the same period, gives an average lapse rate of 4.18%. The lapse rate for 2019/20 was 2.1%. There has been some volatility in the lapse rates experienced within Worcester with a range of 1.7% to 8.2% lapses recorded over the assessment period. In the three years where the lapse rate has exceeded 5% this has been attributable to the expiry of one or two large sites during that year. Since applying a lapse rate is primarily aimed at ensuring the deliverability of smaller sites is sufficiently justified, and in keeping with a cautious approach, it is still considered appropriate to apply the 5% lapse rate endorsed by the SWDP Inspector. The average lapse rate will continue to be monitored to ensure that it is justified.

10.3 In keeping with a cautious approach, Worcester City Council have adopted a 5% lapse rate.

⁷ No lapse rate data available for the monitoring periods 2006/07 or 2007/08.

A cautious 5 % Lapse rate has been assumed.

Table 1: Worcester City Council Planning Permission Lapse Rates 2006-2020

Year of Expiry	Number of Dwellings Expired	Total Outstanding Commitments (excludes Local Plan Allocations)	Lapse Rate %
2006/07	No Data	1,544	-
2007/08	No Data	1,528	-
2008/09	57	1,279	4.5
2009/10	18	1,463	1.2
2010/11	59	1,219	4.8
2011/12	82	959	8.6
2012/13	33	1,270	2.6
2013/14	27	1,573	1.7
2014/15	25	1,405	1.8
2015/16	24	1,034	2.3
2016/17	81	911	8.9
2017/18	81	1,237	6.5
2018/19	66	1,728	3.8
2019/20	36	1,753	2.1
Total over 12 years	589	14,078	4.18

11. Windfalls

11.1 A windfall⁸ allowance may be justified in the five-year supply if a local planning authority has “*compelling evidence*” as set out in Paragraph 70 of the National Planning Policy Framework.

11.2 Given the above, the Inspector conducting the Examination into the SWDP confirmed in his Interim Conclusions (October 2013) that, in principle, he saw no objection to the Plan accounting for windfalls as part of the supply of housing over the plan period. Therefore, an appropriate allowance has been accounted for in the 5YHLS calculation.

11.3 Appendix 8 contains a detailed breakdown of all windfall completions and concludes that small site windfalls (on sites delivering 9 dwellings or less excluding garden or greenfield land) have been delivered at

⁸ Windfalls are any sites that are not allocated sites in a Local Plan, have not been previously allocated or identified in the Strategic Housing Land Availability Assessment (SHLAA)

an average rate of 67 dwellings per annum from 2006/07 to 2019/20. The average small site, windfall delivery rate, including garden and greenfield land, was 76 dwellings per annum for the same period. However, in keeping with a conservative approach to assumptions, the Council have continued to adopt the Inspector's lower assumption of 63 dwellings per annum in calculating the supply.

11.4 In order to avoid double counting small windfall sites that already have planning permission, three years of windfalls have been discounted from the five-year calculation. This is consistent with the extremely cautious assumptions set out in the SWDP longer term trajectory. Therefore, windfall completions are only assumed for two years from 2023/24 onwards.

A total of **126 windfall dwellings** are added to the five-year calculation (i.e. 2 x 63)

11.5 Looking to the future sustained delivery of windfall sites, officers have assumed in the SWDP trajectory that these sites will reduce over time. At this point in time there is no evidence to indicate this source of supply is decreasing. However, to ensure that assumptions are up to date this will continue to be monitored each year and if there is a sustained decline in windfall development, the subsequent assumptions will be revised. It is likely that under the alternative routes to housing provision introduced since the adoption of the plan and the more permissive conversion legislation, windfall development on small sites will increase over the remainder of the plan period.

11.6 In looking forward, and to ensure the assumptions are as robust as possible, officers have also considered other potential factors which may affect windfall delivery including:

- The commencement of the Review of the SWDP, with the Publication version consultation scheduled for Autumn 2021;
- The continued implementation of a Community Infrastructure Levy (CIL) of £0 per m² for Worcester; adopted June 2017;
- The empty homes programme - this is ongoing and likely to increase in the future; and
- The continued increase in Permitted Development Rights, including a number of recently announced measures, supporting the change of use from a number of uses to residential.

12. Five Year Housing Land Supply Table

Table 2: Worcester City Council Five Year Housing Land Supply Position at 1 April 2020

	Dwellings
Adopted SWDP 2016 target	4,182
Completions 2006-2020:	4,792
Oversupply (9 years x 283 dwellings) + (3 years x 371 dwellings) + (2 years x 261 dwellings) – 4785:	610
Oversupply reduction with Liverpool Approach applied $((610 \div 10) \times 5)$	305
5 year target as set out in SWDP3 Table 4b(ii) (5 x 261) minus surplus reduction (305):	1,000
5 year target + 5%	1,050
Deliverable dwellings on large sites (1256 – 5% lapse rate)	1,193
Deliverable SWDP allocated sites (without permission as at 1st April 2020)	43
Deliverable small sites not started (85 – 5% lapse rate):	81
Dwellings under construction on small sites at 1 April 2020:	96
Windfalls 63 x 2:	126
Total Supply	1,539
Balance against +5 % Buffer	489
Total years housing supply against +5%	7.33

	Dwellings
Adopted SWDP 2016 target	4,182
Completions 2006-2020:	4,792
Oversupply (9 years x 283 dwellings) + (3 years x 371 dwellings) + (2 years x 261 dwellings) – 4785:	610
Oversupply reduction with Liverpool Approach applied $((610 \div 10) \times 5)$	305
5 year target as set out in SWDP3 Table 4b(ii) (5 x 261) minus surplus reduction (305):	1,000
5 year target + 5%	1,050
Deliverable dwellings on large sites (1315 - 5% lapse rate)	1,249
Deliverable SWDP allocated sites (without permission as at 1st April 2020)	43
Deliverable small sites not started (85 - 5% lapse rate):	81
Dwellings under construction on small sites at 1 April 2020:	96
Windfalls 63 x 2:	126
Total Supply	1,595
Balance against +5 % Buffer	545
Total years housing supply against +5%	7.60

12.1 Table 2 brings together all the elements presented in this report to demonstrate Worcester City Council's 5YHLS position for 2020-2025 against the annual housing requirement in the adopted SWDP (SWDP 3 Table 4b(ii)).

12.2 Worcester City Council is able to demonstrate that it has ~~7.33~~ **7.60 years** housing supply against the adopted SWDP policy requirement for market and affordable housing. This figure excludes half of the plan period oversupply, features an overly cautious windfall allowance, and includes a five percent buffer.

13. Maintaining the Housing Land Supply into 2021 and beyond

13.1 The 5YHLS position is likely to remain favourable in the future. A number of large sites have commenced site preparation and there are a substantial number of dwellings currently under construction. Government market stimulus in response to the Covid-19 pandemic has fuelled sales, which is likely to support the rate of completions in the short to medium term. The number of sites with planning permission remains high and it is likely these sites will begin to deliver homes over the next few years to maintain the supply for years to come. The Council have continued to approve applications post April 2020 that are not accounted for in the 5YHLS calculation. In addition, the review of the South Worcestershire Development Plan will ensure that a five-year supply of deliverable sites will continue to be maintained for the next plan period. The Council have continued to adopt a cautious approach to many aspects of the supply that are likely to result in an underestimation of delivery rates.

14. Conclusions

14.1 In accordance with the NPPF (Paragraphs 73-76) Worcester City Council have identified and updated a supply of deliverable sites sufficient to provide five years' worth of housing against the SWDP housing requirement, even when an additional buffer of 5 percent is applied.

14.2 A substantial amount of work has been undertaken to ensure that the sites included in the calculation are deliverable in line with the definition set out in the NPPF Glossary. Sites have been assessed to ensure they are available, offer a suitable location for development, are viable and have a realistic prospect that housing will be delivered on the site within five years. Where there is clear evidence that a site will not be delivered within five years it has been discounted.

14.3 The Council have not simply relied on officer judgements, instead engagement with developers, landowners and agents on large sites (10 dwellings or more) has been undertaken to understand their intentions. Where stakeholders have not provided evidence then the information gathered from respondent, together with city wide trends have been used to make an informed judgement as to the likely delivery of a site.

14.4 In conclusion, Worcester City Council is able to robustly demonstrate in excess of five years housing land supply, ~~7.33~~ 7.60 years against the SWDP requirement of 6,800 dwellings (SWDP 3, February 2016).

