WIDER WORCESTER AREA TRAJECTORY

This trajectory illustrates the combination of WWA (Worcester) and WWA (Malvern Hills and Wychavon) supply and their policy targets

South Worcestershire Development Plan, South Worcestershire Councils - September 2014

NET COMPLETIONS

Hybrid 30% brownfield in City, 40% greenfield

Site type	Site Name	Site number	Assessment Code	Application Number	Status	Comments	SITE TOTAL	Actual 2005-06	Actual 2006-07	Actual 2007-08	Actual 2008-09	Actual 2009-10	Actual 2010-11	Actual 2011-12	Actual 2012-13	Actual 2013-14	Expected 2014-15	Expected 2015-16	Expected 2016-17	Expected 2017-18	Expected 2018-19	Expected 2019-20	Expected 2020-21	Expected 2021-22	Expected 2022-23	Expected 2023-24	Expected 2024-25	Expected 2025-26	Expected 2026-27	Expected 2027-28	Expected 2028-29	Expected 2029-30	Completions TOTAL 2006-30	Brownfield (WHOLE SITE TOTAL)	Greenfield	Affordable - Not yet Permitted	Affordable - permitted
Worcester	Small sites Completed TOTAL						550		90	86	73	79	71	58	50	43																	550	508	42		61
	Small sites Commitments at April 2014 TOTAL						147										50	60	37														147	118	29		
Sites permitted on old style' Local Plan allocations/adopted DPD (with outstanding commitments at or after 1/4/2006)																																					
old style' Local Plan allocations/adopted DPD	Spring Lane	H5			completed		36	18	18																								18	18			0
old style' Local Plan allocations/adopted DPD	14-24 The Butts	H7			completed		80	78	2																								2	2			0
old style' Local Plan allocations/adopted DPD	19-23 Checketts Lane	H9			completed		15	7	3	5																							8	8			0
old style' Local Plan allocations/adopted DPD	Former oil storage facility, Bath Rd	H11			completed		91		12	49	18	12																					91	91			32
old style' Local Plan allocations/adopted DPD	119 Sidbury	H12			completed		17		17																								17	17			0
old style' Local Plan allocations/adopted DPD	Diglis Basin, Diglis Dock Road	H13/WC036			in progress		441		48	10	42	76	36	65	0	14	20	20	10	10	10	20	20	20	20								441	441			104
old style' Local Plan allocations/adopted DPD	Newport Street	H14			completed		84		40	44																							84	84			0
old style' Local Plan allocations/adopted DPD	41 Checketts Lane	H15			completed		17		17																								17	17			0
old style' Local Plan allocations/adopted DPD	Albion Mill	H16			completed		78		68	10																							78	78			22
old style' Local Plan allocations/adopted DPD	6 Southfield St	H17			completed		10		10																								10	10			0
old style' Local Plan allocations/adopted DPD	9-10 The Tything	H18			completed		23		23																								23	23			0
old style' Local Plan allocations/adopted DPD	19 New St	H19			completed		22		22																								22	22			0
old style' Local Plan allocations/adopted DPD	All Saints Rd	H20			completed		18		18																								18	18			0
old style' Local Plan allocations/adopted DPD	62 Battenhall Rd	H21			completed		8		8																								8	8			0
old style' Local Plan allocations/adopted DPD	Northwick Cinema	H22			completed		16		16																								16	16			0
old style' Local Plan allocations/adopted DPD	Lamb's Warehouse	H23			completed		14		14																								14	14			0
old style' Local Plan allocations/adopted DPD	Taylor's Lane	H24			completed		12		12																								12	12			0
old style' Local Plan allocations/adopted DPD	Pierpoint St	H25			completed		22			22																							22	22			0
old style' Local Plan allocations/adopted DPD	Royal Worcester Porcelain Site	H26			in progress		400			12	95	20	84	15	63	0	6	12	12	10	71												400	400			106
sites permitted between 1/4/12 and 31/3/14	Site Area C St Peters Street Royal Worcester Porcelain P13D0385	WC034		P13D0385	Permitted post 1/4/2014- site started (part of larger site -previously for hotel)		39															13	13	13									39	39			0
