

Site Name/ Planning application number:	Settlement (name of town/village):	Name of Agent/ Promoter if applicable:	Name of developer(s) (please state if no developer on board at this stage).	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	How many outlets (house builders including Registered Social Landlords) do you envisage on site?	How many completions do you expect to achieve each year (April to April)?					Commentary	Number Assumed for Wychavon 5 year land supply calculation	Date of update	
				Site available now / Site available in ___ years/ months	Yes / No / Unknown Please state if yes.	Yes / No / Unknown Please state if yes.	Month & Year		2014-15:	2015-16:	2016-17:	2017-18:	2018-19:	Total number of completions 2014-19:			
SWDP46/1 Garage High Street, Pershore	Pershore	The Planning Bureau Ltd	McCarthy & Stone Retirement Lifestyles Ltd	Site available within 2 years	No	Yes- likely Contamination - details as yet unknown	2016/17	1				48		48	This site is currently at pre-app. The agent and developer are promoting higher numbers but as there is yet to be an approved planning application officers are taking a cautious approach and assuming that 20 dwellings will be completed in 5 years as suggested in the submitted plan. The number is not included in the SWDP deliverable sites calculation as it is accounted for under the Local Plan sites carried forward.	0	20/06/2014
SWDP46/3 Garage Court St Andrews Rd Pershore	Pershore	Rooftop	Rooftop	Site available now	No	No	2014	1		8				8	Has planning permission ref 13/02567 and applicant has already completed a number of pre-commencement conditions. This number is accounted for under the permissions granted so not included in SWDP deliverable sites number.	0	03/06/2014
SWDP46/4 Garage Court Abbots Rd Pershore	Pershore	Rooftop		Site available in 3 years	No	No	2018	1					16	16	Pre-app likely in 2016/17, planning application 2017-2018 with delivery on site during 2018-19. Officers have assumed a lower number of 13 as in the submitted plan as there is no approved planning application at this point. The number is not included in the SWDP deliverable sites calculation as it is accounted for under the Local Plan sites carried forward.	0	03/06/2014
SWDP47/1 Land to the north of Pershore (Wyre Road) Pershore	Pershore	Landsdowne Rodway	Crown House Developments	Site available now	No	No	2015	1			56	56	56	168	Current Planning Applications W/13/01587/OU (124) and W/13/02604/OU (64). Crown House has indicated that they intend to submit reserved matters and commence within 6 months of gaining permission. Therefore assuming outline gained in Sept 2014 and then takes 18 months to gain reserved matters and pre commencement conditions completions are only assumed from April 2016. Working with the average build rate of 56 dwellings per annum as demonstrated by large developers in district 168 can be achieved within 5 years.	168	Information extracted from current planning application. Agent not returned questionnaire. 1/7/2014
SWDP47/1 Land to the north of Pershore	Pershore	Star Planning and Development	Currently being sold to developer	Site available now	No	No	estimate April 2015	2 (incl RSL)		28	56	56	56	196	W13/01655/OU The site has outline permission for 260 (May 2014) and the applicants have always suggested a build rate of 50-75 dwellings per annum potentially commencing in April 2015. Allowing 18 months for reserved matters approval and discharge of pre-commencement conditions assumes commences at October 2015. 28 dwellings 2015-16 and 56 dwelling per annum thereafter.	196	18/06/2014

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SWDP47/1 Land to the north of Pershore	Pershore	Pegasus	Persimmon Homes South Midlands	Site available now	Unknown still finalising S106	No	May 2015	1						176	This site has a current resolution to grant planning permission subject to Section 106 (W/14/01/00219/OU). Officers have allowed 24 months for Section 106 and reserved matters approval, therefore it has been assumed that developers will commence on site during 2016. Build rates on a similar sized Persimmon site in the district are at 72 dwellings per annum, therefore from April 2016 - April 2019 it is possible that all of the dwellings can be delivered. However, in adopting a cautious approach 56 dwellings per annum have been assumed.	168	11/06/2014
SWDP48/1 Land off Vines Lane Droitwich Spa	Droitwich Spa	Land owner	No developer/builder appointed	Site available now with all former buildings demolished	No / Unknown	No / Unknown	Not known but likely to be 2016	1	0	0	50	50	50	150	Only allocated for 100 dwellings landowner has indicated that all former buildings have now been demolished and work will commence on site in 2016. This allows 2 years for planning application, S106 and pre commencement conditions etc. However, taking a cautious approach as there has not yet been a formal pre-app this has not been included for 5 year supply.	0	22/05/2014
