



# **Housing Land Availability Study 2011-2012**

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## **1. WORCESTER CITY HOUSING COMPLETIONS 2011 to 2012**

- 1.1 This section examines the number and make up of houses completed within Worcester City in 2011/12. The section is split into two themes, firstly total annual new build completions and secondly demolitions, conversions and change of use. The combined result of these two themes provides the study with a net completion figure. The net figure, along with previous years, is used to monitor against housing targets set by: The Regional Spatial Strategy (RSS) (2001-21); the RSS Phase II submitted version (2006-26); the RSS Phase II Panel Report (2006-26); the South Worcestershire Development Plan (SWDP) Preferred Options (2006-30); and the SWDP Significant Changes document (2006-30).

### **Total Annual New Build Completions in 2011/12**

- 1.2 In the twelve months ending 31 March 2012 a total of 316 dwellings were built in Worcester City (see Table 1). This compares favourably to the total annual mean average of 302 completed dwellings over the last ten years but is below the 5 year mean average of 355 dwellings per year. Taking into account demolitions, changes of uses in to and out of dwellings and conversions, the net increase to the dwelling stock during 2011/12 was 313 dwellings (see Table 1).
- 1.3 The total amount of gross new builds in this monitoring period equates to 290 dwellings on 21 sites. This continues the pattern of lower completion rates in the last decade compared to the high rates of the 1990s. Since the last high of 2008/9 new builds declined slowly to 2011.
- 1.4 Compared to the previous 12 months, 2011/12 has seen a 52% increase in net built dwellings. This is in spite of the current economic

situation of a double dip recession which might otherwise be expected to be accompanied by a decrease in the number of homes being built.

Year	Total Annual New Build Completions (gross)	Demolitions or lost units	Total Conversion gains	Total Change of use gains	Total Net Completions*	Total number of dwellings built
1996/7	688		(1)**		688	688
1997/8	508		(14)**		508	508
1998/9	645		(25)**		645	645
1999/0	466	(17)	#	#	449	466
2000/1	273	(18)	#	#	255	273
2001/2	279	(4)	#	#	275	279
2002/3	187	(3)	#	#	184	187
2003/4	157	(3)	#	#	154	157
2004/5	212	(6)	#	#	206	212
2005/6	414	(6)	#	#	408	414
2006/7	460	(6)	#	#	454	460
2007/8	384	(14)	#	#	370	384
2008/9	431	(17)	#	#	414	431
2009/10	309	(17)	5	28	325	325
2010/11	190	(5)	13	7	205	210
2011/12	290	(3)	11	15	313	316
1996-2012	5893	-	-	-	5853	5955
2006-2012	2064	(62)	-	-	2081	2126

# Comparative data not available

\* The formula used to establish total net completions is as follows: Total annual new build completions + Conversion losses and gains + Change of use losses and gains – Demolitions.

\*\* Overall figure for losses/gains as individual figures not available

\*\*\* Figure given for 1999 onwards

Table 1: Housing Completions April 1996 to March 2012

1.5 There is no indication of either a lack of supply of land or of a lack of planning applications for residential development. This includes over

400 uncompleted units on large sites which are under construction, those with planning permission but as yet not started notwithstanding.

1.6 There were 11 (gross) completed dwellings (on 7 sites) during the 2011/12 monitoring period which met the housing land availability study's definition of residential subdivision.

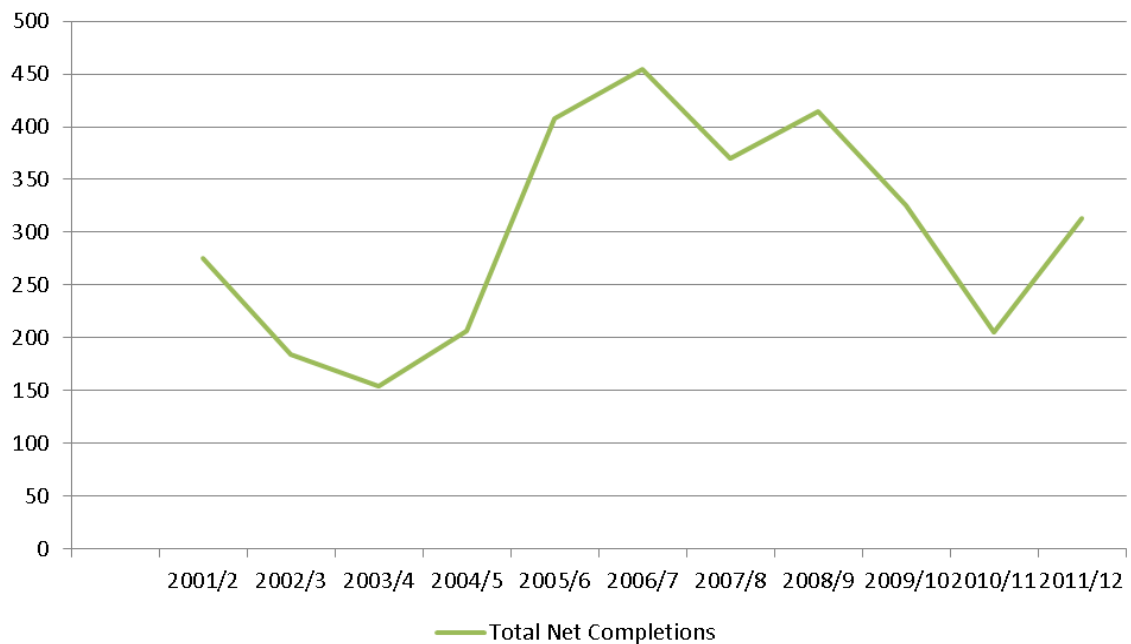


Figure 1: Net completions during Local Plan period

## Brownfield and Greenfield Development

1.7 Figure 2 compares the proportion of gross new dwellings built on previously developed land against those built on greenfield land.

Year	06/07	07/08	08/09	09/10	10/11	11/12
<b>Number of dwellings completed on greenfield land</b>	<b>0</b>	<b>0</b>	<b>28</b>	<b>0</b>	<b>14</b>	<b>81</b>

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

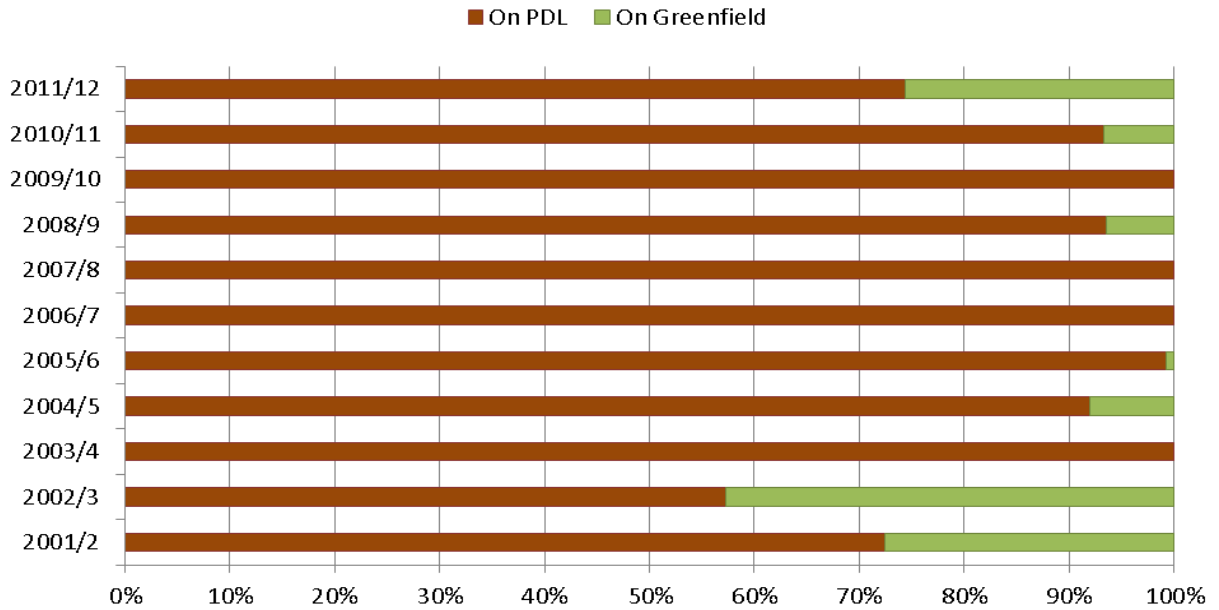


Figure 2: The number of gross new dwellings being built on Brownfield and Greenfield land since 2001 (including garden land since 2010).

1.8 The proportion of new housing completed on greenfield land in the city over the past 5 years has been minimal. However during the 2011/12 monitoring year the number of greenfield completions as a proportion of total completions stood at 26% (81 units). This is the highest proportion of completions to be built on greenfield land since 2003 and the highest number since 2000. This high number can be explained by completions on two sites- Dugdale Drive and Earls Court Farm. Since Earls Court Farm is not yet complete significant numbers of completions can be expected on greenfield land in the next year or two.

### Allocations and Windfalls

1.9 Table 3 indicates that allocated local plan sites remain an important component of housing land supply. Due to the increase in overall completions compared to the previous year, Worcester City saw more dwelling completions on allocated and windfall sites, although fewer completions on small sites (i.e. those of 9 dwellings or fewer). Table 3

provides the evidence of small windfalls (no-garden land), currently averaging 69 per year.

