

# WYCHAVON DISTRICT COUNCIL

## HOUSING LAND SUPPLY MONITOR

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**Position Statement as at April 2013**

**Published Sept 2014**



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## **Executive Summary**

The Wychavon Housing Land Availability Monitor is the principal information source for annual housing supply updates in Wychavon. This report contains analysis of the housing land situation at 1st April 2013. This study examines the trend in planning permissions, housing completions, progress in the provision of affordable housing and the contributions towards the supply of housing on previously developed land.

This report examines the districts supply of available and deliverable housing land which is used to inform the authority's five year land supply position. The status of each site is obtained from individual site checks carried out by planning officers in the April and May of each reporting year.

This document no longer contains the five year housing land supply calculation as the Council is producing regular updates which are published on the monitoring page of the Wychavon website.



## Part 1

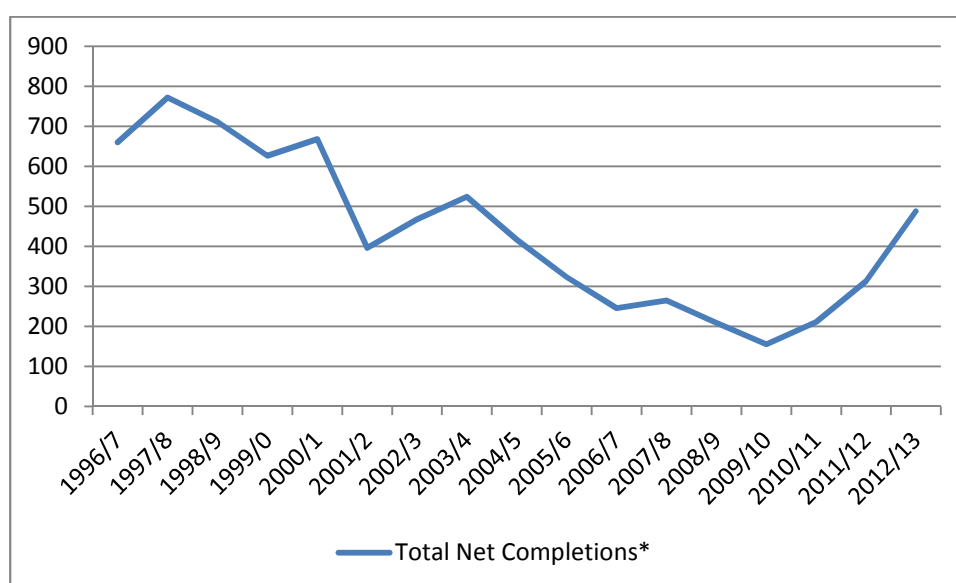
### Wychavon District Council Housing Completions 2012 to 2013

**1.1** This section examines the number and make up of dwellings completed within Wychavon District in 2012/13. The section is split into two, firstly total annual new build completions and secondly demolitions, conversions and change of use. The combined result gives a net completion figure which along with previous years is used to monitor performance against housing targets.

#### Total New Build Completions in 2012/13

**1.2** In the twelve months ending 31 March 2013 a total of **488 dwellings** (net) were built in Wychavon District. This is 63 dwellings more than the average of 425 completed dwellings over the last 17 years. The number of completions is trending upwards having reached its lowest level in 2009/10 as a direct response to the recession and is now starting to pick up and reach the levels experienced between 2002 and 2004 pre-recession build rates. This still falls short of the peak levels experienced in the late 1990s (see Figure 1).

**Figure 1: Net completions since 1996**



**1.3** The total amount of “**new builds**” in this monitoring period equates to 345 dwellings. This is a significant increase on recent years with an improvement of over 50 dwellings in the last monitoring period. This demonstrates that the increase in recent permissions granted is starting to have a positive impact on completions, although it must be stressed that completions are out of the authority’s control.

**1.4** There were 9 (gross) completed dwellings (on 4 separate sites) during the 2012/13 monitoring period which resulted from the residential subdivision of existing units. This resulted in a net gain of 4 dwellings.

