

Housing Land Monitor

**For the period 1st April 2012 to 31st
March 2013**

Published September 2013

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1. INTRODUCTION

- 1.1 The National Planning Policy Framework (March 2012) contains the core planning principle that local planning authorities should identify and meet the need for housing in their area. It places great emphasis on the requirement for local planning authorities to **boost significantly the supply of housing**. To assist with this, the local planning authorities should: *“identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements”*¹.
- 1.2 This Housing Land Monitor identifies the residential land supply in the City as at 1 April 2013. At this date, the 2004 Regional Spatial Strategy for the West Midlands (2001-2021)² remained in place and thus monitoring is carried out against the adopted RSS, with comparisons also provided against the submitted 2007 RSS Phase II (2006-2026) and the 2009 RSS Phase II Panel Report (2006-2026). Comparison is also carried out against emerging housing targets from the South Worcestershire Development Plan (SWDP), which is approaching adoption.
- 1.3 The report includes details of housing completions, demolitions and commitments which have occurred in the year from 1st April 2012 to 31st March 2013, alongside other information on housing issues such as affordable housing delivery. It also details Worcester City Council’s 5 year housing land supply position. The information in this study provides the basis for monitoring existing City of Worcester Local Plan and Balanced Housing Market Development Plan Document policies, whilst also informing policy formulation for the emerging SWDP.

¹ NPPF (2012) para 47

² The Regional Spatial Strategy for the West Midlands was formally revoked by the Secretary of State on 20th May 2013 - http://www.legislation.gov.uk/uksi/2013/933/pdfs/ukxi_20130933_en.pdf.

2. WORCESTER CITY HOUSING COMPLETIONS 2012 to 2013

2.1 This section of the study examines the number and make up of residential dwellings completed within Worcester City in 2012/13. The section is split into two sections, firstly total annual new build completions and secondly demolitions, conversions and change of use. The combined result of these two sections provides the study with a net completions figure. The net figure, along with previous years, is used to monitor against past and emerging housing targets.

Total Annual New Build Completions in 2012/13

2.2 In the twelve months ending 31 March 2013 a total of 148 dwellings were built in Worcester City (see Table 1). This is the lowest number of housing completions since the City Council began monitoring residential completions in the city. The total annual mean average of completions over the previous ten years was 303.4 dwellings per year and the 5 year mean average was 320.8 dwellings per year. There was only one completed development which involved the loss of dwellings either through demolition, change of use or conversion that resulted in a loss of six dwellings. The net increase to the dwelling stock during 2012/13 was therefore 142 dwellings (see Table 1).

2.3 The total amount of gross new build completions in this monitoring period was 118 dwellings on 8 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 build completions have declined steadily with only 2011/12 not following this trend.

2.4 Compared to the previous 12 months, 2012/13 has seen a 55% decline in net built completions.

Year	Total Annual New Build Completions (gross)	Demolitions or lost units	Total conversion gains	Total Change of use gains	Total completions (gross)	Total completions (net of demolitions) ³
	A	B	C	D	E	F
1996/7	688		(1) ⁴		688	688
1997/8	508		(14) ⁴		508	508
1998/9	645		(25) ⁴		645	645
1999/0	466	(17)	#	#	466	449
2000/1	273	(18)	#	#	273	255
2001/2	279	(4)	#	#	279	275
2002/3	187	(3)	#	#	187	184
2003/4	157	(3)	#	#	157	154
2004/5	212	(6)	#	#	212	206
2005/6	414	(6)	#	#	414	408
2006/7	460	(6)	#	#	460	454
2007/8	384	(14)	#	#	384	370
2008/9	431	(17)	#	#	431	414
2009/10	309	(17)	5	28	342	325
2010/11	190	(5)	13	7	210	205
2011/12	290	(3)	11	15	316	313
2012/13	118	(6)	7	23	148	142
Long term total 1996-2013	6011	-	-	-	6120	5995
Short term total 2006-2013	2182	(74)	-	-	2291	2223

Comparative data not available

Table 1: Housing Completions April 1996 to March 2013

2.5 Compared to 2011/12, the pipe line supply of approved additional dwellings has increased with 1,270 dwellings on 76 sites under construction or

³ 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.

⁴ Overall figure for losses/gains as individual figures not available

approved⁵ compared with 959 dwellings on 65 sites in April 2012. There are 1,094 uncompleted units on large sites which are under construction or have planning permission⁶.

2.6 There were 7 (gross) completed dwellings (on 4 sites) during the 2012/13 monitoring period which resulted from the residential subdivision of existing units.

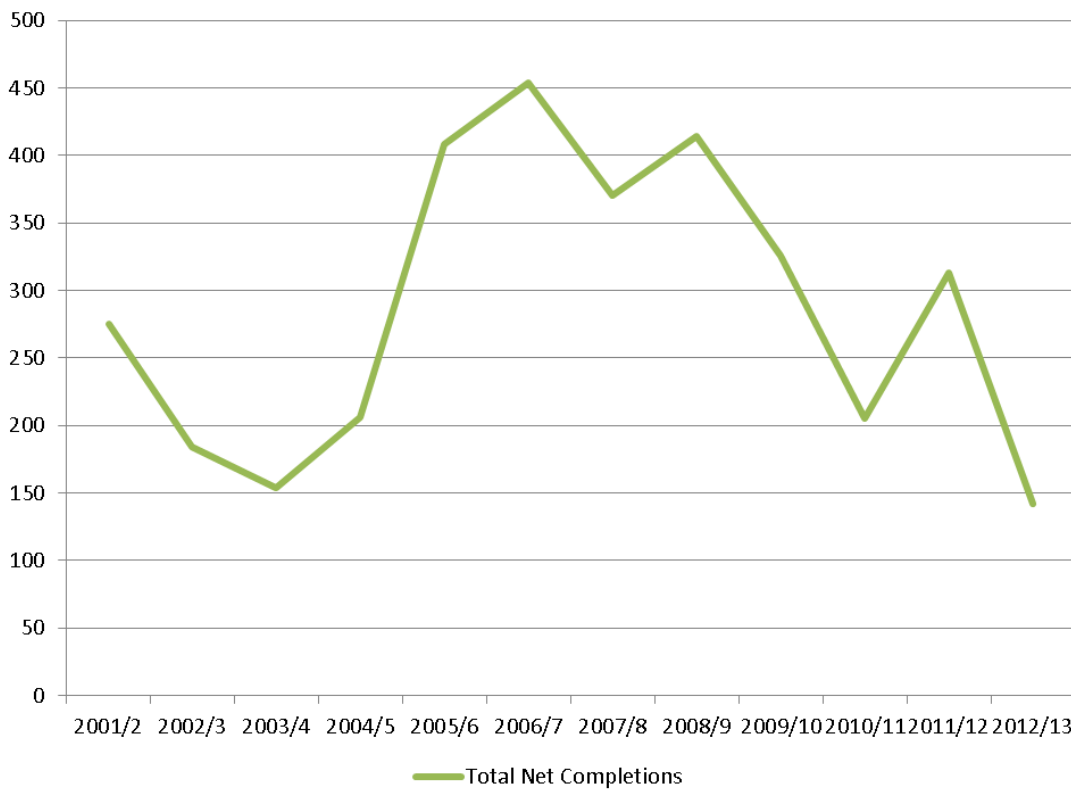


Figure 1: Net completions since 2001

Total Demolitions, Conversions and Change of Use in 2012/13

Demolitions

2.7 In the twelve months ending 31 March 2013, no dwellings were lost from the housing stock through demolition.

⁵ See Appendix 2, Schedules 1, 4 and 7

⁶ See Appendix 2, Schedules 1 and 7

Conversions

- 2.8 **CONVERSION GAINS:** In the twelve months ending 31 March 2013, there were 7 dwellings (0 dwellings on large sites) provided by way of conversions to existing residential units on 4 sites.
- 2.9 **CONVERSION LOSSES:** In the twelve months ending 31 March 2013, 6 dwellings were lost by way of conversion from an existing residential building.

Change of Use

- 2.10 **CHANGE OF USE GAINS:** In the twelve months ending 31 March 2013, change of use from other previous uses accounted for 23 dwellings on 12 sites (all on small sites).
- 2.11 **CHANGE OF USE LOSSES:** In the twelve months ending 31 March 2013 one housing unit above 10 Friar Street was lost from residential use to A1 retail use.

Net Completions

- 2.12 This is calculated as the sum of new build completions, minus demolitions, plus any net gain through conversions and changes of use.
- 2.13 Using the columns in Table 1, the formula to calculate completions is:

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

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

- 2.14 Therefore the number of net dwellings completed in 2012/13 was 142 dwellings.
- 2.15 The figure of 142 dwellings is below the yearly average required to meet any of the five housing targets which can be referred to in Worcester's context. These are:
- Adopted WMRSS: 245 dwellings per annum

- WMRSS Phase II Preferred Options: 160 dpa
- WMRSS Phase II Panel Report: 175 dpa
- SWDP Proposed Submission Document (2013): 229 dpa
- SWDP Proposed Submission Document (2013) Phased requirement: 443dpa

Brownfield and Greenfield Development

2.16 Using the data in Table 2, Figure 2 below compares the proportion of new dwellings on previously developed land against those built on greenfield sites.