Year	Local Plan allocated sites	Windfall Sites			
		10 dwellings or more	5 to 9 dwellings	1 to 4 dwellings	Small sites-not on garden land*
2006/07	102	268	90		79
2007/08	59	221	90		84
2008/09	211	147	73		68
2009/10	123	140	79		64
2010/11	98	36	34	42	71
2011/12	145	110	32	29	47
<b>Total</b>	<b>738</b>	<b>922</b>	<b>469</b>		<b>413</b>
<b>Average</b>	<b>123</b>	<b>154</b>	<b>78</b>		<b>69</b>

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

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

## Dwelling Size and Type

1.10 The number of units completed on small sites was at its lowest since 2005 but this was offset by a significant increase from 2010/11 in the number of units completed on large sites. The number built on large sites is back in line with numbers completed between 2006 and 2010 after a sharp drop in 2010/11. Furthermore the numbers of units either under construction or outstanding, coupled with the number of large

sites that have entered the planning application process suggests that completions on large sites will continue at a pace in Worcester, in defiance of current market conditions.

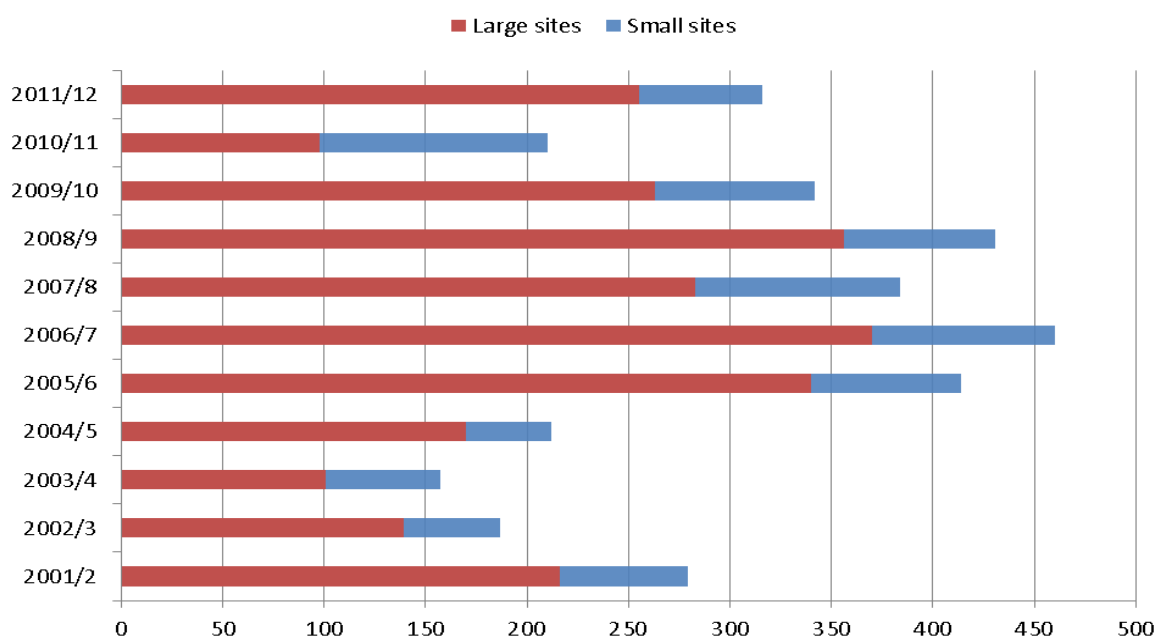


Figure 3: Relationship between small sites (0 to 9 dwellings) and large sites (10 or more dwellings).

1.11 Table 4 shows a further breakdown of completed dwellings by type and size. Analysis of all properties built this year shows that of the total

Dwelling Type	Dwelling size				Total
	1 Bed	2 Bed	3 Bed	4 Bed +	
Houses & Bungalows	10	75	53	30	168
Flats & Maisonettes	40	26	2	-	68
Total	50	101	55	30	236
Totals As % (of known)	21%	43%	23%	13%	
No. of dwellings where no. of bedrooms was unknown					80

Table 4: Completed dwellings by type and size 2011/12



(gross) 236 dwellings completed where the size and type are known, 168 were houses (71%) while just 68 were flats (29%). This is a turnaround from the previous year when more flats were completed than houses and can be explained by the fact that the size and type of the 80 dwellings completed on the Diglis Basin and Former Royal Worcester Porcelain are not known. Furthermore other large sites have started such as 202 Bransford Road and Earls Court Farm on which the vast majority of the units are houses.

Year	Houses & Bungalows	Flats & Maisonettes	Houses as % (of known)
2006/7	423	37	92%
2007/8	180	204	47%
2008/9	190	241	44%
2009/10	186	156	54%
2010/11	100	110	48%
2011/12	168	68	71%
<b>TOTAL</b>	<b>1247</b>	<b>816</b>	<b>60%</b>

Table 5: Completed dwellings by type since 2006/7

## Density

- 1.12 The average density for completions on fully completed small sites is 11.0 dwellings per hectare, with an average site size of 0.22 hectares. The total average net density of large sites was 41.8 dwellings per hectare with an average site size of 2.73 hectares. (This is an average over entire sites, not the specific phases completed within the monitoring year, nor a figure for fully completed sites).

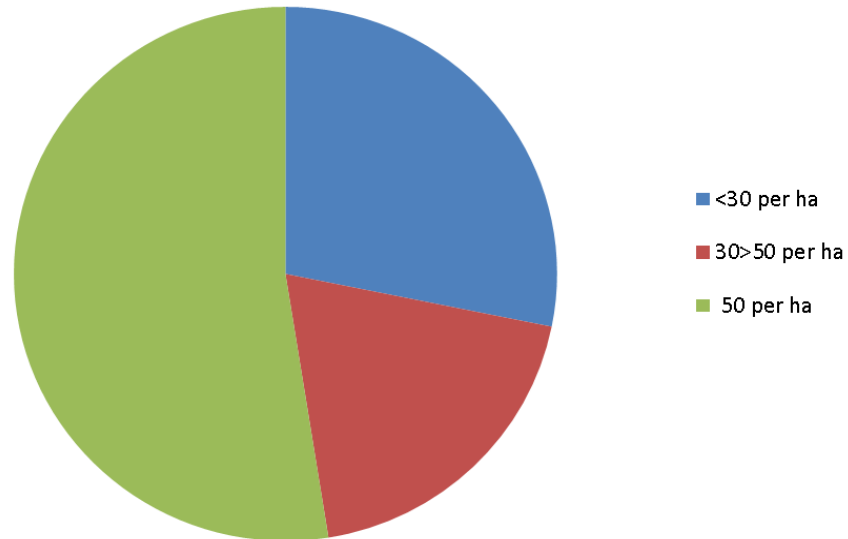


Figure 4: Density of completed dwellings by band 2011-12

1.13 As well as the average density, density by band is monitored. This can be particularly helpful in those authorities where, due to the nature of the authority, densities tend to be either particularly low or high. South Worcestershire exemplifies the difference between predominantly rural authorities such as Malvern Hills and Wychavon and a predominantly urban authority such as Worcester City.

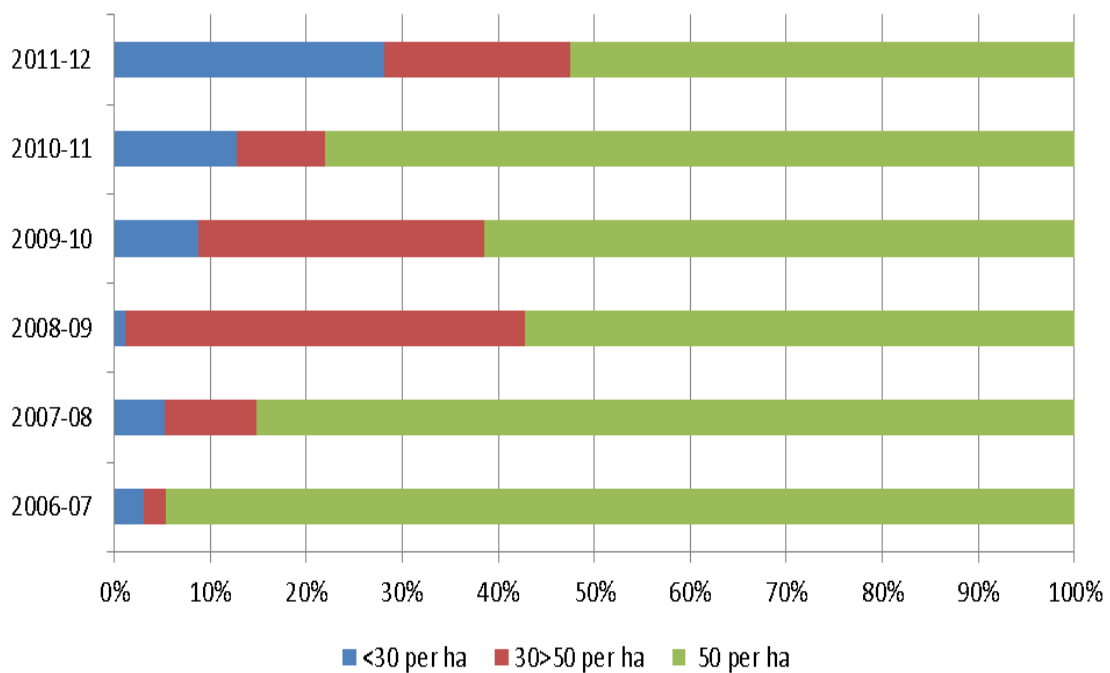


Figure 5: Sites by dwellings per hectare

1.14 The result of the bands provides a clearer picture of the City's averaged net density as stated in paragraph 1.12. In Worcester high density development continues to dominate, however monitoring year 2011/12 saw a smaller proportion of dwellings built on sites with densities above 50 dwellings per hectare. Consequently more units as a proportion were provided on medium density sites (i.e. between 30 and 50 dwellings per hectare) and low density sites (i.e. lower than 30 dwellings per hectare). This can be attributed to the fact that large city centre sites such as Royal Worcester Porcelain and Diglis Basin account for a smaller proportion of completions in 2011/12 than they did in 2010/11.