**Table 1: Housing Completions April 1996 to March 2012**

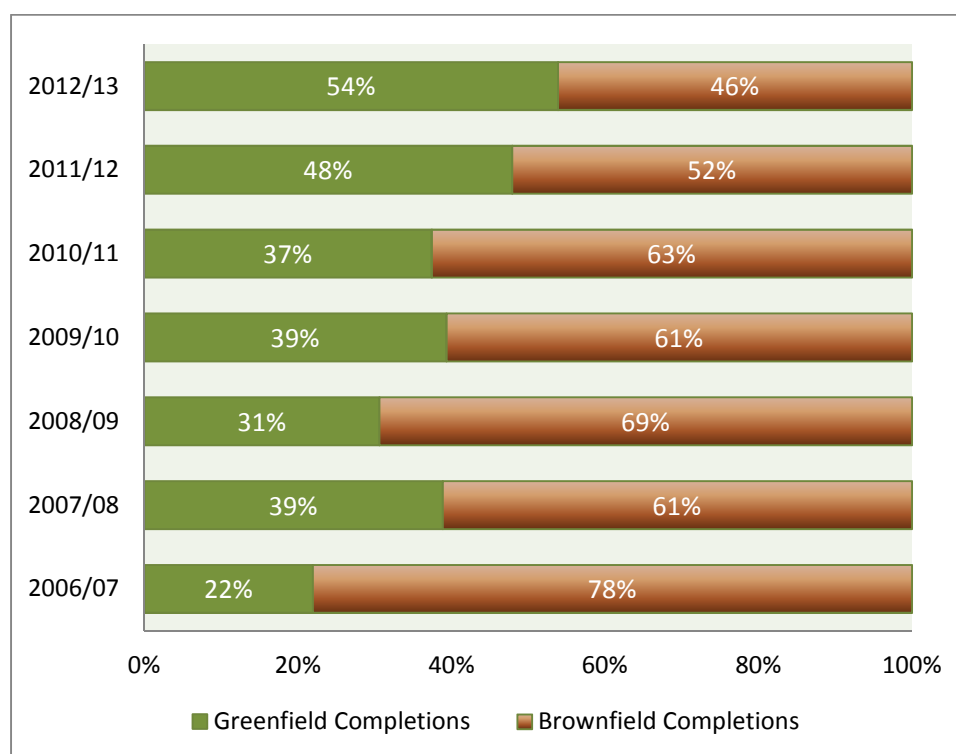
Year	Total Annual New Build Completions	Demolitions	Conversion losses / gains	Change of use losses/gains	Total Net Completions*
1996/7	660	0	0	0	660
1997/8	771	0	0	1	772
1998/9	713	2	0	0	711
1999/0	640	15	0	1	626
2000/1	671	3	0	0	668
2001/2	400	4	0	0	396
2002/3	479	13	0	1	467
2003/4	551	27	0	0	524
2004/5	419	4	0	2	417
2005/6	333	10	0	0	323
2006/7	220	10	5	31	246
2007/8	240	8	1	32	265
2008/9	188	4	2	23	209
2009/10	126	22	2	49	155
2010/11	186	10	9	26	211
2011/12	289	45	3	66	313
2012/13	<b>345</b>	<b>24</b>	<b>4</b>	<b>167</b>	<b>488</b>
<b>TOTAL</b>	<b>7227</b>	<b>201</b>	<b>26</b>	<b>399</b>	<b>7451</b>

\* 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. (1 for 1 replacement dwellings are not monitored towards the Housing Land Supply at Wychavon District Council).



## Greenfield / Brownfield Development

**Figure 2: The proportion of net dwellings being built on greenfield and brownfield land since 2006**



**1.5** The proportion of new housing completed on brownfield land had been relatively stable between 2007 and 2011; however since 2011 there has been a decline in brownfield completions. In the last monitoring period there was an increase in greenfield completions in actual terms of 75% from the previous year to 263 dwellings (table 2). This is due to an increase in the number of speculative planning applications outside of permitted development boundaries (GD1 policy of the adopted Local Plan, 2006) and includes a number of sites allocated in the submitted South Worcestershire Development Plan. This shift has been driven by Wychavon's deficient five year housing land supply position. The largest allocated site from the extant Wychavon Local Plan (2006) for 300 dwellings (a greenfield site) has also contributed to this increase.

**Table 2: Number of dwellings (net) completed on greenfield land since 2006/07.**

Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Greenfield Completions	54	103	64	61	79	150	263

**Table 3: Breakdown of completions by type 2006 – 2013**

Year	Small (1 to 9) Windfalls <sup>1</sup>	Large (10 or more) Windfalls <sup>1</sup>	Total Windfalls <sup>1</sup>	No. of Previously Allocated Dwellings (Local Plan)	Small (1 to 9) Non Windfall <sup>2</sup>	Large (10 or more) Non Windfall <sup>2</sup>	No. of dwellings with no information <sup>3</sup>	Grand Total (= Net Completions per year)
2006/07	124 (50%)	58 (24%)	<b>182 (74%)</b>	23 (9%)	4 (2%)	10 (4%)	27 (11%)	<b>246</b>
2007/08	86 (32%)	64 (24%)	<b>150 (56%)</b>	62 (23%)	4 (2%)	12 (5%)	37 (14%)	<b>265</b>
2008/09	83 (40%)	48 (23%)	<b>131 (63%)</b>	74 (35%)	1 (0.5%)	0 (0%)	3 (1.5%)	<b>209</b>
2009/10	53 (34%)	11 (7%)	<b>64 (41%)</b>	40 (26%)	2 (1%)	0 (0%)	49 (32%)	<b>155</b>
2010/11	67 (32%)	26 (12%)	<b>93 (44%)</b>	84 (40%)	12 (6%)	0 (0%)	22 (10%)	<b>211</b>
2011/12	78 (25%)	32 (10%)	<b>110 (35%)</b>	128 (41%)	36 (12%)	32 (10%)	7 (2%)	<b>313</b>
Year	2012/13 Small (1 to 9) windfalls <sup>4</sup>	2012/13 Large (10 or More) windfalls <sup>4</sup>	Total Windfalls <sup>4</sup>	No. of Previously Allocated Dwellings (Local Plan)	Small sites (1 to 9) non windfall i.e SHLAA Sites	Large sites (10 or more) non windfall i.e SHLAA Sites	No. of dwellings with no information <sup>3</sup>	Grand Total (= Net Completions per year)
<b>2012/13</b>	<b>86 (18%)</b>	<b>35 (7%)</b>	<b>121 (25%)</b>	<b>138 (28%)</b>	<b>6 (1%)</b>	<b>223 (46%)</b>	<b>0 (0%)</b>	<b>488</b>