SWDP48/2 Boxing Club Kidderminster Rd Droitwich Spa	Droitwich Spa	Wychavon District Council	No developer on board at this stage	Site available now	No	Yes, Japanese Knotweed	April 2018	1				10	10	10	There is the possibility that this site will form part of a larger scheme along the Netherwich Basin which could mean that development will not come forward in five years. However it is currently being considered as a stand alone development. Due to this uncertainty for the purposes of 5 year land supply it is assumed the site will be after 2019.	0	09/06/2014
SWDP48/3 Oakham Place Droitwich Spa	Droitwich Spa	Wychavon District Council	No developer on board at this stage	Site available now	No	No	April 2017	1			8	8	8	8	There are no issues with this site. The submitted plan proposes 6, but as there has yet to be a formal pre-app this site has not been included in the five year calculation.	0	09/06/2014
SWDP48/4 Acre Lane Droitwich Spa	Droitwich Spa	Wychavon District Council	No developer on board at this stage	Site is split between girl Guides and Scouts. The guides lease expires in March 2017. The Scouts lease expires in December 2015.	No	No	April 2019	2 (incl RSL)				20	20	20	Taking into account the leases and time to apply for planning permission and getting a developer on board this site is could still be deliverable within 5 years. However, as no formal pre-app has taken place is not included in this calculation.	0	09/06/2014
SWDP48/5 Willow Court Westwood Road Droitwich Spa	Droitwich Spa	Wychavon District Council	No developer on board at this stage	The site is not available yet due to negotiations with long term lease holder on part of the site	No	No	September 2018	2 (incl RSL)	0	0	0	8	16	24	Only allocated for 10 dwellings in plan due to flooding constraints. In adopting a cautious approach and the uncertainty around the lease holder we have not considered this site will be delivered within 5 years	0	09/06/2014

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				Site available now / Site available in ___ years/ months	Yes / No / Unknown Please state if yes.	Yes / No / Unknown Please state if yes.	Month & Year										
SWDP48/6 Canal Basin (Netherwich) Droitwich Spa	Droitwich Spa	Wychavon District Council	No developer on board at this stage	Site available now but may not come forward until the land can be linked up with the other surrounding properties to form a larger regeneration scheme/ masterplan	No	Yes adjacent occupiers	2020	2 (incl RSL) and possibly mixed use/ commercial developer			0	0		0	Based on the plan for this to form part of a larger scheme and the time that this may take this development is not considered to be deliverable within 5 years.	0	09/06/2014
SWDP50/1 Land at the bottom of Peewit Road Evesham	Evesham														This site now has planning permission as part of a larger scheme covered by SWDP 51/2	0	n/a
SWDP50/2 Employment site, top of Kings Road Evesham	Evesham	Warner Group	Not yet selected	Site available in 6 months	No	No	2015/16	3		50	75		125	Pre-app underway. The site is allocated for 100 dwellings in the submitted plan. The owner has indicated that there are a number of developers that will be working on the site. Therefore allowing 2 and half years for applications to go through and for work to commence on site that still allows 2 and a half years to deliver 100 dwellings at an average of 40 dwellings per annum. As demonstrated throughout the district on large schemes this number of dwellings is easily achievable by one developer and when more are on site the delivery rate is significantly higher. (usually assume 56 per annum)	100	09/06/2014	
SWDP50/4 Land Off Davies Road (former Leisure Centre) Evesham	Evesham	Wychavon District Council	No developer on board at this stage	Lease is for 6 years so will not be available until later in the plan period	No	No	Later in plan period	2 (incl RSL)	0	0	0	0	0	0	The lease is for six years so this site will be delivered later in the plan period.	0	09/06/2014
SWDP50/5 Land at Offenham Road East Evesham	Evesham	Alder King Planning Consultants	No developer selected at this stage	Site available now	No	No							56	Agent has not set out how they intend to deliver the site nor that they have a developer on board therefore in adopting a cautious approach officers have assumed that this site may not come forward in the next five years. Therefore it is not included in the five year land supply.	0	19/06/2014	