## Location

	Ward	Dwellings
A	Arboretum	24
B	Battenhall	3
C	Bedwardine	25
D	Cathedral	95
E	Claines	1
F	Gorse Hill	28
G	Nunnery	3
H	Rainbow Hill	3
J	St Clement	0
K	St John	64
L	St Peter's Parish	6
M	St Stephen	9
N	Warndon	34
P	Warndon Parish North	1
Q	Warndon Parish South	20
	<b>Total</b>	<b>316</b>

*Table 6: Dwellings by ward*

1.15 The table above shows housing completions in Worcester by ward. Unlike the previous monitoring year when the vast majority of completions were in Cathedral ward, completions were spread around the city in 2011/12, with only St Clement ward in the west of the city

seeing no new dwellings built. Cathedral still saw the highest number of completions but 5 other wards saw 20+ completions in contrast to the previous year when only Cathedral and Arboretum wards did.

## Affordable Housing

1.16 In the monitoring year 2011/12 75 affordable housing units were built, of which 67 were social rented units and 8 were shared ownership units.

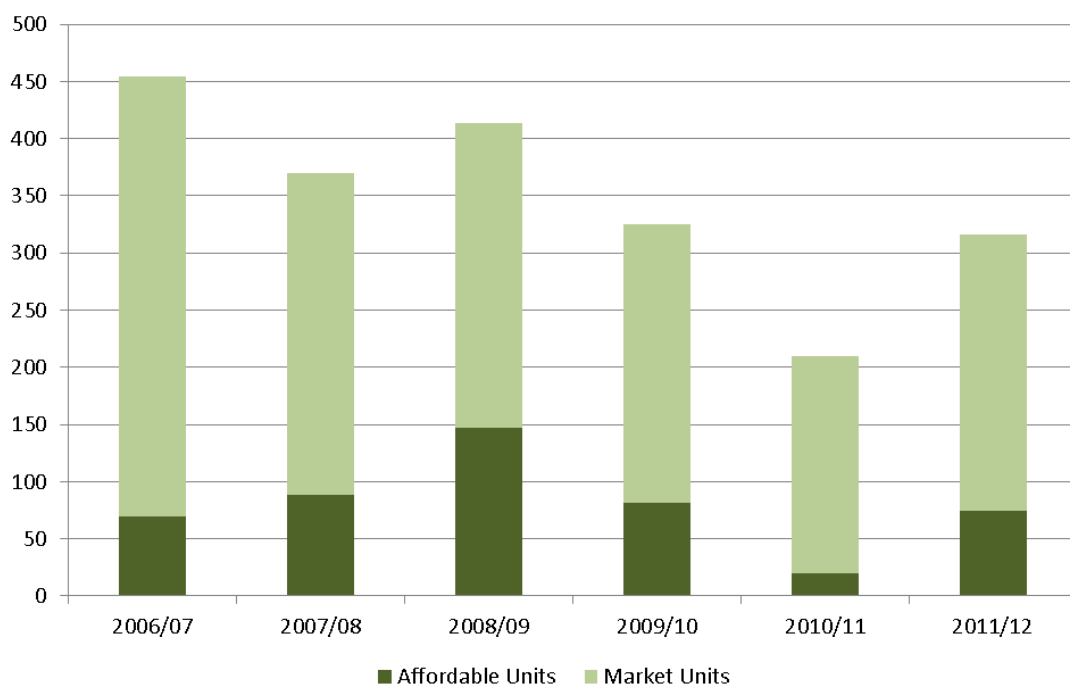


Figure 6: Number of affordable and market houses completed since 2006

1.17 A further 39 units passed into the hands of a Registered Social Landlord (RSL) at the Royal Worcester Porcelain site. These had been standing empty as of 1<sup>st</sup> April 2011 due a legal matter between the RSL and the developer. Forty-nine units were due to become affordable homes but the developer was allowed to sell 10 on the open market to facilitate the acquisition of the remaining 39 by the RSL. Those 39 units are now counted as affordable housing completions in 2011/12.

Location	RSL Rent Scheme	RSL Shared Ownership Scheme	Type not known	Total Homes Delivered
Ennerdale Close	17	-	-	17
Chedworth Drive	30	4	-	34
Earls Court	20	4	-	24
Royal Worc Porcelain	39	-	-	39
<b>Total</b>	<b>106</b>	<b>8</b>	<b>-</b>	<b>114</b>

*Table 7: Total Affordable Housing Completions during 2010-2011.*

- 1.18 Therefore the net gain in affordable homes in the monitoring year 2011/12 was 114.
- 1.19 The figure of 114 units gained is significantly higher than the 20 affordable homes gained in 2010/11 and the 82 homes gained in 2009/10 but lower than the 149 homes completed in 2008/09. Current planning permissions for large housing sites do suggest that there will a steady affordable housing supply over the next five years and that the low number gained in 2010/11 was an anomaly (in part due to the dispute between the RSL and developer at Royal Worcester Porcelain).

## **Total Demolitions, Conversions and Change of Use in 2011/12**

### **Demolitions**

- 1.20 In the twelve months ending 31 March 2012, no dwellings were demolished.

### **Conversions**

- 1.21 CONVERSION GAINS: In the twelve months ending 31 March 2012, the housing database recorded 11 dwellings (0 dwellings on large sites and 11 dwellings on small sites) were provided by way of conversions from existing residential buildings on 7 sites
- 1.22 CONVERSION LOSSES: In the twelve months ending 31 March 2012, 3 dwellings were lost by way of conversion from an existing residential building.

### **Change of Use**

- 1.23 CHANGE OF USE GAINS: In the twelve months ending 31 March 2012, change of use from other previous uses accounted for 15 dwellings on 6 sites (all on small sites). None of these dwellings were barn conversions in greenfield locations which is in line with the historic trend.
- 1.24 CHANGE OF USE LOSSES: In the twelve months ending 31 March 2012, as in the previous twelve months, there were no recorded dwellings lost due to change of use.

1.25 The study will continue to monitor the amount of readily available convertible buildings in the City and also whether a trend exists for demolition and new build developments.

### **Net Completions**

1.26 This is calculated as the sum of new build completions, minus demolitions, plus any net gain through conversions and changes of use.

1.27 The formula used is  $a - b + c + d = \text{net completions}$

a) New Build Completions (gross)	290
b) Demolitions	0
c) Change of Use (net gain)	8
d) Conversions (net gain)	15

1.28 Therefore the number of net dwellings completed in 2011/12 is:  
313 dwellings

1.29 This figure is significantly above the yearly average required to meet any of the five housing targets. These are:

- Adopted WMRSS 245 dwellings
- WMRSS Phase II Preferred Options 160 dwellings
- WMRSS Phase II Panel Report 175 dwellings
- SWDP Preferred Option 175 dwellings
- SWDP Significant Changes 229 dwellings

## 2. WORCESTER CITY HOUSING LAND POSITION AT APRIL 2012

2.1 At 31 March 2012 there were 482 dwellings with unimplemented outstanding detailed or outline planning permission and 477 dwellings under construction or on sites on which construction has begun. Thus the gross number of dwellings available (i.e. those sites with planning consent or an allocated local plan site) totals 959 compared with 1219 in 2010/11, 1463 in 2009/10, 1279 in 2008/9; and 1528 in 2007/8.

	Under Construction	Outstanding
<b>Large Sites with PP</b> (Schedule 1-4)	-	<b>343</b>
<b>Small Sites with PP</b> (Schedule 5-7)	<b>15</b>	<b>139</b>
<b>Large sites with completions</b> (Schedule 8-9)	<b>462</b>	-
<b>Small sites with completions</b> (Schedule 10-11)	-	-

*Table 8: Sites with planning permission*

2.2 The level of commitments peaked between 2007 and 2008 and after a small increase last year has declined again this year. There are two significant factors contributing to this decline, firstly the level of new windfall dwelling consents has slowed over the past two years and secondly local plan allocated site commitments are being built out. Furthermore table 9 illustrates more dwellings are either being built out or expiring than new dwellings gaining planning consent. This will have a direct impact on Worcester's annual housing supply commitments. However, applications for new development continue to come forward ahead of the completion of the plan-making for the South Worcestershire Development Plan. Applications include sites at Gregory's Bank (170 dwellings) and the former Ronkswood Hospital



(200 dwellings) which are sites proposed for allocation in the South Worcestershire Development Plan.

<b>Annual change in Housing Supply during 2011/12</b>	<b>Number of Dwellings</b>
New planning consent (ex completions)	<b>+ 133</b>
Expired planning consent	<b>- 82</b>
Permission changes/replacements/corrections	<b>+2</b>
Outline permissions replaced	<b>0</b>
Net completed planning consent	<b>-313</b>
<b>Total annual change in housing supply</b>	<b>-260</b>

*Table 9: Annual change in Worcester City Housing Supply*

## **Land Type**

- 2.3 Eighty-nine per cent (854 out of 959 dwellings) of all committed dwellings are located on previously developed (Brownfield) land (see Table 11). This figure takes into account recent PPS3 changes to the definition of previously developed land and specifically private residential gardens. This ratio will be monitored in future studies.
- 2.4 Out of the 959 gross commitments at 1<sup>st</sup> April 2012 877 dwellings are to be new builds, 57 will come from a change of use and 25 from conversions from existing residential uses. At least 5 dwellings are on sites which may involve demolition or loss of units.