<sup>1</sup> 2006/07 to 2011/12 are not Greenfield or Garden Land

<sup>2</sup> Greenfield & Garden Land 2006/07 to 2011/12 - Wychavon now refer to this as "other supply"

<sup>3</sup> Where Previous Use, Size of Site or Windfalls have not been monitored

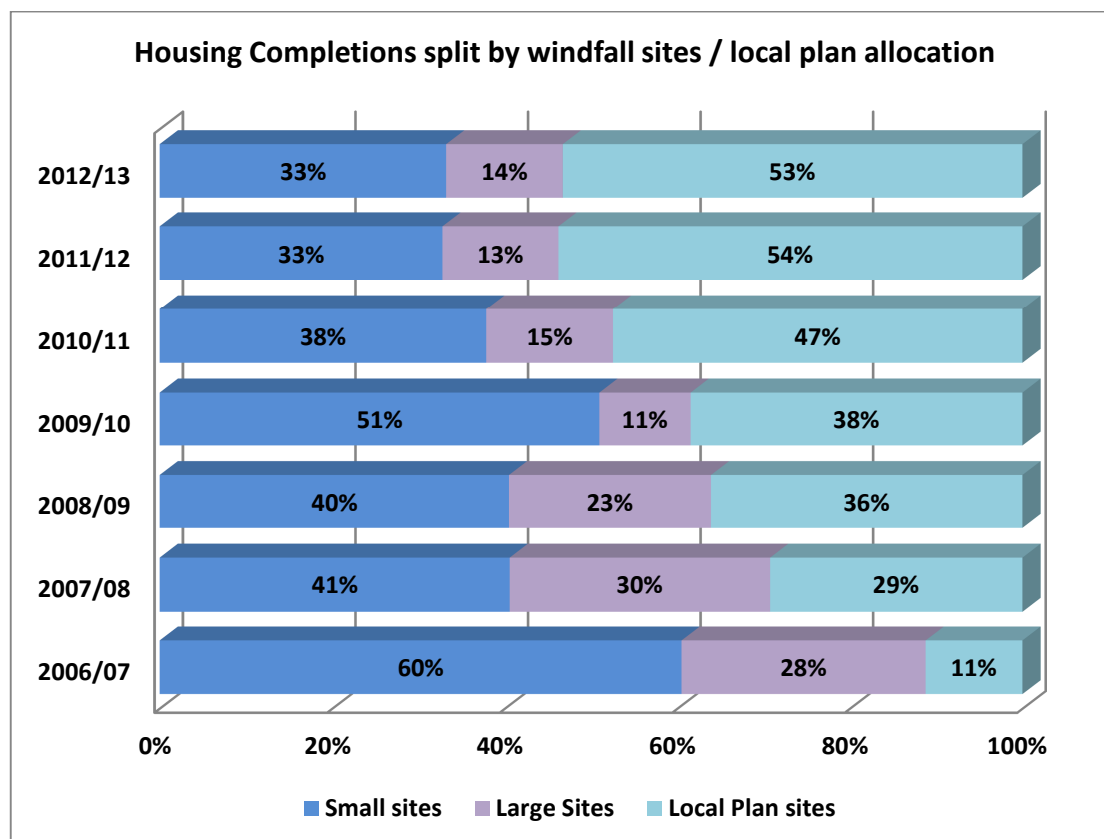
<sup>4</sup> For 2012/13 onwards Wychavon will be calculating windfalls in accordance with the NPPF (March 2012), unless otherwise stated. I.e. Windfalls are any sites that are not allocated sites, previously allocated or SHLAA sites (irrespective of the previous use of land re Greenfield, Garden Land, Other Brownfield, Former Employment and Former Residential).

**1.6** Table 3 shows the breakdown more clearly with large sites and local plan sites accounting for nearly three quarters of the housing land supply over the last twelve months. The majority of which are on greenfield land as highlighted earlier in Figure 2. The most significant increase has been the development on large non windfall sites from 32 in 2011/12 to 233 in 2012/13. Once again this demonstrates the increase in planning permissions outside of GD1 boundaries. All of these sites had been identified in the SHLAA technical document but are not allocated sites. This area of growth is likely to remain a large component of the housing supply until the Council is able to demonstrate a five year housing supply or until the South Worcestershire Development Plan is adopted.

**1.7** The overall percentage split of completions on windfall sites has decreased in 2012/13 on both small and large sites, although in actual terms the number is consistent with previous years. Wychavon continue to comfortably deliver an average of 82 small windfall sites per annum. The reduction in overall percentage share is due to the change in definition of non windfall sites and the fact that sites identified in the SHLAA are not classed as windfall.

**1.8** Figure 3 below shows that the split between the supply of windfall and allocated sites is consistent with the previous year. This figure excludes non windfall sites which in 2012/13 accounted for almost half of the completions (47%).