Appendix 1: Completions 1 April 2019 - 31 March 2020

Ward	Permission Reference	Location	GF/BF	Proposal	Completions (net)
Arbouretum	P16H0144	Marlbank, Lansdowne Walk, Worcester, WR3 8HT	BF	Erection of a 4 bed detached house	1
Arbouretum	PRA18D04	Pierpoint House, 9 Pierpoint Street, Worcester, WR1 1TA	BF	Proposed change of use from B1 (offices) to C3 (dwellings) 4 no. residential studio apartments	4
Arbouretum	P15A0421	Land Adj to 2 Northfield Street, Worcester	BF	Demolition of car repair workshop and construction of 6 no. one bedroom apartments.	6
Arbouretum	P17D0599	Jenkins House, 15 Foregate Street, Worcester, WR1 1DB	BF	Change of use from Office B1 to residential status at first, second and third floor level to provide 2 x studio apartments, 5 x 1 bed apartments and 1 x 2 bed apartment with minor external and fenestration alterations	8
Battenhall	P18B0289	Former NALGO Sports Ground, Battenhall, Worcester, WR5 2BJ	GF	Amendments to planning approval P15B0288. Replacement of 6no three bed dwellings with 6no. four bed dwellings, replacement of 1no. 4 bed dwelling with 1no. 3 bed dwelling, substitution of house type and formation of garage.	5
Bedwardine	P18C0196	97 Foley Road, Worcester, WR2 4ND	GF	Detached residential dwelling	1
Bedwardine	P18C0216	124 Columbia Drive, Worcester, WR2 4XU	GF	Reserved Matters for dwelling at 124 Columbia Drive	1
Bedwardine	19/00037/FUL	67 Canda Way, Worcester, WR2 4XA	BF	Demolish single storey side extension and construct three bed detached dwelling with new access	1
Bedwardine	P16C0113	1 Malvern Road, Worcester, WR2 4LE	BF	Ground floor conversion of listed building to Use Class A5 and of upper floors to House in Multiple Occupation (Class Sui Generis), and the construction of 4no. one-bedroom apartments on land at rear.	4

Ward	Permission Reference	Location	GF/BF	Proposal	Completions (net)
Bedwardine	P18C0175	Land off Oak View Way, Worcester	GF	Erection of 175 dwellings, public open space and associated infrastructure	58
Cathedral	P17D0386	Quay Turn, 1 Quay St, Worcester, WR1 2JJ	BF	Change of use from small office building (B1) to residential (C3)	1
Cathedral	P18D0462	8 Sansome Place, Worcester, WR1 1UA	BF	Change of use from vacant clothing store to 2no residential units.	2
Cathedral	P17D0524	100 Bath Road, Worcester, WR5 3EW	BF	Conversion of existing dwelling into three apartments	3
Cathedral	P15D0554	Former Worcester Library and History Centre, Trinity House, Trinity Street, Worcester, WR1 2PW	BF	Proposed refurbishment of basement and ground floor retail unit and conversion of first floor level to residential with associated works.	8
Cathedral	P15D0146	Rose Bank, London Road, Worcester	BF	Demolition of existing structures, with redevelopment of site to provide 35 dwellings with ancillary car parking, communal and garden spaces and new access.	8
Cathedral	P18D0155	2 Stanley Road, Worcester, WR5 1BD	BF	Change of use from family foster care unit to 14 units of low cost accommodation (9no. studio apartments and 1 no. 5 bedroom House in Multiple Occupation)	9
Cathedral	P17D0137	Site Area B, King Street, Worcester, WR1 2NX	BF	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	11

Ward	Permission Reference	Location	GF/BF	Proposal	Completions (net)
Cathedral	P05D0432	Royal Worcester Porcelain Site Portland Walk & Severn Street	BF	The redevelopment of the Royal Worcester Porcelain works for a mixed use scheme comprising the retention of part of the existing porcelain works and its associated activities; the construction of 356 dwellings comprising 317 apartments and 39 houses; an hotel; B1 space and A3 restaurants.	11
Claines	P16E0206	1 Lavender Road, Worcester, WR3 7AE	GF	Proposed new dwelling house	1
Claines	P17E0265	119 Ombersley Road, Worcester, WR3 7BT	BF	Proposed new dwelling house	1
Claines	P18E0184	2 Constance Road, Worcester, WR3 7NF	BF	Erection of a detached dwelling	1
Claines	P18E0157	78-80 Ombersley Road, Worcester, WR3 7EU	BF	Conversion of retail premises to 2no. Residential dwellings	2
Claines	P16E0041	10 PARK VIEW TERRACE, WORCESTER, WR3 7AG	BF	Demolition of an existing dwelling with erection of replacement 2 storey dwelling.	1 (Net 0)
Nunnery	P18G0322	Site of DEFRA - Whittington Road, Worcester,	BF	Erection of 64 dwellings, 71 extra-care living apartments with associated ancillary facilities (Use Class C3), access, car parking, landscaping and associated works.	16
Nunnery	P17G0258	Crown Packaging Site, Perrywood Walk, Worcester, WR5 1EG	BF	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 associated engineering works to facilitate the construction of surface water drainage and foul water pumping station (B2 to C3)	17

Ward	Permission Reference	Location	GF/BF	Proposal	Completions (net)
Nunnery	P16G0178	GOVERNMENT BUILDINGS, WHITTINGTON ROAD, WORCESTER, WR5 2SU	BF	Hybrid Application: Demolition of existing structures and: Outline Planning Permission for offices with all matters reserved for future consideration (Access, appearance, landscaping, layout and scale) Full Planning Permission for 120 dwellings, details of access and spine road, landscaping, drainage and other associated infrastructure.	35
Rainbow Hill	P16H0334	222 Astwood Road, Worcester, WR3 8HA	BF	Proposed change of use from flower shop (Use Class A1 Retail) to three bedroom terraced house (Use Class C3 dwellinghouse) with two storey rear extension.	1
Rainbow Hill	P16H0433	Rear of 37 Astwood Road, Worcester, WR3 8ER	BF	Proposed retrospective planning application change of use from community centre (Use Class D2) to become a two bedroom flat (Use Class C3)	1
Rainbow Hill	P18H0011	96 Holly Mount, Worcester, WR4 9SF	BF	Conversion of building into 5no. self contained flats.	5
St Clements	P18J0124	University of Worcester, Land off Himbleton Road, Worcester, WR2 6AJ*	GF	Proposed 20 bed student residence (Use Class C2), car parking, landscaping and associated development and drainage infrastructure	8
St Johns	P17K0219	Barlows Building, 2-6 Bromyard Road, Worcester, WR2 5BP	BF	Erection of a mansard roof to accomdate 1no. 2 bed apartment and a 9 bed HMO	1
St Johns	P18C0309	Oasis Dental Care, 25a St Johns, Worcester, WR2 5AG	BF	Internal alterations to construct 1no. 6 bedroom residential dwelling	1
St Johns	P18k0217	Land adj to Barlows Buildings, Bromyard Terrace, Worcester	BF	The erection of a third floor and reconfiguration of the accommodation approved under application reference P14K0516 to provide one additional residential unit	7

Ward	Permission Reference	Location	GF/BF	Proposal	Completions (net)
St Johns	P17K0500	Coppertops, 195 Oldbury Road, Worcester, WR2 6AS*	BF	Construction of a 42/43 bedroom two-storey specialist care home facility, 1.2 - 2.1 metre high boundary fencing/railings, landscaping and associated car parking served by existing accesses.	23
				Total	262

Appendix 2: Residential Commitments as at 1st April 2020

Ward	Permission Reference	Location	Proposal	Application Type	Site Total (Net)	Completions to 31st March 2020	Number Not Started	Number Under Construction
Battenhall	SWDP43/1 P18B0289 (P15B0288)	Former NALGO Sports Ground, Battenhall, Worcester, WR5 2BJ	Amendments to planning approval P15B0288. Replacement of 6 no three bed dwellings with 6no. four bed dwellings, replacement of 1 no. 4 bed dwelling with 1 no. 3 bed dwelling, substitution of house type and formation of garage.	RM	31	19	6	6
Battenhall	P16B0575	Mount Battenhall, Battenhall Avenue, Worcester,	Demolitions of modern structures, conversion, change of use and new build to create a care community with communal areas and facilities.	FUL	<u>104</u>	0	0	<u>104</u>
Bedwardine	P15C0371	The Ice House, Bromyard Road	53 two bed and 1 one bed flat	FUL	54	0	0	54
Bedwardine	P18C0175	Land off Oak View Way, Oak View Way, Worcester	Erection of 175 dwellings, public open space and associated infrastructure	FUL	175	58	40	77
Cathedral	P15D0510	St Martins Quarter, Silver Street, Worcester	98 apartments	FUL	98	0	98	0
Cathedral	P17D0137	Site Area B Severn Street	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	FUL	26	11	0	15
Cathedral	P05D0432	Royal Worcester Porcelain Works	The redevelopment of the Royal Worcester Porcelain works for a mixed use scheme comprising the retention of part of the existing porcelain works and its associated activities; the construction of 356 dwellings comprising 317 apartments and 39 houses; an hotel; B1 space and A3 restaurants.	FUL	356	335	0	21
Cathedral	P19D0033	3-4 Shaw Street, Worcester, WR1 3QQ	Internal and external alterations and ground floor extension to form 25 single homeless person apartments.	FUL	25	0	0	25
Cathedral	P18D0107	Citation House, 39 Foregate Street, Worcester,	Conversion and extension of building to form 38 dwellings, office (B1) and ancillary assembly and leisure uses.	FUL	38	0	38	0
Cathedral	19/00741/PRA	Virginia House, The Butts, Worcester, WR1 3PA	Change of use from offices to 41 C3 Units	PRA	41	0	0	41
Cathedral	P18D0101	Former car park and land to the rear of 1- 11 CECIL ROAD, WORCESTER	Erection of 16 iKozie Micro-Homes together with access, parking, landscaping and associated works.	FUL	16	0	16	0
Claines	SWDP43/4 P16E0451	Old Northwick Farm, Old Northwick Lane, Worcester	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).	FUL	52	0	52	0