	Detailed permission	Outline permission	Total Housing	% total
<b>Greenfield land</b>	105	-	105	11%
<b>Brownfield land</b>	854	-	854	89%
<b>TOTAL</b>	959	-	959	
<b>Large sites (10+)</b>	805	-	805	84%
<b>Small sites (1 to 9)</b>	154	-	152	16%
<b>TOTAL</b>	959	-	959	

*Table 11: Housing land with permission at 31 March 2012 (including under construction).*

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

- 3.1 The National Planning Policy Framework (NPPF) states that local authorities must 'identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land'. Where there is persistent evidence of under delivery of housing NPPF states that 'local authorities should increase the buffer to 20% (moved forward from later in the plan) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land'.
- 3.2 This chapter sets out an assessment of whether there is a 5 year supply of deliverable housing land in Worcester City. It also considers the evidence of any current gap in supply compared to targets and the justification of the percentage buffer for the calculation.
- 3.3 The components of the development plan for Worcester City Council, which form the basis of the housing land supply assessment are the West Midlands Regional Spatial Strategy (formerly RPG11), the West Midlands Regional Spatial Strategy (WMRSS) Phase Two Revision (Preferred Options and Panel Report), the South Worcestershire Development Plan Preferred Options , and the South Worcestershire Development Plan Proposed Significant Changes.
- 3.4 The Government originally approved the Regional Planning Guidance for the West Midlands (RPG11) in June 2004. When publishing the document, the Secretary of State indicated that an early review of certain aspects of the document needed to be undertaken. The subsequent revision of the WMRSS has been taken forward in three phases. The Phase Two Revision proposes both the deletion and amendment of existing approved WMRSS policies and supporting text and also the inclusion of new policies and text relevant to South Worcestershire. Of particular interest to this study is the inclusion of

policy CF3: Level and Distribution of New Housing Development and its requirement for Worcester City to provide 3,500 dwellings from 2006 up to 2026.

- 3.5 The preferred option for housing growth (WMRSS Phase Two - Page 75) allocates South Worcestershire 24,500 dwellings up to 2026, of which 4,899 dwellings are allocated to Worcester City Council. The RSS Phase II draft revision identifies Worcester City as an area of significant development in the region and allocates 10,500 dwellings to meet Worcester's needs. It is recognised that Worcester City's administrative area cannot accommodate this level of growth within its boundary. The RSS Phase Two draft revision suggests that approximately 7,300 are located adjacent to Worcester within the districts of Malvern Hills and Wychavon. The WMRSS Phase Two Panel Report recommends that 11,00 dwellings to be built to meet Worcester's needs, of which that at least 3,500 should be located in Worcester City, at least 3,500 in Malvern Hills district and the remainder split between the city and Malvern Hills and Wychavon districts adjacent to the city boundary.

### Delivering Housing Land

- 3.6 NPPF states that to be considered deliverable sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years, and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.
- 3.7 For sites to be considered **available**, we have considered sites which:
- are under construction; or
  - have planning permission (i.e. commitments); or

- are allocated sites in the adopted Local Plan currently without planning permission but are owned by a developer or have known developer interest; or
- are allocated sites in the adopted Local Plan currently without planning permission but are advertised for sale.

3.8 For sites to be considered **suitable**, sites should be in a suitable location and contribute to the creation of sustainable mixed communities. There is no single agreed definition of the term ‘sustainable community’, but the Department of Communities and Local Government (DCLG) suggests that such a community should be;

*“...places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all”. – Extract from DCLG website – What is a Sustainable Community?*

3.9 Sites allocated in existing plans or with planning permission for housing will generally be suitable but it may be necessary to review sites to see if circumstances have changed to alter their suitability.

3.10 For sites to be considered developable they should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

3.11 The housing land availability database holds records of all sites with planning permission for residential development, this includes outstanding permissions, under construction permissions and all sites allocated in the Adopted City of Worcester Local Plan July 2004 or the Balanced Housing Market DPD. For the purposes of the April 2012 to March 2017 (5 year) housing land supply, all sites with full planning permission, sites under construction and allocated sites deemed deliverable over the next 5 years were extracted from the database.

These sites are a mixture of new build, change of use and conversions on both greenfield and brownfield sites.

- 3.12 As part of the process to assess the deliverability of the potential sites, as set out in the NPPF, a number of assumptions have been made. Of the 959 dwelling commitments, a 4% non completion rate is assumed.
- 3.13 Unlike previous years it is now possible to assess windfall sites with planning permission. Previously it was argued that windfall sites had a good probability of delivering housing and were therefore considered deliverable. Following guidance from PINS and other English Local Authorities it became clear that a deliverability methodology should be applied to smaller sites to establish those most likely to deliver housing over the next 5 years.

### **Worcester City's Five Year Supply of Deliverable Housing Land**

- 3.14 The assessment shows that there is a 5 year supply of housing land in Worcester City Council. The figures for the 5 year land supply are based on the schedules in the appendices of this document. Tables 13a to 13c illustrate Worcester City's deliverable 5 year housing land supply.

### **Identifying Housing Provision Targets**

- 3.15 The first stage is to consider whether there is any evidence of persistent under-delivery of supply and consequently whether a 5% or 20% buffer should be applied.
- 3.16 Table 12 demonstrates whether Worcester City has a surplus or a gap compared to an annualised rate and the six year total forecast for 2006 to 2012.

	Supply since '06 (A)	Annualised Rate (B)	Target Rate X 6 (C)	Surplus/ Gap (A)-(C)
WMRSS	2081	245	1470	611
WMRSS Phase Two Pref Options	2081	160	960	1121
WMRSS II Panel Report	2081	175	1050	1031
SWDP Preferred Options	2081	175	1050	1031
SWDP Significant Changes	2081	229	1374	707

*Table 12: Completions surplus/gap compared to various policy targets*

3.17 Therefore there is no current gap by any measure to be filled in the next 5 years and Table 12 provides the evidence proving that there is no record of persistent under delivery of housing in Worcester City. Therefore in accordance with NPPF Paragraph 47, a 5% buffer should be applied.

3.18 The second stage in assessing Worcester City's housing land supply is to identify the housing provision targets.

3.19 Table 13a demonstrates the Five Year (1st April 2012 to 31st March 2017) Housing Land Supply requirements of which there are 5 possible targets for Worcester City. These are:

- Column 1 - Figures based against the adopted WMRSS 2001 – 2021
- Column 2 - Figures based against Emerging WMRSS – Preferred Option Phase 2 Partial Review 2006 – 2026; and
- Column 3 – Figures based on the WMRSS Phase TWO Panel Report 2006 – 2026
- Column 4 - Figures based against emerging SWDP Preferred Options 2006 – 2030.

- Column 5 – Figures based on the Significant Changes to the SWDP Preferred Options Target 2006 – 2030

3.20 Table 13b calculates the total commitments and windfall allowance including assumptions for non-implementation.

3.21 Table 13c calculates the current scale of housing land supply demonstrating that supply exceeds the 5 year requirement against all targets levels.



Five year housing land supply requirements 1 <sup>st</sup> April 2012 to 31 <sup>st</sup> March 2017	COLUMN 1: Adopted WMRSS Target	COLUMN 2: WMRSS Phase II Preferred Options Target	COLUMN 3: WMRSS Phase II Panel Report	COLUMN 4: SWDP Preferred Options Target	COLUMN 5: SWDP Significant Changes Target
	2001-2021 (20 years)	2006-2026 (20 years)	2006-2026 (20 years)	2006-2030 (24 years)	2006-2030 (24 years)
Plan Period Target	<b>4,899</b>	<b>3,200</b>	<b>3,500</b>	<b>4,200</b>	<b>5,500</b>
Net Completions to Date	3,313 +69 student units**	2,081 +69 student units	2,081 +69 student units	2,081 +69 student units	2,081 +69 student units
Residual Target (years remaining)	1,517 (9)	1,050 (14)	1,350 (14)	2,050 (18)	3,350 (18)
Five Year Target	843	375	482	570	931
Five Year Target + 5%	<b>885</b>	<b>394</b>	<b>506</b>	<b>598</b>	<b>977</b>

Table 13a: 5 year housing land target in Worcester 2012

Five year housing land supply requirements 1 <sup>st</sup> April 2012 to 31 <sup>st</sup> March 2017		COLUMN 1: Adopted WMRSS Target	COLUMN 2: WMRSS Phase II Preferred Options Target	COLUMN 3: WMRSS Phase II Panel Report	COLUMN 4: SWDP Preferred Options Target	COLUMN 5: SWDP Significant Changes Target
		2001-2021 (20 years)	2006-2026 (20 years)	2006-2026 (20 years)	2006-2030 (24 years)	2006-2030 (24 years)
<b>C O M M I T M E N T S</b>	Under Construction (- 4% non-implementation rate)	477 (458)	477 (458)	477 (458)	477 (458)	477 (458)
	Outstanding (- 4% non-implementation rate)	482 (463)	482 (463)	482 (463)	482 (463)	482 (463)
	<b>Total</b> (assuming 4% non-implementation rate)	<b>921</b>	<b>921</b>	<b>921</b>	<b>921</b>	<b>921</b>
Local Plan Allocations		-	-	-	-	-
Windfall Allowance*		<b>69</b>	<b>69</b>	<b>69</b>	<b>69</b>	<b>69</b>
<b>Total Commitments (+ Windfall Allowance)</b>		<b>990</b>	<b>958</b>	<b>990</b>	<b>990</b>	<b>990</b>