**Figure 3: Relationship between small windfall sites (1 to 9 dwellings), large windfall sites (10 or more dwellings), local plan allocated site completions) as a percentage of the total per year.**



### Dwelling Size and Type

**1.9** Table 4 below shows a breakdown of completed dwellings by type and size. Analysis of all properties built this year shows that of the total (net) 488 dwellings completed, 375 were houses or bungalows (87%), 57 were flats or Maisonettes (13%). The number of bedrooms in the remaining 56 dwellings is unknown.

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

Dwelling Type	No. Of Bed Units				Total
	1 Bed	2 Bed	3 Bed	4 Bed +	
Houses & Bungalows	9	88	143	135	375
Flats & Maisonettes	18	39	0	0	57
Total	27	127	143	135	432
Totals As %	6%	30%	33%	31%	N/A
<b>No. of dwellings where no. of bedrooms was unknown</b>					<b>56</b>

**1.10** As illustrated by tables 4 and 5, in 2011/12 19% of the completed dwellings were flats, however in 2012/13 this decreased by 7%, although in actual terms the number of flats remained virtually the same. In 2011/12 90% of the completed dwellings were 2, 3 and 4 plus bedroom properties in 2012/13 this has increased to 94%. In terms of just three and four bed dwellings this accounts for almost three quarters of the new housing stock. There has however been a slight increase in 2 bed dwellings from 87 in 2011/12 to 127 in 2012/13 (this represents a 2% increase to 30%). The number of 1 bed dwellings completed has dropped from 30 to 27 in the monitoring period (a decrease in percentage share of 4%).

**1.11** The South Worcestershire Strategic Housing Market Assessment (SHMA) (GVA Grimley, February 2012) has identified that there is a significant need for single and couple households across Worcestershire – as evidenced in part by the reduced average household size of 2.32 (2011 Census, ONS) previously 2.39 (2001 Census, ONS). Therefore, it is anticipated that generally smaller housing sizes (1 and 2 bedrooms) will be required to meet this need. The Council does not anticipate that all smaller households will require a 1 or 2 bed dwelling but it expects applications to include a reasonable proportion of such homes, both market and affordable. Table 4 demonstrates that although there has been a slight increase in the number and proportion of 2 bed properties completed in 2012/13 this has been countered by a reduction in the number of 1 bed dwellings completed. Overall the percentage share of 1 and 2 bed dwellings has dropped compared to the previous year, which is not supportive of the SHMA findings. It is important to continue to monitor these trends against ONS population estimates to ensure that appropriate types of dwellings are meeting the needs of residents in the Wychavon District.

**Table 5: Completed dwellings by type since 2000/2001**

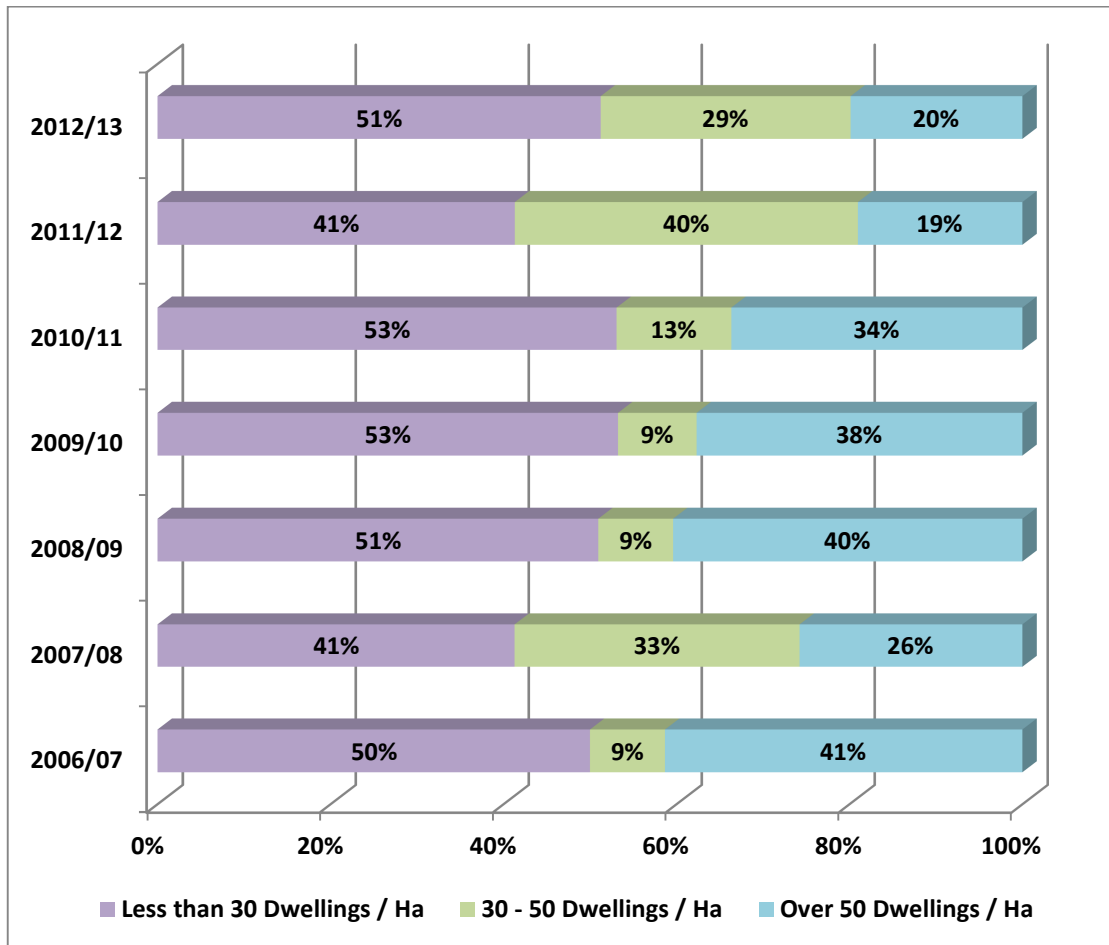
Year	Houses & Bungalows	Flats & Maisonettes	Unknown
2000/1	•	•	✓
2001/2	•	•	✓
2002/3	•	•	✓
2003/4	•	•	✓
2004/5	•	•	✓
2005/6	•	•	✓
2006/7	•	•	✓
2007/8	•	•	✓
2008/9	•	•	✓
2009/10	125	20	10
2010/11	147	51	13
2011/12	248	60	5
2012/13	375	57	56
<b>TOTAL</b>	<b>520</b>	<b>131</b>	<b>28</b>