Ward	Permission Reference	Location	Proposal	Application Type	Site Total (Net)	Completions to 31st March 2020	Number Not Started	Number Under Construction
Nunnery	SWDP43i P17G0258	Crown Packaging Site, 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 associated engineering works to facilitate the construction of surface water drainage and foul water pumping station (B2 to C3)	FUL	215	17	78	120
Nunnery	SWDP44/4 P12G0199 (19/00693/REM, 19/00694/RM)	Sheriff Gate	Proposed urban renewal and regeneration scheme (4 phases) for mixed use development. This includes 94 Bed C2 Care Home (equivalent to 52 dwellings) 19/00693/REM granted permission on 6/01/2020 and 19/00694/RM on 14/07/2020 (2020/21, but linked to 19/00693/REM).	FUL	520	0	520	0
Nunnery	SWDP 43/16 (Departure) P18G0322	Site of DEFRA - Whittington Road, Worcester	Erection of 64 dwellings, 71 extra-care living apartments with associated ancillary facilities (Use Class C3), access, car parking, landscaping and associated works.	FUL	135	16	55	64
Rainbow Hill	SWDP43/s P18H0280	112-118 AND 155-161 ROSE AVENUE AND LAND ADJOINING, ROSE AVENUE, TOLLADINE, WORCESTER	Demolition of existing shops and flats. Erection of 9no. dwellings and 16 no. apartments, 2 no. A1 and 1 no. A5 commercial units and associated parking and amenity space.	FUL	25	0	13	12
St Clement	P17J0577	YMCA Hostel, Henwick Road, Worcester	87 one bed units (38 C3 equivalent) - CoU from Hostel to Student accommodation; demolitions and erections of new accommodation block; access and car park improvements. (C1 to SG)	FUL	38	0	38	0
St Johns	SWDP43/q P16K0302	79 St Johns - Zig Zag, Worcester	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.	FUL	12	0	12	0
St Johns	P15K0271	Rear of 18 St Johns, Worcester	8 one bed and 3 two bed houses. Proposed development of 11 dwellings and associated works.	FUL	11	0	0	11
St Johns	P17K0096	8 Henwick Road, Worcester, WR2 5NR	The change of use from a gym, garage and kitchen showroom into 18 one bed flats.	FUL	18	0	18	0
Warndon	P17N0594	Land at Cranham Drive, Worcester, WR4 9PH	34 affordable dwellings incorporating houses and apartments.	FUL	34	0	0	34
Warndon	SWDP43/1 P18Q0226	Land North of Newtown Road	Erection of 61 dwellings along with associated access, new public open space, landscaping and associated works. Diversion of footpath 660(B)	FUL	61	0	42	19
Battenhall	P08D0685	143a & 143 Bath Road, Worcester, WR5 3AG	Erection of new 3 bedroom detached house	FUL	1	0	0	1
Arboretum	P17A0295	Sunsoa News Agent, 25-27 Gillam Street, Worcester, WR3 8JT	Proposed conversion of to 2no. Two bedroom residential dwellings	CON	2	0	2	0
Arboretum	P18A0022	24 Birchfield Close, Worcester, WR3 8LQ	Single storey side and rear extension to host dwelling and sub-division of proposed side extension to form 1 no. bedroom flat	FUL	1	0	1	0

Ward	Permission Reference	Location	Proposal	Application Type	Site Total (Net)	Completions to 31st March 2020	Number Not Started	Number Under Construction
Arboretum	P18A0033	Wyatt Guest House, 40 Barbourne Road, Worcester,	Proposed conversion of existing guest house (C1) into two studio apartments, three self-contained flats and one town house, demolition of rear conservatory to facilitate single storey extension.	CON	6	0	0	6
Arboretum	P18A0417	20 Little Chesnut Street, Worcester, WR1 1PG	Conversion of existing two bedroom house into two one bedroom flats	CON	1	0	0	2
Arboretum	P18A0469	13 Lansdowne Road, Worcester, WR1 1ST	Change of use from general store to two bed dwelling	CoU	1	0	0	1
Arboretum	19/00099/FUL	104 Lansdowne Road, Worcester, WR3 8JL	Proposed construction of 4 dwellings including parking, landscaping, altered vehicular access and alterations to boundary wall (resubmission of approval P18A0013)	FUL	4	0	4	0
Arboretum	19/00069/FUL	Land adj. 99 St Georges Lane North, Worcester, WR1 1QS	Construction of 7 no. 1 bedroom apartments with associated parking, cycle, and bin storage.	FUL	7	0	7	0
Arboretum	19/00800/FUL	59 Waterworks Road, Worcester, WR1 3EY	Conversion of 3-bed dwelling to form 2 no. self-contained 1 bed flats and erection of rear extension	CON	1	0	2	0
Arboretum	19/00458/FUL	Unit 2 Pope Iron Road, Worcester	Demolition of existing industrial building and erection of 8no. Residential dwellings and associated works	FUL	8	0	0	8
Battenhall	P18B0003	137 Bath Road, Worcester, WR5 3AG	Construction of detached block of flats comprising 4no. One bed units	FUL	4	0	0	4
Bedwardine	P17C0056	Ivy House, 199 Malvern Road, Worcester, WR2 4NW	Erection of a 4 bedroom, 2 storey detached dwelling, located between 195 and 199 Malvern Road	FUL	1	0	0	1
Bedwardine	P17C0459	Pitmason Lodge, Malvern road, Worcester, WR2 4LL	Change of use to a single dwelling	CoU	1	0	0	1
Bedwardine	P17C0584	Kiedler Rise, Worcester	Two detached 3 bedroom bungalows	FUL	2	0	1	1
Bedwardine	19/00189/FUL	120 Foley Road, Worcester, WR2 4NE	Change of use from hairdresser to 2 one bedroom flats	CoU	2	0	0	2
Bedwardine	SWDP43/f P18C0468	Worcestershire County Schools Library Service, Sherwood Lane, Worcester, WR2 4NU	Demolition of existing building and erection of 9 dwellings.	FUL	9	0	0	9
Cathedral	P15D0546	The Albion 48 Bath Road, Worcester, WR5 3EW	Application for a change of use to Albion Public House with ancillary managers accomdation into 8no. Flats (1 existing)	CoU	7	0	0	8
Cathedral	P16D0212	38 Lark Hill Road, Worcester, WR5 2EQ	Construction of a semi-detached house with garage, office and bedroom above.	FUL	1	0	0	1
Cathedral	P16D0260	Charles House, 4 Charles Street, Worcester, WR1 2AQ	Change of Use of first floor from vacant use (class D2) to 3, 2 bedroom flats (use Class C3) including internal and external alterations to facilitate change of use.	CoU	3	0	0	3
Cathedral	P17D0087	12 Sansome Place, Worcester, WR1 1UA	Proposed conversion and extension of 12 Sansome Place, Worcester to form 6 no. 1 bedroom apartments with associated bin and cycle storage.	CoU	6	0	0	6

