

Authorities' Monitoring Report (AMR) 2017

South Worcestershire Development Plan

Covering the Monitoring Period 1st April 2016 to 31st March 2017

A Joint Report Published by Malvern Hills District Council; Worcester City Council and Wychavon District Council

December 2017



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1. Introduction

- 1.1. This Authorities' Monitoring Report (AMR) has been jointly prepared by Malvern Hills District Council, Worcester City Council and Wychavon District Council who for the purposes of plan making are referred to as the South Worcestershire Councils (SWC). The area covered by the three Councils is shown in the diagram at Appendix 6.
- 1.2. The report monitors the policies of the South Worcestershire Development Plan (SWDP) which was adopted on 25th February 2016. It also monitors progress on associated local development documents e.g. Supplementary Planning Documents. **This is the first annual monitoring report for the adopted South Worcestershire Development Plan.**
- 1.3. The report also provides an update on Neighbourhood Plan preparation across the SWC administrative areas, inclusive of any cross boundary working.
- 1.4. **This report covers the period 1st April 2016 to 31st March 2017.** It is intended to publish subsequent AMR reports annually, with a publication date of December each year.
- 1.5. Policy SWDP 62: Implementation, paragraph 3 states that the plan will be monitored annually to ensure the strategy and its objectives are being delivered. As this is the first monitoring report since adoption, it is too early to establish whether the overall strategy and objectives of the plan are being met. Subsequent monitoring will identify trends in development activity and impacts on the wider economic, social and environmental state of the three SWC areas. A commentary is supplied against each policy and where applicable, will state if the plan is currently on target.

1. Local Development Schemes

2.1 The three Local Planning Authorities published separate Local Development Schemes for the 2016-2019 period. The Local Development Scheme (LDS) is a project management document which sets out the SWC priorities for producing planning policy documents. It is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended) that each Local Planning Authority should produce an LDS, which must include any Development Plan Documents it intends to publish over the following three years and a timetable indicating the main milestones in their production. The LDSs came into effect on 1 December 2016.

2.2 The SWC have each subsequently updated their Local Development Schemes for the 2017-2020 period. The latest November 2017 update is available to view on the South Worcestershire Development Plan website: http://www.swdevelopmentplan.org/?page_id=8789.

2.3 A summary of progress on the various planning policy documents as at 31st March 2017 is provided below (a November 2017 update is provided where relevant). **Dates in red / underlined** show where the implementation has slipped against the timetable.

Document	Stage in LDS 2016	Date	Comments as regards 2016 LDS, and any update
Travellers and Traveling Showpeople Site Allocations DPD	Commencement	Sept 2014	The timetable has not been met. The revised consultation on Preferred Options is to be carried out in Feb/ March 2018.
	Initial Consultation	May/June 2016	The Preferred Options consultation (March/April 2016) responses indicated that further sites would need to be identified to ensure that sufficient sites could be allocated in the DPD to meet the requirement set out in SWDP17 and the 2016 addendum to the GTAA; and that these would need to be considered through a Revised Preferred Options consultation.
	Publication	<u>July 2016</u>	
	Submission	<u>November 2016</u>	
Community Infrastructure Levy (CIL) Charging Schedules	Commencement	May 2012	The CIL charging schedules have now been adopted and implemented but the timetable slipped by a few months. This was mainly because it could not be adopted before the SWDP was adopted, and the availability of an examiner from the Planning Inspectorate. The Examination was therefore held in November 2016 rather than August 2016. The Examiner's report was received in January 2017, rather than November 2016.
	Prelim Draft Charging Schedule	Sept 2013	
	Revised Prelim Draft Charging Schedule	Feb / March 2015	The CIL was adopted in April 2017 by Wychavon and May 2017 by Worcester City and Malvern Hills rather than the timetabled Dec 2016. The CIL came in to effect on 5 June 2017 in Malvern Hills and Wychavon. For Worcester the implementation date was 4 Sept 2017 rather than January 2017.
	Publication of Draft Charging Schedule		
	Submission	<u>April 2016</u>	
	Statement of Modifications	July 2016	
	August 2016		
		November 2016	

	Examination Receipt of Inspectors Report Consultation on Revisions to the Regulation 123 List post Examination Adoption Levy takes effect	<u>January 2017</u> <u>February 2017</u> <u>April 2017 (Wychavon)</u> <u>May 2017 (Worcester City and Malvern Hills)</u> <u>June 2017 (Malvern Hills and Wychavon)</u> <u>Sept 2017 (Worcester City)</u>	
Supplementary Planning Documents (SPDs)			
Affordable Housing SPD	Commencement Consultation (Reg 13) Adoption	Dec 2014 March-April 2016 October 2016	The SPD was adopted in October 2016, which was ahead of the LDS timetable of December 2016
Developer Contributions SPD	Commencement Consultation (Reg 13) Adoption	August 2013 Jan-Feb 2015 October 2016	The SPD was adopted in October 2016, which was ahead of the LDS timetable of December 2016. Update – a revised Developer Contributions SPD is planned for adoption in July 2018.

Planning for Health SPD	Commencement Consultation (Reg 13) Adoption	January 2016 Dec / Jan 2017 Sept 2017	The 2016 LDS had no timetable for the production of this SPD. It has now been adopted in Sept 2017. A key tool of the Health SPD (Health Impact Assessments (HIAs)) will be monitored from 2017/18.
Design Guide SPD	Commencement Consultation (Reg 13) Adoption	November 2016 Aug / Sept 2017 January 2018	The 2016 LDS had no timetable for the production of this SPD. It is now due to be adopted in January 2018. The SPD will be titled 'Part 1 – Overarching Design Principles', with more detailed character and design guidance for the rural and urban areas of south Worcestershire to follow in Part 2 (production timetable to be determined).
Water Management & Sustainable Drainage Systems SPD	Commencement Consultation (Reg 13) Adoption	January 2017 January / Feb 2018	The 2016 LDS had no timetable for the production of this SPD. It is due for Adoption in July 2018.
Renewable and Low Carbon Energy SPD	Commencement Consultation (Reg 13) Adoption	June 2016 <u>January / Feb 2018</u> <u>July 2018</u>	The timetable for this SPD has slipped. In the 2016 LDS it was intended to be consulted upon in December / January 2017, and for Adoption in August 2017
MHDC and WDC Shop Front Design Guide SPD	Commencement Consultation (Reg 13) Adoption	June 2016 Nov / Dec 2016 March 2017	The 2016 LDS had no timetable for the production of this SPD.

2.4 Two new SPDs on Archaeology and the Historic Environment, and Biodiversity are now timetabled in the 2017-2020 LDS, although they had no published dates in the 2016-2019 LDS. For further details see the 2017-2020 LDS.

3. Neighbourhood Plans

3.1 Neighbourhood plans, once adopted become part of the statutory development plan for the area they cover and are a material planning consideration for decision takers in the determination of planning applications.

3.2 The LDS also monitors progress on Neighbourhood plans that are produced by Parish Councils and Town Councils in the south Worcestershire Area. Table 1 below provides a status update of all neighbourhood plans in production as at 31st March 2017.

Table 1 - Status of Neighbourhood Plans 2016/17		
	Parish/Town Council	Status/Description at 31st March 2017
Malvern Hills	Hanley Castle	Designated as a Neighbourhood Area on 21 July 2014
	Malvern Wells	Designated as a Neighbourhood Area on 10 March 2017
	Tenbury Town and Burford	Designated as a Neighbourhood Area on 17 March 2016
	Abberley	Designated as a Neighbourhood Area on 28 August 2015
	Upton upon Severn	Designated as a Neighbourhood Area on 5 March 2015
	Great Witley and Hillhampton	Designated as a Neighbourhood Area on 24 December 2014
	Malvern Town	Designated as a Neighbourhood Area on 22 August 2014
	Kempsey	Designated as a Neighbourhood Area on July 2013
	Clifton-upon-Teme	Designated as a Neighbourhood Area on 24 September 2013
	Leigh and Bransford	Designated as a Neighbourhood Area on 24 September 2013
	Alfrick and Lulsley	Designated as a Neighbourhood Area on 24 September 2013
	Martley, Knightwick and Doddenham	Designated as a Neighbourhood Area on 24 September 2013
Welland	Designated as a Neighbourhood Area on 12 May 2014	
Worcester City	Warndon Parish	Designated as a Neighbourhood Area on 22 November 2016

Wychavon	Ashton under Hill	Neighbourhood Area designated 18 December 2015.
	Bredon, Bredon's Norton and Westmancote (Bredon Parish)	Neighbourhood Area designated 17 March 2015. Regulation 14 draft Neighbourhood Plan consultations undertaken in October to December 2015 and March to April 2016. Submitted Neighbourhood Plan consultation took place in July and August 2016. Examiner's Report received 20 January 2017 and Decision Statement published on 20 March 2017. Referendum to be held on 8 June 2017.
	Broadway	Neighbourhood Area designated 4 February 2014.
	Cleeve Prior	Neighbourhood Area designated 28 May 2013. Regulation 14 draft Neighbourhood Plan consultation undertaken in May and June 2015.
	Drakes Broughton and Wadborough with Pirton	Neighbourhood Area designated 17 March 2015. Regulation 14 draft Neighbourhood Plan consultation undertaken in January to March 2016. Submitted Neighbourhood Plan consultation took place in July and August 2016. Examiner's Report received 22 November 2016 and Decision Statement published on 16 January 2017. Successful Referendum held on 16 March 2017. To be adopted at Council in April 2017.
	Droitwich Spa	Neighbourhood Area designated 11 January 2017.
	Eckington	Neighbourhood Area designated 17 March 2015.
	Hanbury	Neighbourhood Area designated 14 October 2014.
	Harvington	Neighbourhood Area designated 17 March 2015.
	Honeybourne	Neighbourhood Area designated 25 September 2015.

	North Claines	Neighbourhood Area designated 28 May 2013. Regulation 14 draft Neighbourhood Plan consultation undertaken in November and December 2015. Submitted Neighbourhood Plan consultation took place in July and August 2016. Examiner's Report received 15 November 2016 and Decision Statement published on 16 January 2017. Successful Referendum held on 16 March 2017. To be adopted at Council in April 2017.
	Norton-juxta-Kempsey	Neighbourhood Area designated 11 January 2017
	Pebworth	Neighbourhood Area designated 10 April 2013
	South Lenches	Neighbourhood Area designated 10 September 2015
	Whittington	Neighbourhood Area designated 15 October 2015

Up to 31st March 2017, 29 Neighbourhood Plans had been designated as Neighbourhood Areas in south Worcestershire; 13 in Malvern Hills, 15 in Wychavon and 1 in Worcester. None were adopted at that stage but several have been adopted since and other parish and town councils have been designated as neighbourhood areas.

For the latest information relating to neighbourhood plans and their progress after the monitoring period, please refer to the following website links:

Malvern Hills: <https://www.malvern hills.gov.uk/neighbourhood-planning>

Worcester City: <https://www.worcester.gov.uk/neighbourhoodplanning>

Wychavon: <https://www.wychavon.gov.uk/neighbourhood-planning>

4. South Worcestershire Development Plan (SWDP) Policies Monitoring

- 4.1 This section of the AMR provides a commentary and key points concerning the implementation of specific SWDP policies. The Town and Country Planning regulations (34 (3))¹ stipulate that where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable housing, this must be specified in the AMR. Within this AMR, where targets are within a policy (not just for housing), progress towards meeting the targets are given. Detailed statistics are referenced to the relevant appendices. Where there are no targets a general commentary is given.

SWDP 1: Overarching Sustainable Development Principles

- 4.2 There are no target indicators in this policy. It is used to support sustainable development planning proposals where there are no relevant specific SWDP policies and to reject inappropriate development.

SWDP 2: Development Strategy and Settlement Hierarchy

- 4.3 There are several components of this policy.

SWDP 2A:

- Reference to statistics on employment sites is considered under policy **SWDP 3** and under the specific employment site allocation policies.
- Reference to housing delivery is considered under **SWDP 3** housing statistics.
- The amount of new dwellings permitted outside development boundaries for Worcester City is zero, Wychavon is 63 (6 allowed on appeal) and for Malvern Hills it is 151 (1 allowed on appeal).
- The amount of employment land permitted outside development boundaries for Worcester is zero, Wychavon is 4.449 ha (6,180 sq. m) and for Malvern it is 2.44 ha (9,952 sq. m).

¹The Town and Country Planning (Local Planning) (England) Regulations 2012

- SWDP 2 B – Windfall Development and the Settlement Hierarchy: This part of the policy provides guidance on the location and scale of appropriate windfall developments.
- SWDP 2 C - Open Countryside: There are no targets for this part of the policy, which restricts development in the open countryside i.e. beyond defined development boundaries to particular development types permitted by specific SWDP policies. SWDP2C has been referred to many times in planning appeals. Generally this part of the policy has been supported on appeal. This has to be seen in the context of the Government's commitment to boost the supply of housing across the country and other material considerations in particular the National Planning Policy Framework (NPPF). Of course how the decision taker arrives at the planning balance very much depends on whether a Local Planning Authority can demonstrate a five-year supply of deliverable housing land. Throughout the monitoring period the SWC could all demonstrate at least five years so the tilted balance within NPPF paragraph 14 was not engaged. There were a number of inconsistent appeal decisions which were down to varying interpretations of NPPF paragraph 14. The East Staffordshire vs Secretary of State for Communities and Local Government High Court decision (22/11/2016) provided clarity on this matter. It confirmed that there is limited scope for discretion to approve a proposed development which is inconsistent with the Local Plan.
- SWDP2 D - Significant Gaps: There is no target for the amount of development that might be permitted in the Significant Gaps in the monitoring period. Generally this policy has been supported on appeal.
- SWDP 2 E - Green Belt: The amount of Green Belt land lost to new development in the monitoring period is 0.15ha and is in Wychavon District. There has been no loss of Green Belt in Worcester City and there is no Green Belt in Malvern Hills District.

See table relating to development in the Major Developed Sites (All within Wychavon).

Note that there is no designated Green Belt within the Malvern Hills District boundary.

- SWDP G - Brownfield land: Reference to the percentage of brownfield land built on is considered under policy **SWDP 13**.
- SWDP I - Duty to co-operate: Since the SWDP adoption further dialogue on the plans / evidence base of adjacent Councils has taken place. This has included commentary on the following:
 - Herefordshire Council – Traveller Sites DPD consultation – July 2016
 - Herefordshire Council – Duty to Cooperate meeting – January 2017

- Herefordshire Minerals Local plan response (3rd Consultation) March 2017
 - Dudley MBC- updated details and areas of interest
 - Stratford upon Avon DC – Gypsy & Traveller Local Plan – July 2016
 - Worcestershire County Council – Minerals Local Plan – January 2017- comments on specific sites April 2016
 - Worcestershire County Council – Minerals Local Plan – Rail Freight consultation – August 2016
 - Cotswold DC -Attendance at CIL event at in November 2016
 - Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main modifications Feb-April 2017) (note a formal response was not submitted until April 2017)
- SWDP J - Development in each Sub Area: This is referenced under policy **SWDP 3**.

SWDP 3: Employment, Housing and Retail requirement and Delivery

4.4 This policy provides the key development targets for employment, retail and housing development over the plan period. The key statistical tables that relate to indicators that monitor this policy can be found in Appendices 1-5.

The key points are:

a) Employment land:

The amount of new employment land provided / lost across South Worcestershire in the monitoring year is 33.41 ha gained, and 9.88 ha lost (so 23.53 ha net completed), both mainly in Wychavon district. Also, in terms of commitments, there is a further 174.96 ha, and 2.85 ha in losses (so 172.11 ha net proposed), again mainly in Wychavon district. This relates to known changes via planning permissions and completions, Note it does not account for changes that do not require planning permission. For further details of provision by each District Council area, see table 11 in Appendix 2.

The employment land requirement is broken down by sub areas of the plan, which relate to the concept of a “Wider Worcester Area”, where by some of Worcester’s employment (and housing) needs are met by parts of Malvern Hills and Wychavon Districts.

