



Housing Land Monitor 2011

Contents

	Page
1. Worcester City housing completions 2010/11	2
2. Worcester City housing land position at 01/04/11	14
3. Progress towards five year land supply	19
4. Appendices	26

1.0 WORCESTER CITY HOUSING COMPLETIONS 2010 to 2011

1.1 This section examines the number and make up of houses completed within Worcester City in 2010/11. The section is split into two themes, firstly total annual new build completions and secondly demolitions, conversions and change of use. The combined result of these two themes provides the study with a net completion figure. The net figure, along with previous years, is used to monitor against housing targets set by the West Midlands Regional Spatial Strategy.

Total Annual New Build Completions in 2010/11

1.2 In the twelve months ending 31 March 2011 a total of 210 dwellings were built in Worcester City. This is 116 dwellings less than the total annual mean average of 326 completed dwellings over the least 11 years. Taking into account demolitions, changes of uses in to and out of dwellings and conversions, the net increase to the dwelling stock during 2010/11 was 207 dwellings.

1.3 The total amount of new builds in this monitoring period equates to 190 dwellings on 31 sites. Since the high of 2008/9 new builds have been slowly declining.

1.4 Compared to the previous 12 months, 2010/11 has seen a 36% drop in net built dwellings. The number of extant planning permissions for residential units in Worcester suggests, however, that this is not necessarily part of a long-term downward trend. The current economic situation is a clear reason why this year's figures are lower than previous years but there is no indication of either a lack of supply of land or of a lack of planning applications for residential development.

Year	Total Annual New Build Completions (gross)	Demolitions	Total Conversion losses / gains	Total Change of use losses / gains	Total Net Completions*	Total number of dwellings built
1996/7	688		(1)**		688	688
1997/8	508		(14)**		508	508
1998/9	645		(25)**		645	645
1999/0	466	(17)	#	#	449	466
2000/1	273	(18)	#	#	255	273
2001/2	279	(4)	#	#	275	279
2002/3	187	(3)	#	#	184	187
2003/4	157	(3)	#	#	154	157
2004/5	212	(6)	#	#	206	212
2005/6	414	(6)	#	#	408	414
2006/7	460	(6)	#	#	454	460
2007/8	384	(14)	#	#	370	384
2008/9	431	(17)	#	#	414	431
2009/10	309	(17)	5	28	325	325
2010/11	190	(5)	13	7	205	210
Total	5603	(83)***			5540	5630

Comparative data not available

* The formula used to establish total net completions is as follows: Total annual new build completions + Conversion losses and gains + Change of use losses and gains – Demolitions.

** Overall figure for losses/gains as individual figures not available

*** Figure given for 1999 onwards

Table 1: Housing Completions April 1996 to March 2011

1.5 There were 9 completed dwellings (5 sites) during the 2010/11 monitoring period which met the housing land monitor's definition of residential subdivision.