Year	06/07	07/08	08/09	09/10	10/11	11/12	12/13
Number of dwellings completed on greenfield land	0	0	28	0	14	81	36
Total completions (gross)	460	384	431	325	210	316	148

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

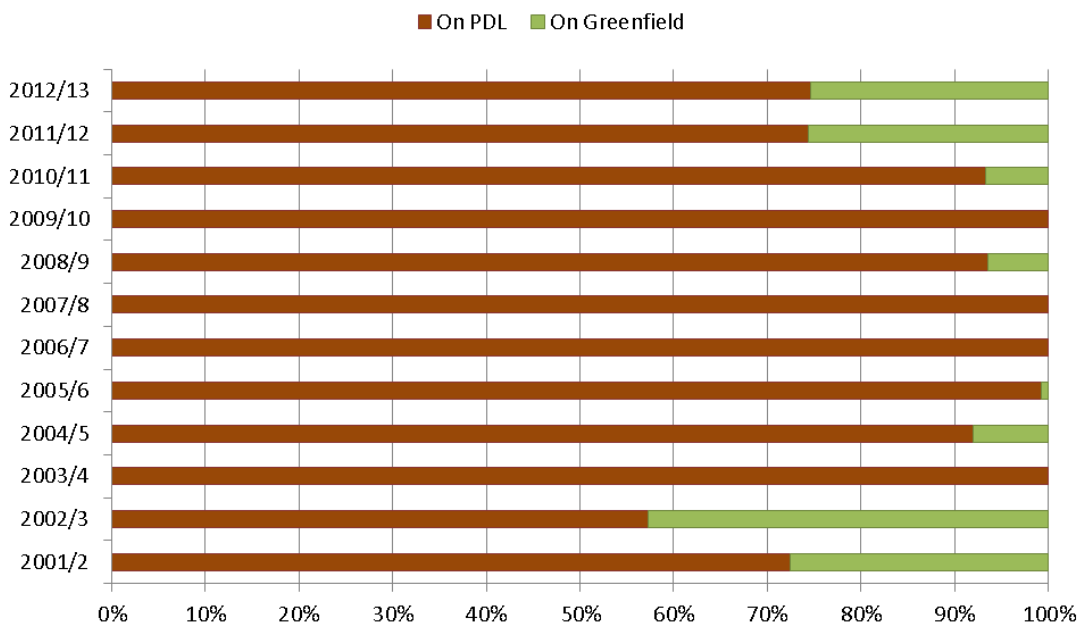


Figure 2: Proportion of completions on brownfield and greenfield land since 2001 (Greenfield includes garden land since 2010).

2.17 The proportion of new housing completed on greenfield land in the city over recent years has been minimal. However during 2011/12 the proportion of total completions on greenfield sites rose sharply to 26% (81 units) and has only very slightly declined in 2012/13 to 25% (36 units). Recent approvals for the redevelopment of two large brownfield sites, at Gregory's Bank Industrial Estate and at the Former Ronkswood Hospital should mean the proportion of development on brownfield land in the city will increase in future years.

Completions on allocated sites and windfalls

2.18 Table 3 indicates that the number of completions on allocated City of Worcester Local Plan (1996-2011) sites has declined in the past year to 29 units. There are only two remaining Local Plan allocations that are likely to contribute to future housing supply; Diglis Basin and Earls Court Farm on Bromyard Road with a total of 228 units under construction or with planning permission at these sites. 2012/13 also saw a fall in completions on small sites (i.e. those of 9 dwellings or fewer). Table 3 provides the evidence of small windfalls (non-garden land), currently averaging 67 per year. One large windfall site the former Royal Worcester Porcelain redevelopment provided 42% of all completions in 2012/13.

Year	Completions on Local Plan allocated sites	Windfall site completions				
		All Windfall completions	On sites of 10 dwellings or more	On sites of 5 to 9 dwellings	On sites of 1 to 4 dwellings	Small sites- not on garden land ⁷
2006/07	102	358	268	90		79
2007/08	59	325	224	101		84
2008/09	211	220	147	73		68
2009/10	123	219	140	79		64
2010/11	98	112	36	34	42	71
2011/12	145	171	110	32	29	47
2012/13	29	119	63	20	36	55
Total	767	1524	985	525		468
Average	109.6	215.7	140.7	75		66.9

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

Dwelling Size and Type

2.19 Data in Table 3 shows that the number of units completed on small sites (those of 9 units or less) was at its lowest since 2005 but only marginally lower than the completions on small sites in 2011/12. 2012/13 saw a sharp fall in the number of completions on larger sites compared with the previous year 2011/12 with only two sites Royal Worcester Porcelain and Earls Court Farm yielding completions last year. Information provided in the Schedules in Appendix 2 shows that the number of unimplemented schemes has increased and the delivery rate of active sites has declined.

⁷ Small sites not on garden land are also included in windfalls of 1-4 and 5-9 dwellings

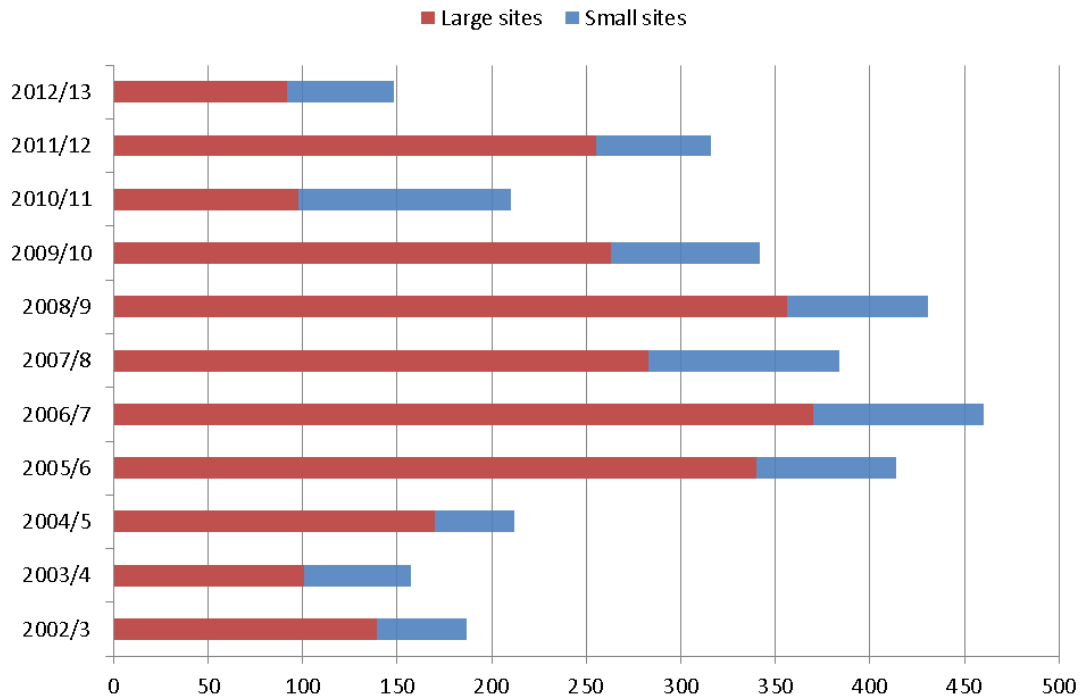


Figure 3: Proportion of completions from small sites (0 to 9 dwellings) and large sites (10 or more dwellings) since 2002.

2.20 Tables 4 and 5 show a further breakdown of completed dwellings by type and size. Table 4 shows a similar split in the number of bedrooms in new dwellings to 2011/12, with the majority having two bedrooms. Whilst the overall split is similar, there has been a decline in the number of 3 and 4 bedroomed units completed in 2012/13. The number of bedrooms has only been provided for 56 of the 148 completed units, so this data does not present the full picture of the 2012/13 completions.

2.21 Analysis of all properties built this year in Table 5 shows that of the total (gross) 148 dwellings completed, 61 were houses (41%) while 87 were flats (59%). This is a turnaround from the previous year when more houses were completed than flats and a return to the pattern of development in recent years. The rise in the number of flats completed also explains the drop in the number of properties with 3 or 4 bedrooms. The figures in 2011/12 were distorted by not including flats completed at Diglis Basin and Royal Worcester Porcelain in the figures.

Dwelling Type	Dwelling size				Total
	1 Bed	2 Bed	3 Bed	4 Bed +	
Houses & Bungalows	0	25	3	4	61
Flats & Maisonettes	17	6	1	0	87
Total	17	31	4	4	148
Totals As %	30%	55%	7%	7%	

Table 4: Completed dwellings by type and dwelling size 2012/13

Year	Houses / Bungalows	Flats / Maisonettes	Houses as % of total (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%
2012/13	61	87	41%
TOTAL	1308	903	57%

Table 5: Completed dwellings by type since 2006/7

Density

- 2.22 The average density for completions on fully completed small sites (9 or less dwellings) in 2012/13 was 18.26 dwellings per hectare, with an average site size of 0.2 hectares. The total average net density of large sites with completions was 40.9 dwellings per hectare with an average site size of 6.99

hectares. (This is an average over entire sites, not the specific phases completed within the monitoring year, nor a figure for fully completed large sites).

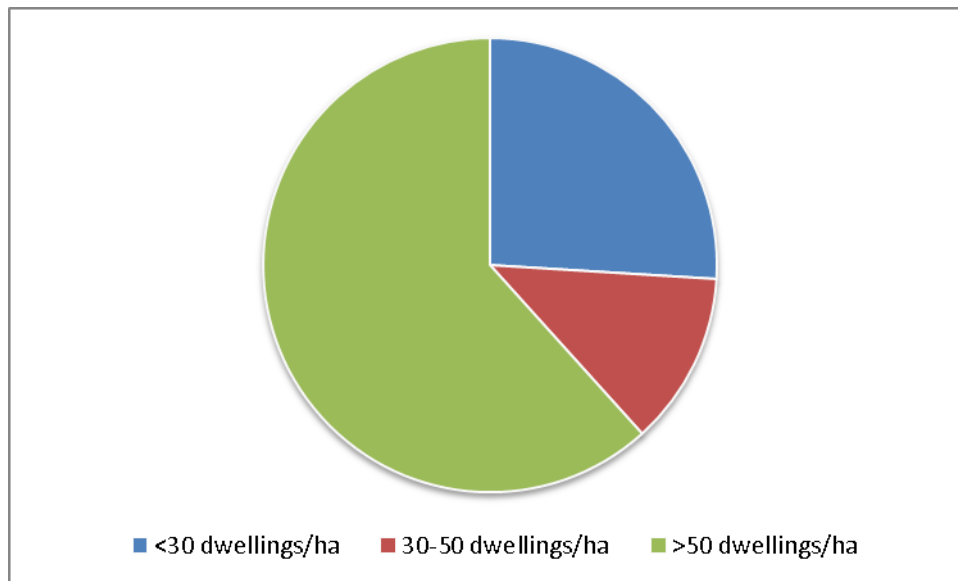


Figure 4: Density of completed dwellings by band in 2012/13

2.23 As well as the average density, density by band (<30dph, 30-50dph, >50dph) is monitored. This can be particularly helpful in those authorities where, due to the nature of the authority, densities tend to be either particularly low or high. South Worcestershire exemplifies the difference between predominantly rural authorities such as Malvern Hills and Wychavon and a predominantly urban authority such as Worcester City.