Table 10 in Appendix 2 shows employment provision in term of square metres of floorspace completed by B1, B2 and B8 use classes, in relation to the sub areas. As can be seen, although nearly 47,500 sq. metres of employment floorspace has been completed in the year, some 35,500 sq. metres has been lost.

b) Housing

The policy specifies the amount of new housing the plan should deliver, by different sub areas and both annually and cumulatively since the start of the plan period. This includes details of dwellings completed, sites with dwellings under construction and sites with planning permission not started.

Total housing provision to date

Table 2 below provides a summary of the total housing completions in south Worcestershire by District. Further housing related statistics can be found in Appendix 1.

Table 2 - Summary of total housing completions in south Worcestershire by District

District	Total net dwelling completions 2016/17	Cumulative net dwelling completions 2006/7-2016/17	SWDP Requirement 2006-2030
Malvern Hills District (exc. the WWA)	363	2,630	5,650
Wider Worcester Area (Worcester City)	472	4,043	6,800
Wychavon District (exc. the	699	5,155	10,600

WWA)			
Wider Worcester Area (Malvern Hills)	0	0	4,450 (from 2018/19)
Wider Worcester Area (Wychavon)	159	305*	900 (from 2014/15)
South Worcs. Total	1,693	12,133	28,400

*2014 to 2017 completions only re WWA (Wychavon)

Table 2 shows that to date, 12,133 dwellings of the required 28,400 dwellings have been completed. This is 42.7% of the requirement over a period of 11 years (as against the 24 years of the plan period). If this were to be annualised, to date, south Worcestershire housing completions average 1,103 dwellings per annum (dph). The requirement, if annualised is 1,183 dph, thus the delivery of housing is more or less on target.

Sub Areas for housing provision:

The housing requirement relates to each districts' housing needs, and the concept of a "Wider Worcester Area" is used, whereby some of Worcester's housing (and employment) needs are met by parts of Malvern Hills and Wychavon Districts, and some of Malvern Hills requirements are also met elsewhere. In terms of the sub areas, they have targets, but some targets are not relevant until later in the plan period, to allow time for some of the larger mixed use allocations to deliver development. The target for housing in the sub areas WWA in Malvern Hills and WWA in Wychavon for the year 2016/17 is nil. See the reasoned justification of policy SWDP 3 for further information.

Affordable housing provision to date

Table 5 in Appendix 1 shows the number of affordable housing completions by area in the 2016/17 period and in Table 4 since the start of the plan period 2006/07.

In the period 2016/17, 430 affordable homes were completed, of which 213 were for social rent. If the total affordable housing requirement from Table 4b (i) of policy SWDP 3 is annualised (8,800/24 years), this suggests a yearly south Worcestershire

requirement of 367 affordable dwellings (N.B. although there is no annual target in the plan). The delivery in the monitoring period is well above this annualised figure.

Self build and Custom Housebuilding

The SWDP does not specifically refer to any targets for self-build and Custom Housebuilding.

However, the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) requires local authorities to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in an authority's area in order to better understand the demand for self build and custom housebuilding.

The Regulations have been updated since 2015, the latest update coming in the form of 'The Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016', which came into force on 31 October 2016.

Section 2A of the Act imposes a duty on relevant authorities to grant sufficient development permissions in respect of serviced plots of land to meet the demand as evidenced by the number of entries on the register in a base period (subject to the relevant conditions being satisfied, such as a Local Connection Test).

Regulation 2 of the new Regulations specifies three years as the period within which the required number of development permissions relating to a base period must be granted to satisfy the duty. The current three year period runs from the base date of 31st October 2016 to 31st October 2019.

Based on the latest update of each council's Self Build and Custom Housebuilding Register, which takes into account the updated regulations and has applied a Local Connection Test (which splits the register into two parts based on the applicant meeting the requirements of the Test in order to determine the council's duty to provide a serviced plot), the following numbers of entries are on each register:

Local Authority	Number of entries originally on the Register prior to 'The Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016' register update being introduced		Number of entries on 'Part 1' of the updated Register (i.e. there is a duty to provide serviced plots) as at 31st October 2017	Number of entries on 'Part 2' the updated Register (i.e. no duty to provide serviced plots) as at 31st October 2017	Total number of entries on the register as at 31st October 2017
Malvern Hills	96		37	5	42
Worcester City	46		15	5	20
Wychavon	99		35	13	48
Totals	241		87	23	110

Please note that as part of the update to the registers, consultation on which occurred between 30th May 2017 and 30th June 2017, those consultees that did not respond to the council's update requests within the allotted timeframe were removed from the register. Please also note that the council's duty to provide a serviced plot is not specifically allocated to each person on the register, it is a general requirement to grant sufficient development permissions within the district. To date (October 2017, latest analysis) no serviced plots have been delivered, but some planning permissions have been granted for new dwellings which have been issued a CIL liability notice containing Self-Build Exemption, meaning they can be counted towards meeting the demand.

Brownfield Land

The target for providing housing on brownfield land relates to policy **SWDP 13: Efficient Use of land**. Please refer to that policy below.

c) Retail

The evidence base for the retail policies and targets is based on 2013 data. Table 12 in Appendix 3 shows completions and permissions from 1st April 2013 to 31st March 2016, and the further supply beyond this time period. This shows that the growth in convenience (food) shopping has mainly been in Worcester City in the monitoring period. Worcester City also has seen higher commitments for a mix of food and non food shopping. Very little comparison shopping has taken place in the monitoring period, but commitments at that time were highest in Wychavon district.

SWDP 4: Moving Around South Worcestershire

This policy covers the strategic travel network throughout south Worcestershire (i.e. roads, rail, bus and cycling and walking) and the required infrastructure needed to support development. The key infrastructure requirements that are monitored are shown below:

Delivery of Worcestershire Local Transport Plan (LPT 3) infrastructure and Worcester Transport Strategy:

Policy reference	Infrastructure	Progress at 31 st March 2017- or later information
SWDP 4 G	Worcester Parkway Station	Planning permission was granted on 25th August 2015. Clearance work is currently underway to prepare the site where the new station will be located. This includes carrying out de-vegetation work to allow the site to be prepared ready for development. Following completion of the clearance work and approval of final design work in summer 2017, construction will begin in autumn 2017. The station

		will be completed in Winter 2018/19.
SWDP 4 G	Urban packages for Malvern, Tenbury Wells, Upton –upon Severn, Pershore, Evesham, Droitwich	Monitored by Worcestershire County Council
SWDP 4 I	Dualling of A4440 Southern Link Road- Powick Hams and Whittington, including Carrington Bridge	<p>Phase 1: Whittington Roundabout preparation works – completed 2013.</p> <p>Phase 2: Ketch Junction improvements – completed 2015.</p> <p>Phase 3: Whittington Junction and completion of dualling Whittington to Ketch including the extension of the railway bridge – in progress, completion in 2018.</p> <p>Phase 4: Carrington Bridge and dualling from the Ketch to Powick – timetable to be announced.</p>
SWDP 4 I	Multi-modal enhancements on all the remaining key radial and orbital transport corridors in Worcester	Monitored by Worcestershire County Council
SWDP 4 I	Additional walk and cycle route enhancements	Monitored by Worcestershire County Council
SWDP 4 I	The upgrade of Worcester Shrub Hill station and associated highway improvements	Monitored by Worcestershire County Council

SWDP 5: Green Infrastructure

The policy outlines the thresholds on the percentage of Green Infrastructure (GI) to be provided in different developments.

There are no specific targets for provision of GI land to monitor.

SWDP 6: Historic Environment

The purpose of this policy is to ensure that development proposals conserve and enhance heritage assets. For some background statistics on listed building applications approved in the monitoring period see policy **SWDP 24: Management of the Historic Environment**.

SWDP 7: Infrastructure

The purpose of this policy is to ensure that appropriate and proportionate infrastructure is provided in development proposals. The policy itself contains no specific targets or individual projects, but it cross references the Infrastructure Delivery Plan (IDP) that was drawn up to indicate the infrastructure requirements which are needed to deliver the plan. Progress on infrastructure delivery can be monitored through the collation of information on Section 106 agreements, the Community Infrastructure Levy (CIL) and future IDP report updates. Please see section 5 for further information.

For infrastructure requirements outlined in individual site allocations, refer to the site allocation policy reference and progress in Appendix 4 of this report.

SWDP 8: Providing the Right Land and Buildings for Jobs

Specific targets for the provision of employment land are put forward in policy **SWDP 3**. See Appendix 2.

For progress on individual employment allocations, see the relevant site allocations progress information in Appendix 4.

SWDP 9: Creating and Sustaining Vibrant Centres

The south Worcestershire councils monitor floorspace changes in particular centres in terms of vacancies in primary and secondary frontages, and particular use classes, but not always on an annual basis. Monitoring is required when a relevant planning application is received.

Major planning applications / completions for town centre uses – including offices, retail and leisure uses approved or completed in 2016/17 are shown below:

Major retail applications / completions for town centres 2016/17

Centre	Application reference / Proposal	Date approved	Comment
Malvern	None	None	None
Tenbury	None	None	None
Upton-upon-Severn	None	None	None
Malvern Retail Park (<u>out of centre</u>)	16/00051/OUT, 17/00053/REM - Two storey extension to existing retail terrace adjoining Unit 11 (Boots) for uses within Class A1 retail and Class A3 restaurants and cafes.	18/07/2016 (outline), 06/04/2017 (reserved matters)	Completed December 2017
Worcester	P14N0379 new Lidl store, 2,417 sq. m gross	27/03/15	Development Complete
	P14D0253 CoU and refurbishment of over 10,000 sq. m gross	21/08/14	Under Construction
Droitwich Spa	None	None	None
Evesham	None	None	None
Pershore	None	None	None

Further information on retail floorspace by district is shown in Appendix 3.

SWDP 10: Protection and Promotion of Centres and Local Shops

This policy has percentage thresholds for secondary frontages remaining in A1 use (50%). Monitoring of this used to be undertaken annually, but is only relevant at any one point in time, and so is now monitored when relevant change of use planning applications are received in secondary frontages.

It also requires retail impact assessments for retail or leisure developments of over 1,000 square metres net that are located outside of the centres as defined in table 5 of the policy. Aside from Worcester City, there has been little retail development activity in the monitoring year and only one retail impact assessment has been required that resulted in a refusal (application information below).

Centre	Location of proposal	Type of development	Floorspace	Application / & approved / refused?
Worcester	Worcester Woods Business Park, Newtown Road	Out of centre retail	36,806 sq. m	Refused

Whilst the policy also guides development of village, neighbourhood and corner shops, and garden centres there are no measurable targets for these to monitor and no significant applications in the monitoring period. The table below shows the main retail permissions in Worcester City (Malvern Hills and Wychavon information was not collated in this format) in the monitoring year and any progress.

Worcester City Retail Permissions Progress

App No	Units	Type	Decision	Date of Approval	Location	Description	Status
P14D0253	5	A3/D2	Approved	21-Aug-14	Cathedral Square	Redevelopment (-371 sq. m net) A3 2,568sqm D2 849 sq. m	Under Construction
P14D0515	4	A1/A3	Approved	24-Mar-15	St Martin's Gate	A1 650sq. m A3 658 sq. m (558 sq. m net additional)	Not Started
P14N0379	1	A1	Approved	27-Mar-15	Windermere Drive	New Lidl Foodstore 2,417 sq. m (1,423 sq. m net sales)	Complete
P14D0123	1	A1	Approved	07-Aug-15	Former Barbourne Filling Station	A1 386sq. m	Not Started
P14H0594	1	A1	Approved	14-Jan-16	The Goodrest, Barker Street	New convenience store 325 sq. m	Under Construction
PRA16K04	1	A3	Approved	12-Jun-16	Unit 6 Gresham Road	CoU from A1 to A3	Complete
P16D0196	1	A3/A4	Approved	20-Jun-16	4 Foregate Street	CoU from A2 to A3 & A4	Complete
P16D0182	1	A5	Approved	21-Jun-16	153 London Road	CoU from A1 to A5	Complete
P16C0113	1	A5	Approved	23-Jun-16	1 Malvern Road	CoU from A2 to A5	Under Construction
P16D0070	1	A2	Approved	27-Jun-16	50 The Tything	CoU from A3 to A2	Under Construction
P16D0150	1	A3/D2	Approved	28-Jun-16	Former History Centre, Trinity Street	CoU from D1 to D2/A3	Complete
P16G0160	1	A1	Approved	28-Jun-16	Whittington Road Service Station	Shop extension	Not Started
P16D0231	1	A3	Approved	29-Jun-16	6 Foregate Street	CoU from A2 to A3	Complete
P16A0283	1	A3	Approved	07-Jul-16	53 Barbourne Road	CoU from A1 to D1	Complete
P16K0323	1	A5	Approved	24-Aug-16	31 Comer Road	CoU from A1 to A5	Complete

P16D0380	1	A2	Approved	31-Aug-16	33 Chapel Walk	CoLD from A1 to A2	Complete
PRA16D08	1	A3	Approved	06-Sep-16	5 Reindeer Court	CoU from A1 to A3	Not Started
P16H0334	1	A1	Approved	30-Sep-16	222 Astwood Road	CoU from A1 to C3	Under Construction
P16D0391	1	A3	Approved	05-Oct-16	Arch 46 Farrier Street	CoU from B8 to A3	Complete
P16E0478	1	A5	Approved	17-Nov-16	130 Ombersley Road	CoU from A1/A3 to A5	Not Started
P16D0421	1	A3	Approved	01-Dec-16	31 The Cross	CoU from A1 to A3	Not Started
P16D0477	1	A1/A2/ B1	Approved	08-Dec-16	7 Lowesmoor	New retail unit	Not Started
P16D0531	1	A1/A3/ B1/D1	Approved	12-Jan-17	The Granary Building, St Martins Quarter	CoU and new build for Church and commercial use	Not Started
P16D0546	1	A3	Approved	20-Jan-17	Unit A3-9 Cathedral Plaza	CoU from A1 to A3	Under Construction
P17D0014	1	Sui Gen	Approved	22-Feb-17	48 Foregate Street	CoU from A2 to Sui Gen	Not Started
P16D0480	1	A5	Approved	23-Feb-17	71 Lowesmoor	CoU from A1 to A5	Not Started
P16M0465	1	A2	Approved	28-Feb-17	62 Barbourne Road	Two storey extension	Not Started
P16D0564	1	Sui Gen	Approved	17-Mar-17	29 Broad Street	CoU from A1 to gaming machine arcade	Under Construction

In Worcester City, nine shops changed their use from A1 to another use during 2016/17. Additionally, two units changed to A2, 1 unit changed to A5, 1 unit to B1 and 5 units changed to Sui Generis. There are also a further six A1 units with planning approval to change to another use.

Additionally for Worcester City, on the 31 March 2017 there were nine unimplemented consents to change the use of retail units, six from A1 to another use and none from another use to A1.

SWDP 11: Vale of Evesham Heavy Goods Vehicle Control Zone

This policy requires the submission of a Transport Assessment for development, within the defined zone, that creates further Heavy Goods Vehicle Trips, but there are no targets to monitor within the policy.

SWDP 12: Employment in Rural Areas

This policy guides development for employment uses in rural areas that are outside the defined city and town development boundaries but that are within and beyond village boundaries. This policy does not apply to Worcester City.

Tables 10 and 11 in Appendix 2 shows the total amount of employment land provided (and lost) within each District.

SWDP 13: Efficient Use of Land

Housing Density

This policy seeks to guide the density of housing development in different locations.

In terms of data for the monitoring year, in general, the site sample sizes were either too small to determine an average density, or where a calculation could be made, fell short of the average density target. This may be due in part to the requirements set by the calculation (e.g. use of gross site areas, net full site completions only). Each site needs to individually address the policy, and as an average will not necessary tell us anything, as it will depend on which types of sites come forward in any monitoring year and whether there are any site specific reasons for higher or lower densities. Future monitoring reports may seek to refine the density calculation process.

Previously Developed Land (Brownfield Land)

The policy has an overall target of 40% of housing land to be provided on brownfield land, **across the whole plan area**. This will be monitored from the reporting year 2016/17, as the policy percentage was not in place from 2006.