SWDP50/6 Land behind Lichfield Road Evesham	Evesham	Land owner	tbc	Site available now	No	No								Site is available now and has no issues. The land owner is seeking advice and will be providing updated information in due course. In adopting a cautious approach this site is not included in the 5 year calculation	0	03/06/2014	
SWDP50/7 Land off Abbey Road - mixed use Evesham	Evesham	David Lock Associates	Hallam Land Management (part of Henry Boot PLC)	Site available now	No	No	Summer 2015	3	0	50	110	110	110	380	Public consultation has taken place. Agent has indicated that an application will be submitted by October 2014 . However as no formal pre-app has been taken officers have adopted a cautious approach and not included this in the five year calculation.	0	02/06/2014

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SWDP51/01 Cheltenham Road Evesham	Evesham	Savills	Bloor Homes	Site Available now	No	No	Month & Year								Previously this site was phased for later in plan period although the agent has confirmed that a planning application will be submitted in 2014. Full response tbc, therefore officers have adopted a cautious approach and not included this in the five year calculation until more robust information.	0	07/11/2013
SWDP51/02 South of Pershore Road Hampton Evesham	Evesham	Hunter Page Planning	Bellway and Bloor Homes	Site available now	No	No	August 2014	2	50	50	50	50	50	250	This site has outline for the wholes site (400) and full planning for 250 dwellings. There are two volume house builders on board and the first phase of 250 dwellings can easily be built in 5 years. Only a build rate of 50 per year (25 per developer) is required -this is well below the average achieved in this district by volume house builders. All 250 will be built within the five year period. This is not accounted for in SWDP deliverable sites as it is already included in permissions granted.	0	18/06/2014
SWDP59/14 Land off Banks Road Badsey	Badsey	N/A	No developer on board at this stage	Unknown	Yes Unavailability of public SWD (storm water drainage?)	Yes, Ground Conditions	Not known	1 or 2						0	Permission on part of site for 39 dwellings at this point the owner is not confident that the site will be delivered within 5 years therefore we have not included it in the 5YLS calculation, it has also been discounted from the permissions granted section.	0	11/06/2014
SWDP59/15 Land to the rear of Oak Farm and land east of Bredon Fruit Farm Oak Lane Bredon	Bredon	N/A	No developer on board	Site available now	No	No	Not known	Not known						Not known	Site has planning permission in May 2014 13/01399/OU and is being actively marketed as land with planning permission. However, landowner is not sure when scheme will be delivered and when a developer will be on board. Therefore it has not been included in the five year calculation.	0	22/05/2014
SWDP59/17 Land to the east of Kingsdale Road Broadway	Broadway	Hunter Page Planning	One Property Group	Site available now	No	No	September 2014	1	13					13	Planning permission awaiting S106 13/01493/PN. Developer on board and ready to commence as site is available now and stated that intend to build within the next year. Therefore Officers have assumed development will easily be completed within 5 years	13	18/06/2014
SWDP59/18 Land west of Leamington Road Broadway	Broadway	Hunter Page Planning Limited	Spitfire Bespoke Homes	Site available now	No	No	Feb/Mar 2015	2	10	50				60	Refused planning for an extended site. Pre-app underway for revised scheme. The developer has indicated that they will resubmit by the end of this year. All studies have been undertaken. Assume application submitted by end 2014 then first legal completions from April 2017 . 59 dwellings can easily be built out within 2 years, would only require a build rate of under 30 per year.	59	18/04/2013

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SWDP59/19 Land adjacent Station road Broadway	Broadway	Wychavon District Council	No developer on board at this stage	Broadway FC currently hold the freehold of part of the land however negotiations are ongoing between WDC and BFC for the relocation of the football club. There is an agricultural tenancy on a further section of the land who is currently holding over but it can be determined with 12 months notice.	Yes / No / Unknown Please state if yes.	No. Flooding was previously identified in the SWDP as a major constraint, however, more detailed flood plain analysis and modelling has confirmed the site is contained entirely within Flood Zone 1. Archaeology investigations are ongoing and could prove to be a constraint to development but this is yet to be confirmed.	2017	2 (incl RSL) and one commercial developer (GP surgery)			40	40	40	120	Although all the information provided states a higher number, and that the site is deliverable within five years. Given some uncertainty over leases and constraints and that formal process has not commenced this has not been included in the 5 year supply.	0	10/06/2014