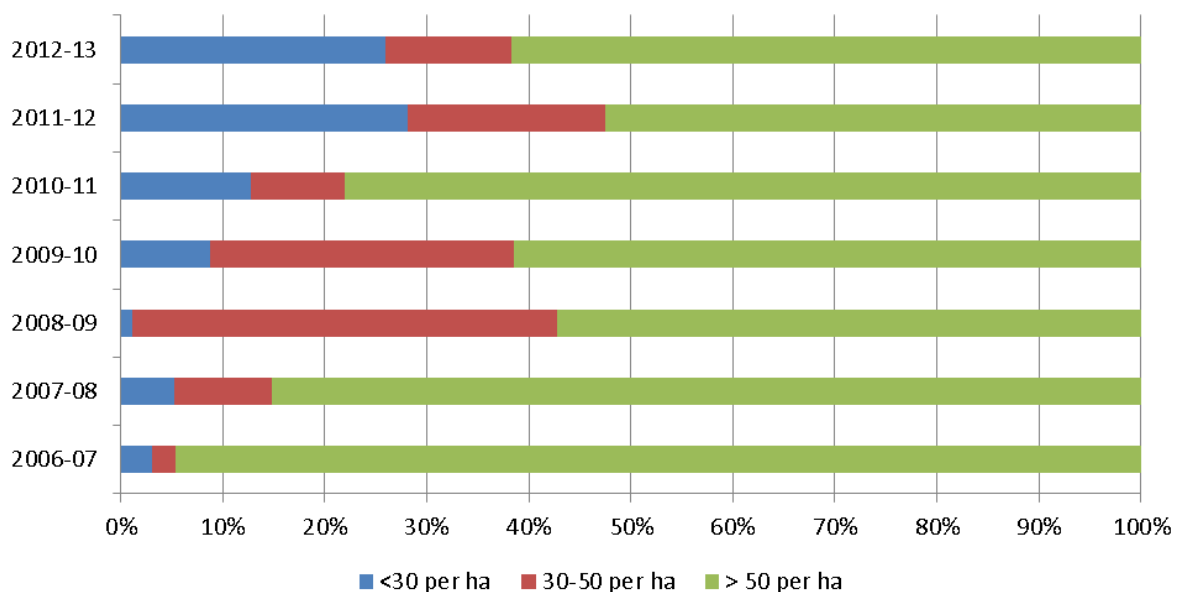


Figure 5: Proportion of sites built within each density band since 2006

2.24 The result of the bands provides a clearer picture of the City's average net density as stated in paragraph 1.12. In Worcester high density development continues to dominate, with 2012/13 having a slightly higher proportion of dwellings built on sites with densities above 50 dwellings per hectare than in 2011/12. Fewer units as a proportion were provided on medium density sites (i.e. between 30 and 50 dwellings per hectare) and more units were delivered on low density sites (i.e. lower than 30 dwellings per hectare). This can be attributed in part to the delivery of units on two large sites, one over 50 units per hectare and one below 30 units per hectare accounting for 62% of all units completed in 2012/13.

Location of completions

	Ward	Dwellings
A	Arboretum	15
B	Battenhall	1
C	Bedwardine	1
D	Cathedral	77
E	Claines	4
F	Gorse Hill	1
G	Nunnery	1
H	Rainbow Hill	11
I	St Clement	1
J	St John	30
K	St Peter's Parish	0
L	St Stephen	2
M	Warndon	4
N	Warndon Parish North	0
O	Warndon Parish South	0
	Total	148

Table 6: Residential completions by ward 2012/13

2.25 Table 6 above shows housing completions in Worcester by ward. Only two wards Cathedral and St John accounted for nearly 75% of all completions and 8 wards had only one or no additions to the housing stock in 2012/13.

Affordable Housing

2.26 In the monitoring year 2012/13 only 14 affordable housing units were built, of which 14 were social rented units and none were intermediate (shared ownership) units. Table 7 shows affordable housing completions since 2006/07.

Year	Affordable Housing Completions				Total Affordable	Total Completions (net)	Percentage Affordable
	Affordable Rented	Social Rented	Intermediate	Type not known			
2006/07	-	-	-	70	70	454	15.4%
2007/08	0	75	13	0	88	370	23.8%
2008/09	-	-	-	147	147	414	35.5%
2009/10	0	60	22	0	82	325	25.2%
2010/11	0	20	0	0	20	205	9.8%
2011/12	0	67 (106)	8	0	114	313	36.4%
2012/13	0	14	0	0	14	142	9.9%
Total	0	275	43	217	535	2223	24.1%

Table 7: Total Affordable Housing Completions since 2006

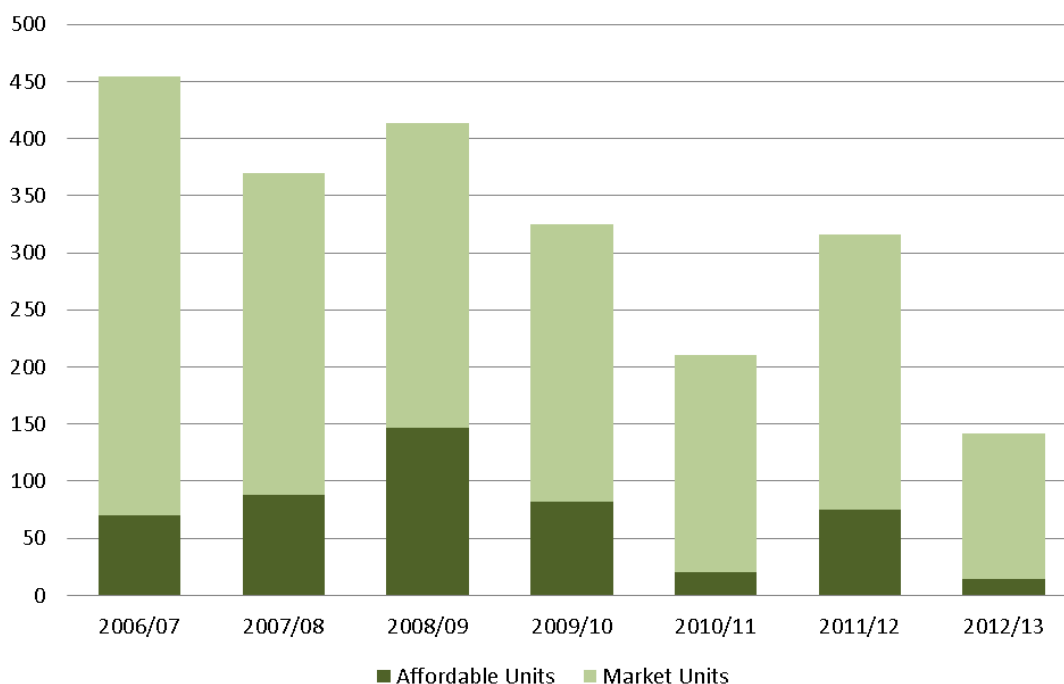


Figure 6: Number of affordable and open market units completed since 2006

Location	Social Rented	Intermediate	Type not known	Total Homes Delivered
Earls Court Farm	8	0	0	8
Troutbeck Drive	6	0	0	6
Total	14	0	0	14

Table 8: Total Affordable Housing Completions during 2012-2013.

2.27 The figure of 14 units built in 2012/13 is significantly lower than the 114 affordable homes delivered in 2011/12, but this figure included 39 units which had previously been standing empty and were passed to a Registered Provider, and hence only 75 were delivered directly through planning mechanisms. In the past seven years (2006/7-2012/13) the average number of new affordable homes built was 76.4 per year. Current planning permissions for large housing sites suggests that there will be an improved affordable housing supply over the next five years and that the low number built in 2012/13 is not the start of a trend and is to some degree the result of the relatively high number of new affordable homes delivered in 2011/12.

3. WORCESTER CITY HOUSING LAND SUPPLY POSITION AT APRIL 2013

3.1 At 31 March 2013 there were 851 dwellings with unimplemented outstanding detailed or outline planning permission and 419 dwellings under construction or on sites where construction has begun. Thus the gross number of dwellings available totals 1,270 compared with 959 in 2011/12, 1219 in 2010/11, 1463 in 2009/10, 1279 in 2008/9; and 1528 in 2007/8.

	Under Construction	Outstanding (Not Started)
Large Sites with PP (Schedule 1-3)	43	710
Small Sites with PP (Schedule 4-6)	30	146
Large sites with completions (Schedule 7-9)	48	293
Small sites with completions (Schedule 10-12)	0	0
Sub totals	121	1149
Grand Total	1270	

Table 9: Sites with planning permission for housing at 31 March 2013

3.2 The level of commitments peaked in 2007 and the increase in commitments in 2012/13 may indicate the decline induced by the world financial crisis has passed and the housing market is recovering slightly as confidence in the market and investing in house building grows again. Table 10 illustrates a significant growth in the number of dwellings gaining planning consent. This should increase Worcester's annual housing supply completions in future years or it at least illustrates that it is not the planning application process that is limiting the delivery of new homes. Applications for new development continue to come forward ahead of the completion of the plan-making for the

South Worcestershire Development Plan. In the past year applications at Gregory's Bank (170 dwellings) and the former Ronkswood Hospital (200 dwellings) have been approved and pre application discussions have commenced for developments at Leopard Hill and for some additional development at Waterside (Royal Worcester Porcelain).