Table 13b: Commitments in Worcester 2012

Five year housing land supply requirements 1 <sup>st</sup> April 2012 to 31 <sup>st</sup> March 2017	COLUMN 1: Adopted WMRSS Target	COLUMN 2: WMRSS Phase II Preferred Options Target	COLUMN 3: WMRSS Phase II Panel Report	COLUMN 4: SWDP Preferred Options Target	COLUMN 5: SWDP Significant Changes Target
	2001-2021 (20 years)	2006-2026 (20 years)	2006-2026 (20 years)	2006-2030 (24 years)	2006-2030 (24 years)
5 year target (+5%)	<b>885</b>	<b>394</b>	<b>506</b>	<b>598</b>	<b>977</b>
Total Supply (inc. 1 year windfall allowance)	990	990	990	990	990
Balance	105	596	484	392	13
5 year housing land supply calculation	<b>(990/885) x 5</b>	<b>(990/394) x 5</b>	<b>(990/506) x 5</b>	<b>(990/598) x 5</b>	<b>(990/977) x 5</b>
Total calendar housing supply	<b>5.60</b>	<b>12.56</b>	<b>9.78</b>	<b>8.28</b>	<b>5.07</b>

Table 13c: 5 year land supply in Worcester 2012

## **APPENDIX 1:**

### **Explanation of 5 year land supply calculations**

#### **Key:**

\*Based upon average number of small windfall completions (excluding those built on gardens) in the last 5 years (see Table 3)

\*\*69 student flats built at 1 Castle St P10D0572 which can be included according to government guidance

## COLUMN ONE

Column 1 is based against Adopted WMRSS June 2004. Policy CF3 Table 1 of the adopted WMRSS allocates Worcestershire 1,200 dwellings p.a between 2007 and 2011 and 1000 dwellings p.a between 2011 and 2021. This totals 26,200. WCC's % share is 18.7% based upon previous percentages set out in the WCSP (this follows CLG advice). Therefore Worcester's WMRSS target is 4899 dwellings.

The following calculations illustrate the workings of the 5 year (+ 5%) target:

- $(A - B) \div C = D$   $(4899-3382) / 9 = 168.6$
- $(D \times E) \times 1.05 = F$   $(168.6 \times 5) \times 1.05 = 884.9$

<b><u>Establishing the adopted WMRSS 5 year housing provision target</u></b>		
A	Adopted WMRSS target (2001 to 2021)	4899
B	Number of dwellings built (2001 to 2011)	3382
C	Number of years remaining of the plan target	9
D	Remaining annual supply	168.6
E	Multiply by five years	5
F	5 year housing land target (+5%)	885

The following calculations illustrate how the target will be met:

- $((G + H) \div I) \times J = K$ ; or
- $(990 / 885) \times 5 = 5.59$

<b><u>Establishing the WCC's 5 year housing land supply</u></b>		
G	Total commitments (- 4%) + windfall	990
H	Total number of dwellings on allocated sites	N/A
I	5 year housing land target	885
J	Required number of supply years	5
K	WCC's Housing Land supply (in years)	5.59

Therefore WCC can demonstrate **5.6 years** supply of housing land.

## COLUMN TWO

Column 2 establishes a five year target based upon the emerging RSS option 2, 2006 to 2026. The calculation is twofold. Firstly it established the housing provision target and secondly it establishes WCC's housing land supply. This calculation is provided for contextual purposes only (as advised in CLG). The following calculations illustrate the workings of the 5 (+ 5%) year target:

- $(A - B) \div C = D$        $(3200-2150) / 14 = 75.0$
- $(D \times E) \times 1.05 = F$        $(75 \times 5) \times 1.05 = 393.75$

<b><u>Establishing the adopted WMRSS 5 year housing provision target</u></b>		
A	Phase II WMRSS target (2006 to 2026)	3200
B	Number of dwellings built (2006 to 2011)	2150
C	Number of years remaining of the plan target	14
D	Remaining annual supply	75.0
E	Multiply by five years	5
F	5 year housing land target (+ 5%)	394

The following calculations illustrate how the target will be met:

- $((G + H) \div I) \times J = K$ ; or      •  $(990/394) \times 5 = 12.56$

<b><u>Establishing the WCC's 5 year housing land supply</u></b>		
G	Total commitments (- 4%) + windfall	990
H	Total number of dwellings on allocated sites	N/A
I	5 year housing land target	393.8
J	Required number of years supply of housing land	5
K	WCC's Housing Land supply (in years)	12.56

Therefore WCC can demonstrate a **12.6 years** supply of housing land.

### COLUMN THREE

Column 3 establishes a five year target based upon the RSS Phase II Panel Report. The calculation is twofold. Firstly it established the housing provision target and secondly it establishes WCC’s housing land supply. This calculation is provided for contextual purposes only (as advised in CLG). The following calculations illustrate the workings of the 5 (+ 5%) year target:

- $(A - B) \div C = D$        $(3500-2150) / 14 = 96.43$
- $(D \times E) \times 1.05 = F$        $(96.43 \times 5) \times 1.05 = 506.25$

<b><u>Establishing the adopted WMRSS 5 year housing provision target</u></b>		
A	Phase II WMRSS Panel Report target (2006 to 2026)	3500
B	Number of dwellings built (2006 to 2011)	2150
C	Number of years remaining of the plan target	14
D	Remaining annual supply	96.4
E	Multiply by five years	5
F	5 year housing land target (+ 5%)	506

The following calculations illustrate how the target will be met:

- $((G + H) \div I) \times J = K$ ; or      •  $(990 / 506) \times 5 = 9.78$

<b><u>Establishing the WCC’s 5 year housing land supply</u></b>		
G	Total commitments (- 4%) + windfall	990
H	Total number of dwellings on allocated sites	N/A
I	5 year housing land target	506
J	Required number of years supply of housing land	5
K	WCC’s Housing Land supply (in years)	9.78

Therefore WCC can demonstrate a **9.8 years** supply of housing land.

## COLUMN FOUR

Column 4 establishes a five year target based upon the emerging SWDP Preferred Option document. This document sets out the development strategy from 2006 to 2030. The following calculations illustrate the workings of the 5 year target. Specifically the calculation is twofold, firstly it establishes the housing provision target and secondly it establishes WCC's housing land supply. It should be noted this column is purely contextual. The following calculations illustrate the workings of the 5 year target:

- $(A - B) \div C = D$        $(4200-2150) / 18 = 113.89$   
 $(113.89 \times 5) \times 10.5 = 597.92$
- $D \times E \times 1.05 = F$

<u>Establishing the adopted WMRSS 5 year housing provision target</u>		
A	SWDP Preferred Options target (2006 to 2030)	4200
B	Number of dwellings built (2006 to 2011)	2150
C	Number of years remaining of the plan target	18
D	Remaining annual supply	113.9
E	Multiply by five years	5
F	5 year housing land target	598

The following calculations illustrate how the target will be met:

- $((G + H) \div I) \times J = K$ ; or      •  $(990 / 598) \times 5 = 8.28$

<u>Establishing the WCC's 5 year housing land supply</u>		
G	Total commitments (- 4%)	1075
H	Total number of dwellings on allocated sites	N/A
I	5 year housing land target	598
J	Required number of years supply of housing land	5
K	WCC's Housing Land supply (in years)	8.28

Therefore WCC can demonstrate **8.3 years** supply of housing land.



## COLUMN FIVE

Column 5 establishes a five year target based upon the emerging SWDP Significant Changes document. This document sets out the development strategy from 2006 to 2030. The following calculations illustrate the workings of the 5 year target. Specifically the calculation is twofold, firstly it establishes the housing provision target and secondly it establishes WCC's housing land supply. It should be noted this column is purely contextual. The following calculations illustrate the workings of the 5 year target:

- $(A - B) \div C = D$        $(5500-2150) / 18 = 186.11$   
 $186.11 \times 5 \times 1.05 = 977.08$
- $D \times E = F$

<b><u>Establishing the adopted WMRSS 5 year housing provision target</u></b>		
A	SWDP Preferred Options target (2006 to 2030)	5500
B	Number of dwellings built (2006 to 2011)	2150
C	Number of years remaining of the plan target	18
D	Remaining annual supply	186.1
E	Multiply by five years	5
F	5 year housing land target	977

The following calculations illustrate how the target will be met:

- $((G + H) \div I) \times J = K$ ; or      •  $(990/977) \times 5 = 5.07$

<b><u>Establishing the WCC's 5 year housing land supply</u></b>		
G	Total commitments (- 4%)	990
H	Total number of dwellings on allocated sites	N/A
I	5 year housing land target	977
J	Required number of years supply of housing land	5
K	WCC's Housing Land supply (in years)	5.07

Therefore WCC can demonstrate **5.1 years** supply of housing land.