old style' Local Plan allocations/adopted DPD	Former Wescol Factory Site, Brickfields	H27			completed		103			51	19	33																					103	103			103
old style' Local Plan allocations/adopted DPD	Land rear of 19 & 20 New Street	H28			completed		22			22																							22	22			0
old style' Local Plan allocations/adopted DPD	6 Southfield St	H29			completed		2			2																							2	2			0
old style' Local Plan allocations/adopted DPD	Treddenyke House	H30			completed		10			10																							10	10			0
old style' Local Plan allocations/adopted DPD	22 Sansome Place	H31			completed		13			13																							13	13			0
old style' Local Plan allocations/adopted DPD	16-18 Sansome Street	H32			completed		15				15																						15	15			0
old style' Local Plan allocations/adopted DPD	Windermere Drive & Fairfield Close	H33			completed		93		16	34	43																						93	93			40
old style' Local Plan allocations/adopted DPD	Whinfield Service Station	H34			completed		23				23																						23	23			0
old style' Local Plan allocations/adopted DPD	Pope Iron Road/waterworks rd	H35			completed		13				13																						13	13			0
old style' Local Plan allocations/adopted DPD	24, 26, 28 and 30 Diglis Road	H36			completed		14				14																						14	14			0
old style' Local Plan allocations/adopted DPD	Land at Goodrest Walk	H37			completed		28				28																						28	28			13
old style' Local Plan allocations/adopted DPD	Labrador Road,Maple Leaf Inn, Canada Way	H38			completed		21				21																						21	21			21
old style' Local Plan allocations/adopted DPD	59/61 Bromyard Road	H39			completed		10				10																						10	10			0
old style' Local Plan allocations/adopted DPD	21-24b New St	H40			completed		11					11																					11	11			0
old style' Local Plan allocations/adopted DPD	Farmer's Boy, Tolladine Rd	H42			completed		13					13																					13	13			0
old style' Local Plan allocations/adopted DPD	102/104 Bath Road	H45			completed		10					10																					10	10			0
old style' Local Plan allocations/adopted DPD	Dugdale Drive, Warndon	H47			completed		34						14	20																			34		34		7
sites permitted on or before 31/3/11	Little Southfield Street P050657				completed		19							19																			19	19			0
sites permitted on or before 31/3/11	St Georges Lane North/St Georges Lane/South				completed		15					1	14																				15	15			0
sites permitted on or before 31/3/11	Clustered Student flats - Worcester University, Castle Street/Croft Road				completed		67					67																					67	67			0
sites permitted on or before 31/3/11	17-19 Mealcheapen St, Worcester	LAPSED		P09D0488	lapsed		0									0																	0	0			0
sites permitted on or before 31/3/11	Land to rear 1-5 St John's Worcester			P09C0491	completed		10							10																			10	10			0
sites permitted on or before 31/3/11	Land to rear 22-64 Ennerdale Close			P09F0514	completed		17							17																			17	17			17
sites permitted on or before 31/3/11	Former Youth Centre, Chedworth Drive			P09N0553	completed		34							34																			34	34			34
sites permitted on or before 31/3/11	202 Bransford Road Worcester			P10C0272	completed		120							15	0	105																	120	120			36
sites permitted on or before 31/3/11	Worcester City FC, Worcester	WC038		P07M0711	permitted - site started		98										5	25	25	25	18												98	98			0
sites permitted on or before 31/3/11	250 Bransford Road Worcester	WC035		P08C0223	permitted - site started		158										10	35	35	30	30	18											158	158			64
sites permitted on or before 31/3/11	Land at Earls Court Farm Worcester			P10K0351	permitted - site started		153							60	29	49	15																153		153		51