Change in Housing supply during 2012/13	Number of Dwellings
New planning consents	502
Less:	
Expired planning consent	33
Permission changes/replacements/corrections	24⁸
Outline permissions replaced	0
Net completions with planning consent	142
Total change in housing supply	303

Table 10: Annual change in Worcester City Housing Supply 2012/13

Land Type

- 3.3 92.5% (1,174 out of 1,270 dwellings) of all committed dwellings are located on previously developed (Brownfield) land (see Table 11). This figure takes into account the 2010 change to the definition of previously developed land which changed private residential gardens from brownfield to greenfield land.
- 3.4 Out of the 1,270 gross commitments at 1st April 2013, 1,204 dwellings are to be new builds, 57 will come from a change of use and 14 from conversions from existing residential uses. 157 dwellings are on sites which involve demolitions or the loss of units.

⁸ 18 Replacement approvals and 6 double counted in 2011/12.

	Detailed permission	Outline permission	Total dwellings	% total
Brownfield land	804	370	1,174	92.5%
Greenfield land	96	-	96	7.5%
TOTAL	900	370	1,270	100%
Large sites (10+)	724	370	1,094	86%
Small sites (1 to 9)	176	-	176	14%
TOTAL	900	370	1,270	100%

Table 11: Land with planning permission for residential development at 31 March 2013 (including under construction).

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

- 4.1 Paragraph 47 of the National Planning Policy Framework (NPPF) states that local authorities must: *“identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land”*. Where there is persistent evidence of under delivery of housing, the NPPF states that: *“local authorities should increase the buffer to 20% (moved forward from later in the plan) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”*.
- 4.2 This section 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 relevant targets and the justification of the percentage buffer required by the NPPF for the calculation.

Guidance on delivering Housing Land

- 4.3 The NPPF states that: *“to be considered **deliverable**⁹, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years, and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, where there is no longer a demand for the type of units or sites have long term phasing plans.”*
- 4.4 In relation to the term **available**, we have considered those sites which:
- are under construction; or

⁹ NPPF (2012), para 47, Footnote 11

- have planning permission (i.e. commitments); or
- are allocated sites in an existing adopted plan currently without planning permission but are owned by a developer or have known developer interest; or
- are allocated sites in an existing adopted plan currently without planning permission but are advertised for sale.

4.5 In relation to the term ***suitable location***, sites should contribute to the creation of sustainable mixed communities. There is no single agreed definition of the term ‘sustainable community’, but the 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?

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

Worcester City’s Five Year Supply of Deliverable Housing Land

4.7 Worcester City Council holds records of all sites with planning permission for residential development, this includes outstanding permissions, under construction permissions and all sites allocated in the City of Worcester Local Plan 1996-2011 (adopted October 2004) and the Balanced Housing Market Development Plan Document (adopted December 2007). For the purposes of the April 2013 to March 2018 (5 year) housing land supply, all sites with full planning permission and sites under construction were aggregated. These

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

- 4.8 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 1,270 dwelling commitments, a 4% non implementation rate is assumed.
- 4.9 Guidance in the NPPF¹⁰ allows local authorities to make an allowance for windfall development within the five-year supply if they have compelling evidence to demonstrate as such. Worcester City have included two year's windfall allowance in the 5 year supply. This is so as to avoid double counting against the completion of small windfall sites which currently have planning permission at April 2013. Sites with planning permission at April 2013 could have a maximum of three years to implement the permission and therefore could generate completions up to March 2016. A windfall allowance for the final two years of the five year period from March 2016-March 2018 is therefore justified. The average supply of windfall completions on small sites since 2006 is 67 dwellings per year, as detailed at Table 3. This is based on actual windfall supply on small sites (less than 9 dwellings but excluding any development on garden land) in recent years. As such, the total allowance for small site windfalls in the 5 year period is 134 dwellings.

Identifying Housing Provision Targets

- 4.10 The first stage of the process is to consider the relevant target(s) which inform the 5 year housing land supply.
- 4.11 At 1 April 2013, the key components of the development plan for Worcester City Council, which form the basis of the housing land supply assessment were the 2004 West Midlands Regional Spatial Strategy, the 2007 West Midlands Regional Spatial Strategy (WMRSS) Phase Two Revision (Preferred Options and 2009 Panel Report), and the South Worcestershire Development

¹⁰ NPPF (2012) para 48

Plan Proposed Submission Document (2013). These plans detail the requirements for Worcester City as set out in Table 12. The annualised target rate is multiplied by five to give the basis of the 5 year land supply target.

	Wider Worcester Total (Net)	Worcester City Total (Net)	Annualised Target Rate for Worcester City
2004 WMRSS (Adopted) 2001-2021	26,200 (Worcestershire)	4899	245
2007 WMRSS Phase Two Draft Submission (Preferred Options) 2006-2026	10,500	3,200	160
2009 WMRSS Phase Two Panel Report 2006-2026	11,000	3,500	175
2013 SWDP Proposed Submission Document 2006-2030	9,400	5,500	229
<i>Phasing 2006-2013</i>	<i>8600</i>	<i>3100</i>	<i>443</i>
<i>Phasing 2013-2019</i>	<i>5800</i>	<i>1000</i>	<i>167</i>
<i>Phasing after 2019</i>	<i>8900</i>	<i>1500</i>	<i>136</i>

Table 12: Housing Targets for Wider Worcester and Worcester City

Applying the buffer

4.12 The next element of the calculation is to determine whether there is any evidence of persistent under-delivery of housing against the relevant targets and consequently, whether a 5% or 20% buffer should be applied to the basic 5 year requirement¹¹. Table 13 demonstrates Worcester City Council's delivery of housing against the relevant targets for the city. All of the targets use plan periods that commenced in 2006, hence delivery over the past 7 years is shown. The figure of 2223 dwellings is taken from the Short Term total shown in Table 1.

¹¹ NPPF (2012) Para 47

		Dwelling completions since 2006 (A)	Annualised Target Rate (B)	Target Rate B X 7 (C)	Overprovision / Shortfall (A)-(C)
1	WMRSS 2001-21 (Adopted 2004)	2223	245	1715	+508
2	WMRSS Phase Two Pref Options 2006-26 (Published 2007)	2223	160	1120	+1103
3	WMRSS II Panel Report 2006-26 (Published 2009)	2223	175	1225	+998
4	SWDP Submission Document 2006-2030 (Published 2013)	2223	229	1603	+620
5	SWDP Submission Document 2006-2030 (Published 2013) PHASING 2006-2013	2223	443	3100	-877

Table 13: 2006-2013 completions compared to various policy targets

4.13 Table 13 illustrates that there has been no shortfall in delivery against targets 1-4 which cover the period from 2006. Against the majority of the housing targets, there is limited evidence of under delivery on a year by year basis, and therefore in accordance with NPPF Paragraph 47, it is appropriate to apply an additional five percent buffer (moved forward from later in the plan period) for the 5 year housing land supply calculations against these targets.

4.14 In the case of the fifth target, Worcester's housing requirement within the 2013 SWDP Proposed Submission has been phased with greater delivery of housing focused on the early part of the plan period. Given that the annual requirement for the period from 2006-13 equates to 443 dwellings per annum (the highest annual requirement for the plan period), a shortfall in provision has been experienced against this target. Given the under delivery against this target from the South Worcestershire Development Plan, a 20% buffer will need to be applied against the final target, as housing delivery has fallen short of the required level in the past six years.

4.15 The shortfall of 877 dwellings experienced against the fifth housing target will be made good within the plan period, and has therefore been split equally between the remaining 17 years of the SWDP plan period to 2030. This is illustrated in the detailed calculations in Appendix 1.

Calculating the 5 year supply

- 4.16 The third stage in assessing Worcester City's housing land supply is to identify the 5 year land supply requirement.
- 4.17 Table 14 demonstrates the Five Year Housing Land Supply requirements for the period 1st April 2013 to 31st March 2018 of which there are five possible targets for Worcester City. These are:
- Column 1 - Figures based against the adopted 2004 WMRSS 2001 – 2021.
 - Column 2 - Figures based against 2007 WMRSS – Preferred Option Phase 2 Partial Review 2006 – 2026.
 - Column 3 – Figures based on the 2009 WMRSS Phase Two Panel Report 2006 – 2026.
 - Column 4 – Figures based on the 2013 Proposed Submission SWDP 2006 – 2030 annualised requirement.
 - Column 5 – Figures based on the 2013 Proposed Submission SWDP 2006 – 2030 phased requirement.
- 4.18 Table 15 calculates the total commitments and windfall allowance including assumptions for non-implementation.
- 4.19 Table 16 calculates the current scale of housing land supply demonstrating that supply exceeds the five year requirement against all targets levels.

Five year housing land supply requirements 1 st April 2013 to 31 st March 2018	COLUMN 1: Adopted WMRSS Target (2004)	COLUMN 2: WMRSS Phase II Preferred Options Target (2007)	COLUMN 3: WMRSS Phase II Panel Report (2009)	COLUMN 4: SWDP Proposed Submission Document (2013)	COLUMN 5: SWDP Proposed Submission Document (2013) With Phasing
	2001-2021 (20 years)	2006-2026 (20 years)	2006-2026 (20 years)	2006-2030 (24 years)	2006-2030 (24 years)
Plan Period Target	4,899	3,200	3,500	5,500	5,500
Net Completions to Date in relevant plan period (years elapsed)	3,450 (12)	2,223 (7)	2,223 (7)	2,223 (7)	2,223 (7)
Residual Target (years remaining)	1,449 (8)	977 (13)	1,277 (13)	3,277 (17)	3,277 (17)
Annualised Residual Target (for remainder of relevant plan period)	181.13	75.15	98.23	192.76	218.25
Five Year Target 2013-18	906	376	491	964	1,091.25
Five Year Target + 5% buffer	951.3	394.6	515.71	1,012.01	1,309.5 (20% buffer)

Table 14: 5 year housing land target in Worcester 2013-2018

Five year housing land supply requirements 1 st April 2013 to 31 st March 2018		Number of dwellings
C O M M I T M E N T S	Under Construction (- 4% non-implementation rate)	414 (397.44)
	Outstanding (- 4% non-implementation rate)	856 (821.76)
	Total (assuming 4% non-implementation rate)	1270 (1,219.2)
Local Plan Allocations		-
Windfall Allowance ¹²		134
Total Commitments (+ Windfall Allowance)		1,353

Table 15: Residential commitments in Worcester at 1st April 2013

¹² Equal to two years of average small site windfall completions at 67 dwellings per annum. This average is calculated for the period 2006-13 and excludes windfalls on garden land.