Ward	Permission Reference	Location	Proposal	Application Type	Site Total (Net)	Completions to 31st March 2020	Number Not Started	Number Under Construction
Cathedral	P17D0113	13-15 Barbourne Road, Worcester	Creation of an additional single residential unit within the basement	CON	1	0	1	0
Cathedral	P17D0179	6 Green Hill Bath Road, Worcester, WR5 2AT	Proposed new dwelling with curtilage of listed building and demolition of brick wall and garage within conservation area	FUL	1	0	1	0
Cathedral	P17D0508	Land at the Rear of 88 Wylde Lane, Worcester, WR5 1DJ	Proposed one bedroom dwelling	FUL	1	0	1	0
Cathedral	P17D0530	94 Bath Road, Worcester	Extension to form additional self-contained flat	FUL	1	0	1	0
Cathedral	P18D0014	57 Diglis Lane, Worcester, WR5 3DQ	Internal subdivision of 8 bedroom HMO to two dwellings	CON	1	0	0	2
Cathedral	P18D0067	Land adj. 4 Perrywood Walk, Perrywood Walk, Worcester	Erection of a pair of semi-detached dwellings	FUL	2	0	2	0
Cathedral	P18D0228	13 Angel Street, Worcester, WR1 3QT	Change of use from Class A1 retail warehouse to 2no. 1 bed apartments, 2 no 2 bed apartments and 2no. Bedsits	CoU	6	0	0	6
Cathedral	P18D0286	36a Britannia Square, Worcester, WR1 3DH	Internal and external alterations to convert 2 apartments into 1 house	CON	-1	0	1	0
Cathedral	P18D0310	Former Worcester Fire Station, Worcester, WR1 2HQ	Change of use at ground floor to residential (9 units)	CoU	9	0	9	0
Cathedral	P18D0331	Garage site opposite, Queensgate Mew, Moor Street, Worcester, WR1 3DB	Removal of existing garages and erection of 2no. Dwellings with parking and amenity	FUL	2	0	2	0
Cathedral	P18D0336	Unit 10 and 30 Reindeer Court, Mealcheapen Street, Worcester WR1 2DS	Conversion of the redundant upper floors to create 4no. Residential apartments	CoU	4	0	0	4
Cathedral	P18D0362	Unity House, Stanley Road, Worcester, WR5 1BE	Erection of Mosque, 4x two bedroom apartments, sports/ community facility and associated works including access, parking and landscaping	FUL	4	0	4	0
Cathedral	P18D0439	43 Broad Street, Worcester, WR1 3LR	Convert Upper floors to three apartments	CoU	3	0	3	0
Cathedral	P18D0483	Unit 19-22 Reindeer Court, Mealcheapen Street, Worcester, WR1 2DS	Proposed conversion of the redundant upper floors to 5 no. residential apartments at Unit 19, 20, 21, 21a and 22 Reindeer Court	CoU	5	0	0	5
Cathedral	PRA17D08	24 College Street, Worcester, WR1 2LU	Proposed change of use of the first and second floors from an office (use class B1 (a)) to residential accommodation (use class C3)	CoU	6	0	6	0
Cathedral	PRA18D05	7-11 Lowesmoor, Worcester, WR1 2RS	Use of office as 2no. Residential units	CoU	2	0	2	0
Cathedral	19/00054/FUL	5 St Catherines Hill, Worcester, WR5 2EA	Erection of a 2 bed detached dwelling	FUL	1	0	1	0
Cathedral	19/00370	Rose Bank House, Rose Bank, Worcester, WR5 2DZ	Erection of a detached dwelling	HP	1	0	1	0
Cathedral	19/00674/FUL	Land to the rear of the Glen Waverley, Worcester, WR5 3DH	Proposed erection of a detached dwelling	FUL	1	0	0	1

Ward	Permission Reference	Location	Proposal	Application Type	Site Total (Net)	Completions to 31st March 2020	Number Not Started	Number Under Construction
Cathedral	19/00448/PRA	13-15 Barbourne Road, Worcester	Prior approval for a change of use from a commercial space to residential	CoU	1	0	1	0
Cathedral	P17D0110	49 Broad Street, Worcester, WR1 3LR	Conversion of two storey flat into two apartments and conversion of garage to studio apartment	CON	2	0	3	0
Claines	P17E0057	Buildings Farm, Hindlip Lane, Worcester, WR3 8SB	Conversion of barn to residential use	CoU	1	0	0	1
Claines	P17E0139	2 Old Northwick Lane, Worcester, WR3 7LY	Erection of a detached dwelling	FUL	1	0	1	0
Claines	P17E0217	39 Ombersley Road, Worcester, WR3 7BP	Conversion and extension of existing detached coach house building with change of use to provide a 1 bedroom property with integrated car port.	FUL	1	0	1	0
Claines	P17E0533	40 Coombs Road, Worcester, WR3 7JG	Demolition of existing extension and garage and erection of 2 bedroom house and associated parking	FUL	1	0	1	0
Claines	P17E0572	Land adj to 12 Green Lane, Worcester, WR3 7QG	Erection of detached dwelling	FUL	1	0	1	0
Claines	P17E0587	Old Northwick Farm, Old Northwick Lane, Worcester, WR3 7NB	Conversion of existing building into two detached dwellings with extensions and erection of new detached dwelling and garage	CON	2	0	3	0
Claines	P18E0070	87 Ombersley Road, Worcester, WR3 7BT	Replacement of 2 flats with new single dwelling	FUL	-1	0	1	0
Claines	P18E0501	5 Nash Close, Worcester, WR3 7YD	Erection of a detached dwelling	FUL	1	0	0	1
Claines	P18E0524	39 Meadow Road, Worcester, WR3 7PP	Construction of a detached bungalow	FUL	1	0	0	1
Claines	19/00303/FUL	85 Ombersley Road, Worcester, WR3 7BT	Conversion of stables into residential accommodation together with associated external works	CON	1	0	0	1
Claines	P18E0549	23 Old Northwick Lane, Worcester, WR3 7NB	Sub-division of house into 5 no self-contained units, new extension to include garaging and 1 no dwelling and conversion of outbuilding into residential use including access improvements and parking.	CON	5	0	6	0
Claines	19/00746/FUL	25 Meadow Road, Worcester, WR3 7PP	Proposed one bedroom bungalow	FUL	1	0	1	0
Claines	19/00215/PRA	1 Perdiswell Street, Worcester, WR3 7HZ	Prior approval change of use from office to dwelling house	CoU	1	0	1	0
Gorse Hill	P17F0313	38 Avon Road, Worcester, WR4 9AG	Two bedroom dwelling	FUL	1	0	1	0
Gorse Hill	P17F0336	40 Avon Road, Worcester, WR4 9AG	Two bedroom dwelling	FUL	1	0	1	0
Gorse Hill	19/00829/FUL	Former Garages at Tolladine Road, WR4 9NL	Erection of 4 no. Houses and 1 no. Bungalow together with amenity and parking	FUL	5	0	5	0
Nunnery	P13G0550	Gun Tavern, Newtown Road, Worcester, WR5 1GH	Proposed erection of 3 flats.	CoU	3	0	0	3
Nunnery	P18G0274	adj to 12 Newtown Road, Worcester, WR5 1HF	Erection of 2 no. one bed flats	FUL	2	0	0	2

Ward	Permission Reference	Location	Proposal	Application Type	Site Total (Net)	Completions to 31st March 2020	Number Not Started	Number Under Construction
Nunnery	P19G0024	26 Prestwich Avenue, Worcester, WR5 1QF	Proposed 2 storey detached dwelling	FUL	2	0	1	0
Rainbow Hill	P18H0303	Land adj 55 Glenthorne Ave, Worcester, WR4 9TT	Detached 2 bed dwelling	FUL	2	0	1	0
St Clement	P17J0504	The Crown and Anchor, 233 Hylton Road, Worcester, WR2 5AL	Residential development from an existing public house with 2no. Existing residential accomdations into a 6no. Reidental units with communal access	CoU	4	0	0	6
St Clement	P18J0075	46 Monarch Drive, Worcester, WR2 6ES	Proposed new dwelling to the rear of 46 Monarch Drive, Worcester. Access off Everad Close	FUL	1	0	1	0
St Clement	P18J0328	1 Himbleton Road, Worcester, WR2 6BA	Proposed change of use from financial services to 1 bedroom residential flat	CoU	1	0	0	1
St Clement	19/00795/FUL	250 Hylton Road, Worcester, WR2 5LA	Demolition of existings dormer bungalow, detached garage and garden room and the construction of a new dormer bungalow with detached double garage.	FUL	0	0	0	1
St Johns	P15K0370	Grovesnor Arms, 21 Henwick Road, Worcester, WR2 5NP	Residential development of three two bedroom terrace houses with associated rear parking	CoU	3	0	0	3
St Johns	P17K0234	New Bungalow land adj Grovenor Walk, WR2 5BJ	Proposed erection of dwelling on land to rear of New Bungalow, Grosvenor Walk	FUL	1	0	1	0
St Johns	P18C0296	19 St Johns, Worcester, WR2 5AE	1x no two bedroom apartments	FUL	1	0	1	0
St Johns	P18K0239	32-24 St Johns, Worcester, WR2 5AH	Proposed conversion of 2no. 2 bed flats into 4 no. 1 bed flats	CON	2	0	4	0
St Johns	P18K0327	24a McIntyre Road, Worcester, WR2 5LG	Demolition of existing builders yard and construction of 5 dwellings including parking, landscaping and associated infrastructure	CoU	5	0	5	0
St Johns	P18K0490	225 Oldbury Road, Worcester, WR2 6JU	Proposed construction of one two bedroom dwelling	FUL	1	0	1	0
St Johns	19/00249/FUL	97 Bromyard Road, Worcester, WR2 5BZ	Conversion of 5 bedroom HMO to 3 self contained 1 bedroom flat and 1 self contained studio flats	CON	3	0	0	4
St Peters	P17L0363	30 Norton Road, Worcester, WR5 3BB	Erection of 2 bed detached dormer bungalow in garden of 30 Norton Road	FUL	1	0	0	1
St Stephens	P16M0073	8 Keats Avenue, Worcester, WR3 8DU	Proposed erection of detached dwelling and garage at corner of Keats Avenue and Milton Close.	FUL	1	0	0	1
St Stephens	P18M0021	Garage Court, Turrall Street, Worcester, WR3 8AJ	Demolition of existing garages and erection of 2 no. three bedroom houses, with amenity space and carparking.	FUL	2	0	2	0
St Stephens	19/00199/FUL	Brook House , Henry Street, Worcester	Proposed erection of new bungalow within grounds of Brook House	FUL	1	0	1	0
Warndon	20/00074/RM	9 Mason Drive, Worcester, WR4 9XY	Reserved matters application for erection of a single dwelling house	RM	1	0	1	0
Warndon (North)	P18P0531	Old Cobbler Barn, 3 St Nicholas Lane, Worcester, WR4 0SL	Conversion into two separate residential units	CON	1	0	2	0

