WYCHAVON (EXCLUDING WWA) SUB AREA HOUSING TRAJECTORY

South Worcestershire Development Plan, South Worcestershire Councils - September 2014

NET COMPLETIONS from 2006/07 to 2029/30

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
Small sites Permitted as at 1/4/06 or permitted 1/4/06 to 31/03/12 NOT SWDP ALLOCATIONS																	
						Small sites	214		157	115	114	104	105	121	100	131	130
sites permitted on or before 31/3/11	Small sites (9 and under)				permitted	Small sites	282										
sites permitted on or before 31/3/11	Small sites (9 and under)				Under construction	Small sites	68										
Sites permitted on old style' Local Plan allocations/adopted DPD (with outstanding commitments at 1/4/2006)																	
Large sites greater than 9 Permitted as at 1/4/06 or permitted 1/4/06 to 31/03/12																	
	KIDDER/SALWARPE RD, DROITWICH	32/136A		03/00342	completed	WLP Allocated	40	34	6								
	LAND FRONTING HANBURY RD, HANBURY	44/43A		97/00170	completed	WLP Allocated	22	17	5								
	FAIRWATER NSG HME COOPERS LANE, EVESHAM	37/351A		05/02065	completed		17		17								
	FAIRWATER NSG HME COOPERS LANE, EVESHAM	37/351B		04/01534	completed		5		5								
	121-123 PERSHORE ROAD, EVESHAM	37/344		04/01827	completed		14		14								
	CHEZ NOUS/LAND CHEQUERSLA, WYCHBOLD	29/74		05/01379	completed		12		12								
	LAND AT IVY LANE, BRETFORTON	15/36		05/00971	completed		10		10								
	LAND OFF CASTLE ST, EVESHAM	37/244		98/00496	completed		10		10								
	ADJ SCHOOL HIGH STREET, INKBERROW	53/87A		06/00600	completed	WLP Allocated	16		8	8							
	ADJ SCHOOL HIGH STREET, INKBERROW	53/87B		06/00600	completed	WLP Allocated	6			6							
	LAND AT DURCOTT ROAD, EVESHAM	37/321		05/01723	completed	WLP Allocated	11		2	9							
	ABBEY GATE, EVESHAM	37/360		06/00014	completed		14			14							
	NEW ROAD (CGS SWEETWAY), EVESHAM	37/364		06/01490	completed		14			14							

Site type	Site Name	Site number	Assessment code	Application Number	Status	Comments
SWDP PO Allocation	Kemerton - Land at Parks Farm, Jobs Lane	SWDP61/10			Allocation	
SWDP PO Allocation	Lower Moor - Land south of Blacksmith Lane	SWDP61/11			Allocation	
SWDP PO Allocation - complete	North & Middle Littleton - Land adjacent Blakes Hill	SWDP61/12		12/01621	Allocation / Complete	Complete
SWDP PO Allocation - planning permission site started	Pebworth - Honeybourne Road	SWDP61/13		13/01235	Allocation/ Site started	
SWDP PO Allocation - complete	Tibberton - Land adjacent to Bridge Inn, Foredraught Lane	SWDP61/14		12/02178	Allocation / Complete	Complete
SWDP PO Allocation	Tibberton - 83-09: Land to the rear of Hawthorn Rise	SWDP61/15			Allocation	
SWDP PO Allocation - planning permission site started	Whittington - Lane at Walkers Lane	SWDP61/16			Permitted Allocation	All under construction at April 2014
Proposed additional allocation	Badsey - Land opposite Horsebridge Avenue	SWDP59x	WY003	14/00329	Additional Allocation	Approved subject S106
Proposed additional allocation	Offenham - Spencer Commercial Services Ltd, Evesham Road,	SWDP59x	WY009	14/00591	Additional Allocation	Approved subject S106
Proposed additional allocation	Evesham - Land at Aldington Lodge, Offenham Road		WY051	13/01294	Additional Allocation	Approved subject S106
Proposed additional allocation	Pershore - Land off Defford Rd		WY057	13/01258	Additional Allocation	Approved subject S106
Proposed additional allocation	Cropthorne,Land between Pentalow and Berrycroft, Blacksmiths Lane	SWDP60x	WY058		Additional Allocation	Approved subject S106
Proposed additional allocation	Droitwich - Yew Tree Hill	SWDP49/ X	WY045		Additional Allocation	Allowed on Appeal
Proposed additional allocation	Land between Leasowes Road and, Laurels Road, Offenham	SWDP59x		13/00696	Additional Allocation	Allowed on appeal
Proposed additional allocation	Land at Stonebow Road, Drakes Broughton	SWDP60x		13/02240	Additional Allocation	Allowed on appeal
Additional source of supply	Land Adjacent Norton Farm Cottages, Norton and Lenchwick			13/01777/PN	Approved on Appeal	Category 4 b not an allocated site
Additional source of supply	Long Marston - Land Adjacent to, Sims Metals UK (South West) Limited,	WY044			Approved on Appeal	not allocated as outwith the SWDP development strategy
WINDFALL ALLOWANCE TOTALS						