Five year housing land supply requirements 1 st April 2013 to 31 st March 2018	COLUMN 1: Adopted WMRSS Target (2004)	COLUMN 2: WMRSS Phase II Preferred Options Target (2007)	COLUMN 3: WMRSS Phase II Panel Report (2009)	COLUMN 4: SWDP Proposed Submission Target (2013) Annualised Target	COLUMN 5: SWDP Proposed Submission Document (2013) With Phasing
	2001-2021 (20 years)	2006-2026 (20 years)	2006-2026 (20 years)	2006-2030 (24 years)	2006-2030 (24 years)
5 year target (+5% buffer)	951.3	394.6	515.71	1,012.01	1,309.5 (20% buffer)
Total Supply (inc. 1 year windfall allowance)	1,353.2	1,353.2	1,353.2	1,353.2	1,353.2
Surplus (+) / Shortfall (-)	+401.90	+958.60	+837.49	+341.19	+43.70
5 year housing land supply calculation	(1,353.2/951.3) x 5	(1,353.2/394.6) x 5	(1,353.2/515.71) x 5	(1,353.2/1,012.01) x 5	(1,353.2/1,309.5) x 5
Total housing supply in years	7.11	17.15	13.12	6.69	5.17

Table 16: 5 year land supply in Worcester at 1st April 2013

Conclusion

- 4.20 The housing supply calculations use two years of windfall allowance at 67 dwellings per annum, in accordance with the advice of the NPPF. The City Council have evidence to demonstrate that such sites have consistently become available and provide a reliable source of supply, hence their inclusion in the future supply calculations.
- 4.21 Table 16 shows that there is a 5 year supply of housing land in Worcester City Council against all relevant targets and including the application of a 5% or a 20% buffer where necessary. A **5.17 year housing land supply** can be demonstrated against the highest housing target for Worcester – the phased housing target from the 2013 South Worcestershire Development Plan Proposed Submission document. This target front loads housing delivery and sets a requirement for the 5 year period from 2013-18 of 1,309.5 dwellings. When the South Worcestershire Development Plan housing requirement for Worcester of 5,500 dwellings for 2006-30 is averaged across the whole plan period and the phasing element of the policy is set aside, 6.69 years of housing land supply can be demonstrated¹³.
- 4.22 The actual number of years of housing supply ranges from **5.17 years to 17.15 years**, dependent on which housing target is used. Once the South Worcestershire Development Plan is adopted, the housing target landscape will be simplified as there will be a single housing target for the plan period against which to monitor housing land supply.
- 4.23 The supply side figures for the 5 year land supply are based on the schedules for commitments in Appendix 2 of this document.

¹³ The figure of 6.69 years of housing land supply incorporates a 5% buffer as housing delivery has generally met the annualised SWDP requirement. Persistent under delivery cannot be demonstrated to necessitate a 20% buffer.

APPENDIX 1:**Explanation of 5 year housing land supply calculations****Establishing Worcester City Council's 5 year housing land supply against WMRSS****TABLES 14 and 16: COLUMN ONE**

Column 1 is based against WMRSS (adopted June 2004). Policy CF3 Table 1 of the adopted WMRSS allocates Worcestershire:

- 1,900 dwellings per annum between 2001 and 2007;
- 1,200 dwellings per annum between 2007 and 2011; and
- 1000 dwellings per annum between 2011 and 2021.

This totals 26,200 dwellings over the plan period. Worcester City Council's percentage share of the Worcestershire target is 18.7% based upon previous percentages set out in the Worcestershire County Structure Plan (this follows DCLG advice). Therefore Worcester's WMRSS target is 4,899 dwellings for the period 2001-2021.

The following table and calculations illustrate the workings of the 5 year (+ 5%) target for the adopted West Midlands Regional Spatial Strategy.

Establishing the adopted WMRSS 5 year housing land supply target		
A	Adopted WMRSS target (2001 to 2021)	4899 dwellings
B	Number of dwellings built (2001 to 2013)	3450 dwellings
C	Number of years of the plan remaining	8 years
D	Remaining annual requirement	181.13 dwellings
E	Requirement period	5 years
F	5 year housing land target (+ 5% buffer)	951.3 dwellings

Calculations:

- $(A - B) \div C = D$ $(4899-3450) / 8 = 181.1$
- $(D \times E) \times 1.05 = F$ $(181.1 \times 5) \times 1.05 = 950.9$

Establishing Worcester City Council's 5 year housing land supply against WMRSS

The following table and calculations illustrate the Council's five year land supply against the West Midlands Regional Spatial Strategy target.

Establishing Worcester City Council's 5 year housing land supply		
G	Total commitments	1,270 dwellings
H	Non-implementation rate	4%
I	Windfall allowance	134 dwellings
J	Total number of dwellings on allocated sites	0
K	Relevant 5 year housing land target (inc 5% buffer)	951 dwellings
L	Required number of years of supply	5 years
M	Worcester City Council 's Housing Land supply	7.11 years

Calculations:

- $((G \times (1 - H)) + I + J) \div K \times L = M$
 - $1270 \times (1 - 0.04) = 1219.2$
 - $12.19.2 + 134 + 0 = 1353.2$
 - $1353.2 \div 951 = 1.4229$
 - $1.42 \times 5 = 7.11 \text{ years}$

Therefore Worcester City Council can demonstrate **7.11 years** of supply housing land (including a 5% buffer) against the adopted 2004 West Midlands Regional Spatial Strategy target.

Establishing Worcester City Council's 5 year housing land supply against WMRSS Phase II Preferred Options

TABLES 14 and 16: COLUMN TWO

Column 2 establishes a five year target based upon the 2007 RSS Phase II Preferred Options Target 2006 to 2026. The calculation is twofold. Firstly it establishes the housing provision target and secondly it applies this against Worcester City Council's housing land supply. This calculation is provided for contextual purposes only (as advised by CLG). The following table and calculations illustrate the workings of the 5 year target (+ 5% buffer).

Establishing the WMRSS Phase II Preferred Options 5 year housing land supply target		
A	WMRSS Phase II Preferred Options target (2006 to 2026)	3200 dwellings
B	Number of dwellings built (2006 to 2013)	2223 dwellings
C	Number of years of the plan remaining	13 years
D	Remaining annual requirement	75.15 dwellings
E	Requirement period	5 years
F	5 year housing land target (+ 5% buffer)	394.6 dwellings

Calculations:

- $(A - B) \div C = D$ $(3200 - 2223) / 13 = 75.15$
- $(D \times E) \times 1.05 = F$ $(75.15 \times 5) \times 1.05 = 394.6$

Establishing Worcester City Council's 5 year housing land supply against WMRSS Phase II Preferred Options

The following table and calculations illustrate the Council's five year land supply against the West Midlands Regional Spatial Strategy Phase II Preferred Options target.

Establishing Worcester City Council's 5 year housing land supply		
G	Total commitments	1270 dwellings
H	Non-implementation rate	4%

I	Windfall allowance	134 dwellings
J	Total number of dwellings on allocated sites	0
K	Relevant 5 year housing land target (inc 5% buffer)	394.6 dwellings
L	Required number of years of supply	5
M	Worcester City Council 's Housing Land supply	17.15 years

Calculations:

- $((G \times (1 - H)) + I + J) \div K \times L = M$
 - $1270 \times (1 - 0.04) = 1219.2$
 - $1219.2 + 134 + 0 = 1353.2$
 - $1353.2 \div 394.6 = 3.4293$
 - $3.43 \times 5 = 17.15 \text{ years}$

Therefore Worcester City Council can demonstrate **17.15 years** of supply of housing land (including a 5% buffer) against the 2007 West Midlands Regional Spatial Strategy Phase II Preferred Options published target.

Establishing Worcester City Council's 5 year housing land supply against WMRSS Phase II Panel Report

TABLES 14 and 16: COLUMN THREE

Column 3 establishes a five year target based upon the West Midlands Regional Spatial Strategy Phase II Panel Report. The calculation is twofold. Firstly it established the housing provision target and secondly it applies this against Worcester City Council's housing land supply. This calculation is provided for contextual purposes only (as advised in DCLG). The following table and calculations illustrate the workings of the 5 year target (+ 5% buffer).

Establishing the adopted WMRSS 5 year housing provision target		
A	Phase II WMRSS Panel Report target (2006 to 2026)	3500 dwellings
B	Number of dwellings built (2006 to 2013)	2223 dwellings
C	Number of years of the plan remaining	13 years
D	Remaining annual requirement	98.23 dwellings
E	Requirement period	5 years
F	5 year housing land target (+ 5% buffer)	515.71 dwellings

Calculations:

- $(A - B) \div C = D$ $(3500 - 2223) / 13 = 98.23$
- $(D \times E) \times 1.05 = F$ $(98.23 \times 5) \times 1.05 = 515.71$

Establishing Worcester City Council's 5 year housing land supply against WMRSS Phase II Panel Report

The following table and calculations illustrate the Council's five year land supply against the West Midlands Regional Spatial Strategy Phase II Panel Report target.

Establishing Worcester City Council's 5 year housing land supply		
G	Total commitments	1270 dwellings
H	Non implementation rate	4%
I	Windfall allowance	134 dwellings
J	Total number of dwellings on allocated sites	0

K	Relevant 5 year housing land target (inc 5% buffer)	515.71 dwellings
L	Required number of years of supply	5
M	Worcester City Council 's Housing Land supply	13.12

Calculations:

- $((G \times (1 - H)) + I + J) \div K \times L = M$
 - $(1270 \times (1 - 0.04)) = 1219.2$
 - $1219.2 + 134 + 0 = 1353.2$
 - $1353.2 \div 515.71 = 2.6240$
 - $2.62 \times 5 = 13.12 \text{ years}$

Therefore Worcester City Council can demonstrate **13.12 years** of supply of housing land (including a 5% buffer) against the 2007 West Midlands Regional Spatial Strategy Phase II Preferred Options published target.