### **Density**

**1.12** The average density for completions in the Wychavon District in the 2012/13 twelve month period on fully completed small sites (those sites of 9 dwellings or less) was 33 dwellings per hectare. Similarly the average net density of dwellings on fully completed large sites (those sites of 10 or more dwellings) was 36 dwellings per hectare.

**1.13** As well as the average density, density by band is monitored. 2012/13 saw an increase in the number of sites built at less than 30 dwellings per hectare. This increase is driven by 2 large sites, one at Norton and one at Pershore, which account for half of the dwellings built at less than 30 dwellings per hectare. These sites appear to have low density as the level of public open space provision within the scheme has skewed the result, the residential parts of the schemes are built at higher densities than these results suggest (see Figure 4).

**Figure 4: Average density of completed dwellings on completed sites and or completed phases**



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

**1.14** This is calculated as the sum of new build completions, minus demolitions, plus any net gain through residential conversions and changes of use into and out of dwellings.

**Demolitions**

**1.15** 19 dwellings on 8 sites were demolished (14 dwellings on large sites and 5 dwellings on small sites), 9 dwellings were demolished on sites involving no net gain.

## **Conversions**

**1.16 Conversion gains:** 4 dwellings on 4 sites gained by way of conversions from existing residential buildings (0 dwellings on large sites and 4 dwellings on small sites), this is the same figure as in 2011/12.

**1.17 Conversion losses:** No dwellings were lost by way of conversion from an existing residential building.

## **Change of Use (see chart below)**

**1.18 Change of use gains:** Change of use from other previous uses accounted for 167 dwellings on 21 sites (43 dwellings on small sites and 124 dwellings on large sites). Out of this total, 15 dwellings or 8 sites were former agricultural buildings on greenfield land.

**1.19 Change of use losses:** There are no recorded dwellings lost due to change of use.

**1.20** The study will continue to monitor the amount of readily available convertible buildings in the District and also whether trends exist for demolition and new build developments.

## **Net Completions**

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

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

a) New Build Completions (gross)	345
b) Demolitions	28
c) Change of Use (net gain)	4
d) Conversions (net gain)	167