59/20 Land west of Worcester Road Hartlebury	Hartlebury	Stansgate Planning	Taylor Wimpey	Site available now										92	Outline granted June 2014 (W/12/02358). Pre-app has been sought for reserved matters. Volume housebuilder on board. Site deliverable within 5 years. Awaiting confirmation from agent for updated info. Assuming 28 dwellings from Oct 2015 and 56 dwellings per annum thereafter. 92 dwellings easily achievable	92	Awaiting formal information
59/21 Land between High Street and Weston Rd, Honeybourne	Honeybourne														See large planning permissions for update not included in this section to avoid duplication. Developer now on site. 75 deliverable.	0	n/a
59/22 Land off Stonepitt Lane/ Withybed Lane, Inkberrow	Inkberrow														See large planning permissions for update not included in this section to avoid duplication. Reserved Matters pre-app underway. 100 deliverable.	0	n/a
SWDP59/24 Laurels Avenue Offenham	Offenham	Wychavon District Council	No developer on board at this stage	Site available now	No Upgrade to Leasowes Road to adoptable standards may be required if an alternative access cannot be obtained.	Yes. Access will have to be gained off Laurels Avenue or an upgrade of Leasowes Road would be required	April 2017	2 (incl RSL)	0	0	0	15	15	30	There is no developer on board at the moment and although the site is available now the Council do not intend to bring it forward until 2017. In adopting a cautious approach this site is not included in the 5 year calculation.	0	10/09/2014

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SWDP59/25 The Racks (east) Ombersley	Ombersley	WYG/ Smiths Gore	None yet	Site available now	No	No	Autumn 2015, subject to prior sale of site	2	0	17	17	0	0	34	This is now at pre app. Extension of proposed allocation to include front part of site which has had planning permission and is allocated in the previous plan will give 34 dwellings in total. As the site is currently allocated for 14 in the submitted plan only 14 has been assumed for the 5YLS calculation.	14	10/06/2014
SWDP59/26 Land north of Woodhall Lane Ombersley	Ombersley	Land owner	None formally appointed	Site available in ___3 to 5___ years	No	No	2017	1	0	0	0	15	15	30	This site will not be available for a few years although the land owner expects it to come forward within 5 years. In adopting a cautious approach it has not been included in the 5 year calculation.	0	27/05/2014
59/27 Crown Lane, Wychbold	Wychbold														See large planning permissions for update not included in this section to avoid duplication. Developer now on site. 68 deliverable.	0	n/a
SWDP60/09 Station Road Ashton Under Hill	Ashton Under Hill	Land owner	N/A	Site available now	No	No	Unknown							6	This site has no issues and is easily achievable within 5 years, however no up to date information has been provided by the landowner (last provided April 2013) so in adopting a cautious approach this has not been included in the 5 year calculation.	0	24/04/2013
SWDP60/10 Elmley Road Ashton Under Hill	Ashton Under Hill	RPS	None yet but actively receiving interest	Site available now	No	No	2015	2	0	25	0	0	0	25	Planning application for 25 dwellings refused. Allocated for 12 in submitted plan. The promoters are still in a position to deliver this site whether they appeal or resubmit a revised scheme. Therefore as the site is only proposed for 12 dwellings these are considered deliverable within 5 years.	12	10/06/2014
SWDP60/13 Land off Field Barn Lane Cropthorne	Cropthorne	Ainley Alexander	tbc	Site available now	No	No		1							Planning permission approved June 2014 13/02247/PN. Land owner has already developed part of land this is a second phase of 6 dwellings. Officers feel although a developer has not been named that this site is easily deliverable within 5 years.	6	19/06/2014
SWDP60/14 Land south of B4084 Drakes Broughton	Drakes Broughton	Bovis Homes Limited	Bovis Homes Limited	Site available now	No	No	May 2015	1	0	45	45	0	0	90	Pre app underway. Extended site has been proposed, developer proposing 90 dwellings in deliverability questionnaire. For the purposes of 5 year land supply will include the 50 as allocated in submitted SWDP. Allowing 30 months before start on site 50 dwellings can easily be achieved in the remaining 30 months.	50	10/06/2014