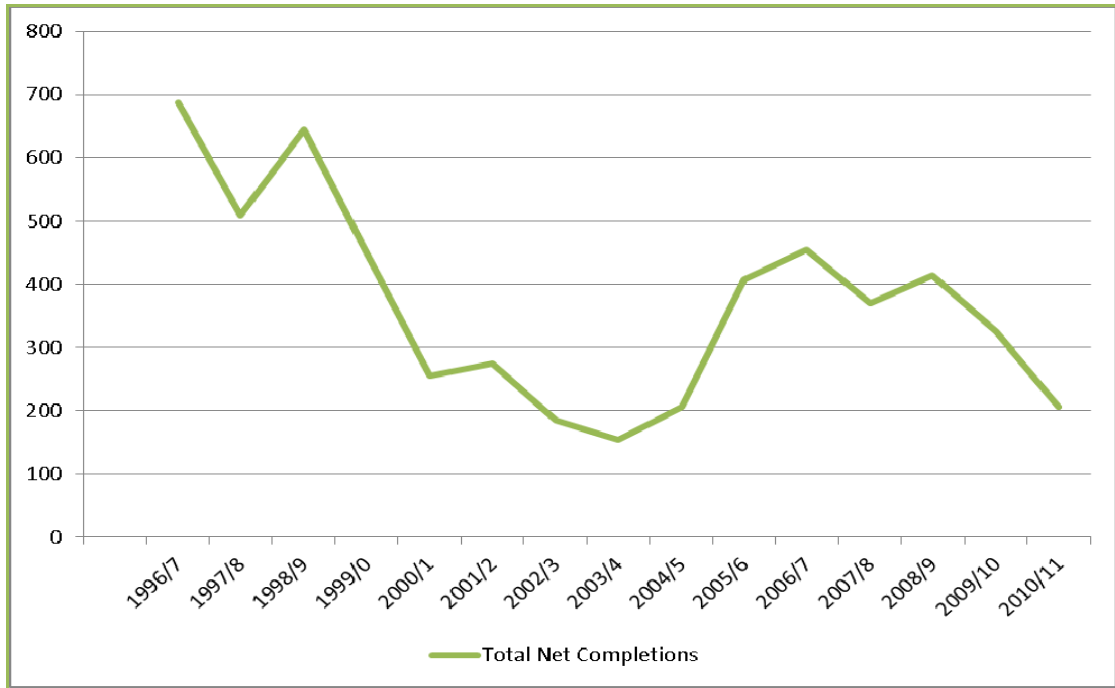


Figure 1: Net completion during Local Plan period

1.6 Figure one illustrates the number of gross new dwellings built on previously developed land. For the purposes of this graph gross completions are made up of new build dwellings, gains from change of use and gains from conversions on previously developed land as a total of all gross completions.

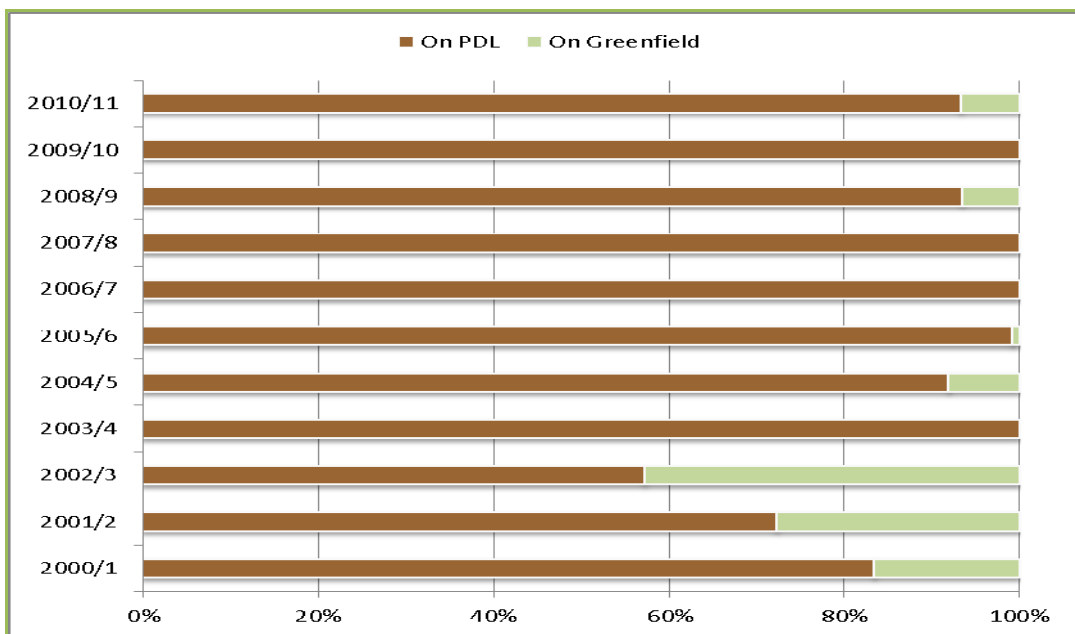


Figure 2: The number of gross new dwellings being built on Brownfield and Greenfield land since 2001.

- 1.7 The proportion of new housing completed on greenfield land over the past 5 years has been minimal, and during the last monitoring year the number of greenfield completions as a proportion of total completions stood at 6.7%.

Year	06/07	07/08	08/09	09/10	10/11
Number of dwellings completed on greenfield land	0	0	28	0	14

Table 2: Number of dwellings (gross) completed on greenfield land since 2006.

Year	Local Plan allocated sites	Windfall Sites		
		10 dwellings or more	5 to 9 dwellings	1 to 4 dwellings
2007/8	59	221	90	
2008/9	211	147	73	
2009/10	123	140	79	
2010/11	98	36	34	42

Table 3: Total number of gross completions by planning policy type.

- 1.8 Table three indicates that allocated local plan sites remain an important component of housing land supply. In the twelve months ending 31 March 2011, Worcester City had a very similar number of small windfall completions as in 2010.
- 1.9 It is suggested the limited supply of mortgage products available in the UK is having a direct affect on the number of smaller developments built throughout the City. Curiously the decrease in the number of small site builds is being replaced by an increase in the number of larger site builds. In the short term, it could be argued that Worcester City Council's flexible supply of housing land is helping to mitigate the effects of the United Kingdom recession on the number of built houses.