Table 9 in Appendix 1 shows the number of completions on previously developed land and greenfield land by district for 2016/17. These are recorded as net completions for Malvern Hills and Wychavon, and gross completions for Worcester City. As might be expected, over 90% of completions in Worcester City are on previously developed land, and 16% and 19% respectively for Malvern Hills and Wychavon Districts. The total is approximately 37% of housing delivered on previously developed land in South Worcestershire (625 out of 1,701 dwellings).

Best and Most Versatile Agricultural Land

The table below shows development in 2016/17 that resulted in an assessment of whether more than 2ha of best and most versatile land (BMV) would be lost to development. Please note this excludes the development of allocated sites.

Permissions that would result in the loss of Best and Most Versatile (Agricultural) Land 2016/17

Local Authority	Location of development	Type of development	Application Status	Site Area	Amount of BMV Land Lost	Total BMV land potentially lost
Malvern Hills*	14/01056/FUL Land at The Village, Clifton on Teme	Residential development to provide 20 new homes	Outstanding – not started	2.34ha	Approx. 1.05ha. Only northern portion of the site potentially BMV land.	6.89ha
	14/00035/OUT - Land South of Morningside with access from Oldwood Road, Tenbury Wells	Development of land up to 33 dwellings	Outstanding – not started	2.50ha	Approx. 1.30ha. Only southern part of the site potentially BMV land.	

	14/00324/OUT - Land adj. Elmhurst Farm, Hereford Road, Leigh Sinton	Outline application for up to 35 dwellings	Outstanding – not started	2.30ha	Approx. 0.74. North-western outer perimeter only.	
	16/01700/FUL - Land At Bransford Road, Rushwick	Residential development comprising 55 dwellings	Outstanding – not started	3.80ha	Approx. 3.80ha. Whole of site potentially BMV land.	
Wychavon	16/01900 Land at and including 52 Bretforton Road, Badsey, Evesham, Worcestershire	Reserved Matters approval of 14/02197 for erection of 28 dwellings	Under construction	2.01ha	Approx. 2.01ha. Whole of site potentially BMV land.	2.01ha
Worcester City	There is no agricultural land within the City of Worcester that has been surveyed and graded best and most versatile.					0ha

*Malvern Hills data is based on an agricultural land assessment where the best and most versatile land is determined as '>60% likelihood BMV'.

SWDP 14: Market Housing Mix

This policy allows the three councils to provide guidance on an appropriate mix of market housing on sites of 5 or more units. A draft mix formula is being consulted upon as part of the draft Design Guide Supplementary Planning Document. The guidance is based on an analysis of housing requirements based on the Strategic Housing Market Assessment and other statistics, including taking account of household projections in terms of household size, affordability ratios (house prices to lower quartile earnings).

The agreed draft mix for Malvern Hills District and Wychavon District as set out in the draft Design Guide Supplementary Planning Document is:

- **1 and 2 bedroom dwelling – 35% of the total number of market homes**
- **3 bedroom dwelling – 35% of the total number of market homes**
- **and 4plus bedroom dwelling – max 30% of the total number of market homes.**

There is no recommended mix for sites in the Worcester City Council area.

The policy also relates to applications for the sub-division or multiple occupancy of dwellings within the Worcester city boundary (including changes of use to hostels and guesthouses; and for change of use to a House in Multiple Occupation). There are no policy targets for this.

SWDP 15: Meeting Affordable Housing Needs

This policy provides thresholds on the required level of affordable housing to be delivered on housing sites. In total, for the period 2016/17, 430 affordable homes were provided (see **SWDP 3** and tables 3 and 4 in Appendix 1). This is out of a total housing provision of 1,693 across south Worcestershire which is 25.3% of the total housing completed in the reporting year.

This percentage reflects the fact that not all sites will meet the policy thresholds to deliver 40% affordable housing on greenfield sites, and 30% on brownfield sites (40% in Wychavon District). Even where sites do meet the size threshold it may not be viable for them to deliver the full percentage in the policy. It may also reflect the fact that changes to national planning policy mean that the SWC cannot ask for affordable homes to be delivered on sites of 10 dwellings or fewer; and for sites in Designated Rural Areas the SWC can only ask for financial contributions on sites of 6 dwellings or more. This may also result in a time lag between receipt of the finance and the actual delivery of housing, and possible viability issues on certain sites.

SWDP 16: Rural Exception Sites

This policy allows for affordable housing schemes to be delivered as an exception, beyond development boundaries, where local need is proven. In the reporting year, the following table shows rural exception site permissions and completions:

Dwellings on Rural Exception Sites by District 2016/17

District	Dwelling completions on rural exception sites	Dwellings under construction on rural exception sites	Dwellings permitted on rural exception sites	Total
Malvern Hills	0	0	13/00009/FUL Land at Welland Road, Upton-upon-Severn 43 new dwellings - 22 affordable (21 private sale) 16/00402/FUL – revised application post 2016/17 (18 affordable, 25 market) decision pending subject 16/00402/FUL to S106.	22
Wychavon	0	0	0	0
Worcester City	Policy Not Applicable			
South Worcestershire	0	0	22	22

No housing completions on rural exception sites have been completed in Malvern or Wychavon in the monitoring year, although 22 have been permitted.

SWDP 17: Travellers and Travelling Showpeople

This policy establishes the local planning policy context for the supply of Traveller and Travelling Showpeople accommodation, informed by the Worcestershire Gypsy and Traveller Accommodation Assessment (GTAA). The SWC published a South Worcestershire Addendum to the GTAA in October 2016.

The South Worcestershire Addendum to the GTAA identifies a requirement for 34 permanent Traveller pitches across south Worcestershire in the period to 2018/19 – equating to an average provision of 6.8 pitches per annum. The identified need is primarily in Wychavon, where there

was a requirement for 33 pitches. There was a requirement for 6 pitches in Malvern Hills and a potential over supply of 5 pitches in Worcester up to 2018/19.

The GTAA also identified the likely longer-term requirement for pitches, covering the period 2019/20 to 2033/34. The longer-term requirements, based on expected household formation rates, made no allowance for turnover on existing pitches and are therefore indicative and liable to change in light of future updated turnover rates. The GTAA suggested a need for up to 30 Traveller pitches in south Worcestershire between 2019/20 to 2023/24, equating to the equivalent of 6 pitches per annum.

When planning permissions are granted through the development management process, these contribute towards meeting the required 5-year land supply. In 2016/17 there was a net increase of 6 permanent residential pitches across south Worcestershire. 5 permanent residential Traveller pitches were granted consent in Wychavon. There was a net increase of 1 permanent pitch in Malvern Hills District - 2 Traveller pitches were granted permanent planning consent whilst a lapsed planning consent on an undeveloped site was refused planning permission. In addition, 8 Traveller pitches were granted temporary planning consent in Malvern Hills District and 2 Traveller pitches were granted temporary planning consent in Wychavon.

Five-Year Requirement for Traveller Pitches in South Worcestershire – 2016/17 to 2020/21

The South Worcestershire Addendum to the GTAA identifies a requirement for 34 permanent Traveller pitches across south Worcestershire in the 5-year period to 2018/19.

Rolling this forward to the 5-year period 2016/17 to 2020/21, indicates a need to identify sites sufficient to provide 18 pitches – i.e. the requirement as at 2014/15 (34 pitches) plus need identified for 2019/20 (6 pitches) and 2020/21 (6 pitches) minus planning consents granted for permanent pitches through the development management process (net, cumulatively 28 pitches to date) – see Table 8 in Appendix 1.

The South Worcestershire Councils are actively seeking to maintain a 5-year supply of deliverable pitches through a plan-led process.

- In the SWDP, Policies SWDP 45/1 and 45/2 allocate up to 20 pitches through the identification of two Traveller sites, each up to ten pitches, within the Worcester West and Worcester South urban extensions.
- The South Worcestershire Traveller and Travelling Showpeople Site Allocations Development Plan Document (DPD) will identify additional deliverable pitches. The development of this DPD is underway. The SWC have undertaken two 'calls for sites' (between January - March 2015 and November 2016 - January 2017), and consulted on Preferred Options between May – June 2016. The Site

Allocations DPD is assessing opportunities for new Traveller sites and/or intensification of existing sites. The Site Allocations DPD is expected to be adopted in mid-2019.

- In addition, pitches granted planning consent through the development management process in south Worcestershire will contribute towards meeting the rolling 5-year supply of pitches.

See **Table 8** in Appendix 1 shows Gypsy and Traveller Pitch Requirement in South Worcestershire to 2020/21 (as at 31st March 2017).

SWDP 18: Replacement Dwellings in the Open Countryside

This policy gives locational, design and size guidance on the replacement of dwellings in the open countryside. There are no targets to monitor. Note that the policy does not apply to Worcester city.

In terms of planning appeal decisions, the policy has been generally supported in 2016/17, and Inspectors have made clear reference to the criteria outlined in the policy in making their decisions.

SWDP 19: Dwellings for Rural Workers

This policy relates to guidance for dwellings that are permitted in the open countryside for rural workers, as an exception, where need is proven. The policy does not apply to sites in Worcester City's administrative boundary. There are no targets in the policy to monitor.

The policy approach is generally supported on appeal, and the reference to Annex G of the SWDP, which outlines the additional information that is required of an applicant to justify a house in the open countryside for a rural worker is also generally supported by Inspectors. An Inspector has also referred to Annex G criteria to assess an appeal for removal of an agricultural occupancy condition. Although in that case the appeal was allowed, the principle of the policy was supported.

SWDP 20: Housing to meet the needs of Older People

The summary table below shows the number of use class C2 (or classified as C2 but delivering independent C3) dwellings completed and approved in south Worcestershire in the reporting year.

District	Location	Extra Care unit commitments (not started or under construction)	Extra Care unit Completions between 01 Feb 16 and 31 Mar 17	Use Class	Wholly Complete?
Wychavon	Salwarpe	100	0	C3	No
Wychavon	Pershore	19	0	C3	No
Wychavon	Norton & Lenchwick	160	0	C2	No
Wychavon	Norton & Lenchwick	13	0	C3	No
Wychavon	Broadway	50	0	C3	No
Wychavon	Evesham	0	65	C2	Yes
Wychavon	Offenham	65	0	C2	No
Wychavon	Droitwich	200	0	C2	No
Wychavon	North Claines	0	38	C2	Yes
Wychavon	Cropton	6	0	C2	No

Malvern Hills	14/01225/FUL Kempsey	15	0	C3	No
Worcester City	P13A0087 White Ladies Close	0	37	C3	Yes
Worcester City	P13A0155 Worcester College Barbourne Road	0	60	C3	Yes
Total for C2		431	103		
Total for C3		197	97		

C2: care homes that residents have an en-suite bathroom and bedroom but other rooms are shared with all the residents.

C3: self contained dwellings with an element of care attached.

The grand total is 200 completions and 628 units of extra care units committed. There is no policy target, but this illustrates that the SWC accept the need for such units and are willing to approve them in sustainable locations.

SWDP 21: Design

There are no targets to monitor in this policy. The design policy relates to most planning applications in some aspect. A Design Guide Supplementary Planning Document has been consulted upon. It is due to be adopted in January 2018.

The policy covers a wide range of design issues. It has generally been well supported in appeal decisions.

SWDP 22: Biodiversity and Geodiversity.

The main purpose of the policy is to protect and enhance designated areas of biodiversity and enhance biodiversity and geodiversity conservation interests, and conserve on-site biodiversity corridors and networks.

There are no specific targets in the policy to monitor.

The policy has been generally supported at appeal where it has been cited as a reason for refusal.

SWDP 23: The Cotswolds and Malvern Hills Areas of outstanding Natural Beauty (AONB)

The main purpose of the policy is to conserve and enhance the special qualities of the landscape in the designated AONBs. There are no targets in the policy to monitor.

In Malvern Hills, 25 applications for development in the Malvern Hills AONB were determined in the monitoring period 1st April 2016 to 31st March 2017. Of these, 18 were allowed, 7 refused, and one dismissed on appeal. All were for minor development.

In Wychavon, statistics are available for the period 1st February 2016 to 31st December 2016. In this 11 month period, 102 applications were decided in the AONB, of which 94 were approved. All were for minor development. No appeals were related to this policy.

There is no AONB designation in the Worcester City boundary.

SWDP 24: Management of the Historic Environment

The policy seeks to guide development proposals affecting heritage assets by requiring assessment of the impact of proposals on their significance, and recording of assets in some cases. There are no targets in the policy to monitor.

In Malvern Hills District, 72 listed building applications were decided between 1st April 2016 and 31st March 2017 (this excludes applications that were withdrawn or returned as incomplete). Of the 72 decisions, only 2 applications were refused, and this reflects the fact that the Conservation Officers work with applicants to try and resolve design and other issues. Only 8 decisions involved demolition, but these were for the demolition of parts of buildings- such as lean-tos, a porch, garden wall etc., and not of complete listed buildings.

In Wychavon District, 164 listed buildings applications were decided, and of these 10 were refused. Again this excludes those withdrawn or returned to the applicant. There were no applications/ permissions including total demolitions of buildings, except small buildings such as garages.

Worcester City used SWDP 24 (and SWDP 6) to refuse planning permission on six applications. There have been no listed buildings demolished.

This policy and the associated strategic policy SWDP 6 is generally supported at appeal.

SWDP 25: Landscape Character

This policy seeks to ensure that development proposals take account of the landscape character of the area in their designs and uses.

The policy has been generally supported at planning appeals and has in appeals in the reporting year as reasons for refusal across south Worcestershire. There are no targets to monitor.

SWDP 26: Telecommunications and Broadband

The policy seeks to promote the incorporation of superfast broadband in development proposals. It also gives guidance on the planning issues concerning the installation of telecommunications developments.

There are no targets to monitor for this policy and this policy has yet to be cited at appeal.

SWDP 27: Renewable and Low Carbon Energy

The main purpose of the policy is to encourage the use of renewable and low carbon energy supplies in developments, and to encourage larger developments to explore the potential for decentralised energy and heating networks. It also relates to the consideration of proposals for stand alone renewable and low carbon schemes. A Supplementary Planning document to explain the policy requirements in more detail is currently being prepared.

SWDP 28: Management of Flood Risk

The main purpose of this policy is to minimise the impacts of and from all forms of flood risk. The table below lists the planning applications that the Environment Agency objected to on the grounds of flood risk or water quality during 2016/17.

2016/17	Application (those registered during 2016/17)	Type	Reason for EA Objection (state Flood risk or water quality)
Malvern Hills	15/00985/FUL	Other - Major	Risk to life and / or property, Unsatisfactory FRA/FCA Submitted
	16/00567/FUL	Residential - Minor	Unsatisfactory FRA/FCA Submitted
	16/01020/FUL	Caravan Sites - Minor	Part C of Exception Test not passed
	16/01168/OUT	Residential - Major	Unsatisfactory FRA/FCA Submitted
Worcester	P16M0082	Residential - Minor	Development next to a watercourse/flood defence, Unsatisfactory FRA/FCA Submitted
	W/13/02032/OU	Residential - Major	Unsatisfactory FRA/FCA Submitted
	W/16/00646/PN	Residential - Minor	Unsatisfactory FRA/FCA Submitted
	W/16/00932/PN	Recreational Schemes	Unsatisfactory FRA/FCA Submitted

Wychavon		- Major	
	W/16/01013/OU	Residential - Major	Unsatisfactory FRA/FCA Submitted
	W/16/01378/PN	Residential - Minor	Development next to a watercourse/flood defence, Unsatisfactory FRA/FCA Submitted
	W/16/01480/PN	Mixed Use - Minor	Unsatisfactory FRA/FCA Submitted
	W/16/01808/PN	Residential - Minor	Unsatisfactory FRA/FCA Submitted
	W/16/02211/CU	Caravan Sites - Major	Unsatisfactory FRA/FCA Submitted
	W/16/02714/CU	Residential - Minor	Unsatisfactory FRA/FCA Submitted
	W/16/02764/CU	Residential - Minor	Unsatisfactory FRA/FCA Submitted
	W/16/02814/OU	Mixed Use - Major	Unsatisfactory FRA/FCA Submitted
	W/16/03005/PN	Residential - Major	Unsatisfactory FRA/FCA Submitted
	W/17/00018/PN	Residential - Minor	Unsatisfactory FRA/FCA Submitted

Source: Flood Risk Monitoring Environment Agency (<https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>)

SWDP 29: Sustainable Drainage Systems

The main purpose of the policy is to minimise flood risk associated with site drainage, by promoting Sustainable Drainage Systems, also known as SuDs. This in turn helps to enhance biodiversity and amenity interests. The policy has been rarely used as a reason for refusal of development at appeal because most sites are able to accommodate some form of SuDs.