SWDP60/15 Land to the north of Russell Drive Pershore Road Eckington	Eckington		Cala Homes	Site available now	No	No								25	Cala homes have recently submitted a planning application 14/01171/PN for full planning for this site for 25 dwellings. This is an allocated site in the submitted Plan. Officers have assumed 20 as this is the number in the plan to be consistent. This number will easily be developed within 5 years. Cala have demonstrated on similar sized schemes in Crowle and Pebworth that they can be completed within 2 years of the original submission date.	20	19/06/2014

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SWDP60/16 Dilmore Lane/Station Road Fernhill Heath	Fernhill Heath	Barton Wilmore	Taylor Wimpey	Site available now	tbc	tbc								This site has a current resolution to grant planning permission subject to Section 106 (14/00367/OU). Officers have allowed 24 months for Section 106 and reserved matters approval; therefore it has been assumed that developers (Taylor Wimpey) will commence on site by mid 2016 with 28 dwellings delivered between October 2016 and April 2017, and 56 dwellings per annum thereafter. 120 dwellings deliverable in 5 years	120	Awaiting confirmation from agent 18/6/2014	
SWDP60/17 Land off Broadway Lane Adjacent Grey Lyn Fladbury	Fladbury	Lone Star Land LLP		Site available now	No	No	June 2015	1			14		14	Preapp is underway and the site can easily deliver the allocation within 5 years as there are no constraints. Agent has suggested a higher number but for the purposes of five year land supply officers have assumed 7.	7	21/05/2014	
SWDP60/18 Land east of Boot Inn Radford Road Flyford Flavell	Flyford Flavell	Hunter Page Planning	Bloor Homes	Site available now	No	No	June 2014	1	16				16	Full Planning permission 13/01770/PN May 2014. Bloor actively marketing the site on-site and on-line. They are currently in the process of clearing conditions. Site should be built out within 1 year.	16	18/06/2014	
SWDP60/19 Land adjacent Crest Hill Harvington	Harvington	Land owner	Many interested but no developer at present	Site available now	No	No. Implementation of existing permission may be delayed pending an application for a larger area	2015	2 (incl RSL)		5	4		9	Planning permission gained in May 2014 (13/02169/PN). Implementation of this scheme is assumed later in the 5 years as may form part of a larger planning application.	9	21/05/2014	
SWDP60/20 Site adjacent Nine Acres Overbury	Overbury	Greenwood Planning	Overbury Estate	Site Available now	No	No	2015/16	1			8		8	Self owned to be developed by the estate. There are no constraints with this site. Highly likely to be developed within 5 years. Although the promoters have indicated that a planning application will be submitted in 2015 in taking a cautious approach this has not been included in the 5 year calculation.	0	01/07/2014	
SWDP60/21 Land rear of Green End Pinvin	Pinvin	Hunter Page Planning	Bloor Homes	Site available now	No	No	November 2014	1			33		33	This site has a current planning application for 33 dwellings in conjunction with 60/23. Bloor Homes are the developer and this scheme is easily deliverable within 5 years. The plan allocates 25 dwellings across the 2 sites, therefore this level of development has been assumed.	5	19/05/2014	
SWDP60/22 Land adj The Workshops and Uplands Pinvin	Pinvin	Arthur Griffiths and Mumford	None	Site available now	No	No	Unknown	1		10			10	This site is allocated for 14 in the plan. As there is no developer on board and no pre application advice has been sought this site has not been included in the 5 year calculation.	0	30/06/2014	
SWDP60/23 Land north of The Green Pinvin	Pinvin	Hunter Page Planning	Bloor Homes	Site available now	No	No	November 2014	1			0		0	This site is covered by 60/21 as both have come forward together- see above	20	19/05/2014	

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SWDP60/24 Land off Main Street Sedgberrow	Sedgberrow	Stansgate	No developer on board at present	Site available now	No	Yes. Land assembly, archaeological and s106 obligation costs together with the Affordable Housing requirement of 40% have been shown by formal Financial Viability Assessment to have made the development unviable as the s106 currently stands	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Planning permission for 20 awaiting S106 12/02727/PN. Queries with S106 mean that this site is not included in the five year calculation	0	03/06/2014