#### 4. Conclusion

YEAR	Adopted WMRSS	Emerging WMRSS	Phase II Panel report WMRSS	SWDP Preferred Options Document	SWDP Significant Changes Target
<b>2006/2007</b>	6.7 years	5.2 years	N/A	N/A	N/A
<b>2007/2008</b>	8 years	5 years	N/A	N/A	N/A
<b>2008/2009</b>	7 years	4.2 years	N/A	N/A	N/A
<b>2009/2010</b>	6.6 years	3.9 years	N/A	N/A	N/A
<b>2010/2011</b>	5.9 years	11.7 years	N/A	8.7 years	N/A
<b>2011/2012</b>	5.6 years	12.6 years	9.8 years	8.3 years	5.1 years

*Table 13: Five year housing land supply by target per annum since 2006.*

4.1 Worcester City can boast a five year land supply by all measures.

## APPENDIX 2: Housing Schedules

### Key to schedule:

Development type	
CN	Conversion
CoU	Change of use
NB	New build
Land type	
G	Greenfield
B	Brownfield
Status	
A	Allocated
W	Windfall
Previous use (otherwise see Use Class Order 1995)	
GAR	Garden
MIX	Mixed Use
SUI	Sui Generis
VAC	Vacant

**Schedule I – Committed large sites: Development progress**

<b>Application Number</b>	<b>Location</b>	<b>Date approved</b>	<b>Total units</b>	<b>Site commenced?</b>	<b>Units under construction</b>
P09D0488	17-19 Mealcheapen St	01-Feb-10	11	N	-
P07M0711	Worcester City FC	28-Jul-10	98	N	-
P08C0223	250 Bransford Road	02-Aug-10	158	N	-
P11A0139	White Ladies Close, land at	20-May-11	14	N	-
P09D0492	93 Lowesmoor Terrace	08-Nov-11	22	N	-
P11D0468	Christian Meeting Room, Diglis Lane	11-Nov-11	17	N	-
P11K0495	Drakes Drum PH, Tudor Way	25-Jan-12	23	N	-

## Schedule 2 – Committed large sites: Site details

Application Number	Location	Site area (ha)	Net density	Brownfield/ Greenfield	Development type	Affordable units	Status	Previous use
P09D0488	17-19 Mealcheapen St	0.07	151.1	B	W	-	CoU	B1
P08C0223	250 Bransford Road	4.09	38.6	B	W	64	NB	B8
P07M0711	Worcester City FC	1.38	71.1	B	A	-	NB	D2
P11A0139	White Ladies Close, land at	0.21	66.7	B	W	-	NB	B2
P09D0492	93 Lowesmoor Terrace	0.80	27.5	B	W	22	NB	D1
P11D0468	Christian Meeting Room, Diglis Lane	0.30	56.7	B	W	-	NB	D1
P11K0495	Drakes Drum PH, Tudor Way	0.25	98.0	B	W	24	NB	A4

### Schedule 3 – Committed Large sites: Dwelling type & size

Application Number	Location	1 bed flat	2 bed flat	3 bed (+) flat	1 bed house	2 bed house	3 bed house	4 bed (+) house
P09D0488	17-19 Mealcheapen St	8	3	-	-	-	-	-
P08C0223	250 Bransford Road	6	16	-	-	35	40	61
P07M0711	Worcester City FC	24	30	-	-	-	18	26
P11A0139	White Ladies Close, land at	-	-	-	-	-	11	3
P09D0492	93 Lowesmoor Terrace	2	20	-	-	-	-	-
P11D0468	Christian Meeting Room, Diglis Lane	-	7	-	2	3	5	-
P11K0495	Drakes Drum PH, Tudor Way	-	24	-	-	-	-	-
		<b>40</b>	<b>100</b>	<b>0</b>	<b>2</b>	<b>38</b>	<b>74</b>	<b>90</b>

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

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P08A0448	Adam House, 73 Waterworks Rd	09-Oct-08	8	Y	8
P08A0655	2 Shrubbery Ave	14-Apr-09	1	N	-
P09F0014	47c Avon Rd	26-May-09	1	N	-
P09B0107	19 Norton Close	18-Jun-09	1	N	-
P09B0225	99 Battenhall Rd	25-Jun-09	1	N	-
P09D0198	St Oswald's, 53 Britannia Square	12-Aug-09	1	N	-
P09D0280	12 The Foregate	13-Aug-09	4	N	-
P08D0685	143 and 143a Bath Rd	25-Aug-09	1	N	-
P08E0581	128 Ombersley Rd	08-Oct-09	4	Y	4
P09B0223	51 Battenhall Rd	19-Oct-09	8	N	-
P09H0206	224 Astwood Road	04-Jan-10	2	N	-
P10D0017	Thorneloe Place, Thorneloe Walk	21-Jan-10	4	N	-
P09E0529	224 Northwick Rd, adjacent to	01-Feb-10	1	N	-
P09A0518	2 Northfield St	04-Feb-10	3	N	-
P09F0513	Land to front 81-87 Patterdale Drive	04-Mar-10	5	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P09D0424	55 London Rd (adj. Little Sauce Factory)	09-Mar-10	6	N	-
P10H0067	9-15 Troutbeck Drive	14-Apr-10	6	N	-
P10A0436	2 Washington St	20-Aug-10	2	N	-
P09C0139	5 The Bull Ring	23-Aug-10	9	N	-
P10E0224	30 Cornmeadow Green	24-Aug-10	1	N	-
P10D0255	Woodside, Larkhill Rd	24-Sep-10	8	N	-
P10D0342	St Swithens House, Trinity St	29-Sep-10	9	N	-
P10B0261	South Lea, Red Hill Lane	09-Nov-10	3	N	-
P10J0424	Wheatsheaf, 194 Henwick Rd	12-Nov-10	2	N	-
P10B0429	Volvo garage site & land rear of 4 Whittington Cl	19-Nov-10	5	N	-
P10C0441	59/61 St John's	23-Nov-10	1	N	-
P10A0436	5A Chestnut Walk	23-Nov-10	1	Y	1
P10K0497	2-8 Henwick Rd	10-Jan-11	4	N	-
P10E0480	Birchwood, Tower Rd	10-Jan-11	1	N	-
P10E0578	Land adj 195 Ombersley Rd	10-Jan-11	1	N	-
P10B0555	152 Bath Road	27-Jan-11	1	N	-



Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P10F0145	Land adj 225 Tolladine Rd	07-Feb-11	1	N	-
P10H0548	37 Astwood Rd	11-Feb-11	4	N	2
P10H0541	46-50 Astwood Rd	17-Feb-11	6	N	-
P11A0201	2 Barbourne Court	03-Jun-11	1	N	-
P11K0241	Land adjacent to 58 Sanctuary Close	14-Jul-11	1	N	-
P11A0190	Hampton House, Marlbank (Rogers Hill)	15-Jul-11	1	N	-
P11D0263	Back Walk, land to rear of, Upper Tything	25-Jul-11	2	N	-
P11D0247	50 George St	27-Jul-11	1	N	-
P11K0291	4 & 4a Broadway Grove	24-Aug-11	2	N	-
P11K0315	75 McIntyre Rd	05-Sep-11	1	N	-
P11D0268	26 The Tything	19-Sep-11	1	N	-
P11A0391	32-34 Chestnut Walk	13-Nov-11	1	N	-
P11D0415	6 Edgar St	19-Oct-11	1	N	-
P11D0420	3-4 Charles St	25-Oct-11	3	N	-
P11A0446	2a Shrubbery Avenue	31-Oct-11	1	N	-
P11D0362	4-6 The Moors	18-Nov-11	2	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P11M0487	Midland House, 1 <sup>st</sup> floor, Barbourne Rd	07-Dec-11	2	N	-
P11A0514	13 Shrubbery Avenue	05-Jan-12	5	N	-
P11B0508	The Grange, Battenhall Avenue	24-Jan-12	1	N	-
P11K0581	25 Bromyard Rd	13-Feb-12	4	N	-
P11D0424	88 Lowesmoor	14-Feb-12	1	N	-
P11M0573	The Gatehouse, 33 Turrell St	19-Mar-12	6	N	-
P11D0586	Heron Lodge, London Rd	02-Apr-12	1	N	-

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### Schedule 5: Committed Small sites; Site details

Application Number	Location	Lost or Demolished	Site area (ha)	Density	Brownfield/ Greenfield	Allocated/ Windfall	Development type	Previous use
P08A0448	Adam House, 73 Waterworks Rd	-	0.09	88.9	B	W	NB	B1
P08A0655	2 Shrubbery Ave	-	0.04	27.4	B	W	CoU	B1
P09F0014	47c Avon Rd	-	0.03	33.3	B	W	NB	VAC
P09B0225	99 Battenhall Rd	-	0.05	19.2	B	W	CoU	D1
P09D0198	St Oswald's, 53 Britannia Square	-	0.10	9.6	B	W	CoU	D1
P09D0280	12 The Foregate	-	0.02	200.0	B	W	CoU	A2
P08D0685	143 and 143a Bath Rd	-	0.05	18.5	B	W	NB	VAC
P08E0581	128 Ombersley Rd	-	0.10	40.0	B	W	CN	A1
P09B0223	51 Battenhall Rd	-	0.36	22.4	B	W	CN	C3
P09H0206	224 Astwood Road	-	0.04	52.6	B	W	NB	VAC
P10D0017	Thorneloe Place, Thorneloe Walk	-	0.10	42.1	B	W	NB	C3
P09E0529	224 Northwick Rd, adjacent to	-	0.05	22.2	B	W	NB	VAC
P09A0518	2 Northfield St	-	0.02	176.5	B	W	CN	C3
P09F0513	Land to front 81-87 Patterdale Drive	-	0.16	31.1	B	W	NB	VAC