Ward	Permission Reference	Location	Proposal	Application Type	Site Total (Net)	Completions to 31st March 2020	Number Not Started	Number Under Construction
Warndon (South)	P17Q0260	Land adj to Avenue Cottage, Swinesherd, Worcester, WR5 1RU	Substitution of dwelling and alteration to access arrangement along with associated works approved under planning application P14Q0526	FUL	1	0	1	0
				Total	<u>2268</u>	456	1127	<u>701</u>

Appendix 3: C2 Household Analysis

Older Persons Households

Source: ONS 2011 Census

CT0774 - Age of Household Reference Person (HRP) by number of adults in household

Dataset population : All Household Reference Persons (HRPs) aged 16 or over

Geographical level: National to Local Authority, Worcester City

No. of Adults in Household	No of Households with Reference Person Age							Total Adults all ages	Total Adults 16 to 55	Total Adults 16 to 64	Total Adults 65+
	16 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+				
1	892	2,634	2,920	2,429	2,058	1,878	3,032	15843	8875	10933	4910
2	666	3,803	4,889	3,818	3,414	2,408	1,930	41856	26352	33180	8676
3	87	246	493	1,331	914	328	180	10737	6471	9213	1524
4	147	122	129	460	293	47	22	4880	3432	4604	276
5	111	37	19	80	53	6	3	1545	1235	1500	45
6	50	23	11	21	16	1	1	738	630	726	12
7	20	4	2	4	3	0	0	231	210	231	0
8	3	0	0	0	0	0	0	24	24	24	0
9	0	1	1	0	0	0	0	18	18	18	0
10+	0	0	0	0	0	0	0	0	0	0	0
Total Households	1,976	6,870	8,464	8,143	6,751	4,668	5,168	75872	47247	60429	15443

Worcester City

Average Household Size	2.1
Average No. Adults in Household	1.8
Average No. Adults in Household Ref 16 to 54	1.9
Average No. Adults in Household Ref 16 to 65	1.9
Average No. Adults in Household Ref 65+	1.6

Student Households

Source: ONS 2011 Census

CT0773 - Number of students in student only household

Dataset population: All student only households where all students are aged 18 or over *

Geographical level: National to Local Authority, Worcester City

Household Size	No. of Households	Total students
1 student in household	202	202
2 students in household	102	204
3 students in household	49	147
4 students in household	116	464
5 students in household	112	560
6 students in household	46	276
7 students in household	19	133
8 students in household	3	24
9 students in household	0	0
10 students in household	0	0
10+ students in household	0	0
Total	649	2010
Average Student Household Size in Worcester City	3.10	

ONS Advisory note:

*This data counts all the households containing only students who are at least 18 years of age whether in a family or unrelated i.e. Households with students aged 18 or over and living with other students aged under 18 or living with usual residents who are not students are excluded.

Appendix 4: Large Sites with Planning Permission Including Officer Commentary on Delivery.

Ward	Permission Reference	Allocation Reference	Location	Proposal	Application Type	Site Capacity	19/20 Completions	No. Not Started	No. Under Construction	Officer Commentary	Include 5YHLS	Projected Delivery				
												20-21	21-22	22-23	23-24	24-25
Battenhall	P18B0289	SWDP43/I	Former NALGO Sports Ground, Battenhall, Worcester, WR5 2BJ	Amendments to planning approval P15B0288. Replacement of 6no three bed dwellings with 6no. four bed dwellings, replacement of 1no. 4 bed dwelling with 1no. 3 bed dwelling, substitution of house type and formation of garage.	RM	31	5	6	6	Under construction with delivery expected this year.	Yes	12				
Battenhall	P16B0575	n/a	Mount Battenhall, Battenhall Avenue, Worcester,	Demolitions of modern structures, conversion, change of use and new build to create a care community with communal areas and facilities.	FUL	104	0	0	104	No response was given by the developer. However, upon a site visit the site manager said that all dwellings were under construction.	Yes	20	25	25	25	9
Bedwardine	P15C0371	n/a	The Ice House, Bromyard Road	53 two bed and 1 one bed flat	FUL	54	0	0	54	The site is is now under construction.	Yes	24	30			
Bedwardine	P18C0175	SWDP 43/18 Departure	Land off Oak View Way, Oak View Way, Worcester	Erection of 175 dwellings, public open space and associated infrastructure	FUL	175	58	40	77	No response. Construction has commenced on site with excellent progress made with a high number of dwelling currently under construction. The predicted build out may be exceeded.	Yes	40	40	37		
Cathedral	P15D0510	n/a	St Martins Quarter, Silver Street, Worcester	98 apartments	FUL	98	0	98	0	Demolition has been completed on the site however, the developer has applied for a S96A Application to delay the start on construction due to CV19.	Yes			10	25	25
Cathedral	P17D0137	n/a	Site Area B Severn Street	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	FUL	26	11	0	15	No response from developer. However, site visit confirmed that work had commenced and all properties were under construction or completed.	Yes	15				
Cathedral	P05D0432	n/a	Royal Worcester Porcelain Works	The redevelopment of the Royal Worcester Porcelain works for a mixed use scheme comprising the retention of part of the existing porcelain works and its associated activities; the construction of 356 dwellings comprising 317 apartments and 39 houses; an hotel; B1 space and A3 restaurants.	FUL	356	11	0	21	No response from developer. However, site visit confirmed that work had commenced and all properties were under construction or completed.	Yes	21				

Ward	Permission Reference	Allocation Reference	Location	Proposal	Application Type	Site Capacity	19/20 Completions	No. Not Started	No. Under Construction	Officer Commentary	Include 5YHLS	Projected Delivery				
												20-21	21-22	22-23	23-24	24-25
Cathedral	P19D0033	n/a	3-4 Shaw Street, Worcester, WR1 3QQ	Internal and external alterations and ground floor extension to form 25 single homeless person apartments.	FUL	25	0	0	25	There was no response from the agent / developer. However, upon a site visit and speaking to a builder on site they confirmed that all 25 flats are under construction. And therefore considered deliverable in the 5 years supply.	Yes	25				
Cathedral	P18D0107	n/a	Citation House, 39 Foregate Street, Worcester,	Conversion and extension of building to form 38 dwellings, office (B1) and ancillary assembly and leisure uses.	FUL	38	0	38	0	The was no response from the developer, however due to the scale of the site it is deemed deliverable in the next 5 years.	Yes				38	
Cathedral	P18D0101	n/a	Former car park and land to the rear of 1-11 CECIL ROAD, WORCESTER	Erection of 16 iKozie Micro-Homes together with access, parking, landscaping and associated works.	FUL	16	0	16	0	The units are pre-fabricated and it is anticipated that they will be lifted onto site by the autumn of 2021.	Yes		16			
Cathedral	19/00741/PRA	None	Virginia House, The Butts, Worcester, WR1 3PA	Change of use from offices to 41 C3 Units	PRA	41	0	0	41	Work has commenced on site however, there was no formal response from the developer / agent.	Yes		20	21		
Claines	P16E0451	SWDP43/4	Old Northwick Farm, Old Northwick Lane, Worcester	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).	FUL	52	0	52	0	No response from agent. The planning permission will lapse in 2020/21. However, P19E0021 - Appeal was allowed for 62 dwellings APP/D1835/W/19/3234845 (P19E0021) on 23 April 2020. This new permission will be monitored from next year.	Yes			20	30	2
Nunnery	P12G0199 (19/00693/REM, 19/00694/RM)	SWDP44/4	Sheriff Gate	Proposed urban renewal and regeneration scheme (4 phases) for mixed use development. This includes 94 Bed C2 Care Home, equivalent to 52 dwellings)	FUL	520	0	520	0	No response. 19/00693/REM was granted permission on 6/01/2020 and 19/00694/RM on 14/07/2020 (2020/21, but linked to 19/00693/REM). The second reserved matters application requires construction to commence within two years. The following have been approved: Building A: 212 apartments and 94 bed care home (phase 1) Building B: 76 apartments (phase 3) Building C: Car Park (phase 2) Building D: 180 apartments (phase 2) Building E: 200 bed Hotel (phase 3) Total (dwellings, inc. C2*) = 520 The scheme consists of large blocks within two blocks in Phase 1 and one residential block in each subsequent phase. It is anticipated that the hotel block will complete last due to the incompatibility of construction and hotel operation. The trajectory reflects the expected completion date of each block.	Yes				212	52