	SITE TOTAL	2005-06	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	SUPPLY TOTAL 2006-30
WINDFALL ALLOWANCE TOTALS														82	82	82	82	82	82	82	82	82	55	55	55	55	958
TOTAL SUPPLY(before discounts see table below)			246	265	209	155	211	313	484	866	794	741	992	1057	865	594	631	606	458	347	316	213	181	116	95	75	10,830

PLAN MONITOR MANAGE ANALYSIS

See Plan-Monitor- Manage tables and graphs which illustrate the housing trajectory

PLAN MONITOR MANAGE

SITE TYPE	2005-06	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	0	157	115	114	104	105	121	100	131	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	947	
Large sites Completed TOTAL	51	89	150	95	51	106	192	384	618	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,685	
Small sites Commitments TOTAL (with discount)		0	0	0	0	0	0	0	0	130	119	114	46	23	0	0	0	0	0	0	0	0	0	0	0	431	
Large sites Commitments TOTAL (with discount)	0	0	0	0	0	0	0	0	0	448	182	133	149	82	12	60	60	34	0	0	0	0	0	0	0	1,160	total commitments (ex allocations)
Allocations	0	0	0	0	0	0	0	0	117	208	404	682	704	623	449	436	411	290	255	234	131	126	61	40	20	5,191	
Other sites		0	0	0	0	0	0	0	0	0	20	50	66	50	50	50	50	50	10	0	0	0	0	0	0	396	Long Marston and Norton and other appeals
WINDFALL ALLOWANCE TOTALS										0	0	0	82	82	82	82	82	82	82	82	82	55	55	55	55	958	
																										10,768	NET TOTAL SUPPLY (including discount)
total Past completions	51	246	265	209	155	211	313	484	866																	2,749	past completions
Total Projected completions										785	725	979	1,047	860	593	628	603	456	347	316	213	181	116	95	75	8,019	future completions
Cumulative completions		246	511	720	875	1,086	1,399	1,883	2,749	3,534	4,259	5,238	6,285	7,145	7,738	8,366	8,969	9,425	9,772	10,088	10,301	10,482	10,598	10,693	10,768		
PLAN - Strategic Allocation (annualised)		442	442	442	442	442	442	442	442	442	442	442	442	442	442	442	442	442	442	442	442	442	442	442	442	10,600	
MONITOR - No. dwellings above or below cumulative allocation		-196	-372	-605	-892	-1,122	-1,251	-1,209	-784	-441	-157	380	985	1,403	1,555	1,741	1,902	1,917	1,822	1,696	1,468	1,207	881	535	168		
MANAGE - Annual requirement taking account of past/projected completions		442	450	459	470	486	501	511	513	491	471	453	412	360	314	286	248	204	168	138	102	75	39	1	-93		

ROLLING 5 YEAR HOUSING LAND SUPPLY ANALYSIS

With Sedgefield approach applied 2014/15 to 2016/17

See table and graph which illustrate the rolling 5 year housing land supply

5 YEAR HOUSING LAND SUPPLY ANALYSIS

		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
plan target		10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600
cumulative no of dwellings built		246	511	720	875	1,086	1,399	1,883	2,749	3,534	4,259	5,238	6,285	7,145	7,738	8,366	8,969	9,425	9,772	10,088	10,301	10,482	10,598	10,693	10,768
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		450	459	470	486	501	511	513	491	628	541	444	360	314	286	248	204	168	138	102	75	39	1	-93	
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		2,251	2,293	2,352	2,431	2,504	2,556	2,564	2,453	3,140	2,705	2,219	1,798	1,571	1,431	1,241	1,020	839	690	512	299	118	2	-93	0
target + 5% buffer	5% buffer	2,363	2,408	2,470	2,553	2,629	2,684	2,692	2,576	3,297	2,840	2,330	1,888	1,649	1,503	1,303	1,071	881	725	538	314	124	2	-98	0
target + 20% buffer	20% buffer	2,701	2,752	2,823	2,918	3,004	3,067	3,077	2,944	3,767	3,246	2,663	2,157	1,885	1,717	1,489	1,223	1,007	828	614	359	142	2	-112	0
forecast completions for next 5 years		1,086	840	575	366	996	1,510	2,489	3,536	4,396	4,204	4,106	3,730	3,140	2,627	2,350	1,935	1,513	1,173	921	680	467	286	170	75
Shortfall(-)/Surplus(+) over the 5 years	5% buffer	-1,277	-1,568	-1,895	-2,187	-1,633	-1,173	-203	960	1,099	1,363	1,776	1,843	1,491	1,125	1,047	865	632	448	383	366	343	284	268	75
Shortfall(-)/Surplus(+) over the 5 years	20% buffer	-1,615	-1,912	-2,248	-2,552	-2,008	-1,557	-587	592	628	958	1,443	1,573	1,255	910	861	712	506	345	307	321	325	284	282	75
Years of supply (no buffer)		2.4	1.8	1.2	0.8	2.0	3.0	4.9	7.2	7.0	7.8	9.3	10.4	10.0	9.2	9.5	9.5	9.0	8.5	9.0	9.1	11.9	na	na	na
Years of supply (with 5% buffer)	5% buffer	2.3	1.7	1.2	0.7	1.9	2.8	4.6	6.9	6.7	7.4	8.8	9.9	9.5	8.7	9.0	9.0	8.6	8.1	8.6	8.7	11.3	na	na	na
Years of supply (with 20% buffer)	20% buffer	2.0	1.5	1.0	0.6	1.7	2.5	4.0	6.0	5.8	6.5	7.7	8.6	8.3	7.6	7.9	7.9	7.5	7.1	7.5	7.6	9.9	na	na	na