Establishing Worcester City Council's 5 year housing land supply against emerging SWDP Proposed Submission targets

TABLES 14 and 16: COLUMN FOUR

Column 4 establishes a five year target based upon the 2013 South Worcestershire Development Plan Proposed Submission document. The following section illustrates the workings of the 5 year target. Specifically the calculation is twofold, firstly it establishes the housing provision target and secondly it applies this against Worcester City Council's housing land supply. The following table and calculations illustrate the workings of the 5 year target.

Establishing the emerging SWDP Proposed Submission document 5 year housing provision target		
A	SWDP Proposed Submission target (2006 to 2030)	5500 dwellings
B	Number of dwellings built (2006 to 2013)	2223 dwellings
C	Number of years remaining of the plan target	17 years
D	Remaining annual requirement	192.76 dwellings
E	Requirement period	5 years
F	5 year housing land target (+ 5% buffer)	1012.01 dwellings

Calculations:

- $(A - B) \div C = D$ $(5500-2223) / 17 = 192.76$
- $D \times E \times 1.05 = F$ $192.7 \times 5 \times 1.05 = 1012.01$ dwellings

Establishing Worcester City Council's 5 year housing land supply against emerging SWDP Proposed Submission targets

The following table and calculations illustrate the Council's five year land supply against the emerging SWDP Proposed Submission target.

Establishing Worcester City Council's 5 year housing land supply		
G	Total commitments	1270 dwellings

H	Non-implementation rate	4%
I	Windfall allowance	134 dwellings
J	Total number of dwellings on allocated sites	0
K	5 year housing land target (inc 5% buffer)	1012 dwellings
L	Required number of years of supply	5
M	Worcester City Council 's Housing Land supply	6.69 years

Calculations:

- $((G \times (1 - H)) + I + J) \div K \times L = M$
 - $(1270 \times (1 - 0.04)) = 1219.2$
 - $1219.2 + 134 + 0 = 1353.2$
 - $1353.2 \div 1012.01 = 1.337$
 - $1.34 \times 5 = 6.69 \text{ years}$

Therefore Worcester City Council can demonstrate **6.69 years** of supply of housing land (including a 5% buffer) against the 2013 South Worcestershire Development Plan Proposed Submission annualised target.

Establishing Worcester City Council's 5 year housing land supply against emerging SWDP Proposed Submission targets (with phasing)

TABLES 14 and 16: COLUMN FIVE

Column 5 establishes a five year target based upon the 2013 South Worcestershire Development Plan Proposed Submission document, with the phasing element of policy SWDP 3 E applied to the requirement. The following section illustrates the workings of the 5 year target. Specifically the calculation is twofold, firstly it establishes the housing provision target and secondly it applies this against Worcester City Council's housing land supply. The following table and calculations illustrate the workings of the 5 year target.

A 20% buffer has been applied to the 5 year requirement as there has been under delivery of housing against the target for Phase 1 of the SWDP Worcester City target.

The shortfall in housing delivery experienced against the first phase of the SWDP housing target will be made good over the plan period. The Council have adopted the Liverpool method by distributing the shortfall equally amongst the remaining 17 years of the plan period. This is demonstrated in the calculations below.

Establishing the emerging SWDP Proposed Submission document with phasing) 5 year housing provision target		
A	SWDP Proposed Submission Phase 1 target (2006 to 2013)	3100 dwellings
B	Number of dwellings built (2006 to 2013)	2223 dwellings
C	Shortfall in provision in Phase 1	877 dwellings
D	SWDP Proposed Submission Phase 2 target (2013-2019)	1000 dwellings
E	Number of years remaining of SWDP plan period	17 years
F	Number of years remaining of the Phase 2	6 years
G	Remaining annual requirement including shortfall	218.25 dwellings
H	Requirement period	5 years
I	5 year housing land target (+ 20% buffer)	1,309.5 dwellings

Calculations:

- $A - B = C$ $3100 - 2223 = 877$ dwellings
- $(C \div E) + (D \div F) = G$ $(877 \div 17) + (1000 \div 6) = 218.25$ dwellings
- $(G \times H) \times 1.2 = I$ $218.25 \times 5 \times 1.2 = 1309.5$ dwellings

Establishing Worcester City Council's 5 year housing land supply against emerging SWDP Proposed Submission targets (with phasing)

The following table and calculations illustrate the Council's five year land supply against the emerging SWDP Proposed Submission Phased target.

Establishing Worcester City Council's 5 year housing land supply		
J	Total commitments	1270 dwellings
K	Non-implementation rate	4%
L	Windfall allowance	134 dwellings
M	Total number of dwellings on allocated sites	0
N	5 year housing land target (inc. 20% buffer)	1,309.5 dwellings
O	Required number of years of supply	5
P	Worcester City Council 's Housing Land supply	5.17 years

Calculations:

- $((J \times (1 - K)) + L + M) \div N \times O = P$
 - $(1270 \times (1 - 0.04)) = 1219.2$
 - $1219.2 + 134 + 0 = 1353.2$
 - $1353.2 \div 1309.5 = 1.033$
 - $1.033 \times 5 = 5.17$ years

Therefore Worcester City Council can demonstrate **5.17 years** of supply of housing land (including a 20% buffer) against the 2013 South Worcestershire Development Plan Proposed Submission Phased targets.

Year	2004 Adopted WMRSS	2007 WMRSS Phase II	2009 WMRSS Phase II Panel report	2011 SWDP Preferred Options Document	2012 SWDP Significant Changes Document	2013 SWDP Proposed Submission	2013 SWDP Proposed Submission (with phasing)
2006/07	6.7 years	5.2 years	N/A	N/A	N/A	N/A	N/A
2007/08	8 years	5 years	N/A	N/A	N/A	N/A	N/A
2008/09	7 years	4.2 years	N/A	N/A	N/A	N/A	N/A
2009/10	6.6 years	3.9 years	N/A	N/A	N/A	N/A	N/A
2010/11	5.9 years	11.7 years	N/A	8.7 years	N/A	N/A	N/A
2011/12	5.6 years	12.6 years	9.8 years	8.3 years	5.1 years	N/A	N/A
2012/13	7.11 years	17.15 years	13.12 years	N/A	N/A	6.69 years	5.17 years

Performance against five year housing land supply by target per annum since 2006

APPENDIX 2: Housing Schedules

Key to Schedules:	
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 1 – Committed large sites: Development progress

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
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	Y	22
P11D0468	Christian Meeting Room, Diglis Lane	11-Nov-11	17	N	-
P11K0485	Drakes Drum PH, Tudor Way	25-Jan-12	23	Y	23
P12K0308	Gresham Road	30-Oct-12	51	N	-
P12Q0232	Former Ronkswood Hospital	22-Jan-13	200	N	-
P12M0021	Gregory's Bank Industrial Estate	11-Jan-13	170	N	-
Total			753		43

Schedule 2 – Committed large sites: Site details

Application Number	Location	Site area (ha)	Net density	Brownfield Greenfield	Status	Affordable units	Development type	Previous use
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
P11K0485	Drakes Drum PH, Tudor Way	0.25	98.0	B	W	24	NB	A4
P12K0308	Gresham Road	1.12	45.5	B	W	51	NB	C3/A1/A4/ D1
P12Q0232	Former Ronkswood Hospital	5.7	35.1	B	W	80	NB	D1
P12M0021	Gregory's Bank Industrial Estate	6.6	25.7	B	W	39	NB	B1/B2/B8

Total**280**

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
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	-
P11K0485	Drakes Drum PH, Tudor Way	-	23	-	-	-	-	-
P12K0308	Gresham Road	6	18	-	-	18	5	3
P12Q0232	Former Ronkswood Hospital	-	-	-	-	-	-	-
P12M0021	Gregory's Bank Industrial Estate	-	48	-	-	37	64	21
Totals		38	162	0	2	93	143	114

Schedule 4: Committed Small sites; Development progress

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P07D0419	55 London Rd (adj. Little Sauce Factory)	21-Jul-08	6	Y	1
P08D0685	143 and 143a Bath Rd	25-Aug-09	1	Y	1
P09H0206	224 Astwood Road	31-Dec-09	2	N	-
P10A0542	Pope Iron Road	16-May-10	6	N	-
P10A0111	2 Washington Street	20-Aug-10	1	N	-
P09C0139	5 The Bull Ring	23-Aug-10	9	N	-
P10C0332	85 Canada Way	21-Sep-10	1	N	-
P10D0342	St Swithens House, Trinity Street	29-Sep-10	9	N	-
P10B0261	South Lea, Red Hill Lane	09-Nov-10	2	N	-
P10B0429	Volvo garage site & land rear of 4 Whittington Close	19-Nov-10	5	N	-
P10C0441	59/61 St John's	23-Nov-10	1	N	-
P10D0465	Rosebank, London Road	03-Dec-10	1	Y	1
P10K0497	2-8 Henwick Rd	10-Jan-11	4	N	-
P10E0480	Birchwood, Tower Rd	10-Jan-11	1	N	-
P10H0541	46-50 Astwood Rd	17-Feb-11	6	N	-
P11H0003	63 Green Lane	17-Feb-11	1	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P12D0054	32 Sidbury	03-Apr-11	1	N	-
P11D0104	41-45 Diglis Road	14-Apr-11	1	Y	1
P10Q0537	The Fairway	20-Apr-11	9	N	-
P11K0241	Land adjacent to 58 Sanctuary Close	14-Jul-11	1	N	-
P11A0190	Hampton House, Marlbank (Rogers Hill)	15-Jul-11	1	N	-
P11D0247	50 George St	27-Jul-11	1	N	-
P11K0315	75 McIntyre Rd	05-Sep-11	1	Y	1
P11D0268	26 The Tything	19-Sep-11	1	N	-
P11A0391	32-34 Chestnut Walk	13-Nov-11	1	Y	1
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	-
P11A0514	13 Shrubbery Avenue	05-Jan-12	5	Y	5
P11B0508 P12B0472	The Grange, Battenhall Avenue	24-Jan-12	1	Y	1
P11K0581	25 Bromyard Rd	13-Feb-12	4	Y	4
P11D0575	88 Lowesmoor	14-Feb-12	1	N	-
P11M0573	The Gatehouse, 33 Turrell St	19-Mar-12	6	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P12A0084	Cumberland Street	24-Apr-12	6	N	-
P12A0053	23-24 Foregate Street	09-May-12	10	N	-
P12J0151	10 Lechmere Crescent	30-May-12	1	N	-
P11D0443	35,36 & 37 The Tything	27-Jul-12	5	N	-
P12A0228	22 St Georges Lane North	27-Jul-12	1	N	-
P12D0238	10 St Swithins Street	02-Aug-12	2	N	-
P12B0074	Southlea, Red Hill Lane	13-Aug-12	1	N	-
P12E0339	224 Northwick Road	08-Oct-12	1	N	-
P12D0363	21 Diglis Lane	01-Nov-12	1	N	-
P12B0381	328 Bath Road	21-Nov-12	2	N	-
P12D0401	75 Wylds Lane	27-Nov-12	2	N	-
P12D0389	10 Cavendish Street	28-Nov-12	1	N	-
P12D0436	29 The Cross	05-Dec-12	3	Y	3
P12K0468	Dudley Close	05-Dec-12	8	N	-
P12D0424	The Berwick Inn, 250 Bath Road	07-Dec-12	3	N	-
P12C0432	119 Malvern Road	13-Dec-12	1	Y	1
P12B0399	220 London Road	13-Dec-12	1	N	-
P12K0486	Grenville Road	19-Dec-12	2	Y	2