**1.23** Therefore the number of net dwellings completed in 2012/13 is: **488**

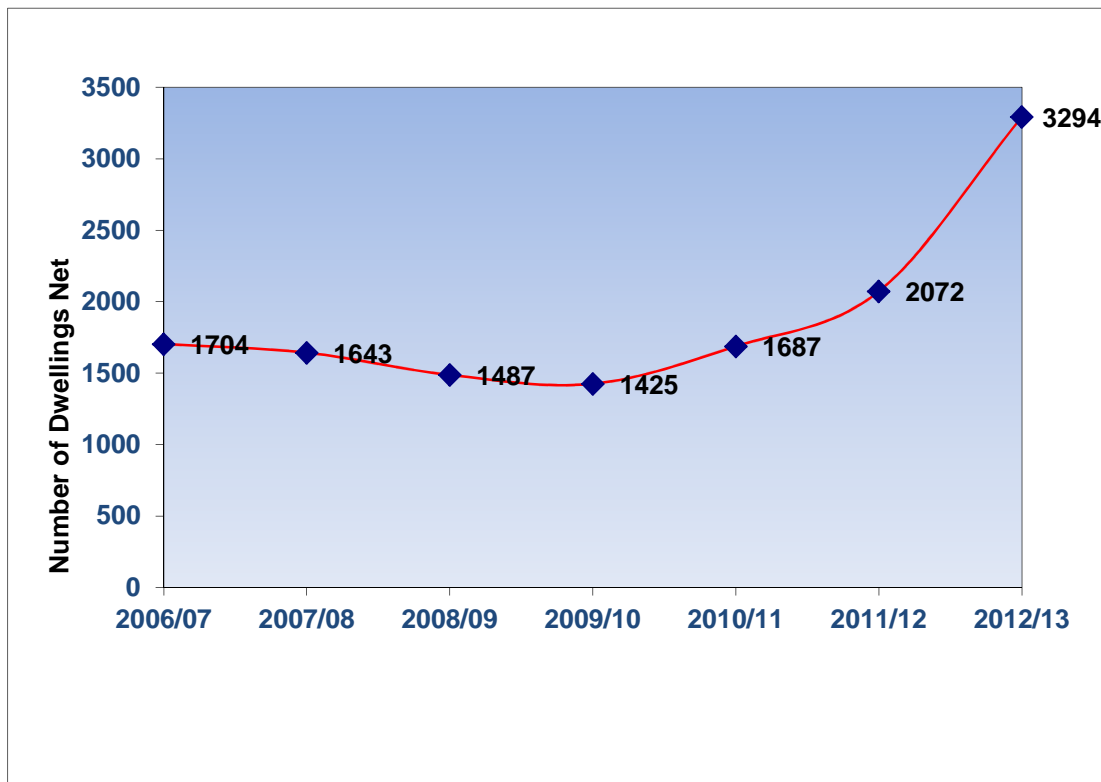


## Part 2

### Wychavon District Council Housing Land supply – April 2013

2.1 At 31 March 2013 there were 2896 permitted dwellings which had not started, 231 dwellings under construction and 167 dwellings on 6 local plan allocated sites without planning permission. Therefore, the total number of committed dwellings i.e. those sites with planning permission and allocated local plan sites is 3294 compared with 2072 in 2011/12. This represents a significant increase of 1222 dwellings. Please note that these figures **do not** include the 4 percent lapse rate i.e. permissions which never get implemented, used to calculate commitments for Wychavon based on recommendations in the Inspectors Report on the Wychavon Local Plan (2006).

**Figure 5: Graph illustrating Wychavon District's annual supply of dwellings (net) since April 2006 (including Allocations).**



2.2 The significant increase in the level of commitments in the last year is principally due to the council's positive approach to tackling the 5 year

housing supply deficit. It is worth noting that further large sites have been granted permission since 1<sup>st</sup> April 2013 and this trend is likely to continue until the Councils' five year housing land supply position has been upheld at a Planning Inquiry.

**Table 6: Annual change in Wychavon District Council's Housing Supply in 2012/13**

<b>Annual change in Housing Supply during 2012/13</b>	<b>Number of Dwellings (net)</b>
New planning consent	1480
Expired planning consent	-15
Completed planning consent	-488
Outstanding Local Plan Allocations	-167
<b>Total annual change in housing supply</b>	<b>810</b>

**2.3** Approximately 19% (642 out of 3294 dwellings) of all dwellings with outstanding planning permission are on previously developed (Brownfield) land. This figure takes into account the recent change to the definition of a windfall, as stated in the March 2012 issue of the NPPF (see table 7 and definition below table 9) .

**2.4** Out of the 3294 net commitments, approximately 145 dwellings involve the use of garden land (4% of the total outstanding permitted supply). 88% of all commitments are on large sites (10 dwellings or more), over seven times more than the total number of small site commitments currently coming forward (see table 7 below).

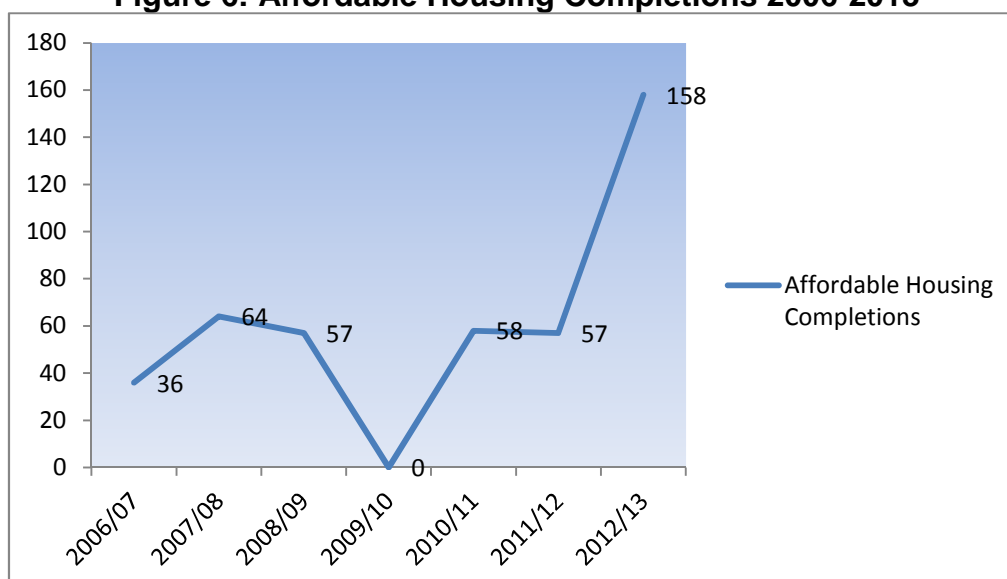
**Table 7: Housing land with permission at 31 March 2013 (including under construction)**

Based on 31/03/2012 net commitments	Detailed permission	Outline permission	Allocations	Total Housing	% total
<b>Garden Land</b>	137	8	0	145	4%
<b>Greenfield land</b>	1423	1084	0	2507	76%
<b>Brownfield land</b>	456	19	167	642	19%
<b>TOTAL</b>	<b>2016</b>	<b>1111</b>	<b>167</b>	<b>3294</b>	<b>100%</b>
<b>Large sites (10+) (Includes previously allocated sites and windfalls)</b>	1652	1088	167	2907	88%
<b>Small site (1 to 9) (includes windfalls)</b>	364	23	0	387	12%
<b>TOTAL</b>	<b>2016</b>	<b>1111</b>	<b>167</b>	<b>3294</b>	<b>100%</b>

### Affordable Housing

**2.5** In the monitoring year 2012/13, 158 affordable homes were completed in Wychavon equating to 32% of the total net supply for 2012/13. This is a significant increase when compared to previous year (see **figure 6** below). In addition to this, there were an additional 43 that were under construction when site visits were under taken.