sites permitted on or before 31/3/12	East Bank Drive			P10E0340	completed	apartments	51								51																		51	51			0
sites permitted on or before 31/3/12	East Bank Drive			P10E0323	completed	apartments	22								22																		22	22			0
sites permitted on or before 31/3/12	Ronkswood			P11Q0245	in progress	apartments	57										57																57	57			0
sites permitted on or before 31/3/12	93 Lowesmoor Terrace			P09D0492	completed		22									22																	22	22			22
sites permitted on or before 31/3/12	Drakes Drum PH, Tudor Way			P11K0495	completed		23									23																	23	23			23
sites permitted between 1/4/12 and 31/3/14	Gresham Road	WC040		P12K0308	in progress (gross 51, net 35)	(Gross 51 affordable ; replacing 16 affordable dws)	35										14	21															35	35			35
sites permitted between 1/4/12 and 31/3/14	Heenan & Froude Social Club	WC041		P13D0088	permitted - site started		16										16																16	16			16
sites permitted between 1/4/12 and 31/3/14	Chamberlain House, Armstrong Drive	WC042		PRA13D01	permitted - site started		22										11	11															22	22			0
SWDP PO Allocation - part planning permission - site started	Land south of Leopard Hill	SWDP43/1		P13Q0396-Outline	Allocation	part approved subject to S106	100											6	15	20	20	15	15	9									100		100	26	
SWDP PO Allocation - planning permission - site started	Gregory's Bank industrial estate	SWDP43/2		P13M0017 P14 M0080	Allocation/ site started	165 permitted/ part completed	165									19	50	60	36														165	165		0	39
SWDP PO Allocation (not permitted at 1/4/14	Ribble Close and Gas holder Site	SWDP43/3			Allocation		40																			10	20	10					40	40		12	
SWDP PO Allocation (not permitted at 1/4/14)	Old Northwick Farm	SWDP43/4			Allocation		45												10	20	15												45		45	18	
SWDP PO Allocation (not permitted at 1/4/14)	Wyvern Service Station	SWDP43/5			Allocation		6																						6				6	6		1	
SWDP PO Allocation (not permitted at 1/4/14)	Land at Albert Road	SWDP43/6			Allocation		20															5	5	5	5								20		20	8	
SWDP PO Allocation (not permitted at 1/4/14)	Sansome Walk Swimming Pool	SWDP43/7			Allocation		33														3	10	10	10									33	33		10	
SWDP Sig Change Allocation -planning permission	Grasmere Drive / Ullswater Close	SWDP43/8		P13F0306	Allocation/permitted	planning permission	18											8	10														18	18			18
SWDP Sig Change Allocation planning permission post 1/4/14	Old Brewery Service Station, Barbourne Road	SWDP43/9		P14D0123	Allocation	approved subject to S106	12															12											12	12		4	
SWDP Sig Change Allocation - planning permission	Dudley Close (north of Dines Green)	SWDP43/10		P12K0468	Allocation/Site started	planning permission -	8											8															8	8			8
SWDP Sig Change Allocation (not permitted at 1/4/14)	Stanley Road	SWDP43/11			Allocation		6														6												6	6		1	
SWDP Sig Change Allocation planning permission	Brookthorpe Close	SWDP43/12		P13N00298	Allocation	planning permission	10											10															10	10			10
SWDP PO Allocation (not permitted at 1/4/14)	Claines recreation ground and adjacent land	SWDP43/13			Allocation		15																	5	5	5							15	15		5	
SWDP PO Allocation planning permission - site started	Former Ronkswood Hospital	SWDP43/14		P13Q0171	Allocation	planning permission/ part completed	181									5	50	50	50	26													181	181			72
SWDP PO Allocation (not permitted at 1/4/14)	Government Buildings, Whittington Road	SWDP43/16			Allocation		120												40	40	40												120	120		36	
SWDP PO Allocation (Planning permission - site started	Grove Farm, Bromyard Road	SWDP43/18		P13K9248	Allocation	planning permission/ site started apartments + bungalows	100										100																100		100		100