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P12D0416	16 & 17 St Swithins Street	19-Dec-12	6	Y	6
P12D0448	8 Spring Lane	20-Dec-12	1	Y	1
P12D0473	51A Upper Tything	17-Jan-13	4	N	-
P12D0325	4 Perrywood Walk	25-Jan-13	2	N	-
P12D0508	52 George Street	28-Jan-13	1	N	-
P10F0145 P12F0488	225 Tolladine Road	07-Feb-11 08-Feb-13	1	N	-
P13B0003	143 Bath Road	27-Feb-13	1	Y	1
P12J0476	249 & 251 Henwick Road	04-Mar-13	8	N	-
P12M0525	1 New Bank Street	4-Mar-13	1	N	-
P13B0035 P12B0360	Garicoits House, Green Hill	14-Mar-13 25-Oct-12	1	N	-
P13E0025	The Bell Inn Car Park, Droitwich Road	14-Mar-13	2	N	-
P13E0037	5 Green Lane	21-Mar-13	1	N	-
P13B0038	76 Barnes Way	21-Mar-13	1	N	-
TOTALS			176		30

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
P07D0419	55 London Rd (adj. Little Sauce Factory)	-	0.02	300.0	B	W	NB	A4
P08D0685	143 and 143a Bath Rd	-	0.05	18.5	G	W	NB	GDN
P09H0206	224 Astwood Road	-	0.04	52.6	B	W	NB	VAC
P10A0542	Pope Iron Road	-	0.10	60	B	W	NB	B1
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
P10C0332	85 Canada Way	-	0.03	33.3	G	W	NB	GDN
P10D0342	St Swithens House, Trinity St	-	0.05	183.7	B	W	CoU	B1
P10B0261	South Lea, Red Hill Lane	1	0.36	5.6	G	W	NB	GDN
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
P10D0465	Rosebank, London Road	-	0.05	20	G	W	CN	GDN
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
P10H0541	46-50 Astwood Rd	-	0.05	113.2	B	W	NB	C3
P11H0003	63 Green Lane	-	0.017	58.8	G	W	NB	GDN
P12D0054	32 Sidbury	-	0.09	112	B	W	CoU	A2

Application Number	Location	Lost or Demolished	Site area (ha)	Density	Brownfield Greenfield	Allocated/Windfall	Development type	Previous use
P11D0104	41-45 Diglis Road	-	0.03	29.6	G	W	NB	VAC
P10Q0537	The Fairway	-	0.5	18	B	W	NB	D2
P11K0241	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
P11D0247	50 George St	-	0.20	10.0	B	W	CN	C3
P08K0547	75 McIntyre Rd	-	0.02	50.0	B	W	NB	C3
P11D0268	26 The Tything	-	0.03	38.5	B	W	CN	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	CN	C3
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	CN	C3
P11D0575	88 Lowesmoor	-	0.01	153.9	B	W	NB	VAC
P11M0573	The Gatehouse, 33 Turrell St	-	0.07	92.3	B	W	CoU	C2
P12A0084	Cumberland Street	-	0.22	45.4	B	W	NB	B8

Application Number	Location	Lost or Demolished	Site area (ha)	Density	Brownfield Greenfield	Allocated/ Windfall	Development type	Previous use
P12A0053	23-24 Foregate Street	-	0.048	145.8	B	W	NB	B1
P12J0151	9 Lechmere Crescent	-	0.166	12	G	W	NB	GDN
P11D0443	35,36 & 37 The Tything	-	0.057	88	B	W	NB	A1/A2/ SUI
P12A0228	22 St Georges Lane North	-	0.027	74	G	W	NB	GDN
P12D0238	10 St Swithins Street	-	0.009	212.7	B	W	CoU	A1
P12B0074	Southlea, Red Hill Lane	-	0.059	17	G	W	NB	GDN
P12E0339	224 Northwick Road	-	0.026	88.7	G	W	NB	GDN
P12D0363	21 Diglis Lane	-	0.017	59.9	G	W	NB	GDN
P12B0381	328 Bath Road	1	0.24	8	B/G	W	NB	C3/GDN
P12D0401	75 Wylds Lane	-	0.05	120	B	W	NB	C3/A5
P12D0389	10 Cavendish Street	-	0.014	71	G	W	NB	GDN
P12D0436	29 The Cross	-	0.011	273	B	W	CN	VAC
P12K0468	Dudley Close	-	0.127	63	B	W	NB	Sui Gen
P12D0424	The Berwick Inn, 250 Bath Road	-	0.036	83	B	W	NB	A4
P12C0432	119 Malvern Road	-	0.027	37.3	G	W	NB	GDN
P12B0399	220 London Road	-	0.04	25	G	W	NB	GDN
P12K0486	Grenville Road	-	0.058	34.6	B	W	NB	VAC

Application Number	Location	Lost or Demolished	Site area (ha)	Density	Brownfield Greenfield	Allocated/Windfall	Development type	Previous use
P12D0416	16 & 17 St Swithins Street	-	0.021	280	B	W	CoU	A1
P12D0448	8 Spring Lane	-	0.006	167	B	W	CoU	B1
P12D0473	51A Upper Tything	-	0.012	340	B	W	CoU	B1
P12D0325	4 Perrywood Walk	-	0.04	50	G	W	NB	GDN
P12D0508	52 George Street	-	0.014	208	B	W	CoU	A1
P10F0145 P12F0488	225 Tolladine Road	-	0.025	39.4	G	W	NB	GDN
P13B0003	143 Bath Road	-	0.061	32.6	G	W	NB	GDN
P12J0476	249 & 251 Henwick Road	2	0.24	33.3	G	W	NB	C3/GDN
P12M0525	1 New Bank Street	-	0.21	48.1	G	W	NB	GDN
P13B0035 P12B0360	Garicoits House, Green Hill	-	0.064	15.5	G	W	NB	GDN
P13E0025	The Bell Inn Car Park, Droitwich Road	-	0.07	57	B	W	NB	A4
P13E0037	5 Green Lane	-	0.27	37	G	W	NB	GDN
P13B0038	76 Barnes Way	-	0.20	50	G	W	NB	GDN

Totals**6**

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 (+)
P09D0424	55 London Rd (adj. Little Sauce Factory)	-	6	-	-	-	-	-
P08D0685	143 and 143a Bath Rd	-	-	-	-	-	1	-
P09H0206	224 Astwood Road	-	-	-	-	2	-	-
P10A0542	Pope Iron Road	-	3	-	-	-	-	3
P10A0436	2 Washington St	2	-	-	-	-	-	-
P09C0139	5 The Bull Ring	4	-	-	-	5	-	-
P10C0332	85 Canada Way	-	-	-	-	1	-	-
P10D0342	St Swithens House, Trinity St	5	3	-	1	-	-	-
P10B0261	South Lea, Red Hill Lane	-	-	-	-	-	1	2
P07B0466	Volvo garage site & land rear of 4 Whittington Close	-	-	-	-	-	3	2
P10C0441	59/61 St John's	-	1	-	-	-	-	-
P10D0465	Rosebank, London Road	-	-	-	1	-	-	-
P10K0497	2-8 Henwick Rd	4	-	-	-	-	-	-
P10E0480	Birchwood, Tower Rd	-	-	-	-	-	-	1
P10H0541	46-50 Astwood Rd	6	-	-	-	-	-	-

Application Ref	Location	1 bed flat	2 bed flat	3 bed flat (+)	1 bed house	2 bed house	3 bed house	4 bed house (+)
P11H0003	63 Green Lane	-	-	-	-	1	-	-
P12D0054	32 Sidbury	-	1	-	-	-	-	-
P11D0104	41-45 Diglis Road	-	-	-	-	-	-	1
P10Q0537	The Fairway	-	-	-	-	-	-	9
P11K0241	Land adjacent to 58 Sanctuary Close	-	-	-	-	1	-	-
P11A0190	Hampton House, Marlbank (Rogers Hill)	-	-	-	-	-	-	1 1
P11D0247	50 George St	-	-	-	-	-	-	-
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	-	-	-	-	-	-
P11A0514	13 Shrubbery Avenue	1	4	-	-	-	-	-
P11B0508	The Grange, Battenhall Avenue	-	-	-	-	-	-	1
P11K0581	25 Bromyard Rd	4	-	-	-	-	-	-