**Figure 6: Affordable Housing Completions 2006-2013**



**Table 8: Total Affordable Housing Completions during 2012/13**

Parish	HLA Site Ref	Site Address	Planning App No.	Tenure Type	2012/13
BADSEY	06/88B	Land to the rear of and including 27 Brewers Lane, Badsey	10/03096	SH	8
DRAKES BROUGHTON	31/62	Thornleigh Nurseries, Stonebow Road, Drakes Broughton, Pershore	11/02050	AFH	11
DROITWICH	32/166B	Land Rover Garage, Hanbury Road, Droitwich Spa, Worcestershire	11/02666	AFH	2
EVESHAM	37/333B	7-17 Peewit R, Bredon Crescent, Martin Avenue	11/01191	AFH	12
EVESHAM	37/333E	7-17 Peewit Road and houses off Bredon Crescent & Martin Avenue, Evesham, Worcs.	11/01191	IAH	15
EVESHAM	37/358B	Land at, Badsey Road, Evesham	11/01122	IAH	12
EVESHAM	37/358D	Land at, Badsey Road, Evesham	11/01122	AFH	33
INKBERROW	53/99B	Land off Sands Lane & at Stockwood House, Stockwood Lane, Inkberrow WR7 4JG	11/02813	AFH	2
NORTON-JUXTA-KEMPSEY	64/49B	Land off, Crookbarrow Road, Norton, Worcester	11/01290	AFH	14
NORTON-JUXTA-KEMPSEY	64/49C	Land off, Crookbarrow Road, Norton, Worcester	11/01290	IAH	8
PERSHORE	71/135A	Garage Area off Mill Lane Close, Pershore	10/00227	AFH	4
PERSHORE	71/135C	Garage Area off Mill Lane Close, Pershore	10/00227/PN	IAH	3
PERSHORE	71/164B	Land off, Three Springs Road, Pershore	10/02127	IAH	10
PERSHORE	71/164D	Land off, Three Springs Road, Pershore	10/02127	SRH	24
					<b>158</b>

**Key:**

IAH = Intermediate Affordable Housing  
 RE = Affordable Housing Rural Exception Site  
 SH = Social Housing  
 SRH = Social Rented Housing  
 AFH = Affordable Rented Housing

**2.6** In terms of affordable housing commitments the Council continues to approve a significant amount of affordable housing schemes across a range of tenure types in order to maintain the current levels of affordable housing completions. Of the 2896 commitments not started in Wychavon 833 are classed as affordable this equates to 29%.

**Table 9: Total Affordable Housing Commitments (cont. overleaf)**

HLA Site Ref	Application Number	Parish	Address	Tenure Type	Commitments
69/54C	11/02409	PEBWORTH	A Jeffrey Transport, Chapel Road, Pebworth, Stratford upon Avon, CV37 8XJ	IAH	1
53/98B	10/03047	INKBERROW	The Firs & site Adjacent to, Orchard House, Withybed Lane, Inkberrow	SRH	2
60/41B	12/01044	NORTH & MIDDLE LITTL	Land at, Cleeve Road, Middle Littleton, Worcestershire	IAH	2
66/53C	12/01799	OFFENHAM	Crabtree Leys, Main Street, Offenham, Evesham, WR11 8RL	IAH	2
88/21C	11/02349	WHITTINGTON	Land off, Walkers Lane. Whittington	IAH	2
26/44C	12/01447	CROWLE	Land adjacent to Edgefield, Church Road, Crowle	IAH	3
44/60B	11/00744	HANBURY	Land off Droitwich Road, Hanbury	SRH	3
53/99C	11/02813	INKBERROW	Land off Sands Lane & at Stockwood House, Stockwood Lane, Inkberrow, WR7 4JG	IAH	3
69/54B	11/02409	PEBWORTH	A Jeffrey Transport, Chapel Road, Pebworth, Stratford upon Avon, CV37 8XJ	SRH	3
15/37B	12/01519	BRETFORTON	Land off Holly Close, Bretforton (formerly Ivy Lane Allocated Site)	IAH	4
32/218C	11/01109	DROITWICH	Emmanuel Pentacostal Church, Blake Avenue, Droitwich Spa, Worcestershire WR9 8NN	IAH	4
32/219C	12/01724	DROITWICH	Newland Hurst, Newland Lane, Newland, Droitwich Spa, Worcestershire WR9 7JH	IAH	4
51/47C	11/02686	HONEYBOURNE	Land off, Station Road, Honeybourne	SRH	4