SWDP PO Allocation (not permitted at 1/4/12)	Cedar Avenue /Blackpole Road	SWDP43/19		PRA14H10	Allocation	PAN decision on pt (75) - Bridgwater House no application on rest of site	115												75			40											115	115		12	0
SWDP PO Allocation (not permitted at 1/4/12)	Masonic Hall Site	SWDP43/21			Allocation	plus 20 C2 units	30																		10	10	10						30	30		9	0
SWDP PO Allocation planning permission post 1/4/14	School of Art and Design, Barbourne	SWDP43/25		P13A0155	Allocation	Planning permission 24/7/14 (60 apartments) - demolition works in progress	60												10	25	25												60	60		0	0
SWDP Sig Change Allocation (not permitted at 1/4/12)	Chequers Lane / Henwick Road (university – related, including student accommodation)	SWDP43/29				160 units (if built as cluster flats this would equate to 27 dws)	27																									27	27	27		0	0
SWDP PO Allocation (not permitted at 1/4/12)	Shrub Hill	SWDP44/4			Allocation	part approved subject to S106	596												70	0	40	40	45	45	45	45	45	45	45	45	45	41	596	596		179	0
SWDP PO Allocation (not permitted at 1/4/14)	Blockhouse/Carden Street	SWDP44/5			Allocation		120																15	25	30	30	20						120	120		36	0
SWDP MM Allocation (not permitted at 1/4/14)	Bromwich Road P14C0012	SWDP43a	WC001	P14C0012	Additional Allocation	Additional Allocation - Approved Subject to S106	11												5	6													11	11		3	0
SWDP MM Allocation (not permitted at 1/4/14)	Martley Road P14J0046	SWDP43b	WC002	P14J0046	Additional Allocation	Additional Allocation - Approved Subject to S106	18											6	6	6													18	18		5	0
SWDP MM Allocation - planning pemission post 1/4/14)	Malvern Gate P14C0034	SWDP43c	WC003	P14C0034	permitted - post April 2014 Additional Allocation	Planning permission	45															10	10	10	10	5							45	45		6	0
SWDP MM Allocation (not permitted at 1/4/14)	Land at Ambrose Close	SWDP43d	WC005		Additional Allocation		24												4	10	10												24		24	10	0
SWDP MM Allocation (not permitted at 1/4/14)	Land at Hopton Street	SWDP43e	WC006		Additional Allocation		30															5	10	10	5								30		30	12	0
SWDP MM Allocation (not permitted at 1/4/14)	County Council Offices, Sherwood Road	SWDP43f	WC009		Additional Allocation		15												5	10													15	15		5	0
SWDP MM Allocation (not permitted at 1/4/14)	County Council Offices, Bilford Road	SWDP43g	WC010		Additional Allocation		15													5	10												15	15		5	0
SWDP MM Allocation (not permitted at 1/4/14)	Laughern Garage, Bransford Road	SWDP43h	WC012		Additional Allocation		10													5	5												10	10		3	0
SWDP MM Allocation (not permitted at 1/4/14)	Crown Packaging Site	SWDP43i	WC014		Additional Allocation		200												20	40	40	40	40	20									200	200		60	0
SWDP MM Allocation (not permitted at 1/4/14)	Crown Packaging Site	SWDP43j	WC015		Additional Allocation		40																	20	20								40	40		12	0
SWDP MM Allocation (not permitted at 1/4/14)	Bromyard Terrace	SWDP43k	WC016		Additional Allocation		30														30												30	30		9	0
SWDP MM Allocation (not permitted at 1/4/14)	Battenhall Road (Former NALGO Sports Ground)	SWDP43l	WC017		Additional Allocation		20													10	10												20		20	8	0
	Tolladine Golf Course (Club House & Putting Green)	SWDP43m	WC018	P10Q0537	Additional Allocation	planning permission for 9 - permitted April 2011	9														9												9	9		2	0
SWDP MM Allocation (not permitted at 1/4/14)	Earls Court Farm (Community Land)	SWDP43n	WC019		Additional Allocation		13												13														13		13	4	0
SWDP MM Allocation (not permitted at 1/4/14)	Royal Mail Sorting Office, Westbury Street	SWDP43o	WC020		Additional Allocation		20																		10	10							20	20		6	0
SWDP MM Allocation (not permitted at 1/4/14)	Langdale Drive	SWDP43p	WC021		Additional Allocation		10												5	5													10		10	4	0