There have been no appeal decisions across south Worcestershire in 2016/17 where SWDP 29 was used by an Inspector to either uphold or dismiss a decision.

SWDP 30: Water Resources, Efficiency and Treatment

The main purpose of the policy is to help meet the challenge of climate change by addressing sustainable use of water supplies. The policy applies to all development proposals, and the policy contains site specific targets.

The policy relates to meeting technical requirements for water use and quality and is rarely breached.

SWDP 31: Pollution and Land Instability

The main purpose of this policy is to ensure proposals are designed to in order to avoid any significant adverse impacts from pollution, including cumulative ones, on human health and wellbeing, biodiversity, the water environment, the effective operation of neighbouring land uses, and Air Quality Management Areas (AQMA). At the time of the monitoring period, there are 7 designated AQMAs in south Worcestershire; six in Worcester City, and one in Evesham in the Wychavon District. There are no AQMAs in Malvern Hills.

For a full list of AQMAs, please see the Worcestershire Regulatory Services website: <http://www.worcsregservices.gov.uk/pollution/air-quality/air-quality-management-areas.aspx>.

SWDP 32: Minerals

The main purpose of the policy is to cross reference the Minerals Local Plan, which is the responsibility of Worcestershire County Council. The County Council has recently published responses to the Third draft of the Minerals Local Plan in September 2017. For further information, please go to the County Council website: http://www.worcestershire.gov.uk/downloads/file/8735/third_stage_consultation_response_document. There are no specific targets associated with the SWDP minerals policy. Applications for mineral extraction are the responsibility of the County Council.

SWDP 33: Waste

The main purpose of the policy is to ensure that development proposals have regard to the need to provide adequate facilities for the storage of waste and its recycling. Worcestershire County Council is responsible for determining planning applications relating to the use of land for the management of waste. The Waste Core Strategy 2012 outlines the adopted approach to planning for waste. It can be viewed on the County Council website here: http://www.worcestershire.gov.uk/info/20015/planning_policy_and_strategy/311/waste_core_strategy

SWDP 34: Tourist Development

The main purpose of the policy is to provide criteria against which tourism proposals will be assessed. There are no policy targets.

SWDP 35: Visitor Accommodation

The main purpose of the policy is to provide guidance on how planning applications for new visitor accommodation (including hotels, guest houses, bed and breakfast and holiday lets) will be assessed, depending on their location. There are no policy targets.

No planning applications for new hotels in Malvern Hills District were approved in the monitoring period. One application was approved for the change of use of a hotel (a listed building) to a pub and 18 apartments. Two applications for holiday lets were approved, and none were refused.

SWDP 36: Static and Touring Caravans, Chalets and Camping Sites

The main purpose of the policy is to provide guidance on appropriate locations and planning considerations regarding proposals for new, or extensions / improvements to existing static and touring caravan, chalet and camping sites.

There are no policy targets for SWDP 36.

SWDP 37: Built Community Facilities

The main purpose of the policy is to provide guidance on proposals for new community facilities, or enhancement of existing facilities, or the loss of community facilities. There are no policy targets. The range of uses relevant to the policy is wide, as stated in footnote 82.

SWDP 38: Green Space

The purpose of this policy is to protect existing designated green space from inappropriate development. There are no policy targets.

SWDP 39: Provision for Green Space and Outdoor Community Uses in New Development

The main purpose of the policy is to provide guidance on how much provision should be made for on-site Green Space and outdoor community uses in new development, and / or developer contributions required for off-site provision. The policy is further explained in the Developer Contributions Supplementary Planning Document adopted in October 2016, and current amendments to that are being proposed for consultation in early 2018.

SWDP 40: Waterfronts

The main purpose of the policy is to protect and enhance waterfront locations in the riverside towns. There are no policy targets.

SWDP 41: Marinas and Moorings

The main purpose of the policy is to provide guidance on development proposals for marinas, boatyards and leisure moorings in the riverside towns. There are no policy targets to monitor.

SWDP 42: Residential Moorings

The main purpose of the policy is to provide guidance on development proposals for residential moorings. There are no policy targets to monitor.

SWDP 43 to SWDP 59: Allocations Policies

Please see Appendix 4 for commentary on the progress of all site allocations policies in the SWDP.

SWDP 60 and 61: These Policies Were Deleted During the Examination Process

SWDP 62: Implementation

The main purpose of this policy is to focus on the successful delivery of new development in the period until 2030, in line with the vision and objectives of the SWDP and co-ordinated with the strategic infrastructure provision.

The successful implementation will depend on the actions of, and contributions from, a wide range of organisations and funding sources. Two of the main sources of infrastructure funding that can be obtained as a result of development in South Worcestershire are via the Community Infrastructure Levy (CIL) charging schedule and other Developer Contributions e.g. S106 agreements.

For information relating to funding secured and spent in relation to the Community Infrastructure Levy (CIL) and Developer Contributions, please see Section 5.

SWDP 63: Monitoring Framework

The main purpose of this policy is to establish an effective process to monitor the policies and targets of the SWDP. This is primarily being implemented by this AMR. In terms of other monitoring requirements of SWDP 63:

- Vision and Objectives: Broadly, while at the early stages of plan progress following adoption, the Vision and Objectives of the SWDP are being met through the implementation of the policies.
- Infrastructure Delivery Plan (IDP) (i.e. Annex I of the SWDP): The IDP is reported on through a 'live' document and is periodically updated as infrastructure delivery progresses or changes arise that require a review. To date, some key infrastructure items that are set out in the IDP have been delivered, such as initial phases of the dualling of the Southern Link Road, Worcester Arena, the new Perdiswell swimming pool and leisure centre in Worcester and the Hartlebury Energy from Waste Plant.
- Sustainability Appraisal (SA): The SA Objectives (Table 11.1 of the Sustainability Report, November 2012) are being broadly delivered or are being influenced by more positive actions (either directly or indirectly) by the implementation of the policies and targets of the SWDP.

For an update of the housing trajectories of the various sub-areas of south Worcestershire, please see Appendix 5.

5. Community Infrastructure Levy and Developer Contributions Monitoring

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) had not reached adoption stage as of 31st March 2017.

To provide a progress update, CIL was adopted and subsequently implemented on the following dates by each council:

Malvern Hills: Adopted on 16th May 2017, Implemented on 5th June 2017

Wychavon: Adopted on 26th April 2017, Implemented on 5th June 2017

Worcester City: Adopted on 16th May 2017, Implemented on 4th September 2017

The update below is set out as per the requirements of CIL Regulation 62. As a full financial year has not passed since the implementation of CIL for any of the SWC, this is a partial update from the date CIL was implemented by each Local Authority to 31st December 2017.

Interim CIL Report for South Worcestershire Authorities AMR 2016/17

In accordance with CIL Regulation 62, a charging authority must prepare a report for any financial year (“the reported year”) in which—

(a) it collects CIL, or CIL is collected on its behalf; or

(b) an amount of CIL collected by it or by another person on its behalf (whether in the reported year or any other) has not been spent.

Table 5a) CIL Monitoring 5th June 2016 to 31st December /2017

CIL Regulation 62 Reference	Description	Malvern Hills Amount Collected /Project Title	Wychavon Amount Collected /Project Title	Worcester City Amount Collected /Project Title
	Reporting Timeframe	5 th June 2017 to 31 st December 2017	5 th June 2017 to 31 st December 2017	4 th September 2017 to 31 st December 2017
(3)	Land payments made in respect of CIL charged by the Council, and CIL collected by way of a land payment which has not been spent if at the end of the reported year:- (a) development consistent with a relevant purpose has not commenced on the acquired land; or (b) the acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent.	£0.00	£0.00	£0.00
(3A)	Infrastructure payments made in respect of CIL charged by the Council, and CIL collected by way of an infrastructure payment which has not been spent if at the end of the reported year the infrastructure to be provided has not been provided.	£0.00	£0.00	£0.00
4(a)	Total CIL receipts for the Reporting Timeframe	£0.00	£58,288	£0.00
4(b)	Total CIL expenditure for the Reporting Timeframe	£0.00	£0.00	£0.00
4 (c) (i)	The items of infrastructure to which CIL (including land payments) has been applied	None	None	None

4 (c) (ii)	Amount of CIL expenditure on each item	£0.00	£0.00	£0.00
4 (c) (iii)	Amount of CIL applied to repay money borrowed, including any interest with details of the infrastructure items which that money was used to provide (wholly or in part)	£0.00	£0.00	£0.00
4 (c) (iv)	Amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation	£0.00	£0.00	£0.00
4 (ca)	Amount of CIL passed to any local council under regulation 59A or 59B; and Any person under regulation 59(4) (i.e. to another person for that person to apply to funding infrastructure)	£0.00	£0.00	£0.00
4 (cb) (i)	Total CIL receipts that regulations 59E and 59F applied to (i.e. CIL recovered from parish councils because it hasn't been spent, or the neighbourhood element of CIL in areas that do not have parish councils)	£0.00	£0.00	£0.00
4 (cb) (ii)	The items the CIL receipts to which regulations 59E and 59F apply have been applied	N/A	N/A	N/A
4 (cb) (iii)	Amount of expenditure on each item	£0.00	£0.00	£0.00
4 (cc) (i)	Total value of CIL receipts requested from each local council under a notice served in accordance with regulation 59E	£0.00	£0.00	£0.00
4 (cc) (ii)	Any funds not yet recovered from each local council at the end of the Reporting Timeframe following a notice served in accordance with regulation 59E	£0.00	£0.00	£0.00
4 (d) (i)	Total amount of CIL receipts retained at the end of the Reporting Timeframe, other than those to which regulation 59E or 59F applied (i.e. CIL recovered from parish councils, or the neighbourhood element of CIL in areas that do not have parish councils)	£0.00	£58,288	£0.00
4 (d) (ii)	CIL receipts from previous years retained at the end of the Reporting Timeframe other than those to which regulation 59E or 59F applied	£0.00	£0.00	£0.00
4 (d) (iii)	CIL receipts for the Reporting Timeframe to which regulation 59E or 59F applied retained at the end of the Reporting Timeframe.	£0.00	£0.00	£0.00
4 (d) (iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the Reporting Timeframe	£0.00	£0.00	£0.00
4 (e) (i)	In relation to any infrastructure payments accepted, the items of infrastructure to which the infrastructure payments relate	N/A	N/A	N/A
4 (e) (ii)	In relation to any infrastructure payments accepted, the amount of CIL to which each item of infrastructure relates	N/A	N/A	N/A

Developer Contributions

Tables 5b) and 5c) below provide an update of developer contributions that have been collected and spent during 2016/17.

Table 5b): Total money <u>COLLECTED</u> from developer contributions			
CATEGORY	MALVERN HILLS	WYCHAVON	WORCESTER CITY
OPEN SPACE, SPORT AND LEISURE (Collected by the Local Planning Authority)	12/01087/OUT Lawn Farm Welland £239,517.75	Aldington Lodge £100,564.58 (£39,096.68 Off-Site Built Sport) (£61,467.90 Off-Site Formal Sport)	P03L0182 Diglis Basin £63,650
	13/00981/OUT Land adj. Martley Primary School £66,554.95	Newland Lane, Droitwich £148,443.48	P05D0432 Royal Worcester £53,472
	13/01526/OUT Spring Meadow Welland £141,976.85	Pershore Road, Hampton £435,991.86 (£164,616.23 Off-Site Built Sport) (£271,375.64 Off-Site Formal Sport)	P12D0249 17-19 Mealcheapen Street £8,000
	13/01041/FUL Main Road Kempsey Supplementary Contribution £8,610.56	Bower Hill, Droitwich £22,472.89 (£10,348.45 Off-Site Built Sport) (£6,693.01 Off-Site Formal Sport) (£5,431.43 Off-Site POS)	P15G0315 Lichfield Road £22,000
	12/00569/OUT Oldwood Road Tenbury Wells £113,270.17	Cherry Tree Park, Worcester £198,673.31 (£76,239.36 Off-Site Built Sport) (£122,433.95) Off-Site Formal Sport)	P06D0292 Christian Meeting Room, Diglis Lane £19,906

	15/00453/s73 Ryall Road, Holly Green £8,000	Pinvin Green £53,720.68 (£15,037.65 Off-Site Built Sport) (£27,733.82 Off-Site Formal Sport) (£10,949.21 Off-Site POS)	P11D0028 9 New Street £4,000
		Land at Cherry Orchard House £3,455.00	P15D0423 Butlers Gym, Farrier Street £5,226
		Dilmore Lane, Fernhill Heath £161,843.20 (£60,189.33 Off-Site Built Sport) (£101,653.87 Off-Site Formal Sport)	P14C0401 250 Bransford Road £3,648
		Greenhavon, Evesham £37,193.90 (£10,734.39 Off-Site Built Sport) (£17,414.31 Off-Site Formal Sport) (£9,045.20 Off-Site POS)	P08C0223 250 Bransford Road £198,828
		Kilbury Drive, Worcester £215,859.11 (£126,489.23 Off-Site Formal Sport) (£89,369.88 Off-Site Built Leisure)	
		Bretforton Road, Badsey £29,350.66 (£11,594.03 Off-Site Built Sport) (£17,756.63 Off-Site Formal Sport)	
		Rear of Bretforton Road, Badsey £28,742.18 (£11,353.67 Off-Site Built Sport) (£17,388.51 Off-Site Formal Sport)	
		Winchcombe Road, Sedgeberrow	

		<p>£22,880.53 (£8,895.13 Off-Site Built Sport) (£13,985.40 Off-Site Formal Sport)</p>	
		<p>Oddfellows Arms, Evesham £16,372.68 (£5,482.11 Off-Site Built Sport) (£9,604.28 Off-Site Formal Sport) (£1,286.29 Off-Site POS)</p>	
		<p>The Black Shed, Fladbury £62,755.19 (£19,057.68 Off-Site Built Sport) (£30,978.22 Off-Site Formal Sport) (£12,719.29 Off-Site POS)</p>	
		<p>Springfield Cottage, Broadway £18,454.92 (£5,217.93 Off-Site Built Sport) (£8,711.92 Off-Site Formal Sport) (£4,525.07 Off-Site POS)</p>	
		<p>Roman Park, Worcester Rd Droitwich £84,977.56 (Maintain On-Site POS)</p>	
Sub-Total	£577,930.28	£1,710,024.93	£378,730
TRANSPORT	Information not available at time of publication	<p>Newland Lane, Droitwich £47,397.14 (Cycling)</p>	<p>P14G0153 Former Trinity Works, London Road £238,128</p>
(Sent directly to Worcestershire County Council)		<p>Pershore Road, Hampton £56,669.62 (Cycling)</p>	
		<p>Land at Cherry Orchard House £3,182.50 (Cycling)</p>	
		<p>Dilmore Lane, Fernhill Heath £41,732.90 (Cycling)</p>	
		<p>Field Barn Lane, Cropthorne</p>	