SWDP60/25 Winchcombe Road Sedgberrow	Sedgberrow	Berry and Young	In negotiations	Site available now	No	No	2015	1						8	Planning application approved December 2013 Planning committee subject to S106 13/02000/OU. This site is allocated 8 dwellings and is easily deliverable within 5 years - land owner is currently negotiating with a developer.	8	01/07/2014
SWDP60/26 Land btwn Long Hyde Road and Station Road South Littleton	South Littleton		Lioncourt Homes Ltd	Site available now	No	No	April 2014	2	18	12				30	Lioncourt homes are actively marketing this development on site and on their website. Work has commenced since April 2014 and the site is well underway and will be completed in 18 months. Not counted here, in large site permissions to avoid duplication.	0	24/06/2014
site off A422 and land to the rear Upton Snodsbury	Upton Snodsbury	Cala Homes	Cala Homes	Site available subject to land transfer				1						22	This site has some constraints and is brownfield. Developers have indicated that it will come forward later in the plan period.	0	24/06/2013
SWDP61/02 Land west of Main Street Bishampton	Bishampton	Landowner	Under offer subject to planning	Site available now	No	No	September 2014	1		12				12	Planning application approved at June 2014 committee subject to S106 14/00457/OU. Easily deliverable within 5 years. The land owner is negotiating with developers.	12	25/06/2014
SWDP61/03 Land at Conderton Close Conderton	Conderton	Greenwood Planning	Overbury Estate	Site available now	No	No	2016/ 2017	1				3 to 5		3 to 5	Self owned to be developed by the estate. There are no constraints with this site. Highly likely to be developed within 5 years. Land owner suggesting lower number than allocation. As no formal advice has been sought this is not included in the 5 year calculation	0	01/07/2014

Site Name/ Planning application number:	Settlement (name of town/village):	Name of Agent/ Promoter if applicable:	Name of developer(s) (please state if no developer on board at this stage).	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	How many outlets (house builders including Registered Social Landlords) do you envisage on site?	How many completions do you expect to achieve each year (April to April)?					Total number of completions 2014-19:	Commentary	Number Assumed for Wychavon 5 year land supply calculation	Date of update
									2014-15:	2015-16:	2016-17:	2017-18:	2018-19:				
SWDP61/05 Land rear of Railway Inn Main Street Defford	Defford	Banner Homes	Banner Homes	Site available now	No	No	Month & Year						20	Planning application yet to be determined 14/00711/PN for 20 homes on this site. Developer on board. The site is only allocated for 5 in the submitted plan so as a cautious approach have assumed 5 for the 5 year calculation	5	17/04/2013	
SWDP61/06 Upper Street Road Defford	Defford		No developer	Site available now	No	No							6	Planning permission for 6 awaiting S106 13/01591/PN. This scale of development is easily achievable within 5 years.	6	22/04/2013	
SWDP61/07 Adj Defford First School Church Lane Defford	Defford	Lone Star Land LLP		Site available now	No	Yes. Highways issues	June 2015	1			5		5	The agent has commenced preapp and has indicated that although there are some highway issues the site will be delivered in 2016/17. Such low numbers are achievable in the timescale.	5	21/05/2014	
SWDP61/09 Harrow Lane Himbleton	Himbleton													No update received. Therefore in adopting cautious approach not included in 5 year calculation even though previous response indicated delivery.	0	01/06/2013	
SWDP61/10 Land at Parks Farm Jobs Lane Kemerton	Kemerton	Land owner	Kemerton Estate	Site available now	No	No	March 2016	1 to 2			9		9	Land owner has indicated that the site is easily deliverable within 5 years and work will commence in 2016, however in order to remain consistent this has not been included in 5 year calculation as no formal advice has been sought.	0	30/05/2014	
SWDP61/11 Land south of Blacksmith Lane Lower Moor	Lower Moor	Hunter Page Planning	Beechcroft Land	Site available in 1 year	No	No	2016	1					30	The site is available within 1 year and there is now a developer on board. The site is allocated in the submitted plan for 10 dwellings, although the agent has indicated that the completions will be higher. For the purposes of the 5 year land supply without any formal advice sought this site is not in the 5 year calculation.	0	18/06/2014	
SWDP61/15 Land to the rear of Hawthorn Rise Tibberton	Tibberton	Wychavon District Council and Tibberton Parish Council	No developer on board as yet	Site available now	No	No	April 2015	2 (incl RSL)	0	14	0	0	0	14	The site is proposed for 14 dwellings and a replacement village hall. Pre application advice and consultation has taken place. Allowing 30 months for the scheme to commence still allows over 2 years for 14 dwellings to be built.	14	10/06/2014