SWDP MM Allocation (not permitted at 1/4/14)	Zig Zag site, St John's	SWDP43q	WC022		Additional Allocation	potentially clustered flats - net 10	10														10												10	10		0	0
SWDP MM Allocation (not permitted at 1/4/14)	The Bridge Inn, Lowesmoor Terrace	SWDP43r	WC023		Additional Allocation		15													8	7												15	15		5	0
SWDP MM Allocation (not permitted at 1/4/14)	Rose Avenue	SWDP43s	WC024		Additional Allocation	Net 4	4														4												4	4		4	0
SWDP MM Allocation (not permitted at 1/4/14)	Coach Park adjacent to Barley Crescent (4 &4a Tolladine Road)	SWDP43t	WC027		Additional Allocation		7												7														7	7		1	0
SWDP MM Allocation (not permitted at 1/4/14)	Royal Worcester Porcelain site	SWDP43u	WC028		Additional Allocation	potentially clustered flats - net 8	8																		8								8	8		2	0
SWDP MM Allocation (permitted before 1/4/14)	Brickfields Road	SWDP43v	WC029	P13N0461	permitted - site started Additional Allocation	Planning permission	10											5	5														10	10			10
SWDP MM Allocation (permitted before 1/4/14)	23-24 Foregate Street	SWDP43w	WC030	P12A0053 P13N0298	Additional Allocation	Planning permission	10																	10									10	10		0	0
SWDP MM Allocation (permitted before 1/4/14)	Christian Meeting Room, Diglis Lane	SWDP43x	WC031	P11D0468	permitted - not started Additional Allocation	Planning permission	17										5	7	5														17	17		0	0
SWDP MM Allocation (permitted before 1/4/14)	White Ladies Close, land at (Apartments)	SWDP43y	WC032	P13A0087	permitted - not started Additional Allocation	Previous Planning permission Extra care apartments	37													37													37	37		0	0
SWDP MM Allocation (permitted before 1/4/14)	East Bank Drive (apartments)	SWDP43z	WC033	P10E0322	permitted - not started Additional Allocation	Previous Planning permission 28/10/10 Extra care apartments	38																			38							38	38		0	0
SWDP MM Allocation (not permitted at 1/4/14)	Lowesmoor Wharf	SWDP43aa	WC013		Additional Allocation		100													10	10	20	20	20	20								100	100		30	0
SWDP MM Allocation (not permitted at 1/4/14)	Holy Trinity Church, Lichfield Avenue	SWDP43ab	WC025		Additional Allocation		8																	8									8	8		2	0
SWDP MM Allocation (not permitted at 1/4/14)	Cavalier PH St George's Lane	SWDP43ac	WC026		Additional Allocation		8												8														8	8		2	0
SWDP PO Allocation (not permitted at 1/4/14)	Worcester Southern Urban extension (Broomhall/Norton Barracks)	SWDP45/1			Allocation		2600											50	170	187	190	220	160	185	185	180	210	210	250	250	153	0	2,600		2,600	1,040	0
SWDP PO Allocation (not permitted at 1/4/14)	Worcester West Urban extension (Temple Laugherne)	SWDP45/2			Allocation		2150											30	80	100	117	170	200	200	200	180	180	180	180	150	120	63	2,150		2,150	860	0
SWDP PO Allocation planning permission	Worcester East Urban extension (Kilbury Drive)	SWDP45/3		W/12/02045/PN	permitted - Allocation	Planning permission; site works	256										26	50	50	50	50	30											256		256	0	89
SWDP PO Allocation planning permission	Worcester North Urban extension (Gwillam's Farm)	SWDP45/4		W/13/00347/OU)	permitted - not started Allocation	Planning permission-part - 230 W/13/01131/OU-	245										40	70	90	45													245		245	0	98
SWDP MM Allocation (not permitted at 1/4/14)	Swinesherd Way, East of	SWDP45/a			Additional Allocation		300																20	40	40	40	40	40	40	40			300		300	120	0
SMALL WINDFALL (NON-GARDEN LAND) FORECAST																				63	53	63	63	55	63	63	63	63	42	42	42	42	717	609	108 Windfall	43	FORECAST AFFORDABLE WINDFALLS
Overall TOTAL						Small and large sites completions (no discount applied to this row; for discounted numbers see table below)		103	454	370	414	322	219	313	215	280	475	544	908	803	833	731	646	710	676	616	588	548	563	527	360	173	12,288 TOTAL	6,009	6,279		