		£2,345.00 (Cycling)	
		Bretforton Road, Badsey £4,119.70 (Cycling)	
		Rear of Bretforton Road, Badsey £4,075.76 (Cycling)	
		Winchcombe Road, Sedgeberrow £2,755.95 (Cycling)	
		Oak Lane, Bredon £8,079.73 (Cycling)	
		Worcester Road, Hartlebury £31,821.67 (Cycling)	
		Springfield Cottage, Broadway £1,716.76 (Cycling)	
		Defford Road, Pershore £3,580.34 (Cycling)	
		Aldington Lodge, Evesham £23,953.34 (Cycling)	
		Pershore Cottage Hospital £4,020.00 (Cycling)	
		Bower Hill, Droitwich £1,030.31 (Cycling)	
Sub-Total	£0.00	£236,480.72	£238,128
EDUCATION (Sent directly to Worcestershire County Council)	Information not available at time of publication	Pershore Road, Hampton £593,755.51	P12Q0232 Former Ronkswood Hospital, Newtown Road £136,707 (third instalment)
		Cherry Tree Park, Worcester £195,200.88	P07M0711 St George's Lane £162,058
		Defford Road, Pershore £59,263.78	P13D0385 St Peter's Street £55,178

		Kilbury Drive, Worcester £266,269.27	P08C0223 250 Bransford Road £800,670
		The Black Shed, Fladbury £13,991.83	P14D0298 250 Bath Road £31,187
		Aldington Lodge, Evesham £89,039.02	
Sub-Total	£0.00	£1,217,520.29	£1,185,800
OTHER CONTRIBUTIONS	15/01346/OUT Land Adj. Brentwood, Pendock £50,844 Affordable Housing	Newland Lane, Droitwich £10,696.11 (Recycling)	No contributions
	13/01041/FUL Main Road Kempsey Affordable Housing Supplementary Contribution £55,176	Laurels Road, Offenham £1,986.52 (Recycling)	
		Wyre Road, Pershore £2,185.60 (Recycling)	
		Pershore Road, Hampton £12,018.91 (Public Art)	
		Land at Cherry Orchard House £648.85 (Recycling)	
		Dilmore Lane, Fernhill Heath £4,254.26 (Recycling)	
		Bretforton Road, Badsey £1,322.47 (£443.17 Recycling) (£879.30 Public Art)	
		Rear of Bretforton Road, Badsey	

		<p>£1,295.06 (£433.98 Recycling) (£861.08 Public Art)</p>	
		<p>Oak Lane, Bredon £823.65 (Recycling)</p>	
		<p>South of Badsey Road, Badsey £1,253.80 (Recycling)</p>	
		<p>Wharfavon Park, North Littleton £90,796.70 (Affordable Housing Contribution)</p>	
		<p>New B&M Store, Evesham £18,622.72 (Signage)</p>	
		<p>West of Station Road, Pershore £6,010.40 (Recycling)</p>	
		<p>Evesham Country Park £55,994.90 (Promotion of the District)</p>	
		<p>Land opp. Longfield, Stonebow Road £1,370.35 (Recycling)</p>	
		<p>West of Leamington Rd, Broadway £4,344.71 (Recycling)</p>	
		<p>Defford Road, Pershore £10,687.57 (Community Building)</p>	
		<p>Aldington Lodge £9,592.06 (£2,441.81 Recycling) (£7,150.25 Air Quality)</p>	
		<p>Hyde Close, South Littleton £34.15 (Recycling)</p>	
		<p>Pershore Cottage Hospital £820.00 (Recycling)</p>	
		<p>Parkmore Farm, Hartlebury £37,722.27 (Affordable Housing)</p>	

		Bower Hill, Droitwich £210.06 (Recycling)	
SUB-TOTAL	£106,020	£272,691.12	£0.00
GRAND TOTAL COLLECTED	£683,950.28	£3,436,717.06	£1,802,658

Table 5c): Total money SPENT from developer contributions

CATEGORY	MALVERN HILLS	WYCHAVON	WORCESTER CITY
OPEN SPACE, SPORT AND LEISURE (Collected by the Local Planning Authority)	£207,000 from 13/00087/FUL Land Adj. The Crown Martley. Paid to Martley Parish Council for burial ground extension and skate park	Kidderminster Road, Droitwich £7,420.90 (Off-Site POS)	P09D0492 P12M0021 P07M0711 P13A0155 Perdiswell Football Pitches £259,023 New football pitches
	£2,597 from North End Lane Malvern. Paid to Fortis Living for Community Garden	Willmott Factory Sites, Evesham £9,528.71 (Off-Site POS)	P05D0432, P03L0182 Diglis Field £255,881 New landscaped park
	£68,000 from 12/01087/OUT Lawn Farm Welland. Paid to Welland Parish Council for playground equipment.	Badsey Road, Evesham £6,000 (Off-Site POS - Structure)	
	£23,352 from 10/01067/FUL Oldwood Road Tenbury Wells. Paid to Tenbury Town Council for new skate park facility	Huddington Hill Farm, Droitwich £5,293.94 (Leisure Facilities)	
		Land Nr. Hill View, Eckington £1,436.51 (Off-Site POS)	
		Roman Park, Droitwich £3,400 (Youth Facilities Contribution)	
		Off Three Springs Rd, Pershore £10,599.60 (Off-Site POS)	
		The Orchards, Fernhill Heath £2,700 (Leisure Facilities)	
		Avon Nurseries, Evesham £3,361.70 (Off-Site POS)	

		Off Crown Lane, Wychbold £68,857.36 (Built Leisure)	
		West of Worcester Rd, Hartlebury £9,898.98 (Leisure Facilities)	
		Newland Lane, Droitwich £67,552.96 (Leisure Facilities)	
		Plough Road, Tibberton £5,224.81 (Off-Site Sport and Leisure)	
		Walk Mill Drive, Wychbold £76,755.81 (Built Leisure Facilities)	
		Everton House, Droitwich £5,547.75 (Off-Site Leisure)	
		The Ridgeway, Astwood Bank £17,661.96 (£14,960 Formal Sport) £2,701.96 Off-Site POS)	
		Land off The Close, Cleeve Prior £6,138.00 (Off-Site Formal Sport)	
Sub-Total	£300,949	£307,378.99	£514,904
TRANSPORT (Sent directly to Worcestershire County Council)	Information not available at time of publication	None	None
Sub-Total	£0.00	£0.00	£0.00
EDUCATION (Sent directly to Worcestershire	Information not available at time of publication	Alexandra Rd & School Rd, Evesham £9,337.45	None
		Bredon House, Bredon £12,154	

County Council)		Church Road, Crowle £19,207.77	
		Stonepit Lane, Inkberrow £59,450.17	
		Kilbury Drive, Spetchley £263,683.71	
Sub-Total	£0.00	£363,833.10	£0.00
OTHER CONTRIBUTIONS	£8,000 from 15/00453/s73 Ryall Road, Holly Green Upton. Paid to Ripple Parish Council for Village Hall improvements.	Chelt. Rd Service Station, Evesham £13,728.86 (Pelican Crossing Contribution)	P07C0408 St John's District Centre £23,000 Phase 1 & 2 of public art project
		Off Sands Road, Inkberrow £509.97 (Public Art)	P10C0557 Cinderella Ground £14,380 Replacement fencing
		Stockwood House, Inkberrow £1,036.25 (Public Art)	
		The Firs, Inkberrow £531.52 (Public Art)	
		Stonepit Lane, Inkberrow £922.26 (Public Art)	
		Copcut Lane, Salwarpe £6,560 (Village Hall)	
SUB-TOTAL	£8,000	£23,288.86	£37,380
GRAND TOTAL SPENT	£308,939	£694,500.95	£552,284

APPENDICES

APPENDIX 1: Housing Statistics

Table 1: Total Housing Provision 2016/17 (net dwellings)

Sub Area Location	Completions	Commitments as at 31 st March 2017		
	Total completions (net)	Total under construction	Total permissions (Not Started)	Total commitments
WWA Worcester City	472	219	679	898
WWA in Malvern Hills	0	0	0	0
WWA in Wychavon	159	37	464	501
Malvern Hills excl. WWA	363	352	1,603	1,955
Wychavon excl. WWA	699	653	4,032	4,685
South Worcs. Total	1,693	1,261	6,778	8,039

Table 2 – Total (all housing) 2006-2017- net dwellings completions, by sub area

Area*	2006/ 7	2007 /8	2008 /9	2009 /10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	Total 2006- 2017	Target 2006- 2030
Worcester City	454	370	414	325	212	313	142	280	450	611	472	4,043	6,800
Malvern Hills District	183	299	256	222	137	229	176	184	258	323	363	2,630	5,650
Wychavon District	246	263	209	155	211	309	485	866	875	837	699	5,155	10,600
WWA Malvern Hills	No Requirement											0	
WWA Wychavon	No Requirement								20	126	159	305	
South Worcestershire Total	883	932	879	702	560	851	803	1,330	1,603	1,897	1,693	12,133	28,400
* WWA sub areas did not exist before SWDP adoption in Feb 2016													

Table 3 Housing Provision (net) - 2006-2017* Summary by completions and commitments (Note this relates to table 4d in SWDP 3)

Sub Area Totals	2006-2015#	2015/16\$	2016/17	Total Completions 2006-2017	2016/17	Total Provision at 31 st March 2017 (completions and commitments)
	Completions				Commitments at 31st March 2017[^]	
Worcester City	2,953	611	472	4,036	898	4,934
WWA Wychavon	20	126	159	305	501	806
WWA Malvern Hills	0	0	0	0	0	0
Malvern Hills Ex WWA	1,944	323	363	2,630	1,955	4,585
Wychavon Ex WWA	3,619	837	699	5,155	4,685	9,840
South Worcestershire Total	8,536	1,897	1,693	12,126	8,039	20,165

* April 1st 2006 to 31st March 2017.

source Table 4d, SWDP 3 & footnote L

\$ Source Housing Land supply documents 2015/16

[^]Sites with Planning Permission not started and sites Under Construction

Table 4: Number of Affordable Homes Completed per annum (2006/07 to 2016/17)

Local Authority	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2006 to 2017
Worcester City	70	88	147	82	20	114	65	100	120	257	84	1,147
WWA Malvern Hills	0	0	0	0	0	0	0	0	0	0	0	0
WWA Wychavon	0	0	0	0	0	0	0	0	0	51	65	116
Malvern Hills Ex WWA	39	23	100	51	74	115	8	53	95	117	90	765
Wychavon Ex WWA	36	64	57	0	58	57	154	258	257	217	191	1,349
South Worcestershire Total	75	87	157	51	132	172	162	311	352	334	430	3,377

Table 5 Affordable housing completions by type 2016-2017

Local Authority (by sub area)	Affordable Rent Housing	Social Rent Housing	Intermediate Housing	Affordable Homes Total
Worcester City	42	31	11	84
WWA Malvern Hills	0	0	0	0
WWA Wychavon	0	55	10	65
Malvern Hills Ex WWA	40	21	29	90
Wychavon Ex WWA	47	95	49	191
South Worcestershire Total	129	202	99	430

Table 6 Housing Mix 2016/17 – Net Completions by Number of Bedrooms

Local Authority	1 bed house	2 bed house	3 bed house	4 bed + house	1 bed flat	2 bed flat	3 bed flat	4 bed + flat	Total
Worcester City	3	49	48	29	165	178	2	6	480 (gross)
WWA Malvern Hills	0	0	0	0	0	0	0	0	0
WWA Wychavon	8	43	46	47	6	0	0	0	150
Malvern Hills Ex WWA	3	102	102	107	22	26	1	0	363
Wychavon Ex WWA	10	167	208	178	74	18	1	0	656
South Worcestershire Total	24	361	404	361	267	222	4	6	1,169

Table 7: Five year housing land supply updates by district

SOUTH WORCESTERSHIRE FIVE YEAR HOUSING LAND SUPPLY UPDATE 2017-2022						
SWDP Adopted 25th February 2016 2006-2030 (24 years)	MALVERN HILLS (Exc. Wider Worcester Area)	WYCHAVON (Exc. Wider Worcester Area)	Wider Worcester Area WORCESTER CITY	Wider Worcester Area MALVERN HILLS	Wider Worcester Area WYCHAVON	
Plan Period Target	5,650	10,600	6,800	4,450 (from 2018/19)	900 (from 2014/15)	
Completions to Date	2,630	5,155	4,036	0	305	
Residual Target	3,020	5,445	2,764	4,450	595	
Over/Under Supply	-101	+21	747	0	+56	
Five Year Target	1,277	2,206	668	1,484 (2018-2022)	224	
Five Year Target +5%	1,341	2,316	702	1,558	235	
Five Year Target +20%	1,532	2,647	n/a	1,781	269	
Commitments (Net)	<i>(Under Construction)</i>	352	653	219	0	37
	<i>(Outstanding)</i>	1,226	2,770	679	0	371
	<i>(Other Deliverable Sites)</i>	215	154	<i>Not estimated</i>	0	0
	Total	1,721*	3,431*	853*	0	389*
Windfall Allowance	70 (2 years allowance)	164	132	0	0	

Total Supply	1,791	3,595	985	n/a (not required until 2018/19)	3.89
Balance	450	1,279	283	n/a	154
Years supply (+5%)	6.68	7.76	7	n/a	8.28
Balance	259	948	n/a	n/a	120
Years supply (+20%)	5.85	6.80	n/a	n/a	7.24

*5% lapse rate applied to outstanding and deliverable sites

For a full explanation of each council's Five Year Housing Land Supply update, please follow the relevant link:

Malvern Hills: <https://www.malvern hills.gov.uk/housing-land-monitoring>

Worcester City: <https://www.worcester.gov.uk/authorities-monitoring-reports>

Wychavon: <https://www.wychavon.gov.uk/planning-policy-monitoring>

Table 8: Gypsy and Traveller Pitch Requirement in South Worcestershire to 2020/21 (as at 31st March 2017)

1. Year	2. Cumulative Pitch Requirement for Permanent Traveller Pitches	3. Net Additional Pitches Granted Consent During The Year	4. Cumulative Consents for Permanent Traveller Pitches	5. Cumulative Five Year Requirement (column 2 – column 4)
2014/15	34	4	4	30
2015/16	40	18	22	18
2016/17	46	6	28	18

Table 9: Net Dwelling Completions on Previously Developed Land and Greenfield Land

b) Completions on PDL/Greenfield Land 2016/17				
	Dwelling Completions in 2016/17	Total on Previous Developed Land (PDL)	% on PDL	% on Greenfield
Malvern Hills (net)	363	60	16%	84%
Worcester (gross)	480	432	90%	10%
Wychavon (net)	699	133	19%	81%
WWA Wychavon	159	0	0%	100%
South Worcs.	1,701	625	n/a	n/a

N.B: The South Worcestershire % totals have not been calculated in the table as some figures for sites are net and some are gross. However, the 625 completions on PDL land equates to 37% of all completions in the table.

Appendix 2 - Employment Land Statistics

Table 10: Employment Land Completions (2006-2017) and Commitments (2016/17) (ha) Covers the following uses: B1, B2, B8

Sub Area Location	Completions (ha)				Commitments (ha)	Totals	SWDP Requirement (ha)
	2006-2011	2011-2016	2016/17	Total completions 2006-2017	2016/17	Total Supply change (completions and commitments) as at 31 st March 2017 (excludes outstanding allocation sites) (ha)	2006-2030
Wider Worcester Area (WWA) Gains	0	0	0	0	0	0	120
Wider Worcester Area (WWA) Losses	0	0	0	0	0	0	
Of Which Worcester City Gains	10.64	5.55	1.61	14.83	27.16	41.99	(80)
Of Which Worcester City Losses	20.04	13.07	0	33.11	0	33.11	
Malvern Hills excl. WWA** Gains	12.04*	2.36	1.96	16.36	2.70	19.06	40
Malvern Hills excl. WWA** Losses	0.01***	0.64	0	0.65	0.01	0.66	
Wychavon excl. WWA Gains #	26.90	34.40	29.84	91.14	145.1	236.24	120
Wychavon excl. WWA Losses #	3.13	4.48	9.88	17.49	2.84	20.33	
South Worcs. Total Gains	49.58	42.31	33.41	122.33	174.96	297.29	280
South Worcs. Total Losses	23.18	18.19	9.88	51.25	2.85	54.10	

*Amendment to SWDP figure of 10.84ha

**Completions by net site area recorded from 2013/14

***2010/11 Only -Employment land losses for Malvern Hills not available between 2006/07-2009/10

N.B. Wychavon monitors this by whole site area, in ha, so not a net figure.