1125

Key	
	Deliverable in 5 years
	Possibly deliverable in 5 years but not included in calculation
	Not deliverable in 5 years not included in calculation

Planning Application Number	Address	Total dwellings granted permission (net)	Name of Agent/Promoter if applicable:	Name of developer(s) (please state if no developer on board at this stage).	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	How many outlets (house builders including Registered Social Landlords) do you envisage on site?	2014-15:	2015-16:	2016-17:	2017-18:	2018-19:	Total number of completions 2014-19:	Deliverability Commentary	Number assumed for Wychavon 5 year land supply
13/01225	Land off Banks Road, Badsey	39	n/a	No developer yet appointed	Unknown	Yes Unavailability of public SWD (storm water drainage?)	Yes, Ground Conditions	Not known	1 or 2						0	At this point the owner is not confident that the site will be delivered within 5 years therefore we have not included it in the 5YLS calculation	0
13/00138	Land Adjacent, 90 Bretforton Road, Badsey, WR11	11	Fisher German	Currently in negotiation	Site Available now	No	No	May-15	2	0	0	11	0	0	11	Currently negotiating with prospective developers. Anticipate commencing in May 2015 and complete within 2016-17. Deliverable within 5 years	11
13/01598	Land at and including 53 Bretforton Road, Badsey, Evesham, Worcestershire WR11 7XQ	28	DPDS Consulting Group													No evidence to suggest undeliverable. Condition requiring Reserved Matters be submitted within 12 months (by October 2014) and commence on site within 12 months of gaining that. Therefore 28 dwellings deliverable in remaining time.	28
10/01566	5-7 Hanbury Street, Droitwich Spa, Worcs. WR9 8PL	10														No evidence to suggest undeliverable therefore included in 5 year supply.	10
11/01109	Emmanuel Pentacostal Church, Blake Avenue, Droitwich Spa, Worcestershire WR9 8NN	23	LSP Developments	LSP Developments	Site Available Now	No	Yes. The current scheme has proven financially unviable. A revised planning application has been submitted. Intention for scheme to be delivered by end 2015	Nov-15	up to 3	0	27	0	0	0	27	This proposal has proven financially unviable. However as the land involves Wychavon land a revised scheme will be submitted by the end of June 2014 with a view to delivering the scheme by the end of 2015. A developer is already on board. The revised number for the application is 27, but as this has not yet been approved officers are continuing to assume 23 for the purposes of 5 year land supply.	23
07/00948	Former Gas Depot, Common Road, Evesham	123														We have not included this site in the 5 year calculation as it is considered undeliverable with the cost of delivering the undercroft parking.	0
13/00109	Merrybrook Farm, Pershore Road, Evesham, WR11 2PL	26														No evidence to suggest undeliverable. Applicant has begun to clear conditions.	26
12/02490	Land at, Pershore Road, Hampton, Evesham, Worcestershire	401	Hunter Page Planning Ltd	Bellway and Bloor Homes	Site Available now	No	No	Aug-14	2	50	50	50	50	50	250	There are two volume house builders on board (Bellway and Bloor Homes) and the developers have indicated the first phase of 250 dwellings can be built in five years, starting on site in August 2014. Therefore, assuming a build rate of 50 per year (25 per developer), which is well below the average achieved in Wychavon by volume house builders all 250 with full planning will be built within the five year period (151 dwellings discounted).	250

Planning Application Number	Address	Total dwellings granted permission (net)	Name of Agent/Promoter if applicable:	Name of developer(s) (please state if no developer on board at this stage).	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	How many outlets (house builders including Registered Social Landlords) do you envisage on site?	2014-15:	2015-16:	2016-17:	2017-18:	2018-19:	Total number of completions 2014-19:	Deliverability Commentary	Number assumed for Wychavon 5 year land supply
13/02135	Land between Dudley Road & Station Road, Honeybourne	68	Lioncourt Homes Limited	No developer confirmed (site being sold)	Site Available now	No	Yes High Pressure Gas Mains	Est Sept 2014	2	10	54	4	0	0	68	This site is being sold to a developer, has full permission. Allowing 12 months to get on site there is sufficient time for 68 dwellings to be built out.	68
13/01005	Grange Farm, High Street, Honeybourne, Evesham WR11 5PQ	75	Barton Wilmore	Taylor Wimpey	Site Available now	No	No	Aug-14	1	10	30	35	0	0	75	Taylor Wimpey have marketing information on their website and have submitted pre-commencement conditions. Work is now underway on site and dwellings will commence in August 2014. All 75 will be built within 5 years.	75