Application Number	Location	Lost or Demolished	Site area (ha)	Density	Brownfield/ Greenfield	Allocated/ Windfall	Development type	Previous use
P07D0419	55 London Rd (adj. Little Sauce Factory)	-	0.02	300.0	B	W	NB	A4
P10H0067	9-15 Troutbeck Drive	-	0.15	40.3	G	W	NB	VAC
P10A0436	2 Washington St	-	0.01	250.0	B	W	CoU	A1
P09C0139	5 The Bull Ring	-	0.13	69.2	B	W	CoU	D1
P10E0224	30 Cornmeadow Green	-	0.06	18.2	G	W	NB	VAC
P10D0255	Woodside, Larkhill Rd	-	0.52	3.9	B	W	CoU	B2
P10D0342	St Swithens House, Trinity St	-	0.05	183.7	B	W	CON	B1
P10B0261	South Lea, Red Hill Lane	1	0.36	5.6	B	W	NB	VAC
P10J0424	Wheatsheaf, 194 Henwick Rd	1	0.13	7.9	B	W	CoU	A4
P07B0466	Volvo garage site & land rear of 4 Whittington Cl	-	0.10	50.0	B	W	NB	MIX
P10C0441	59/61 St John's	-	0.02	66.7	B	W	CoU	A1
P10A0436	5A Chestnut Walk	-	0.01	142.9	B	W	CoU	A1
P10K0497	2-8 Henwick Rd	-	0.02	43.3	B	W	CoU	D2
P10E0480	Birchwood, Tower Rd	1	0.07	13.8	B	W	NB	C3
P10E0578	Land adj 195 Ombersley Rd	-	0.06	16.7	G	W	NB	C3
P10B0555	152 Bath Road	-	0.44	2.3	B	W	CoU	B1

Application Number	Location	Lost or Demolished	Site area (ha)	Density	Brownfield/ Greenfield	Allocated/ Windfall	Development type	Previous use
P10F0145	Land adj 225 Tolladine Rd	-	0.02	45.5	G	W	NB	VAC
P10H0548	37 Astwood Rd	-	0.11	36.4	B	W	CON	C3
P10H0541	46-50 Astwood Rd	-	0.05	113.2	B	W	NB	C3
P11A0201	2 Barbourne Court	-	0.01	100.0	B	W	CON	C3
P08K0206	Land adjacent to 58 Sanctuary Close	-	0.01	100.0	B	W	NB	C3
P11A0190	Hampton House, Marlbank (Rogers Hill)	-	0.04	25.0	B	W	NB	VAC
P11D0263	Back Walk, land to rear of, Upper Tything	-	0.02	117.6	B	W	NB	GAR
P11D0247	50 George St	1	0.20	10.0	B	W	CON	C3
P11K0291	4 & 4a Broadway Grove	-	0.02	87.0	B	W	CoU	SUI
P08K0547	75 McIntyre Rd	-	0.02	50.0	B	W	NB	C3
P11D0268	26 The Tything	-	0.03	38.5	B	W	CON	C3
P11A0391	32-34 Chestnut Walk	-	0.06	16.7	B	W	NB	B1
P11D0415	6 Edgar St	-	0.01	83.3	B	W	CoU	B1
P11D0420	3-4 Charles St	-	0.05	60.0	B	W	CoU	D2
P11A0446	2a Shrubbery Avenue	-	0.01	166.7	B	W	CON	C3
P11D0362	4-6 The Moors	-	0.05	40.0	B	W	CoU	B1

Application Number	Location	Lost or Demolished	Site area (ha)	Density	Brownfield/ Greenfield	Allocated/ Windfall	Development type	Previous use
P11M0487	Midland House, 1 <sup>st</sup> floor, Barbourne Rd	-	0.02	100.0	B	W	CoU	B1
P11A0514	13 Shrubbery Avenue	-	0.07	71.4	B	W	CoU	D1
P11B0508	The Grange, Battenhall Avenue	-	0.39	2.6	G	W	NB	GDN
P11K0581	25 Bromyard Rd	1	0.04	90.9	B	W	CON	C3
P08D0534	88 Lowesmoor	-	0.01	153.9	B	W	NB	VAC
P11M0573	The Gatehouse, 33 Turrell St	-	0.07	92.3	B	W	CoU	C2
P11D0586	Heron Lodge, London Rd	-	1.00	1.0	B	W	CoU	B1

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

Application Ref	Location	1 bed flat	2 bed flat	3 bed flat (+)	1 bed house	2 bed house	3 bed house	4 bed house (+)
P08A0448	Adam House, 73 Waterworks Rd	-	-	-	-	8	-	-
P08A0655	2 Shrubbery Ave	1	-	-	-	-	-	-
P09F0014	47c Avon Rd	-	-	-	-	1	-	-
P09B0107	19 Norton Close	-	-	-	-	-	-	1
P09B0225	99 Battenhall Rd	-	-	-	-	1	-	-
P09D0198	St Oswald's, 53 Britannia Square	-	-	-	-	-	1	-
P09D0280	12 The Foregate	1	3	-	-	-	-	-
P08D0685	143 and 143a Bath Rd	-	-	-	-	-	1	-
P08E0581	128 Ombersley Rd	4	-	-	-	-	-	-
P09B0223	51 Battenhall Rd	-	8	-	-	-	-	-
P09H0206	224 Astwood Road	-	-	-	-	2	-	-
P10D0017	Thorneloe Place, Thorneloe Walk	-	-	-	-	4	-	-
P09E0529	224 Northwick Rd, adjacent to	-	-	-	-	-	1	-
P09A0518	2 Northfield St	3	-	-	-	-	-	-
P09F0513	Land to front 81-87 Patterdale Drive	-	-	-	-	5	-	-

Application Ref	Location	1 bed flat	2 bed flat	3 bed flat (+)	1 bed house	2 bed house	3 bed house	4 bed house (+)
P09D0424	55 London Rd (adj. Little Sauce Factory)	-	6	-	-	-	-	-
P10H0067	9-15 Troutbeck Drive	-	-	-	-	6	-	-
P10A0436	2 Washington St	2	-	-	-	-	-	-
P09C0139	5 The Bull Ring	4	-	-	-	5	-	-
P10E0224	30 Cornmeadow Green	-	-	-	-	1	-	-
P10D0255	Woodside, Larkhill Rd	-	6	2	-	-	-	-
P10D0342	St Swithens House, Trinity St	5	3	-	1	-	-	-
P10B0261	South Lea, Red Hill Lane	-	-	-	-	-	1	2
P10J0424	Wheatsheaf, 194 Henwick Rd	-	-	-	-	-	2	-
P07B0466	Volvo garage site & land rear of 4 Whittington Cl	-	-	-	-	-	3	2
P10C0441	59/61 St John's	-	1	-	-	-	-	-
P10A0436	5A Chestnut Walk	1	-	-	-	-	-	-
P10K0497	2-8 Henwick Rd	4	-	-	-	-	-	-
P10E0480	Birchwood, Tower Rd	-	-	-	-	-	-	1
P10E0578	Land adj 195 Ombersley Rd	-	-	-	-	-	1	-
P10B0555	152 Bath Road	-	-	-	-	-	-	1



Application Ref	Location	1 bed flat	2 bed flat	3 bed flat (+)	1 bed house	2 bed house	3 bed house	4 bed house (+)
P10F0145	Land adj 225 Tolladine Rd	-	-	-	-	-	1	-
P10H0548	37 Astwood Rd	3	1	-	-	-	-	-
P10H0541	46-50 Astwood Rd	6	-	-	-	-	-	-
P11A0201	2 Barbourne Court	1	-	-	-	-	-	-
P11K0241	Land adjacent to 58 Sanctuary Close	-	-	-	-	1	-	-
P11A0190	Hampton House, Marlbank (Rogers Hill)	-	-	-	-	-	-	1
P11D0263	Back Walk, land to rear of, Upper Tything	-	-	-	-	2	-	-
P11D0247	50 George St	-	-	-	-	-	-	-
P11K0291	4 & 4a Broadway Grove	-	2	-	-	-	-	-
P11K0315	75 McIntyre Rd	-	-	-	-	1	-	-
P11D0268	26 The Tything	1	-	-	-	-	-	-
P11A0391	32-43 Chestnut Walk	-	-	-	-	1	-	-
P11D0415	6 Edgar St	-	-	-	-	-	-	1
P11D0420	3-4 Charles St	-	3	-	-	-	-	-
P11A0446	2a Shrubbery Avenue	1	-	-	-	-	-	-
P11D0362	4-6 The Moors	-	-	-	-	-	-	2



### Schedule 7: Large sites with completions; Development progress

Application Ref	Location	Development status	Date approved	Total units	Built in previous years	Units under (or awaiting) construction	Units built in 11/12
P03L0182	Diglis Basin, Diglis Dock Road*	COM	23-Dec-04	450	236	149	65
P05D0432	Former Royal Worcester Porcelain Site	COM	23-Jun-06	377	211	130	15
P07Q0634	Dugdale Drive, Warndon	COM	10-Mar-08	34	14	-	20
P05A0657	Little Southfield St	COP	07-Feb-06	19	-	-	19
P10C0272	202 Bransford Road	COM	02-Aug-10	112	-	97	15
P10K0351	Land at Earls Court Farm	COM	02-Jul-10	146	-	86	60
P09C0491	Land to rear 1-5 St John's	COP	01-Feb-10	10	-	-	10
P09F0514	Land to rear 22-64 Ennerdale Close	COP	04-Mar-10	17	-	-	17
P09N0553	Former Youth Centre, Chedworth Drive	COP	24-Jun-10	34	-	-	34
				1199	461	462	255

\*Includes extension application P07D0551 of 29 dwellings

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

Application Ref	Location	Site area (ha)	Density (ha)	Brownfield/ Greenfield	Allocated/ Windfall	Development type	Previous use
P03L0182	Diglis Basin, Diglis Dock Road	5.95	75.6	B	A	NB	VAC
P05D0432	Former Royal Worcester Porcelain Site	2.35	151.5	B	W	NB	VAC
P07Q0634	Dugdale Drive Warndon	1.10	30.9	G	A	NB	VAC
P05A0657	Little Southfield St	0.08	237.5	B	W	NB	STO
P10C0272	202 Bransford Road	1.95	57.4	B	W	NB	B2
P10K0351	Land at Earls Court Farm	11.63	12.6	G	A	NB	VAC
P09C0491	Land to rear 1-5 St John's	0.11	90.9	B	W	NB	VAC
P09F0514	Land to rear 22-64 Ennerdale Close	0.66	25.8	B	W	NB	VAC
P09N0553	Former Youth Centre, Chedworth Drive	0.74	45.8	B	W	NB	D2