Ward	Permission Reference	Allocation Reference	Location	Proposal	Application Type	Site Capacity	19/20 Completions	No. Not Started	No. Under Construction	Officer Commentary	Include 5YHLS	Projected Delivery				
												20-21	21-22	22-23	23-24	24-25
Nunnery	P17G0258	SWDP43/i	Crown Packaging Site, 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 associated engineering works to facilitate the construction of surface water drainage and foul water pumping station (B2 to C3)	FUL	215	17	78	120	The site is under construction and has delivered 17 houses in 2019/20. The delivery rate is expected to increase over the coming years, as indicated by the number of dwellings currently under construction.	Yes	30	40	40	40	40
Nunnery	P18G0322	SWDP43/16 (Departure)	Site of DEFRA - Whittington Road, Worcester	Erection of 64 dwellings, 71 extra-care living apartments with associated ancillary facilities (Use Class C3), access, car parking, landscaping and associated works.	FUL	135	16	55	64	Departure from SWDP43/16. Work has commenced on both elements of the site. With two housebuilders on site the predicted build out may be exceeded.	Yes	40	40	39		
Rainbow Hill	P18H0280	SWDP43/s	112-118 AND 155-161 ROSE AVENUE AND LAND ADJOINING, ROSE AVENUE, TOLLADINE, WORCESTER	Demolition of existing shops and flats. Erection of 9no. dwellings and 16 no. apartments, 2 no. A1 and 1 no. A5 commercial units and associated parking and amenity space.	FUL	25	0	13	12	The site is under construction.	Yes	15	10			
St Clement	P17J0577	n/a	YMCA Hostel, Henwick Road, Worcester	87 one bed units - CoU from Hostel to Student accommodation; demolitions and erections of new accommodation block; access and car park improvements. (C1 to SG)	FUL	38	0	38	0		Yes			38		
St Johns	P16K0302	SWDP43/q	79 St Johns - Zig Zag, Worcester	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.	FUL	12	0	12	0	Site has recently been sold. The site allocation may be implemented in the latter stages of the plan period, but the current permission for 12 dwellings is unlikely to be delivered during the next five years.	No					
St Johns	P15K0271	n/a	Rear of 18 St Johns, Worcester	8 one bed and 3 two bed houses. Proposed development of 11 dwellings and associated works.	FUL	11	0	0	11	Developer confirmed that construction on the site has begun but the impact of Covid-19 means that there are delays anticipated. This site is deemed deliverable in the next 5 years due to its scale.	Yes			11		
St Johns	P17K0096	n/a	8 Henwick Road, Worcester, WR2 5NR	The change of use from a gym, garage and kitchen showroom into 18 one bed flats.	FUL	18	0	18	0	No response. Conversion is considered deliverable within 5 years.	Yes				18	

Ward	Permission Reference	Allocation Reference	Location	Proposal	Application Type	Site Capacity	19/20 Completions	No. Not Started	No. Under Construction	Officer Commentary	Include 5YHLS	Projected Delivery				
												20-21	21-22	22-23	23-24	24-25
Warndon	P17N0594	n/a	Land at Cranham Drive, Worcester, WR4 9PH	34 affordable dwellings incorporating houses and apartments.	FUL	34	0	0	34	Site is now under construction however, facing some delays due to the impact of Covid-19.	Yes	10	24			
Warndon	P18Q0226	SWDP43/1	Land North of Newtown Road	Erection of 61 dwellings along with associated access, new public open space, landscaping and associated works. Diversion of footpath 660(B)	FUL	61	0	42	19	The site is under construction however, Covid-19 may impact on the delivery of the site.	Yes		20	20	21	



This matter is being dealt with by **Officer**
On ☎ Direct Line No. (01905) 722 **xxx**

Housing Land Monitor Update 2019/20
e-mail: **officer**@worcester.gov.uk

Dear **CONTACT**,

Housing Land Deliverability Update 2019/20

SITE REFERANCE AND ADDRESS

Worcester City Council is currently in the process of updating the Housing Land Monitor for 2019/2020.

In order for sites to contribute to the five year housing land supply figure Worcester City Council is required to provide appropriate evidence of when dwellings are likely to be completed on site. The council therefore would like to understand developers' and landowners' intentions for building and completing these sites. This information will then be used to help inform Worcester City Council's five year housing land supply calculation and provide updates to the South Worcestershire Development Plan housing trajectories, which in turn will be a consideration for the ongoing Review. It is acknowledged that the Coronavirus Pandemic is currently affecting progress in the construction industry. The council therefore requests that information provided in the return is as realistic as is possible, given the current situation.

Please can you respond to the questions in the enclosed form and return your response by **Monday 25th May 2020**. The information provided will be considered and where applicable, published as part of the supporting evidence to the council's Five Year Housing Land Supply Report which the council is aiming to publish in the summer. Please be assured that no individuals details (i.e. names and addresses) will be published, only company names will be used where applicable e.g. in the case of agents and promoters. Please be reassured that this information will be used without prejudice to any further discussion with Worcester City Council as the Local Planning Authority.

If you require any further clarification with regard to this matter please contact **OFFICER** via the contact details provided at the top of this letter.

Thank you in advance for taking the time to respond to this request.

www.worcester.gov.uk

Location: Worcester City Council, The Guildhall, High Street, Worcester, WR1 2EY

Typetalk: 18001 01905 722233 **DX:** 716287



Worcester City Council - Site Deliverability Information Request April 2020

Planning Reference:	REFERENCE
Location/Address:	LOCATION/ADDRESS
Has work started/ on the site?:	Yes / No
How many completions do you expect in each year (1 April to 31 March)?	2020-2021: 2021-2022: 2023-2023: 2023-2024: 2024-2025: Total: N/A – due to site being completed
Will the Coronavirus Pandemic affect progress on this site? If so, please provide a brief explanation of the impact.	



Appendix 6: Deliverability Questionnaire Responses Large Sites and SWDP Allocated Sites

Site Name / Planning application number:	SWDP Ref	Name of Agent/ promoter / developer if applicable:	Name of housebuilder(s)	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any abnormal/extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site?	How many housebuilders including Registered Social Landlords will/are likely to develop the site?	How many completions do you expect to achieve each year (April to April)?					Total Number of Completion Expected to 2025	Date of Update	Officer Commentary	Expected contribution to 5YHLS
									20/21	21-22	22-23	23-24	24-25				
Former NALGO Sports Pitches P18B0289	SWDP43/I	Glazard Architects	Mr Misters	Yes	No	No	Work already commenced	1						31	No response	No response from developer, however a site visit was undertaken and showed homes still under-construction and delivery in previous monitoring years.	Yes
79 St Johns, Former Zig Zag P16K0302	SWDP43/Q	HLV Architectural Services	Mr Peter Styles	Yes	No response	No response	No response	No response							No response	No response was given by the developer. Due to the scale of development it is considered easily deliverable within five years and is therefore included in the five year calculation.	Yes
Rear of 18 St Johns P15K0271	n/a	BB Architect and Planning Ltd	C/O Agent	Yes	No	No	Work already commenced	Unknown							Jul-20	Spoke to the developer on the phone who confirmed that construction on the site has begun but the impact of Covid-19 means that there are delays anticipated. This site is deemed deliverable in the next 5 years due to its scale.	Yes
Land at Cranham Drive P17N0594	n/a	One Creative Environment Ltd.	Sanctuary Housing	Yes	No	No	Work already commenced	1	34	0	0	0	0	34	Jul-20	Site is now under construction however, facing some delays due to the impact of Covid-19.	Yes
Old Northwick Farm P16E0451	SWDP43/4	PRP Consultants	Bloor Homes	Yes	Unknown	Unknown	No Response	Unknown	0	0	0	0	0		No response	No response from agent. The original planning permission which the 2019-2020 Housing Land Monitor uses will lapse in the next monitoring period. However, there has been a further application on the site for 62 dwellings as well as a change of developer and agent.	Yes
YMCA Hostel P17J0577	n/a	Malcom Scott Consultants Ltd.	Space (Worcester SA1) Ltd	Yes	Unknown	Unknown	No Response	1	0	0	0	0	0		No response	There was no response from the agent / developer. However, speaking with DM colleagues they informed Planning Policy that construction will begin during the next monitoring period.	Yes
St Martins Quarter P15D0510	n/a	Planning Prospects	Worcester Development Ltd.	Yes	Unknown	S96A application to be submitted to allow delayed start on construction following already completed demolition	Work has commenced on site.	Unknown	0	0	98	0	0	98	Jul-20	Demolition has been completed on the site however, the developer has applied for a S96A Application to delay the start on construction due to CV19.	Yes
Mount Battenhall P16B0575	n/a	KKE Architects	Enterprise Retirement Living	Yes	Unknown	Unknown	Work has commenced on site.	1						104	No response	No response was given by the developer. However, upon a site visit the site manager said that all dwellings were under construction.	Yes