Application Ref	Location	1 bed flat	2 bed flat	3 bed flat (+)	1 bed house	2 bed house	3 bed house	4 bed house (+)
P11D0575	88 Lowesmoor	1	-	-	-	-	-	-
P11M0573	The Gatehouse, 33 Turrell St	6	-	-	-	-	-	-
P12A0084	Cumberland Street	6	-	-	-	-	-	-
P12A0053	23-24 Foregate Street	1	6	-	-	-	-	-
P12J0151	9 Lechmere Crescent	-	-	-	-	-	1	-
P11D0443	35,36 & 37 The Tything	2	-	-	2	1	-	-
P12A0228	22 St Georges Lane North	-	-	-	-	1	-	-
P12D0238	10 St Swithins Street	1	1	-	-	-	-	-
P12B0074	Southlea, Red Hill Lane	-	-	-	-	-	-	1
P12E0339	224 Northwick Road	-	-	-	-	-	1	-
P12D0363	21 Diglis Lane	-	-	-	1	-	-	-
P12B0381	328 Bath Road	-	-	-	-	-	-	2
P12D0401	75 Wylde Lane	2	-	-	-	-	-	-
P12D0389	10 Cavendish Street	-	-	-	-	1	-	-
P12D0436	29 The Cross	3	-	-	-	-	-	-
P12K0468	Dudley Close	-	-	-	-	8	-	-
P12D0424	The Berwick Inn, 250 Bath Road	-	-	-	-	3	-	-
P12C0432	119 Malvern 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 (+)
P12B0399	220 London Road	-	-	-	-	-	-	1
P12K0486	Grenville Road	-	-	-	-	2	-	-
P12D0416	16 & 17 St Swithins Street	6	-	-	-	-	-	-
P12D0448	8 Spring Lane	1	-	-	-	-	-	-
P12D0473	51A Upper Tything	3	1	-	-	-	-	-
P12D0325	4 Perrywood Walk	-	-	-	-	2	-	-
P12D0508	52 George Street	1	-	-	-	-	-	-
P10F0145 P12F0488	225 Tolladine Road	-	-	-	-	-	1	-
P13B0003	143 Bath Road	-	-	-	-	-	1	-
P12J0476	249 & 251 Henwick Road	-	-	1	-	-	-	7
P12M0525	1 New Bank Street	-	-	-	-	1	-	-
P13B0035 P12B0360	Garicoits House, Green Hill	-	-	-	-	-	-	1
P13E0025	The Bell Inn Car Park, Droitwich Road	-	-	-	-	4	-	-
P13E0037	5 Green Lane	-	-	-	-	-	1	-
P13B0038	76 Barnes Way	-	-	-	-	1	-	-
Totals		61	29	1	5	36	11	33

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 12/13
P03L0182	Diglis Basin, Diglis Dock Road	COM	23-Dec-04	441	277	164	0
P05D0432	Former Royal Worcester Porcelain Site	COM	23-Jun-06	402	226	113	63
P10K0351	Land at Earls Court Farm*	COM	02-Jul-10	153	60	64	29
Totals				996	563	341	92

*Includes application P12k0145 revised layout with 7extra 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
P10K0351	Land at Earls Court Farm	11.63	12.6	G	A	NB	VAC

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	42	297	29	-	23	19	31
P05D0432	Roy Worc Porcelain Site, Portland Walk & Severn St*	26	291	2	-	-	39	-
P10K0351	Land at Earls Court Farm	3	6	-	-	34	45	65
Total		71	594	31	0	57	103	96

*Total units is less than approved by the outline application as reserved matters for five blocks are yet to be determined.

Schedule 10: Small sites with completions; Development progress

Application Ref	Location	Development Status	Date approved	Units on site	Built in previous years	Units under (or awaiting) construction	Units built in 12/13
P08A0448	Adam House, 73 Waterworks Road	COP	09-Oct-08	8	0	0	8
P09F0014	47c Avon Road	COP	26-May-09	1	0	0	1
P09D0280	12 The Foregate	COP	13-Aug-09	4	0	0	4
P08E0581	128 Ombersley Road	COP	08-Oct-09	4	0	0	4
P09A0518	2 Northfield Street	COP	20-Jan-10	1	0	0	1
P10H0067	9-15 Troutbeck Drive	COP	14-Apr-10	6	0	0	6
P10H0122	5a Hawthorn Road	COP	07-Jun-10	1	0	0	1
P10D0311	11 Barbourne Road	COP	15-Sep-10	1	0	0	1
P06D0397	Woodside, Larkhill Road	COP	24-Sep-10	6	0	0	6
P10J0424	Wheatsheaf, 194 Henwick Road	COP	12-Nov-10	1	0	0	1
P10A0436	5a Chestnut Walk	COP	23-Nov-10	1	0	0	1
P10B0555	152 Bath Road	COP	27-Jan-11	1	0	0	1
P10H0548	37 Astwood Road	COP	11-Feb-11	4	0	0	4
P11A0079	30 Barbourne Road	COP	29-Mar-11	4	0	0	1
P11N0090	Land at Wigton Place	COP	11-May-11	4	0	0	1

Application Ref	Location	Development Status	Date approved	Total units	Built in previous years	Units under (or awaiting) construction	Units built in 12/13
P11A0201	2 Barbourne Court	COP	03-Jun-11	1	0	0	1
P11K0291	4 & 4a Broadway Grove	COP	24-Aug-11	1	0	0	1
P11D0362	4-6 The Moors	COP	18-Nov-11	2	0	0	2
P11M0487	Midland House, 1 st Floor, Barbourne Rd	COP	07-Dec-11	2	0	0	2
P11D0586	Heron Lodge, London Road	COP	02-Apr-12	1	0	0	1
P12G0185	The Farmers Boy	COP	20-Jul-12	1	0	0	1
P12C0372	180 Bromwich Road	COP	12-Nov-12	1	0	0	1
Totals				56			56

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
P08A0448	Adam House, 73 Waterworks Road	0	0.09	88.9	B	W	NB	B1
P09F0014	47c Avon Road	0	0.03	33.3	B	W	NB	VAC
P09D0280	12 The Foregate	0	0.02	200.0	B	W	CoU	A2
P08E0581	128 Ombersley Road	0	0.10	40.0	B	W	CoU	A1
P09A0518	2 Northfield Street	0	0.02	176.5	B	W	CN	C3
P10H0067	9-15 Troutbeck Drive	0	0.15	40.3	G	W	NB	VAC
P10H0122	5a Hawthorn Road	0	0.03	30.8	G	W	NB	C3
P10D0311	11 Barbourne Road	0	0.08	25.9	B	W	CoU	A1
P06D0397	Woodside, Larkhill Road	0	0.52	15.4	B	W	NB	B1
P10J0424	Wheatsheaf, 194 Henwick Road	0	1.26	15.9	B	W	CoU	A4
P10A0436	5a Chestnut Walk	0	0.01	142.9	B	W	CoU	A1
P10B0555	152 Bath Road	0	0.44	2.3	B	W	CoU	B1
P10H0548	37 Astwood Road	0	0.11	36.4	B	W	CoU	A4
P11A0079	30 Barbourne Road	6	0.001	380.9	B	W	CN	C3
P11N0090	Land at Wigton Place	0	0.10	40.0	B	W	NB	D2

Application Ref	Location	Lost or Demolished	Site area (ha)	Density	Brownfield /Greenfield	Allocated/ Windfall	Development type	Previous use
P11A0201	2 Barbourne Court	0	0.01	100.0	B	W	CN	C3
P11K0291	4 & 4a Broadway Grove	0	0.02	87.0	B	W	CoU	SUI
P11D0362	4-6 The Moors	0	0.05	40	B	W	CoU	B1
P11M0487	Midland House, 1 st Floor, Barbourne Rd	0	0.02	100	B	W	CoU	B1
P11D0586	Heron Lodge, London Road	0	1.00	1.0	B	W	CoU	B1
P12G0185	The Farmers Boy	0	0.34	58.4	B	W	CoU	A4
P12C0372	180 Bromwich Road	0	0.09	21.2	B	W	CN	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 (+)
P08A0448	Adam House, 73 Waterworks Road	-	-	-	-	8	-	-
P09F0014	47c Avon Road	-	-	-	-	1	-	-
P09D0280	12 The Foregate	1	3	-	-	-	-	-
P08E0581	128 Ombersley Road	4	-	-	-	-	-	-
P09A0518	2 Northfield Street	1	-	-	-	-	-	-
P10H0067	9-15 Troutbeck Drive	-	-	-	-	6	-	-
P10H0122	5a Hawthorn Road	-	-	-	-	-	1	-
P10D0311	11 Barbourne Road	1	-	-	-	-	-	-
P06D0397	Woodside, Larkhill Road	-	-	-	-	6	-	-
P10J0424	Wheatsheaf, 194 Henwick Road	-	-	-	-	-	1	-
P10A0436	5a Chestnut Walk	1	-	-	-	-	-	-
P10B0555	152 Bath Road	-	-	-	-	-	-	1
P10H0548	37 Astwood Road	3	1	-	-	-	-	-
P11A0079	30 Barbourne Road	4	-	-	-	-	-	-
P11N0090	Land at Wigton Place	-	-	-	-	4	-	-

Application Ref	Location	1 bed flat	2 bed flat	3 bed flat (+)	1 bed house	2 bed house	3 bed house	4 bed house (+)
P11A0201	2 Barbourne Court	1	-	-	-	-	-	-
P11K0291	4 & 4a Broadway Grove	-	-	1	-	-	-	-
P11D0362	4-6 The Moors	-	-	-	-	-	-	2
P11M0487	Midland House, 1 st Floor, Barbourne Rd	-	2	-	-	-	-	-
P11D0586	Heron Lodge, London Road	-	-	-	-	-	-	1
P12G0185	The Farmers Boy	1	-	-	-	-	-	-
P12C0372	180 Bromwich Road	-	-	-	-	-	1	-

Total: 56

Flats: 24

Houses: 32

Schedule 13: Planning applications which expired in 2012/13

Application Ref	Address	Units
P09D0488	17-19 Mealcheapen Street	11
P08A0655	2 Shrubbery Avenue	1
P09B0107	19 Norton Close	1
P09D0198	St Oswald's, 53 Britannia Square	1
P09B0223	51 Battenhall Road	8
P10D0017	Thorneloe Place, Thorneloe Walk	4
P09E0529	224 Northwick Road	1
P09D0424	Little Sauce Factory, 55 London Road	6
Total		33