HLA Site Ref	Application Number	Parish	Address	Tenure Type	Commitments
88/21B	11/02349	WHITTINGTON	Land off, Walkers Lane, Whittington	SRH	4
32/185E	11/02289	DROITWICH	Government Buildings, Worcester Road, Droitwich Spa WR9 8AU	IAH	4
37/335C	11/02505	EVESHAM	Land at Avon Nurseries, Bewdley Street, Evesham WR11	IAH	5
37/358B	11/01122	EVESHAM	Land at, Badsey Road, Evesham	IAH	5
29/80C	11/02055	DODDERHILL	Land off, Crown Lane, Wychbold	IAH	6
60/41A	12/01044	NORTH & MIDDLE LITTL	Land at, Cleeve Road, Middle Littleton, Worcestershire	AFH	6
67/113B	10/00732	OMBERSLEY	LAND OFF MAIN ROAD	SH	6
26/44B	12/01447	CROWLE	Land adjacent to Edgefield, Church Road, Crowle	SRH	7
66/53B	12/01799	OFFENHAM	Crabtree Leys, Main Street, Offenham, Evesham, WR11 8RL	SRH	7
29/78B	11/01587	DODDERHILL	Wychbold Hall, Stoke Road, Wychbold	SRH	8
32/219B	12/01724	DROITWICH	Newland Hurst, Newland Lane, Newland, Droitwich Spa, Worcestershire WR9 7JH	SRH	8
37/383	11/01301	EVESHAM	Land Rear of 91 High Street, Evesham, Worcs WR11	SH	8
51/48C	12/01020	HONEYBOURNE	Grange Farm, High Street, Honeybourne, Evesham WR11 5PQ	IAH	8
32/218B	11/01109	DROITWICH	Emmanual Pentacostal Church, Blake Avenue, Droitwich Spa, Worcestershire WR9 8NN	SRH	9
60/40	12/01621	NORTH & MIDDLE LITTL	Land adjoining Grinding Stone, Blakes Hill, North Littleton	AFH	9
45/137	12/01611	HARTLEBURY	Land off, Old Worcester Road, Hartlebury, Worcestershire	AFH	10
47/34	12/01945	HILL & MOOR	Land adjacent Haigh Villas, Throckmorton Road, Lower Moor	SRH	10
37/412C	12/01286	EVESHAM	Land off Cheltenham Road & including, 118 Cheltenham Road, Evesham	IAH	11

HLA Site Ref	Application Number	Parish	Address	Tenure Type	Commitments
37/335B	11/02505	EVESHAM	Land at Avon Nurseries, Bewdley Street, Evesham WR11	SRH	12
37/424B	11/01738	EVESHAM	Land North of Broadway Road, Evesham	IAH	12
51/47B	11/02686	HONEYBOURNE	Land off, Station Road, Honeybourne	IAH	12
71/127	11/02089	PERSHORE	CHERRY ORCHARD HOUSE	SH	13
71/132	12/01599	PERSHORE	Former Pershore Health Centre, Priest Lane, Pershore WR10 1RD	AFH	13
29/77B	11/02571	DODDERHILL	Land rear of, Sunnyhill House, Stoke Road, Wychbold	SRH	14
71/169B	11/00752	PERSHORE	Land at, Allesborough Farm, Allesborough Hill, Pershore, Worcestershire	AFH	14
06/87B	12/01823	BADSEY	Land off Banks Road, Badsey	RE	16
37/358D	11/01122	EVESHAM	Land at, Badsey Road, Evesham	AFH	16
37/334B	07/00948	EVESHAM	Former Gas Depo, Common Road, Evesham	SH	17
15/37A	12/01519	BRETFORTON	Land off Holly Close, Bretforton (formerly Ivy Lane Allocated Site)	AFH	18
29/80B	11/02055	DODDERHILL	Land off, Crown Lane, Wychbold	SRH	18
51/48B	12/01020	HONEYBOURNE	Grange Farm, High Street, Honeybourne, Evesham WR11 5PQ	SRH	22
51/46B	11/02531	HONEYBOURNE	Land between Dudley Road & Station Road, Honeybourne	SRH	24
37/412B	12/01286	EVESHAM	Land off Cheltenham Road & including 118 Cheltenham Road, Evesham	SRH	34
37/417E	12/02611	EVESHAM	Land West of Offenham Road & including South Bank, Offenham Road, Evesham, Worcestershire	IAH	38
37/417C	12/02611	EVESHAM	Land West of Offenham Road & including South Bank, Offenham Road, Evesham, Worcestershire	SRH	113

HLA Site Ref	Application Number	Parish	Address	Tenure Type	Commitments
75/21B	10/02896	SALWARPE	Land between Roman Way and Copcut Lane, Salwarpe, Worcestershire	SH	259
				<b>Total</b>	<b>833</b>

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**Key:**

IAH = Intermediate Affordable Housing

RE = Affordable Housing Rural Exception Site

SH = Social Housing

SRH = Social Rented Housing

AFH = Affordable Rented Housing



## **Part 3**

### **Summary**

**3.1** Overall completions, commitments and the supply of housing in Wychavon have increased significantly during 2012/13. This is a positive step toward addressing the shortfall of previous years.

**3.2** For a full analysis of the supply against housing targets and in particular the five year housing land supply the Council produced regular updates on the position throughout 2013.