	AFFORDABLE Not permitted	AFFORDABLE - PERMITTED	TOTAL
ALLOCATIONS	2,574	444	
Other Sources	43	807	
TOTAL	2,617	1,251	3,868

5 year housing land supply analysis

Site type		2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2006-30	
Small sites Completed TOTAL		90	86	73	79	71	58	50	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	550	
Large sites Completed TOTAL		364	284	341	243	148	255	165	213	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,013	
Small sites Commitments TOTAL		0	0	0	0	0	0	0	0	50	58	35	0	0	0	0	0	0	0	0	0	0	0	0	0	143	
Large sites Commitments TOTAL		0	0	0	0	0	0	0	0	152	118	78	71	123	48	31	31	19	0	0	0	0	0	0	0	672	
Allocations		0	0	0	0	0	0	0	24	271	360	789	665	651	617	550	622	593	553	525	485	521	485	318	131	8,160	
Small Windfall allowance		0	0	0	0	0	0	0	0	0	0	0	63	53	63	63	55	63	63	63	63	42	42	42	42	717	
Total		454	370	414	322	219	313	215	280	473	536	902	799	827	728	644	708	675	616	588	548	563	527	360	173	**12,255**	
total Past completions		454	370	414	322	219	313	215	280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,587	
Total Projected completions		0	0	0	0	0	0	0	0	473	536	902	799	827	728	644	708	675	616	588	548	563	527	360	173	9,668	
Cumulative completions		454	824	1,238	1,560	1,779	2,092	2,307	2,587	3,060	3,596	4,498	5,297	6,124	6,852	7,496	8,205	8,880	9,496	10,084	10,632	11,195	11,722	12,082	12,255	**12,255**	Supply
PLAN - Strategic Target (annualised)		508	508	508	508	508	508	508	508	508	508	508	508	508	508	508	508	508	508	508	508	508	508	508	508	12,200	The Area targets in the WWA combined
MONITOR - No. dwellings above or below cumulative allocation		-54	-193	-287	-473	-763	-958	-1,251	-1,480	-1,515	-1,488	-1,094	-803	-485	-265	-129	71	238	346	425	465	520	538	390	55		
MANAGE - Annual requirement taking account of past/projected completions		508	511	517	522	532	548	562	582	601	609	615	592	575	552	535	523	499	474	451	423	392	335	239	118		

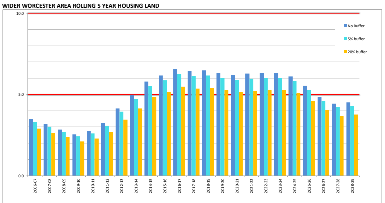
Rolling 5 year residual target and supply