13/00719	Land off, High Street, Honeybourne	14														No evidence to suggest undeliverable. Reserved Matters should be submitted within 18 months of issue of decision (Jan 2014).	14
12/02337	Land at the rear of and including, 28 Stonepit Lane, Inkberrow, Worcester	100		Bovis											100	Bovis Homes have stated that they intend to deliver within 5 years as they are commencing pre-app for reserved matters. Will provide more detail after pre-app meetings.	100
13/00347	Land including Gwillams Farm, Ombersley Road, Bevere	9	Hunter Page Planning Ltd	Bellway and Cala Homes	Site available April 2015	Yes Site subject of JR	No	Apr-15	2						230	Bellway and Cala Homes on board - site available in April 2015. The site is currently subject of Judicial Review but intend to be on site in April 2015. Assuming six months for groundworks etc start to see completions Oct 2015. All 230 could be completed in the remaining 3.5 years as only 66 dwellings per annum would need to be completed with two house builders on board. The number assumed for Wychavon is only 9 dwellings as the remaining dwellings are to meet Worcester's needs and are therefore not included in the Council's five year land supply.	9
13/00696	Land between Leasowes Road and, Laurels Road, Offenham	50	RCA Regeneration Limited	David Wilson Homes												Granted on 5 year appeal. Appeal condition to begin on site within 3 years of Feb 2014. Site is deliverable within 5 years as that would give over 2 years to deliver 50 dwellings.	50
11/02089	CHERRY ORCHARD HOUSE	13	Rooftop	Rooftop	Site Available now	No	No	2016	1			13				At 21/5/14 Rooftop confirmed that extant permission will be reviewed 2014/15 and construction will start 2016 and complete in 2017	13
13/02382	Land at, Allesborough Farm, Allesborough Hill, Pershore, Worcestershire	45		Redrow Homes	Site Available now	No	No	Started	1	22	23				45	At 21/5/14 Redrow Homes have started on site since April 2014 and plan to build 22 homes in 2014/15 and 23 homes in 2015-16	45

Planning Application Number	Address	Total dwellings granted permission (net)	Name of Agent/Promoter if applicable:	Name of developer(s) (please state if no developer on board at this stage).	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	How many outlets (house builders including Registered Social Landlords) do you envisage on site?	2014-15:	2015-16:	2016-17:	2017-18:	2018-19:	Total number of completions 2014-19:	Deliverability Commentary	Number assumed for Wychavon 5 year land supply
13/01298	Land off, Dowling Drive, Pershore	22		Bloor Homes												Bloor homes are actively marketing this new phase of development on site and on their website. Considered deliverable within 5 years.	22
10/02896	Land between Roman Way and Copcut Lane, Salwarpe, Worcestershire	740		William Davis Ltd	Site Available now	No	No	Sep-14	3	0	25	100	100	100	325	The site is available now with no constraints and developers have indicated that work will start on site in September 2014. However, there will be no completions within 2014/15 and only 25 in 2015/16. Once building commences the developers have indicated that 100 dwellings per annum will be achieved for years 2016-2019, as there will be three developers on board (33 per annum per outlet). This assumption is below volume house builder rates experienced in Wychavon, therefore officers are comfortable in assuming that 325 dwellings will be completed within five years (415 dwellings discounted).	325
13/01830	Land off, Shinehall Lane, South Littleton, Worcestershire	30		Lioncourt Homes	Site Available Now	No	No	Apr-14	2	18	12				30	Lioncourt homes are actively marketing this development on site and on their website. Work has commenced since April 2014 and the site is well underway and will be completed 18 months.	30
13/01444	Land Adjacent to Hyde Close off, Station Road, South Littleton	20	Christ Church C/o Savills	Sale agreed subject to contract with developer	Site Available now	No	No	Jan-15	Unknown							At 23/5/14 sale of site to a developer has been agreed subject to contract. Expect to commence on site in January 2015 and complete well within 5 years.	20
12/02045	Land Adjacent Kilbury Drive off, Spetchley Road, Spetchley	9	Savills													Pre-commencement conditions underway highway works etc.	9
13/01887	Land between 22 & 24, The Ridgeway, New End, Astwood Bank	10	Rooftop	Rooftop	Site Available now	No	No	Apr-14	1	10					10	At 21/5/14 Rooftop confirmed that a start on site has been made and the dwellings will be built out during this financial year (2014-15).	10