Site Name / Planning application number:	SWDP Ref	Name of Agent/ promoter / developer if applicable:	Name of housebuilder(s)	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any abnormal/extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site?	How many housebuilders including Registered Social Landlords will/are likely to develop the site?	How many completions do you expect to achieve each year (April to April)?					Total Number of Completion Expected to 2025	Date of Update	Officer Commentary	Expected contribution to 5YHLS
									20/21	21-22	22-23	23-24	24-25				
Sheriff Gate P12G0199 (19/00693/REM, 19/00694/RM)	SWDP44/4	Gregory Gray Associates	Sheriff Gate Ltd.	Yes	Unknown	Unknown	No Response.	Unknown							No response	No response. There has been progress with securing reserved matters permissions for Phase 1 19/00693/REM and 19/00694/RM, which secures 135 apartments with work to commence during the 2021/22 monitoring year.	Yes
Site Area B, Severn Street P17D0137	N/A	Berkeley Homes	Berkeley Homes	Yes	Unknown	Unknown	No Response from developer however work has commenced on site.	1	15	0	0	0	0	26	No response	No response from developer. However, site visit confirmed that work had commenced and all properties were under construction or completed.	Yes
Royal Worcester Porcelain P05D0432	N/A	Berkeley Homes	Berkeley Homes	Yes	Unknown	Unknown	No Response from developer however work has commenced on site.	1	22	0	0	0	0	No response	No response from developer. However, site visit confirmed that work had commenced and all properties were under construction or completed.	Yes	
Whittington Road P16G0178	SWDP43/1 6	St Modwen Homes	St Modwen Homes	Yes	No	No	Work has commenced on site.	1						120	Jul-20	There have been 16 completions on site this year. The developer / Agent did not return the form however, separate emails were exchanged about the progress of the site.	Yes
The Ice House, Bromyard Road P15C0371	N/A	JSS Developments /Ice Works Development	JSS Developments / Ice Works Development	Yes	No	No	Work has commenced on site.		21	21	12	0	0	54	Jul-20	The site is is now under construction.	Yes
Land at Newtown Road P18Q0226	SWDP43/1	Pegasus Group	Elan Homes Ltd.	Yes	No	Yes	Work has commenced however, there will be an impact due to Covid-19	1	25	36	0	0	0	61	Jul-20	The site is under construction however, Covid-19 may impact on the delivery of the site.	Yes
Land off Oak View Way, Oak View Way, Worcester P18C0175	SWDP 43/18 Departure	Bloor Homes	Bloor Homes	Yes	No	No	Work has commenced	1						117	No response	No response. Construction has commenced on site. Site manager reports 77 dwellings under construction on inspection.	Yes
Crown Packaging Site P17G0258	SWDP43/I and SWDP43/J	Taylor Wimpey	Taylor Wimpey	Yes	No	No	Work has commenced	1						215	Jul-20	The site is under construction and has delivered 17 houses in 2019/20. The delivery rate is expected to increase over the coming years, as indicated by the number of dwellings currently under construction.	Yes
3-4 Shaw Street P19D0033	N/A	Lett & Sweetland Architects	Worcester Municipal Charities CIO	Yes	Unknown	Unknown	Work has commenced	1							Jul-20	There was no response from the agent / developer. However, upon a site visit and speaking to a builder on site they confirmed that all 25 flats are under construction. And therefore considered deliverable in the 5 years supply.	Yes

Site Name / Planning application number:	SWDP Ref	Name of Agent/ promoter / developer if applicable:	Name of housebuilder(s)	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any abnormal/extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site?	How many housebuilders including Registered Social Landlords will/are likely to develop the site?	How many completions do you expect to achieve each year (April to April)?					Total Number of Completion Expected to 2025	Date of Update	Officer Commentary	Expected contribution to 5YHLS
									20/21	21-22	22-23	23-24	24-25				
Citation House, 39 Foregate Street P18D0107	N/A	Student Loft Ltd.	One Creative Environments Ltd.	Yes	Unknown	Unknown	No Response from developer. Work has not started.	1						38	No response	The was no response from the developer however due to the scale of the site it is deemed deliverable in the next 5 years.	Yes
112-118 and 155-161 Rose Avenue and land adjoining Rose Avenue, Tolladine P18H0280	SWDP43/S	DJD Architects	Fortis Living	Yes	No	No	Work has commenced	1	12	13	0	0	0	25	Jul-20	The site is under construction.	Yes
Site of DEFRA Whittington Road P18G0322	N/A	St Modwen Homes	St Modwen Homes	Yes	No	No	Work has already commenced	2						135	Jul-20	Work has commenced on site for both the C2 and C3 elements of the site.	Yes
Virginia House, The Butts 19/00741/PRA	N/A	Collins and Coward		Yes	Unknown	Unknown	Work has commenced	1						41	No response	Work has commenced on site however, there was no formal response from the developer / agent.	Yes
Former car park and land to the rear of 1- 11 CECIL ROAD, WORCESTER P18D0101	N/A	Ikozi Micro-Homes	Ikozi Micro-Homes	Yes	No	No	Prefabricated homes expected to be lifted onto site by autumn 2021.	1	0	16				16	44166	Telephone call to agent confirmed that construction should be completed during 2021.	Yes

Appendix 7: Lapse Rates

Year of Expiry	Number of Dwellings Expired	Total outstanding Commitments (excludes Local Plan Allocations)	Lapse Rate %
2006/07	No Data	1,544	-
2007/08	No Data	1,528	-
2008/09	57	1,279	4.5
2009/10	18	1,463	1.2
2010/11	59	1,219	4.8
2011/12	82	959	8.6
2012/13	33	1,270	2.6
2013/14	27	1,573	1.7
2014/15	25	1,405	1.8
2015/16	24	1,034	2.3
2016/17	81	911	8.9
2017/18	81	1,237	6.5
2018/19	66	1,728	3.8
2019/20	36	1,753	2.1
Total over 12 years	589	14,078	4.18
Average over 12 year period	49.08333333	1,319	4.06

Planning applications which lapsed during 2019/20			
Planning Application	Application Date	Location	Total Units
P16B0154	26/06/2016	76 Barnes Way	1
P14E0576	26/06/2015	Corner of Moathouse and Hindlip Lane	1
P15A0556	18/06/2016	Thorneloe Court, Barbourne Crsecent	1
P15E0508	24/02/2016	13 Droitwich Road	1
P16C0542	28/02/2017	5 Bull Ring	6
P16D0146	30/09/2016	The Great Western Hotel	4
P16D0156	23/06/2016	Rear of 18-20 Silver Street	4
P16D0395	12/09/2016	1 and 1a Angel Street	1
P16D0343	15/09/2016	The Glen, Waverley Street (OL)	1
P16D0477	08/12/2016	7-11 Lowesmoor	4
P15A0556	25/11/2016	Northwick Marina	1
P16C0468	30/12/2016	102 Cavendish Road	1
P15D0496	11/05/2016	Block 11, Princes Drive (RWP)	10
Total Lapsed			36

Appendix 8: Windfall Completions

Small sites are defined as those delivering 1 to 9 dwellings. The figures are gross and therefore may not sum to the annual reported net completion figures for each year.