However this flexibility will be tested should the level of housing supply continue to fall.

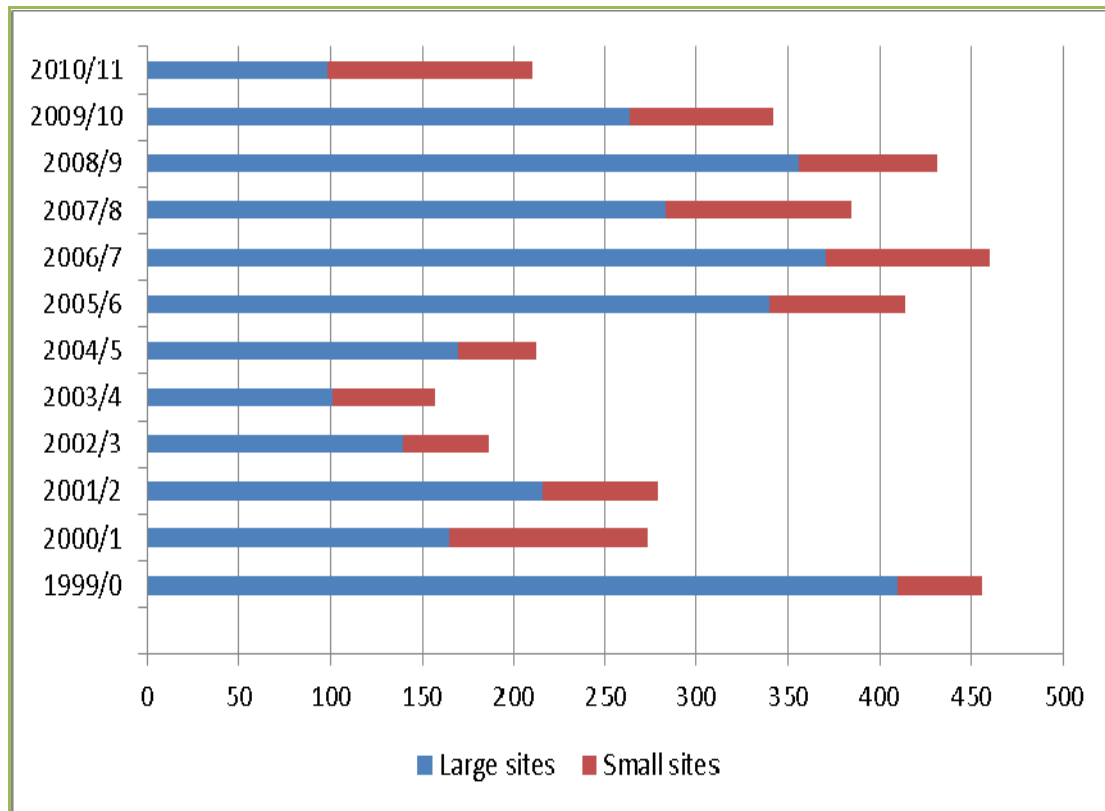


Figure 3: Relationship between small sites (0 to 9 dwellings) and large sites (10 or more dwellings).

1.10 Table four shows a further breakdown of completed dwellings by type and size. Analysis of all properties built this year shows that of the total (gross) 210 dwellings completed, 100 were houses (48%), 110 were flats (52%).

Dwelling Type	Dwelling size				Total
	1 Bed	2 Bed	3 Bed	4 Bed +	
Houses & Bungalows	3	46	36	15	100
Flats & Maisonettes	27	80	3	0	110
Total	30	126	39	15	210
Totals As %	14.3%	60.0%	18.6%	7.1%	100 %
No. of dwellings where no. of bedrooms was unknown					-

Table 4: Completed dwellings by type and size 2010/11

1.11 As illustrated by table five, there has been a further decrease in the number of flats built, but despite this the ratio of flats to houses built has increased. In the monitoring year 2010-11 flats represented 52% of dwellings built which is a turnaround from the previous year when houses represented the majority of dwellings completed in the city. It is important to continue to monitor these trends against Office of National Statistics' population estimate to ensure the appropriate types of dwellings are meeting the needs of the City. The following table shows a breakdown of completed dwelling by type since 2006.

Year	Houses & Bungalows	Flats & Maisonettes	Houses as %
2006/7	423	37	92%
2007/8	180	204	47%
2008/9	190	241	44%
2009/10	186	156	54%
2010/11	100	110	48%
TOTAL	1079	748	59%

Table 5: Completed dwellings by type since 2006/7

1.12 The average density for completions on fully completed small sites 34.15 dwellings per hectare, with an average site size of 0.077 hectares. The total average net density of large sites was 89.36 dwellings per hectare. (This is an average over entire sites, not the specific phases completed within the monitoring year, nor a figure for fully completed sites). Unfortunately this data is not comparable with the neighbouring South Worcestershire authority's reports due to a differing definition for small and large site definitions.