Table 11: Total amount of additional employment land by type

EMPLOYMENT LAND COMPLETIONS 2016/17						
LOCAL AUTHORITY		B1 (Sq m)	B2 (Sq m)	B8 (Sq m)	Mixed B (Sq m)	Total (Sq m)
Malvern Hills (Exc. WWA)	Gains	442	3,349	360	15,567	19,718
	Losses	0	0	0	0	0
Wider Worcester Area (Worcester City)	Gains	DNA*	DNA	DNA	6,236	6,236
	Losses	DNA	DNA	DNA	DNA	DNA
Wychavon (Exc. WWA)	Gains	1,809	890	18,846	0	21,545
	Losses	4,192	26,405	4,340	575	35,512
WWA Wychavon	Gains	0	0	0	0	0
	Losses	0	0	0	0	0
WWA Malvern Hills	Gains	0	0	0	0	0
	Losses	0	0	0	0	0
South Worcs.	Gains	2,251	4,239	19,206	21,803	47,499
	Losses	4,192	26,405	4,340	575	35,512

*DNA – Data Not Available

Appendix 3 - Retail Land Statistics

Table 12: NEW Retail completions/ under construction/ permissions (Net Floorspace sq. metres)

Sub Area Location	Convenience (Food)			Mix (food & non food)			Comparison (Non-Food)			Total Supply as at 31 st March 2017	Retail Targets (convenience & comparison totals 2013-2031)
	Total Comps 2014-2016	Total Comps 2016/17	Permissions and UC	Total Comps 2014-2016	Total Comps 2016/17	permissions and UC	Total Comps 2014-2016	Total Comps 2016/17	permissions and UC		
Wider Worcester Area (WWA)* Gain	4,856	2,417	711	0	0	6,243	0	0	0	14,227	30,726
Wider Worcester Area (WWA)* Loss	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	0
*Of which Worcester City Gain	4,856	2,417	711	0	0	6,243	0	0	0	14,227	26,726
*Of which Worcester City Loss	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	0
Malvern Hills (excl. WWA) Gain	DNA	DNA	0	DNA	DNA	0	DNA	DNA	1,208	1,208	7,455
Malvern Hills (excl. WWA) Loss	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	0
Wychavon (excl. WWA) Gain	309	500	868	419	2788	6294	477	308	4142	16,105	1,326
Wychavon (excl. WWA) Loss	513	108	206	0	0	0	441	444	2866	4,578	0
South Worcs. Total Gain	5,165	2,917	1,579	419	2,788	12,537	477	308	5,350	46,979	39,507
South Worcs. Total Loss	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0

* 39,507, of which Worcester City = 26,726

**DNA – Data Not Available

Appendix 4: SWDP Allocations Progress

SWDP 43: Worcester City				Progress at 31st March 2017
Site ref	Name of site	Allocation Details	Permissions/Applications	Completions/Status
SWDP43/1	Land south of Leopard Hill	100	P15Q0300	0
SWDP43/2	Gregory's Bank Industrial Estate	169	P12M0021	168
SWDP43/3	Ribble Close and gas holder site	40	none	0
SWDP43/4	Old Northwick Farm	54	P14E0368	0
SWDP43/6	Land at Albert Road	20	P15D0146	0
SWDP43/7	Sansome Walk Swimming Pool	33	none	0
SWDP43/8	Grasmere Drive / Ullswater Close	18	P13F0306	18
SWDP43/9	Old Brewery Service Station, Barbourne Road	12	P14D0123	0
SWDP43/10	Dudley Close	8	P12K0468	8
SWDP43/12	Brookthorpe Close	10	P13N0298	10
SWDP43/19	Blackpole Road	115	PRA14H10	75
SWDP43/25	School of Art and Design, Barbourne Road	60	P13A0155	60
SWDP43/a	73-77 Bromwich Road	11	P14C0012	0
SWDP43/b	Martley Road	18	P14J0046	0
SWDP43/c	Malvern Gate, Bromwich Road	45	P14C0034 (OL)	0
SWDP43/d	Land at Ambrose Close	24	P16K0125	0
SWDP43/e	Land at Hopton Street	30	none	0
SWDP43/f	County Council Offices, Sherwood Lane	15	none	0
SWDP43/g	County Council Offices, Bilford Road	15	none	0
SWDP43/h	Laugherne Garage, Bransford Road	10	none	0

SWDP43/i	Former Crown Packaging, Main site	190	none	0
SWDP43/j	Former Crown Packaging, Woodside Offices	40	none	0
SWDP43/k	Land off Bromyard Terrace	20	P15K0271	0
SWDP43/l	Land at Battenhall Road	20	P15B0288	0
SWDP43/m	Club House, Tolladine Golf Course	9	none	0
SWDP43/n	Land at Earl's Court Farm	13	none	0
SWDP43/p	Land at Langdale Drive	6	P15F0204	6
SWDP43/q	Zig Zag site, St John's	10	none	0
SWDP43/s	Rose Avenue	8	none	0
SWDP43/t	Commandery Coach Depot, Tolladine Road	7	none	0
SWDP43/u	Royal Worcester Porcelain, gap site	8	P15D0496	0
SWDP43/v	Brickfields Road	10	P13N0461	10
SWDP43/w	23-24 Foregate Street	10	P12A0053	0
SWDP43/x	Former Christian Meeting Room, Diglis lane	17	P11D0468	17
SWDP43/y	Land at White Ladies Close	37	P13A0087	37
SWDP43/z	Former Faithful Overalls Site, Eastbank Drive	38	P16E0296	0
SWDP43/14	Former Ronkswood Hospital	181	P13Q0171	181
SWDP43/15	Worcester Woods Business Park, Newtown Road	0	none	0

SWDP 44: Worcester City Centre				Progress at 31st March 2017
Site ref	Name of site	Allocation Details	Permissions/Applications	Completions/Status
SWDP44/1	Cathedral Square	0	P14D0253	0
SWDP44/2	Fire Station / Crown Gate / Angel Place / The Butts	0	P15D0331 P17D0061	0
SWDP44/3	Trinity House / Cornmarket	0	P15D0554	0
SWDP44/4	Shrub Hill	750	none	0
SWDP44/5	Blockhouse / Carden Street	120	none	0
SWDP44/6	Cathedral Quarter and Sidbury	0	P15D0493	0

SWDP 45: Directions for Growth Outside the City Administrative Boundary				Progress at 31st March 2017
Site ref	Name of site	Allocation Details	Permissions/Applications	Completions/Status
SWDP45/3	Kilbury Drive (Worcester East Urban Extension)	250 dwellings	15/02129	Under Construction, 215 of Permitted 256 dwellings Completed at 31 st March 2017
SWDP45/4	Gwillam's Farm (Worcester North Urban Extension)	250 dwellings	13/01131, 14/00430, 15/00905 & 16/02440	Under Construction, 90 of Permitted 247 dwellings Completed at 31 st March 2017
SWDP45/5	Land at Swinesherd Way	300 dwellings	15/01514	Outline Permission (300 dwellings)
SWDP45/6	Worcester Technology Park (South Phase)	16ha employment	n/a	n/a

		land	
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SWDP 46: Pershore				Progress at 31st March 2017
Site ref	Name of site	Allocation Details	Permissions/Applications	Completions/Status
SWDP46/1	Garage, High Street	20 dwellings	n/a	n/a
SWDP46/2	Former Health Centre, Priest Lane	13 dwellings	12/01599	Completed (13 dwellings)
SWDP46/3	Garage Court, St Andrews Road	8 dwellings	13/02567	Completed (8 dwellings)
SWDP46/4	Garage Court, Abbots Road	13 dwellings	n/a	n/a
SWDP46/5	Land adjacent Conningsby Drive	7 dwellings	n/a	n/a
SWDP46/6	Land off Defford Road	21 dwellings	13/02158	Completed (21 dwellings)

SWDP 47: Pershore Urban Extension				Progress at 31st March 2017
Site ref	Name of site	Allocation Details	Permissions/Applications	Completions/Status
SWDP47/1	Land to the North of Pershore	695 dwellings	13/01578, 15/01036, 15/03037, 16/01122 & 16/01463	Majority of site (620 dwellings) has Planning Permission, part of which is Under Construction – 90 dwellings Completed at 31 st March 2017.

SWDP47/2	Land to the North-East of Pershore	5ha employment land	14/00151, 14/02205, 15/01337 & 15/01689	Site has outline permission for 5.79ha employment land, broken down in to 7 plots. Plots 3 and 6 (totalling 1.015ha) have full planning permission and have been built out.
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SWDP 48: Droitwich Spa				Progress at 31st March 2017
Site ref	Name of site	Allocation Details	Permissions/Applications	Completions/Status
SWDP48/1	Land off Vines Lane	100 dwellings	n/a	n/a
SWDP48/2	Boxing Club, Kidderminster Road	10 dwellings	n/a	n/a
SWDP48/3	Oakham Place	6 dwellings	n/a	n/a
SWDP48/4	Acre Lane	20 dwellings	n/a	n/a
SWDP48/5	Willow Court, Westwood Road	10 dwellings	n/a	n/a
SWDP48/6	Canal Basin (Netherwich)	80 dwellings	n/a	n/a

SWDP 49: Droitwich Spa Urban Extensions				Progress at 31st March 2017
Site ref	Name of site	Allocation Details	Permissions/Applications	Completions/Status
SWDP49/1	Copcut Lane	740 dwellings and 3.5ha employment land	10/02896, 14/02188, 14/02896, 15/01837, 16/01639, 17/00027 & 17/00345	Site has Outline Permission for 740 dwellings and 3.5ha employment land, 467 dwellings of which have Reserved Matters approval. 45 completions at 31 st March 2017.
SWDP49/2	Yew Tree Hill	765 dwellings and 200 unit care facility	11/01073, 12/02336, 15/01187, 15/01418 & 16/02073	Site has Outline Permission for 765 dwellings and a 200 unit care facility. All 765 dwellings have Reserved Matters approval, of which 53 were complete at 31 st March 2017.
SWDP49/3	Stonebridge Cross Business Park	10ha employment land	n/a	n/a

SWDP 50: Evesham				Progress at 31st March 2017
Site ref	Name of site	Allocation Details	Permissions/Applications	Completions/Status
SWDP50/2	Employment site, top of Kings Road	100 dwellings	14/01848	Permitted, Not Started - Part (12 dwellings)
SWDP50/3	Nursery at Bewdley Lane / Blind Lane	59 dwellings	13/02166	Completed (59 dwellings)
SWDP50/4	Land off Davies Road (former leisure centre)	36 dwellings	n/a	n/a
SWDP50/5	Land at Offenham Road East	15 dwellings	n/a	n/a
SWDP50/6	Land behind Lichfield Avenue	20 dwellings	n/a	n/a
SWDP50/7	Land off Abbey Road	200 dwellings	n/a	n/a
SWDP50/8	Land at Aldington Lodge	70 dwellings	15/01863	Under Construction, 18 of Permitted 70 dwellings Completed at 31 st March 2017

SWDP 51: Evesham Urban Extensions				Progress at 31st March 2017
Site ref	Name of site	Allocation Details	Permissions/Applications	Completions/Status
SWDP51/1	Cheltenham Road	500 dwellings	14/02525	Permitted, Not Started - Part (47 dwellings)
SWDP51/2	South of Pershore Road, Hampton	400 dwellings	12/02490, 15/00293 & 16/01899	Under Construction, 129 of Permitted 401

				dwellings Completed at 31 st March 2017
SWDP51/3	Vale Industrial Park	34ha employment land	n/a	n/a

SWDP 52 : Malvern				Progress at 31st March 2017
Site ref	Name of site	Allocation Details	Permissions/Applications	Completions/Status
SWDP52/1	Walsh's Yard, Poolbrook Common Road	5	15/01399/OUT - Outline application with all matters reserved for erection of up to 6 dwellings	0 – outline planning permission
SWDP52/2	Former BMX track, off Mayfield Road	59	14/00788/OUT - withdrawn	0
SWDP52/4	Homestead, Halfkey	5	15/01628/FUL	0 (4 under construction)
SWDP 52/5	Portland House, Church Street	15	16/00545/FUL - Change of use to 8 dwellings	0 – application pending
SWDP 52/8	Lansdowne Crescent (former hospital site)	15	16/01233/FUL - refused	0
SWDP 52d	Land at Mill Lane, Poolbrook	63	13/01095/OUT – 63 dwellings	0 – outline planning permission

SWDP 52i	Land at Lower Howsell Road (former allotments)	110	14/01231/OUT – 110 dwellings	0 – outline planning permission
SWDP 52f	Pickersleigh Grove (part of Hayslan Fields)	44 (net)	13/00900/OUT 16/01443/REM Demolition of existing dwellings and proposed residential development in outline for 92 units including 57% affordable units	0 – Reserved Matters
SWDP 52m	Former Railway Sidings, Peachfield Road	20	No planning application to date	0
SWDP 52s	Victoria Road Car Park	21	No planning application to date	0
SWDP 52w	Land off Brook Farm Drive, Poolbrook	77	17/00440/FUL – subject to S106	0 – approval subject to S106
SWDP 52y	Broadlands Drive, Malvern	33	15/00888/OUT – approved 17/00649/RM (current) – 33 dwellings	0 – current reserved matters application
SWDP 52*	Barracks Store, Court Road, Malvern	28	No planning application to date	0

SWDP 53: Malvern Technology Centre (Qinetiq)				Progress at 31st March 2017
Site ref	Name of site	Allocation Details	Permissions/Applications	Completions/Status
SWDP 53	Malvern Technology Centre (Qinetiq)	300 dwellings 4.5ha B1(b) use	No planning application to date	0

SWDP 54: Blackmore Park				Progress at 31st March 2017
Site ref	Name of site	Allocation Details	Permissions/Applications	Completions/Status
SWDP 54	Blackmore Park	5.1 ha B1, B2, B8 uses	None on expanded element.	0

SWDP 56: Development at North East Malvern				Progress at 31st March 2017
Site ref	Name of site	Allocation Details	Permissions/Applications	Completions/Status
SWDP 56	Development at North East Malvern	800 dwellings 10 ha Employment Land	15/01625/OUT - Current planning application	0

SWDP 57: Tenbury Wells				Progress at 31st March 2017
Site ref	Name of site	Allocation Details	Permissions/Applications	Completions/Status
SWDP 57/1	Land Opposite Morningside	43	14/00006/REM – site completed	43 dwellings completed
SWDP 57/2	Land at the Haven, Oldwood Road	40	No planning application to date	0
SWDP 57a	Land at Mistletoe Row	44	12/00876/OUT 14/00945/REM 44 dwellings	44 dwellings – Reserved Matters approval
SWDP 57c	Land south of the Oaklands	35	No planning application to date	0

SWDP 58: Upton-upon-Severn				Progress at 31st March 2017
Site ref	Name of site	Allocation Details	Permissions/Applications	Completions/Status
SWDP 58/1	Land at Sunnybank Meadow, Holly Green	25	13/00706/OUT 14/01633/REM – 25 dwellings	Under Construction
SWDP 58c	Land off A4104, North East of Upton Marina	70	17/00372/OUT – 70 dwellings	0 – current application
SWDP 58d	Land at Welland Road, Tunnel Hill	43	16/00402/FUL – 43 dwellings	0 – current application

SWDP 59: New Housing for Villages				Progress at 31st March 2017
Site ref	Name of site	Allocation Details	Permissions/Applications	Completions/Status
MALVERN				
Category 1 Villages				
SWDP 59/1	Land at the Orchard, Abberley Common	6	No planning application to date	0
SWDP 59a	Land at Walshes Farm, Abberley Common	15	13/01398/OUT – 15 dwellings 16/00816/OUT (current application) – 26 dwellings approval subject to S106	0 – Outline planning permission
SWDP 59/2	Land West of Apostle Oak, Abberley Common	14	14/01122/OUT – 25 dwellings allowed on appeal	0 – Outline planning permission
SWDP 59/3	Land at Hope Lane, Clifton-upon-Teme	30	17/00792/FUL – 30 dwellings	Current planning application
SWDP 59b	Land at Church House Farm, Clifton-upon-Teme	15	13/01327/FUL – 17 dwellings	0 – Full planning permission
SWDP 59/4	Land adjacent to the Primary School, Great Witley	27	12/01412/FUL – 27 dwellings	Site completed
SWDP 59/5	Land north of Orchard Close, Hallow	46	14/01067/OUT	0- Reserved Matters approval