Year	Small sites (not on garden land)	Small sites - Greenfield or Garden land	On sites of 10 dwellings or more	All Windfall completions	Completions on Local Plan allocated sites
2006/07	79	11	268	358	102
2007/08	84	17	224	325	59
2008/09	68	5	147	220	211
2009/10	67	15	140	222	123
2010/11	61	5	14	80	134
2011/12	47	14	110	171	145
2012/13	55	1	63	119	29
2013/14	31	14	174	219	63
2014/15	75	20	324	419	45
2015/16	75	5	122	202	409
2016/17	79	9	185	273	207
2017/18	41	0	88	129	125
2018/19	115	5	46	166	75
2019/20	61	11	45	117	146
Total	938	132	1,950	3,020	1,873

Based on completions data, the average small site windfall delivery from 2006 to 2020 is 76 dwellings per annum. The average small site windfalls excluding garden and Green field land equates to 67 dwellings per annum. Worcester will continue to use the figure of 63 dwellings per annum as a conservative estimate of the windfall contribution as this is the figure agreed by the Inspector of the adopted South Worcestershire Development Plan. Only 2 years of windfalls are accounted for in the five year land supply to avoid any duplication with sites already granted permission and those that take longer to complete.

Appendix 9: SWDP43 Allocated Site Progress to 31st March 2020

Allocation Reference	Location	Permissions	Completions	Remaining	Commentary	5YHLS Contribution (Dwellings)
SWDP43/1	Land South of Leopard Hill	P18Q0226	0	61	Large site monitoring - see Appendices 4 and 6	Appendix 4
SWDP43/2	Gregory's Bank Industrial Estate	P12M0021	168	0	Site Complete	Site Complete
SWDP43/3	Ribble Close and gas holder site	~	0	40	No progress.	No
SWDP43/4	Old Northwick Farm	P14E0368, P16E0451	0	52	Large site monitoring - see Appendices 4 and 6	Appendix 4
SWDP43/6	Land at Albert Road	P15D0146	35	0	Site Complete	Site Complete
SWDP43/7	Sansome Walk Swimming Pool	~	0	33	The Council is actively marketing the site to secure a development partner. Delivery within 5 years is considered to be feasible.	10 dwellings in 2024/25
SWDP43/8	Grasmere Drive / Ullswater Close	P13F0306	18	0	Site Complete	Site Complete
SWDP43/9	Old Brewery Service Station, Barbourne Road	P14D0123 - expired	0	12	No progress.	No
SWDP43/10	Dudley Close	P12K0468	8	0	Site Complete	Site Complete
SWDP43/12	Brookthorpe Close	P13N0298	10	0	Site Complete	Site Complete
SWDP43/19	Blackpole Road	PRA14H10	75	0	Site Complete	Site Complete
SWDP43/25	School of Art and Design, Barbourne Road	P13A0155	60	0	Site Complete	Site Complete
SWDP43/a	73-77 Bromwich Road	P14C0012 - expired	0	11	No progress.	No
SWDP43/b	Martley Road	P14J0046	18	0	Site Complete	Site Complete
SWDP43/c	Malvern Gate, Bromwich Road	~	0	45	No progress.	No
SWDP43/d	Land at Ambrose Close	P16K0125	38	0	Site Complete	Site Complete
SWDP43/e	Land at Hopton Street	~	0	30	Application P18K0195 was approved for 24 dwellings (net) on 24 April 2020, and is now under construction. This application will be monitored during 2020/21 but supports the view that the allocation will contribute to the 5YHLS.	24 dwellings in 23/24
SWDP43/f	County Council Offices, Sherwood Lane	P18C0468	0	9	Small site, completions expected in accordance with trajectory assumptions.	Small Site. 9 dwellings in 5YHLS subject to small site lapse rate.
SWDP43/g	County Council Offices, Bilford Road	~	0	15	No progress.	No
SWDP43/h	Laugherne Garage, Bransford Road	~	0	10	No progress.	No
SWDP43/i	Former Crown Packaging, Main site	P17G0258	17	198	Large site monitoring - see Appendices 4 and 6	Appendix 4
SWDP43/k	Land off Bromyard Terrace	P18K0217	7	0	Site Complete	Site Complete

Allocation Reference	Location	Permissions	Completions	Remaining	Commentary	5YHLS Contribution (Dwellings)
SWDP43/l	Land at Battenhall Road	P15B0288, P18B0289	19	12	Large site monitoring - see Appendices 4 and 6	Appendix 4
SWDP43/m	Club House, Tolladine Golf Course	~	0	9	Application for 16 dwellings (20/00352/FUL) is under consideration. Without prejudice to the consideration for the application, it is expected that the site will contribute to the supply within the five year period.	9 dwellings in 2024/25
SWDP43/n	Land at Earl's Court Farm	~	0	13	No progress.	No
SWDP43/p	Land at Langdale Drive	P15F0204	6	0	Site Complete	Site Complete
SWDP43/q	Zig Zag site, St John's	P16K0302	0	12	Large site monitoring - see Appendices 4 and 6	Appendix 4
SWDP43/s	Rose Avenue	P18H0280	0	25	Large site monitoring - see Appendices 4 and 6	Appendix 4
SWDP43/t	Commandery Coach Depot, Tolladine Road	~	0	7	No progress.	No
SWDP43/u	Royal Worcester Porcelain, gap site	P15D0496 - Lapsed	0	10	This remaining portion of the site is unlikely to be implemented.	No
SWDP43/v	Brickfields Road	P13N0461	10	0	Site Complete	Site Complete
SWDP43/w	23-24 Foregate Street	P08A0590 (expired)	0	10	Reserved matters were discharged during 2017 but no construction on site. It is unlikely to contribute to the supply during the five year period.	No
SWDP43/x	Former Christian Meeting Room, Diglis Lane	P11D0468	17	0	Site Complete	Site Complete
SWDP43/y	Land at White Ladies Close	P13A0087	37	0	Site Complete	Site Complete
SWDP43/z	Former Faithful Overalls Site, Eastbank Drive	P16E0296	9	0	Site Complete	Site Complete
SWDP43/14	Former Ronkswood Hospital	P13Q0171	181	0	Site Complete	Site Complete
SWDP43/15	Worcester Woods Business Park, Newtown Road (includes C2)	P11Q0400	82 C2 Bedspaces	0	Site Complete	Site Complete
SWDP43/16	Government Buildings, Whittington Road	P16G0178	120	0	Site Complete	Site Complete
SWDP43/18	University Park	P13K0248	100	0	Site Complete. Note additional development of 175 dwellings in departure application P18C0175.	Site Complete
SWDP43/20	Land at Nunnery Way	P16Q0413 P15Q0465 P14Q0023 (OL), 19/00056/FUL	1.5ha	0	Site Complete	Site Complete

Allocation Reference	Location	Permissions	Completions	Remaining	Commentary	5YHLS Contribution (Dwellings)
SWDP43/21	Land adjacent to The Masonic Hall	~	0	30	No progress.	No
SWDP43/r	The Bridge Inn, Lowesmoor Terrace	~	0	9	This site will come forward as part of Lowesmoor Wharf redevelopment if approved (20/00649/FUL), though does not currently form part of SWDP43/aa.	No
SWDP43/aa	Lowesmoor Wharf	~	0	100	Site promoters consider the site has a significantly higher capacity than the allocation. Application 20/00649/FUL is currently under consideration however, without prejudice to the determination of the application, a contribution to the 5YHLS is considered unlikely.	No
SWDP43/ab	Holy Trinity Church, Lichfield Avenue	P15G0315	12	0	Site Complete	Site Complete
SWDP43/ac	Cavalier Public House, St Georges Lane	P13A0539	13	0	Site Complete	Site Complete
SWDP44/4	Shrub Hill Opportunity Zone	P12G0199 (19/00693/REM, 19/00694/RM)	0	520	Large site monitoring - see Appendices 4 and 6	Appendix 4
SWDP44/5	Carden Street Opportunity Zone	~	0	120	No progress.	No
		TOTALS	978	1393		43 dwellings

Appendix 10: Housing Typology Summary

Affordable Housing Completions

Application	Location	Number Completed During Year	Type	Total
P16G0178	Government Buildings, Whittington, WR5 2SU	14	Affordable Rent	44
P18C0175	Land Off Oak View Way	30	Affordable Rent	
P18D0155	2 Stanley Road, Worcester, WR5 1BD	14	Social Rent	21
P18D0462	8 Sansome Place, Worcester, WR1 1UA	2	Social Rent	
P18H0011	96 Holly Mount, Worcester, WR4 9SF	5	Social Rent	
n/a	n/a	0	Intermediate	0
Total affordable				65

Housing Mix

1 Bed House	2 Bed House	3 Bed House	4+ Bed House	1 Bed Flat	2 Bed Flat	3 Bed Flat	4+ Bed Flat	Not Monitored	Total
3	31	54	48	49	35	4	0	38	262

PDL vs Greenfield

Total dwellings	Total on Previous Developed Land (PDL)	% On PDL	Total on Greenfield	% on Greenfield Land	Total on Garden Land	% Garden Land
262	188	71.7	74	28.3	N/A	N/A