Note * except for last 4 years

Target reached

1	no planning application (20% used)
2	no planning application (20% used)
3	no planning application (30% used)
10	complete
4	under construction
2	2 completed
6	no planning application (40% applied)
6	under construction
14	Approved subject S106
2	Approved subject S106
15	Approved subject S106
8	Approved subject S106
2	Approved subject S106
306	Approved on appeal
20	permitted not started
16	approved at appeal
8	Approved on appeal
133	Approved on appeal
3.237	SUB TOTAL

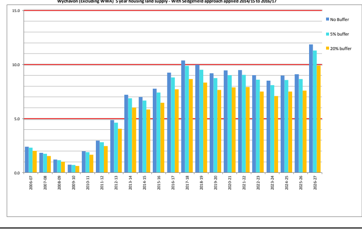
692	Affordable housing completed
901	Affordable housing not started
105	Affordable housing under construction
1,698	TOTAL permitted completed or not started as part of supply at 1 April 2014

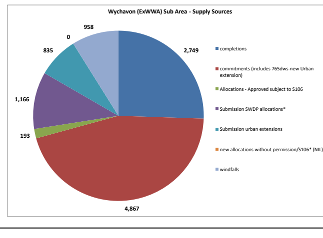
Affordable Housing - planning status

1,698	Total already permitted completed or not started as part of supply at 1 April 2014
1,539	Allocations not yet permitted
57	Forecast of affordable housing from future small non-garden land windfalls
3,294	TOTAL AFFORDABLE HOUSING SUPPLY POTENTIAL FORECAST FOR PLAN PERIOD

Sedgefield calculations	Annualised target x no of years to start of year	Cumulative completions to start of year	Cumulative Shortfall at start of year	Annualised shortfall over 5 years
2014/15	3,533	2,749	784	157
2015/16	3,975	3,534	441	88
2016/17	4,417	4,259	157	31
2017/18	4,858	5,238	-380	0
2018/19	5,300	6,285	-985	0

Wychavon (Excluding WWA) 5 year housing land supply - With Sedgefield approach applied 2014/15 to 2016/17





Summary Tables

	Supply sources
2,749	completions
4,867	commitments (includes 765dws-new Urban extension)
193	Allocations - Approved subject to S106
1,166	Submission SWDP allocations*
835	Submission urban extensions
0	new allocations without permission/S106* (NIL)
958	windfalls
10,768	TOTAL

* excluding S106, permitted, built

Summary Tables

Wychavon (Ex WWA) Sub Area	built	pp (not built)	Approved subject to S106	not yet committed*	SUB AREA TOTAL
Submission SWDP Urban Capacity allocations	29	55	0	630	714
new Urban Capacity Allocations	0	0	81	0	81
Submission SWDP Urban Extension allocations	0	1,401	0	835	2,236
new SWDP Urban Extension allocations	0	765	0	0	765
Submission SWDP Village allocations	88	570	59	536	1,253
new Village Allocations	0	89	53	0	142
ALLOCATIONS SUBTOTAL	117	2,880	193	2,001	5,191
small sites (non-allocations)	947	431	0	0	1,378
large sites (non-allocations)	1,685	1,556	0	0	3,241
Small site (non garden land) Windfalls	0	0	0	958	958
SUPPLY TOTAL - all sources	2,749	4,867	193	2,959	10,768

* excluding S106, permitted, built

	supply sources
2,749	completions
4,867	commitments (includes 765dws-new Urban extension)
193	Allocations - Approved subject to S106
1,166	Submission SWDP allocations*
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