			17/01040/RM – 53 Dwellings	
SWDP 59d	Land at Braithwaite's Yard, Hallow	9	14/00170/OUT 15/01125/FUL – 9 dwellings	0 – Full planning permission
SWDP 59zk	Former Royal Oak Public House, Main Road, Hallow	8	14/00170/OUT 15/01122/FUL – 8 dwellings	0 – Full planning permission
SWDP 59zzi	Land South of Greenhill Lane, Hallow	30	No planning application to date	0
SWDP 59/6	Land between the School and Westmere, Hanley Swan	20	14/01498/OUT 16/01201/REM (Part 1) 17/00382/OUT (Part 2)	Part 1: Change of use from unused green field land to four, 4 bed dwelling houses (Under Construction) Part 2: Outline Planning Permission for up to 16 dwellings with all matters reserved except access (current).
SWDP 59/8	Land adjacent to the Lawns including Bight Farm (Part 1), Kempsey	110	15/00394/REM 14/00021/OUT 110 dwellings	Under Construction
SWDP 59/8a	Land adjacent to the Lawns including Bight Farm (Part 2), Kempsey	80	15/00509/REM 13/01130/OUT 80 dwellings	Under Construction
SWDP 59e	123a Main Road, Kempsey	9	13/01041/FUL – 9 dwellings (net)	Site Completed
SWDP 59f	Land North of Brookend Lane (adjacent to the Limes), Kempsey	116	14/00286/REM – 116 dwellings	Under Construction

SWDP 59/9	Land to the North of Bell Lane/South of Martley Road, Lower Broadheath	48	13/00878/FUL – 48 dwellings	Site completed
SWDP 59/10	Land at Peachley Court Farm, Peachley Lane, Lower Broadheath	6	14/00218/OUT 17/01011/RM (current) – 6 dwellings	0 – current reserved matters application
SWDP 59/11	Strand Cottages, Peachley Lane, Lower Broadheath	6	No planning application to date	0
SWDP 59*	Land adjacent to Henwick Mill House, Martley Road, Lower Broadheath	42	13/00725/OUT – 42 dwellings	0 – permission expired April 2017
SWDP 59/12	Land adjacent to the Crown, Martley	51	13/00087/FUL – 51 dwellings	Site Completed
SWDP 59k	Land adjacent to the Primary School, Martley	14	13/00981/OUT 14/00431/REM – 14 dwellings	Site Completed
SWDP 59/13	Land adjacent to the former Pheasant Inn, Welland	10	16/01203/OUT – 14 dwellings	0 – outline planning permission
SWDP 59l	Land at Lawn Farm, Drake Street, Welland	50	12/01087/OUT 14/01007/REM – 50 dwellings	Under Construction
SWDP 59zl	Land between the Old Post Office and Church Farm, Drake Street, Welland	30	13/01526/OUT 14/01338/REM – 30 dwellings	Under Construction
Category 2 Villages				
SWDP 60/1	Land adjoining Severne Green, Bayton	5	No planning application to date	0
SWDP 60/2	Land adjacent to the School, Broadwas	10	13/01209/FUL – 10 dwellings	Site Completed
SWDP 60a	Land at Stoney Lea, Broadwas	8	13/01224/FUL – 8 dwellings	Under Construction
SWDP 60/3	Land at Wheatfield Court, Callow End	15	No planning application to date	0
SWDP 60/4	Land adjacent to Highbrae, Clows Top	17	No planning application to date	0
SWDP 60d	Land at Kiln Lane, Leigh Sinton	53	13/00952/OUT	Under Construction

			14/01140/REM – 51 dwellings	
SWDP 60/5	Former Allotments, Winsmore, Powick and Collet's Green	35	16/00737/FUL – 49 dwellings - Refused	Allowed on appeal (November 2017)
SWDP 60b	Land adjacent to the Crown Public House, Powick and Collet's Green	45	13/00069/FUL – 45 dwellings	Site Completed
SWDP 60c	Land South of Sparrowhall Lane, Powick and Collet's Green	39	13/00216/OUT 16/01572/REM (Current) – 39 dwellings	0 – Current reserved matters application
SWDP 60/6	Land at Claphill Lane, Rushwick	28	12/01661/FUL – 28 dwellings	28 dwellings - Site Completed
SWDP 60/7	Land at Old Bransford Road, Rushwick	20	14/01196/OUT – 18 dwellings 17/01078/RM (Current) – 18 dwellings	18 dwellings – current reserved matters application
SWDP 60/8	Land adjacent to Upper Wick Lane, Rushwick	14	14/01299/FUL – 14 dwellings	Under Construction
SWDP 60t	Land off Bransford Road, Rushwick	50	17/00131/FUL (Refused) 106 dwellings 17/01193/FUL (Current) 96 dwellings	0
Category 3 Villages				
SWDP 61/1	Land east of Chapel Meadow, Alfrick	14	13/01157/OUT 16/00827/REM – 14 dwellings	0 – Reserved Matters
SWDP 61*	Land off Pearl Lane, Astley Cross	62	13/01405/OUT – 62 dwellings	0 – outline planning permission

SWDP 59: New Housing for Villages				Progress at 31st March 2017
Site ref	Name of site	Allocation Details	Permissions/Applications	Completions/Status
WYCHAVON				
Category 1 Villages				
SWDP59/14	Land off Banks Road, Badsey	39 dwellings	14/00658	Completed (39 dwellings)
SWDP59x	Land opposite Horsebridge Avenue, Badsey	36 dwellings	15/01305	Permitted, Not Started (36 dwellings)
SWDP59/15	Land to the rear of Oak Lane and Station Drive, Bredon	24 dwellings	15/02368	Under Construction, 1 of Permitted 24 dwellings Completed at 31 st March 2017
SWDP59/17	Land to the east of Kingsdale Court, Broadway	13 dwellings	16/01145	Under Construction (16 dwellings)
SWDP59/18	Land west of Leamington Road, Broadway	59 dwellings	13/00680	Under Construction, 11 of Permitted 125 dwellings Completed at 31 st March 2017
SWDP59/19	Land adjacent Station Road, Broadway	65 dwellings	n/a	n/a
SWDP59/20	Land west of Worcester Road, Hartlebury	92 dwellings	12/02358 & 14/01889	Under Construction, 43 of Permitted 92 dwellings Completed at 31 st March 2017
SWDP59/21	Land between High Street and Weston Road, Honeybourne	75 dwellings	13/01005	Completed (75 dwellings)
SWDP59/22	Land off Stonepit Lane / Withybed Lane, Inkberrow	137 dwellings	15/00282 & 16/03026	Under Construction, 86 of Permitted 130 dwellings

				Completed at 31 st March 2017
SWDP59/23	Land off Main Street, Offenham	30 dwellings	13/00577	Completed (29 dwellings)
SWDP59/24	Laurels Avenue, Offenham	19 dwellings	n/a	n/a
SWDP59x	Land between Leasowes Road and Laurels Road, Offenham	50 dwellings	13/00696	Under Construction (50 dwellings)
SWDP59/25	The Racks, Ombersley	34 dwellings	15/00776	Permitted, Not Started (30 dwelling)
SWDP59/26	Land north of Woodhall Lane, Ombersley	25 dwellings	n/a	n/a
SWDP59/27	Crown Lane, Wychbold	68 dwellings	13/01818	Completed (68 dwellings)
Category 2 Villages				
SWDP60/9	Station Road, Ashton under Hill	6 dwellings	n/a	n/a
SWDP60/10	Elmley Road, Ashton under Hill	12 dwellings	n/a	n/a
SWDP60/11	Land north of Station Road, Bretforton	48 dwellings	13/01038	Completed (48 dwellings)
SWDP60/12	Ivy Lane, Bretforton	22 dwellings	12/01519	Completed (22 dwellings)
SWDP60/13	Land off Field Barn Lane, Cropthorne	6 dwellings	13/02247 & 15/02653	Under Construction, 1 of Permitted 6 dwellings Completed at 31 st March 2017
SWDP60x	Land between Pentalow and Berrycroft, Blacksmith's Lane, Cropthorne	8 dwellings	15/01927	Under Construction, 4 of Permitted 8 dwellings Completed at 31 st March 2017
SWDP60/14	Land south of B4084, Drakes Broughton	90 dwellings	14/01419	Permitted, Not Started (90 dwellings)

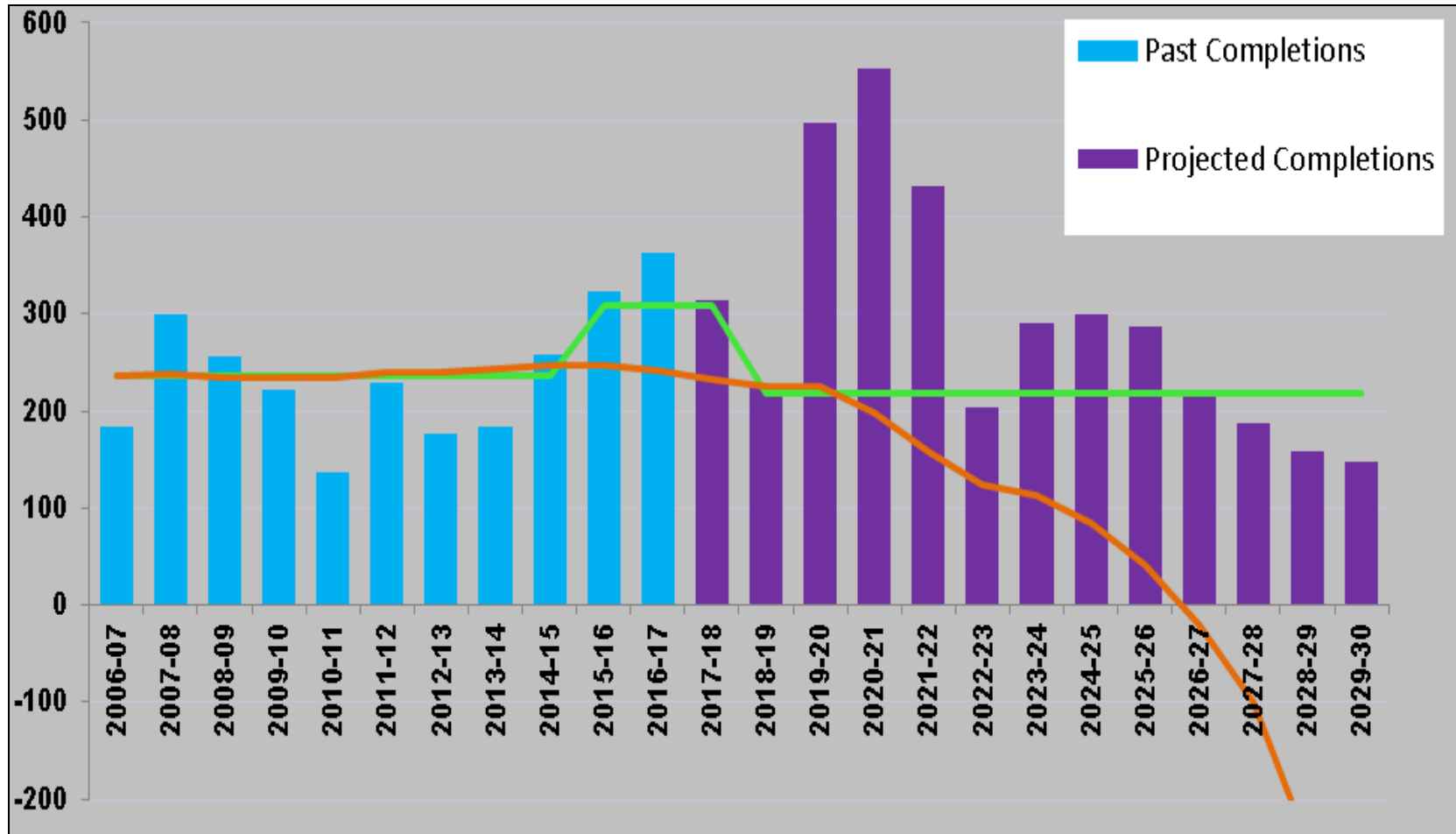
SWDP60x	Land west of Stonebow Road, Drakes Broughton	39 dwellings	15/01705	Under Construction, 7 of Permitted 39 dwellings Completed at 31 st March 2017
SWDP60/15	Land off Roman Meadow, Pershore Road, Eckington	20 dwellings	15/03029	Outline Permission (25 dwellings)
SWDP60/16	Dilmore Lane / Station Road, Fernhill Heath	120 dwellings	15/02736	Under Construction, 2 of Permitted 120 dwellings Completed at 31 st March 2017
SWDP60/17	Land off Broadway Lane, adjacent Grey Lyn, Fladbury	18 dwellings	14/02400 & 15/01760	Completed (18 dwellings)
SWDP60/18	Land east of Boot Inn, Radford Road, Flyford Flavell	16 dwellings	13/01770	Completed (16 dwellings)
SWDP60/19	Land adjacent to Crest Hill, Harvington	9 dwellings	13/02169	Permitted, Not Started (9 dwellings)
SWDP60/20	Site adjacent Nine Acres, Overbury	8 dwellings	n/a	n/a
SWDP60/22	Land adjacent The Workshop and Uplands, Pinvin	14 dwellings	16/01625	Outline Permission (40 dwellings)
SWDP60/23	Land north of The Green, Pinvin	33 dwellings	14/00930	Completed (33 dwellings)
SWDP60/24	Land off Main Street, Sedgeberrow	20 dwellings	12/02727	Outline Permission (20 dwellings)
SWDP60/25	Winchcombe Road, Sedgeberrow	8 dwellings	13/02000 & 15/02155	Permitted, Not Started (8 dwellings)
SWDP60/26	Land between Long Hyde Road and Station Road, South Littleton	20 dwellings	15/00221 & 16/00810	Under Construction, 9 of Permitted 20 dwellings Completed at 31 st March 2017
SWDP60/27	Land at Shinehill Lane, South Littleton	30 dwellings	13/01830	Completed (30 dwellings)

SWDP60/28	Garage site off A422 and land to the rear, Upton Snodsbury	16 dwellings	n/a	n/a
Category 3 Villages				
SWDP61/2	Land west of Main Street, Bishampton	12 dwellings	14/00457 & 16/00470	Permitted, Not Started (12 dwellings)
SWDP61/3	Land at Conderton Close, Conderton	6 dwellings	n/a	n/a
SWDP61/4	Land opposite village hall off Church Road, Crowle	25 dwellings	12/01447	Completed (25 dwellings)
SWDP61/5	Land off Harpley Road, Defford	5 dwellings	16/02356	Permitted, Not Started (5 dwellings)
SWDP61/6	Upper Street, Defford	6 dwellings	n/a	n/a
SWDP61/7	Adjacent to Defford First School, Church Lane, Defford	5 dwellings	15/01502 & 16/02441	Under Construction (4 dwellings)
SWDP61/8	Site between Pavement Cottage and Nightingales on B4090, Hanbury	9 dwellings	11/00744	Under Construction, 6 of Permitted 9 dwellings Completed at 31 st March 2017
SWDP61/9	Harrow Lane, Himbleton	6 dwellings	n/a	n/a
SWDP61/10	Land at Park Farm, Jobs Lane, Kemerton	9 dwellings	n/a	n/a
SWDP61/11	Land south of Blacksmiths Lane, Lower Moor	10 dwellings	16/00779	Permitted, Not Started (11 dwellings)
SWDP61/12	Land adjacent Blake's Hill, North and Middle Littleton	10 dwellings	12/01621	Completed (10 dwellings)
SWDP61/13	Honeybourne Road, Pebworth	13 dwellings	13/01235	Completed (13 dwellings)
SWDP61/14	Land adjacent to Bridge Inn, Foredraught Lane, Tibberton	6 dwellings	12/02178	Completed (6 dwellings)
SWDP61/15	Land to the rear of Hawthorn Rise,	15 dwellings	15/00330	Permitted, Not Started (14