	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
WWA - Combined Area targets (illustrative)-.	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200	12,200
cumulative no of dwellings built	454	824	1,238	1,560	1,779	2,092	2,307	2,587	3,060	3,596	4,498	5,297	6,124	6,852	7,496	8,205	8,880	9,496	10,084	10,632	11,195	11,722	12,082	**12,255**
no. Of years remaining of plan target	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Residual annual supply needed	511	517	522	532	548	562	582	601	609	615	592	575	552	535	523	499	474	451	423	392	335	239	118	
multiply by five years*	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	4	3	2	1	0
5 year housing land target	2,553	2,585	2,610	2,660	2,742	2,808	2,910	3,004	3,047	3,073	2,962	2,876	2,762	2,674	2,613	2,497	2,372	2,254	2,116	1,568	1,005	478	118	0
target + 5% buffer	2,681	2,715	2,741	2,793	2,879	2,948	3,055	3,154	3,199	3,227	3,110	3,020	2,900	2,808	2,744	2,622	2,490	2,366	2,222	1,647	1,055	502	124	0
target + 20% buffer	3,064	3,103	3,132	3,192	3,291	3,369	3,492	3,605	3,656	3,688	3,555	3,451	3,314	3,209	3,136	2,996	2,846	2,704	2,539	1,882	1,206	574	142	0
forecast completions for next 5 years	1,779	1,638	1,483	1,349	1,500	1,817	2,406	2,990	3,537	3,792	3,901	3,707	3,583	3,372	3,232	3,135	2,990	2,842	2,586	2,171	1,623	1,060	533	173
Shortfall(-)/Surplus(+) over the 5 years	-902	-1,077	-1,258	-1,444	-1,379	-1,131	-649	-164	338	565	790	687	683	565	488	514	500	476	364	524	568	558	409	173
Shortfall(-)/Surplus(+) over the 5 years	-1,285	-1,465	-1,649	-1,843	-1,791	-1,553	-1,086	-615	-119	105	346	256	268	163	96	139	144	138	47	289	417	486	391	173
Years of supply (no buffer)	3.5	3.2	2.8	2.5	2.7	3.2	4.1	5.0	5.8	6.2	6.6	6.4	6.5	6.3	6.2	6.3	6.3	6.3	6.1	5.5	4.8	4.4	4.5	na
Years of supply (with 5% buffer)	3.3	3.0	2.7	2.4	2.6	3.1	3.9	4.7	5.5	5.9	6.3	6.1	6.2	6.0	5.9	6.0	6.0	6.0	5.8	5.3	4.6	4.2	4.3	na
Years of supply (with 20% buffer)	2.9	2.6	2.4	2.1	2.3	2.7	3.4	4.1	4.8	5.1	5.5	5.4	5.4	5.3	5.2	5.2	5.3	5.3	5.1	4.6	4.0	3.7	3.8	na

target reached

Note * except for last 4 years

WIDER WORCESTER AREA ROLLING 5 YEAR HOUSING LAND



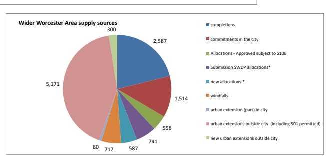
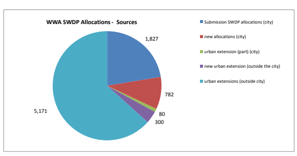
WWA SUMMARY TABLES

	WWA Sources
2,587	completions
1,514	commitments in the city
558	Allocations - Approved subject to S106
741	Submission SWDP allocations*
587	new allocations *
717	windfalls
80	urban extension (part) in city
5,171	urban extensions outside city (including 501 permitted)
300	new urban extensions outside city
	* excluding S106, pp, comps
12,255	TOTAL - WWA

WWA Supply Sources : Summaries

Sources	Planning Status				
Allocations	built	Permitted not built)	Approved subject to S106	not yet committed*	SUB AREA TOTAL
Submission SWDP allocations (city)	24	533	529	741	1,827
new allocations (city)	0	166	29	587	782
urban extension (part) (city)	0	0	0	80	80
new urban extension (outside the city)	0	0	0	300	300
urban extensions (outside city)	0	501	0	4,670	5,171
ALLOCATION SUB TOTAL	24	1,200	558	6,378	8,160
small sites (non-allocations)	550	143	0	0	693
large sites (non-allocations)	2,013	672	0	0	2,685
Small site (non garden land) Windfalls	0	0	0	717	717
SUPPLY TOTAL - all sources	2,587	2,015	558	7,095	**12,255**

* excluding S106, permitted, built

Those urban extensions (outside the city) are within Malvern Hills and Wychavon districts.

Summary Charts