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### Schedule 9: Large sites with completions; Dwelling types & sizes

Application Ref	Location	1 bed flat	2 bed flat	3 bed flat (+)	1 bed house	2 bed house	3 bed house	4 bed house (+)
P03L0182	Diglis Basin, Diglis Dock Road, rear Berwick St	61	275	29	-	20	56	9
P05D0432	Roy Worc Porcelain Site, Portland Walk & Severn St	26	291	-	-	-	39	-
P07Q0634	Dugdale Drive Warndon (South of Trotshill)	-	-	-	8	11	15	-
P05A0657	Little Southfield St	19	-	-	-	-	-	-
P10C0272	202 Bransford Road	13	35	-	-	29	20	15
P10K0351	Land at Earls Court Farm	3	6	-	-	22	44	71
P09C0491	Land to rear 1-5 St John's	10	-	-	-	-	-	-
P09F0514	Land to rear 22-64 Ennerdale Close	-	-	-	-	13	4	-
P09N0553	Former Youth Centre, Chedworth Drive	-	-	-	3	20	8	3

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

Application Ref	Location	Status	Date approved	Units on site	Built in previous years	Units under (or awaiting) construction	Units built in 11/12
P07B0681	27 Camp Hill Ave	COP	23-Jan-08	1	-	-	1
P07L0707	Land adjacent to Timberdine Public House	COP	03-Mar-08	6	-	-	6
P08D0419	46-48 Lowesmoor	COP	19-Sep-08	9	-		9
P08M0400	Park House, Droitwich Rd	COP	23-Oct-08	1			1
P08F0468	217 Tolladine Rd	COP	03-Dec-08	5	-		5
P08H0632	121 Rose Ave/29 Birch Ave	COP	30-Dec-08	2	-		2
P08A0672	19 Somers Rd	COP	28-Jan-09	3	-		3
P08D0611	32 The Tything, Flat 1	COP	27-Apr-09	1	-		1
P08M0496	42-44 Gregory's Mill St, rear of	COP	06-Jul-09	2	-		2
P09E0345	Northwick Lodge, 152 Northwick Rd	COP	08-Oct-09	1	-		1
P09M0347	Site at rear of 54-56 Barbourne Rd	COP	04-Jan-10	6	-		6
P10D0004	18 Broad Street	COP	11-Jan-10	1	-		1
P10K0080	26/28 St John's, rear of	COP	14-Apr-10	1	-		1
P10K0112	28 Buck St	COP	18-May-10	1	-		1
P10F0065	3 Teme Rd	COP	20-May-10	6	-	-	6

Application Ref	Location	Status	Date approved	Total units	Built in previous years	Units u/c	Units built in 11/12
P10G0100	Plots 15 & 16, East of Farmer's Boy	COP	16-Jul-10	1	-	-	1
P10D0440	15 Waverley St	COP	11-Nov-10	2	-	-	2
P10G0430	Farmer's Boy Tolladine Rd	COP	12-Nov-10	2	-	-	2
P10D0543	50 New St	COP	10-Feb-11	2	-	-	2
P11A0186	18 White Ladies Close	COP	09-Jun-11	2	-	-	2
P11B0341	Garicots House, 13 Greenhill, London Rd	COP	22-Aug-11	1	-	-	1
P11B0441	49 Cannon St	COP	02-Nov-11	1	-	-	1
P11K0499	1 Happy Land North	COP	15-Dec-11	2	-	-	2
P11P0522	6 Egremont Gardens	COP	06-Jan-12	1	-	-	1
P11H0571	76 Brickfields Rd	COP	06-Feb-12	1	-	-	1

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

Application Ref	Location	Lost or Demolished	Site area (ha)	Density	Brownfield/ Greenfield	Allocated/ Windfall	Development type	Previous use
P07B0681	27 Camp Hill Ave	-	0.02	50.0	B	W	NB	C3
P07L0707	Land adjacent to Timberdine Public House	-	0.10	60.0	B	W	NB	A4
P08D0419	46-48 Lowesmoor	-	0.06	150.0	B	W	CoU	A1
P08M0400	Park House, Droitwich Rd	-	0.06	16.7	B	W	NB	C1
P08F0468	217 Tolladine Rd	-	0.07	71.4	B	W	NB	C3
P08H0632	121 Rose Ave/29 Birch Ave	-	0.06	33.3	B	W	NB	B1
P08A0672	19 Somers Rd	-	0.05	6.00	B	W	NB	C3
P08D0611	32 The Tything, Flat 1	-	0.02	43.5	B	W	CoU	B1
P08M0496	42-44 Gregory's Mill St, rear of	-	4.17	0.5	B	W	NB	VAC
P09E0345	Northwick Lodge, 152 Northwick Rd	-	0.11	8.8	B	W	NB	VAC
P09M0347	Site at rear of 54-56 Barbourne Rd	-	0.04	162.2	B	W	NB	VAC
P10D0004	18 Broad Street	-	0.02	52.6	B	W	NB	A4
P10K0080	26/28 St John's, rear of	-	0.01	71.4	B	W	CoU	VAC
P10K0112	28 Buck St	-	0.04	26.7	G	W	NB	VAC
P10F0065	3 Teme Rd	-	0.05	127.7	B	W	NB	C3



Application Ref	Location	Lost or Demolished	Site area (ha)	Density	Brownfield/ Greenfield	Allocated/ Windfall	Development type	Previous use
P10G0100	Plots 15 & 16, East of Farmer's Boy	-	0.02	66.7	B	W	CON	C3
P10D0440	15 Waverley St	1	0.02	87.0	B	W	CON	C3
P10G0430	Farmer's Boy Tolladine Rd	-	0.11	18.2	B	W	CON	C3
P10D0543	50 New St	-	0.03	40.0	B	W	CoU	B1
P11A0186	18 White Ladies Close	1	0.01	200.0	B	W	CON	C3
P11B0341	Garicots House, 13 Greenhill, London Rd	-	0.20	5.0	B	W	CoU	SUI
P11B0441	49 Cannon St	-	0.20	5.0	B	W	CoU	C2
P11K0499	1 Happy Land North	1	0.03	80.0	B	W	CON	C3
P11P0522	6 Egremont Gardens	-	0.03	40.0	B	W	CON	C3
P11H0571	76 Brickfields Rd	-	0.02	43.5	B	W	CON	C3

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

Application Ref	Location	1 bed flat	2 bed flat	3 bed flat (+)	1 bed house	2 bed house	3 bed house	4 bed house (+)
P07B0681	27 Camp Hill Ave	-	-	-	-	1	-	-
P07L0707	Land adjacent to Timberdine Public House	3	3	-	-	-	-	-
P08D0419	46-48 Lowesmoor	5	4	-	-	-	-	-
P08M0400	Park House, Droitwich Rd	-	-	-	-	-	-	1
P08F0468	217 Tolladine Rd	-	-	-	-	5	-	-
P08H0632	121 Rose Ave/29 Birch Ave	-	-	-	-	-	-	2
P08A0672	19 Somers Rd	-	-	-	-	3	-	-
P08D0611	32 The Tything, Flat 1	1	-	-	-	-	-	-
P08M0496	42-44 Gregory's Mill St, rear of	-	-	-	-	2	-	-
P09E0345	Northwick Lodge, 152 Northwick Rd	-	-	-	-	-	-	1
P09M0347	Site at rear of 54-56 Barbourne Rd	3	3	-	-	-	-	-
P10D0004	18 Broad Street	-	-	1	-	-	-	-
P10K0080	26/28 St John's, rear of	-	-	-	-	1	-	-
P10K0112	28 Buck St	-	-	-	-	1	-	-
P10F0065	3 Teme Rd	-	3	-	-	3	-	-

Application Ref	Location	1 bed flat	2 bed flat	3 bed flat (+)	1 bed house	2 bed house	3 bed house	4 bed house (+)
P10G0100	Plots 15 & 16, East of Farmer's Boy	1	-	-	-	-	-	-
P10D0440	15 Waverley St	2	-	-	-	-	-	-
P10G0430	Farmer's Boy Tolladine Rd	2	-	-	-	-	-	-
P10D0543	50 New St	-	-	1	1	-	-	-
P11A0186	18 White Ladies Close	-	-	-	-	1	1	-
P11B0341	Garicots House, 13 Greenhill, London Rd	-	-	-	-	-	-	1
P11B0441	49 Cannon St	-	-	-	-	-	-	1
P11K0499	1 Happy Land North	-	-	-	-	2	-	-
P11P0522	6 Egremont Gardens	1	-	-	-	-	-	-
P11H0571	76 Brickfields Rd	-	-	-	-	1	-	-

Total: 61

Flats: 33

Houses: 28

**Schedule 13: Planning applications which expired in 2011/12**

<b>Application Ref</b>	<b>Address</b>	<b>Units</b>
P08A0590	23-24 Foregate St	10
P09D0488	17-19 Mealcheapen St	43
P07C0679	3A St John's (former HSBC Bank)*	2
P08D0064	35, 36 & 37 The Tything	2
P08D0134	33 Sidbury	2
P08D0114	99 Sidbury	1
P08D0350	26 The Cross	6
P08D0354	Rose Hill House, Rose Hill	3
P08D0390	Akaash 63 Lowesmoor	2
P08D0480	3 Angel St	1
P08D0640	45 Friar St	2
P08C0689	Cathedral Service Station, Bromwich Rd	8