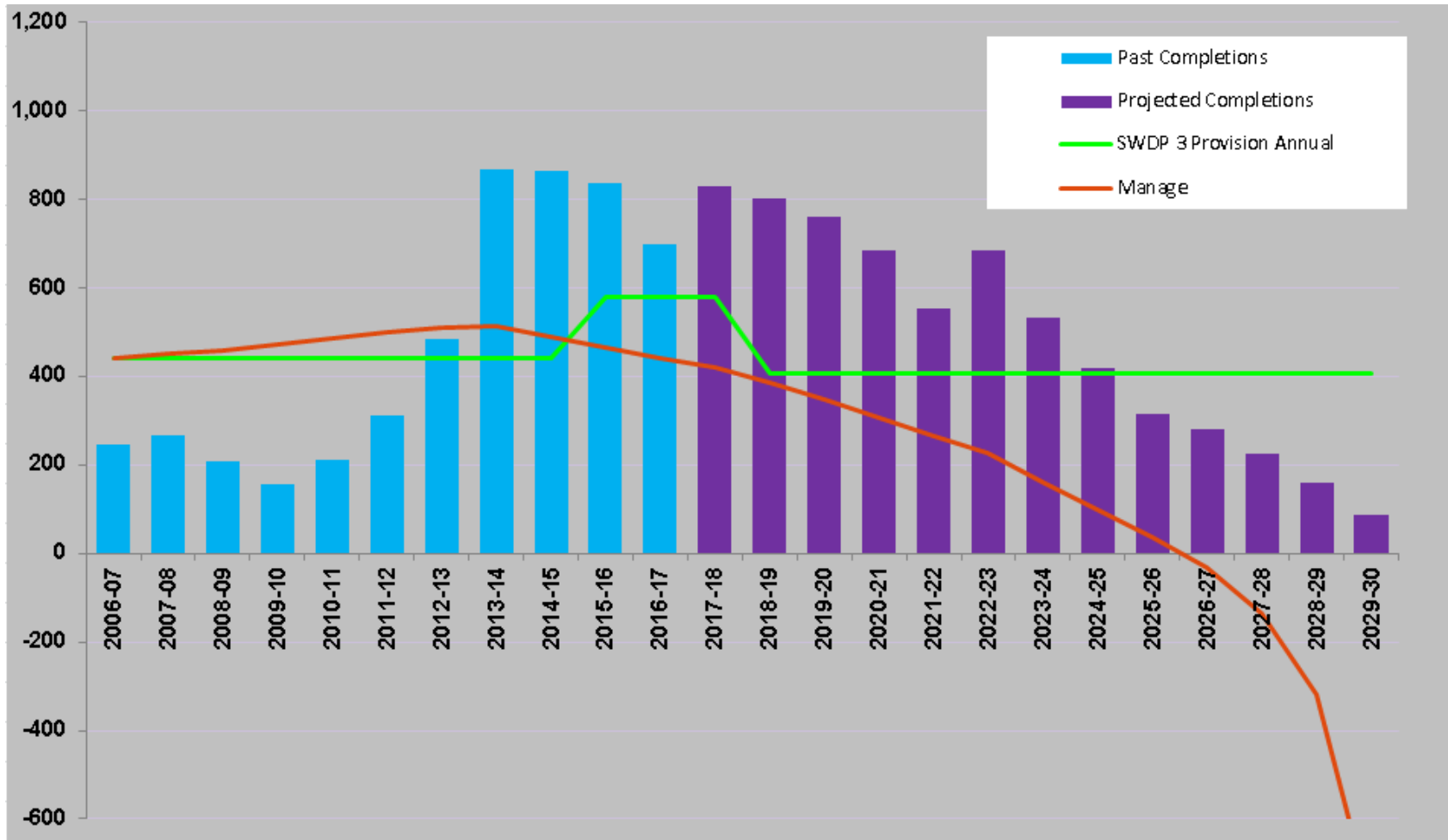
	Tibberton			dwellings)
SWDP61/16	Land at Walkers Lane, Whittington	17 dwellings	13/01095	Completed (17 dwellings)

Appendix 5: Housing Trajectories updated to 31st March 2017

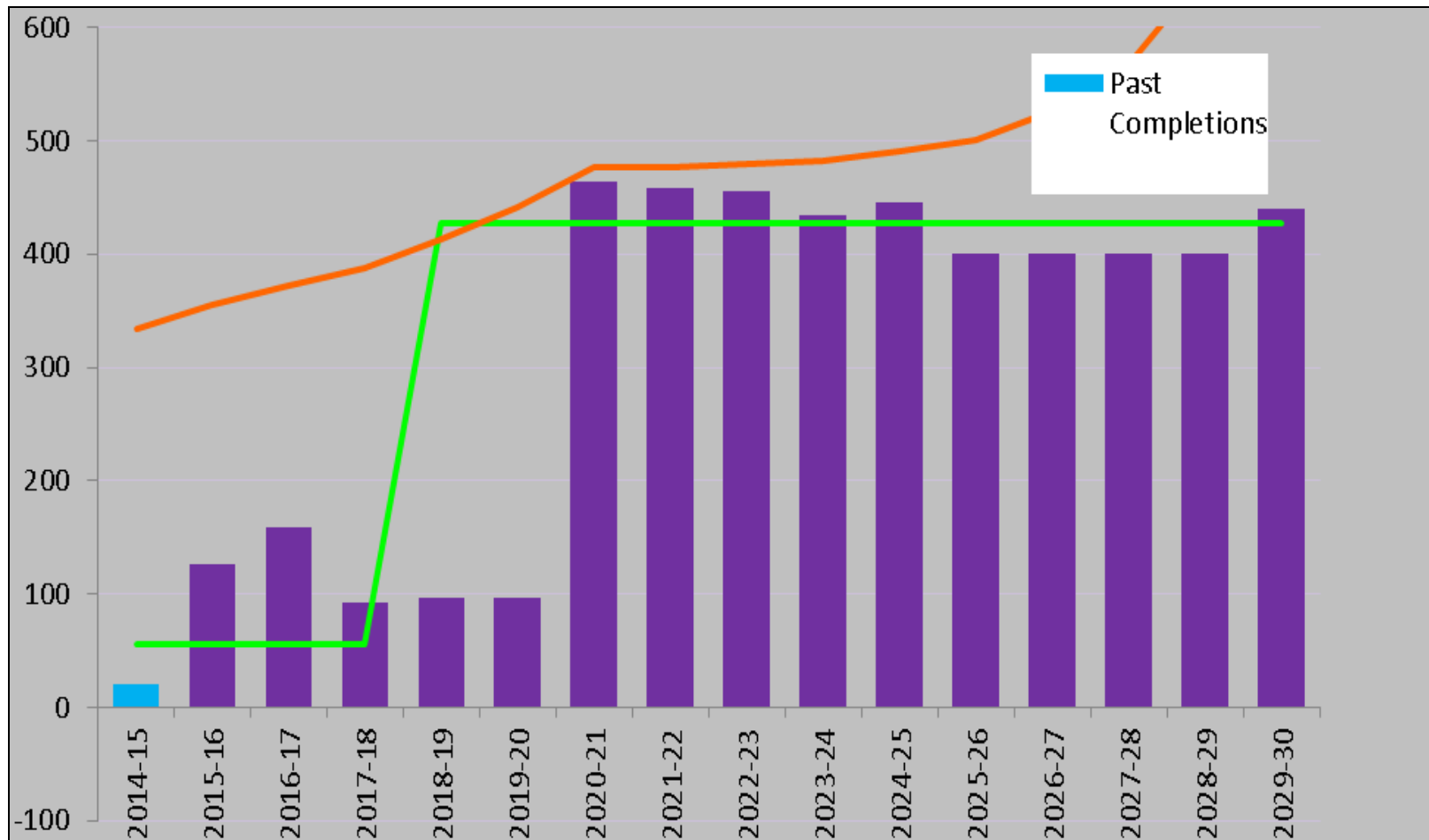
B2 - Malvern Hills (Exc. WWA) Sub Area (5,650) Trajectory Graph



B3 - Wychavon (exc. WWA) Sub Area (10,600) Trajectory Graph



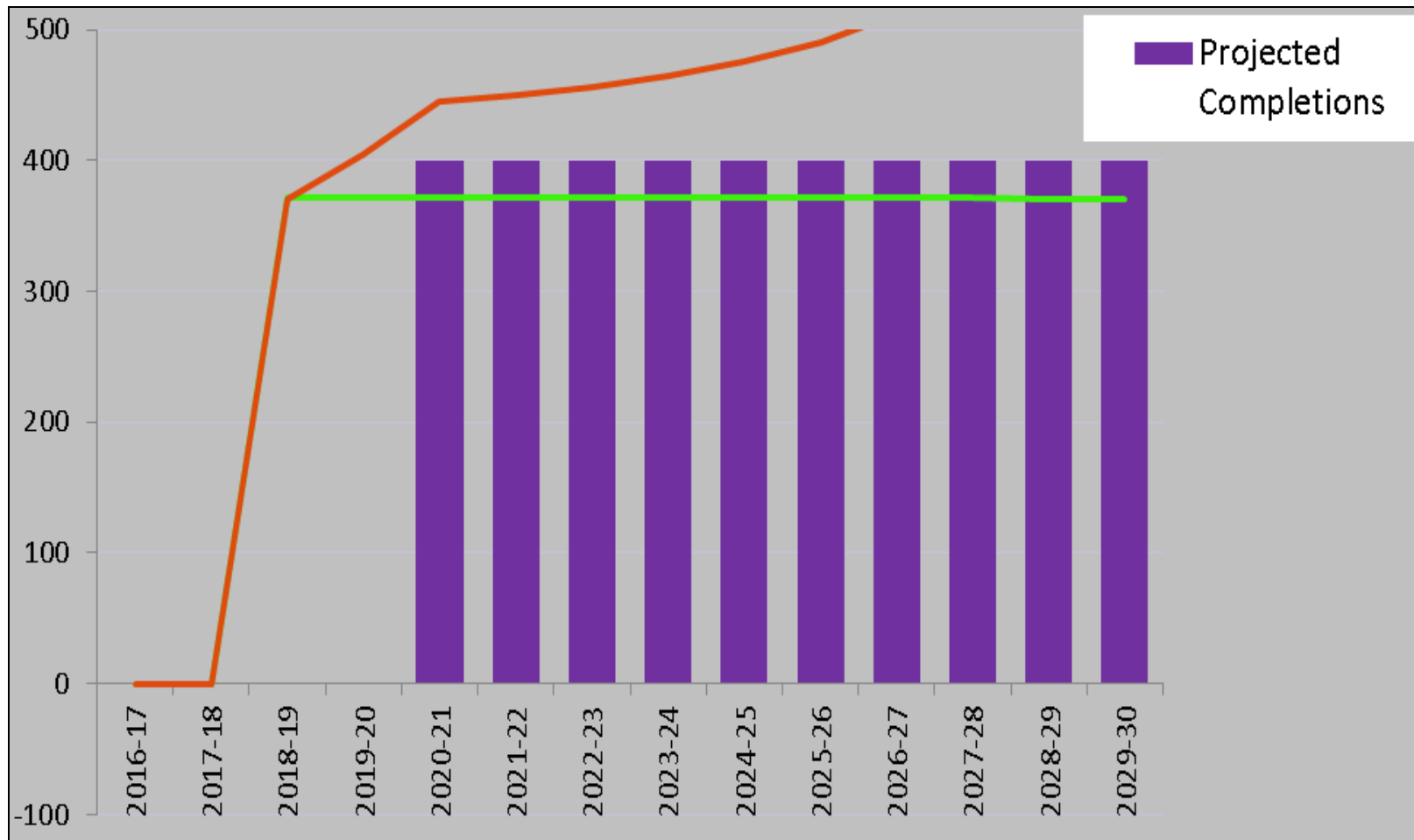
B4 – WWA Malvern Hills and Wychavon (5,350) Trajectory Graph



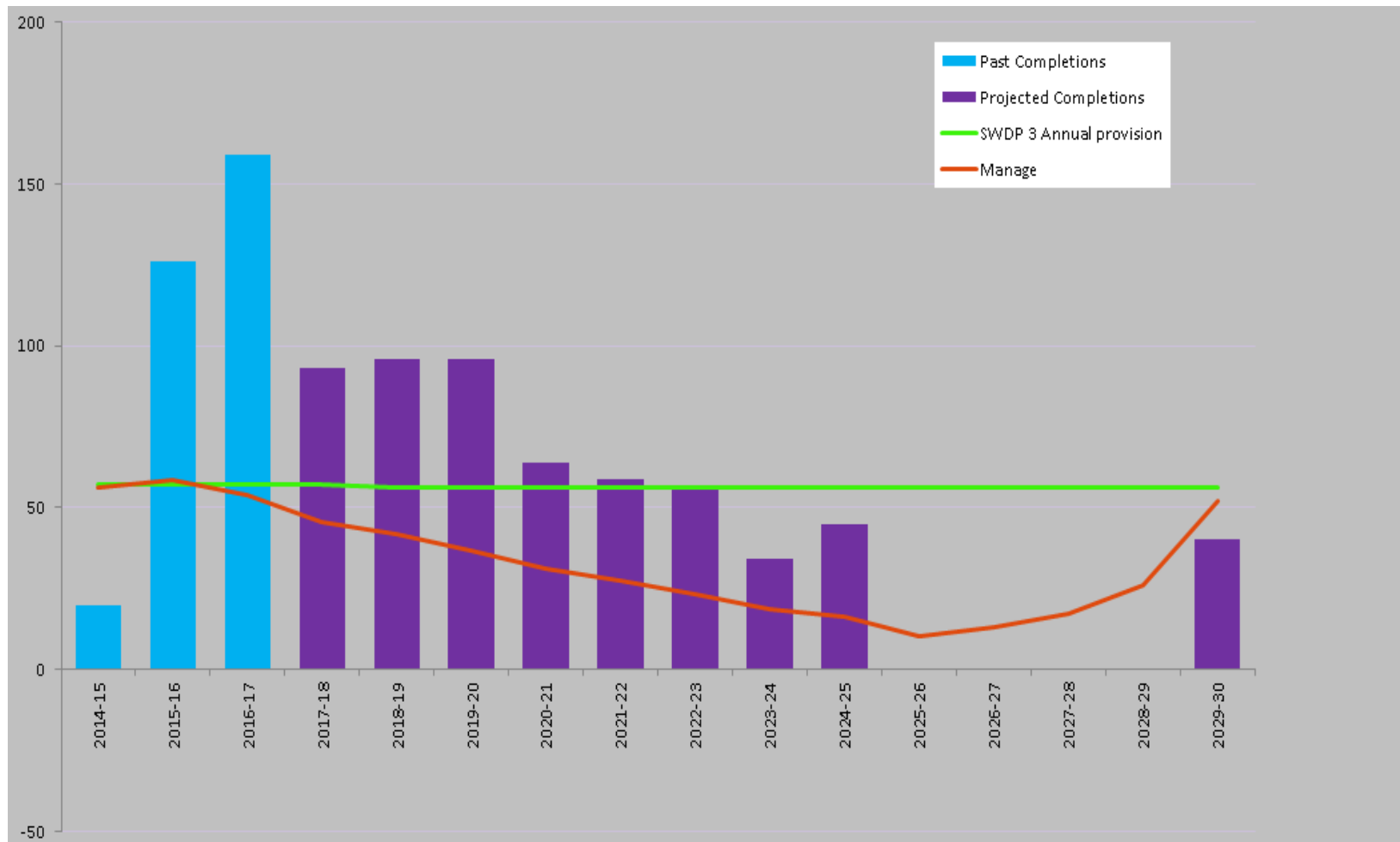
B5 - WWA Worcester City (6,800) Trajectory Graph



B6 – WWA Malvern Hills (4,450) Trajectory Graph



B7 - Wychavon WWA (900) Trajectory Graph



Appendix 6: South Worcestershire Location Diagram