1.13 As well as the average density, density by band is monitored. This can be particularly helpful in those authorities where, due to the nature of the authority, densities tend to be either particularly low or high. South Worcestershire exemplifies the difference between predominantly rural authorities such as Malvern Hills and Wychavon and a predominantly urban authority such as Worcester City. The result of the bands provides a clearer picture and helps to unmask the City's averaged

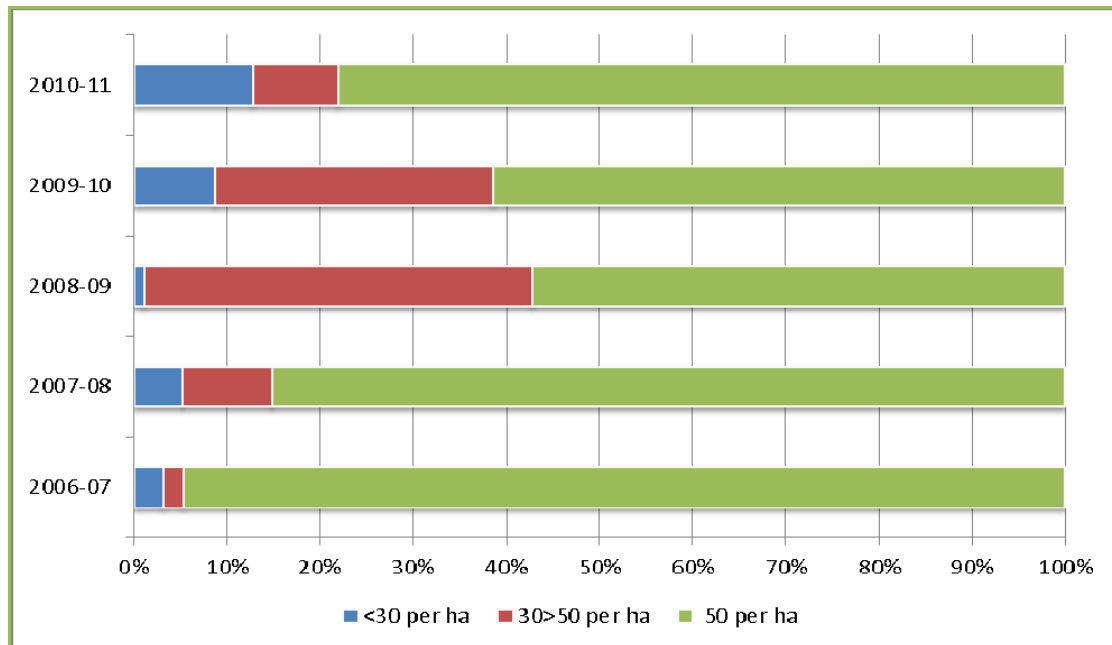


Figure 4: Sites by dwellings per hectare

net density as stated in paragraph 1.12. In Worcester high density development continues to dominate. Between 2010 and 2011 fewer units as a percentage were provided on medium density sites (i.e.

between 30 and 50 dwellings per hectare) than had been the case in previous years however in the previous twelve months the proportion of medium density completions shrunk quite considerably. There was a small decrease in the number of units provided on low density sites, although a percentage increase and high density completions made up by far the largest percentage. This can be attributed to the fact that large sites such as Royal Worcester Porcelain and Diglis Basin, account for a large proportion (73%) of the completions in 2010-11.

1.14 The table below shows the housing completions in Worcester by ward. Cathedral ward has seen a far higher number of completions than any other ward in this monitoring year. This is explained by the fact that the two largest sites to show completions last year- Diglis Basin and Royal Worcester Porcelain, are both within Cathedral ward. With these exceptions the completions are more evenly spread with Arboretum and Warndon seeing the most completions, and Battenhall, Claines, Nunnery, St Peter's Parish and Warndon Parish North seeing no housing completions.

	Ward	Dwellings
A	Arboretum	24
B	Battenhall	0
C	Bedwardine	9
D	Cathedral	140
E	Claines	0
F	Gorse Hill	2
G	Nunnery	0
H	Rainbow Hill	2
J	St Clement	5
K	St John	1
L	St Peter's Parish	0
M	St Stephen	1
N	Warndon	12
P	Warndon Parish North	0
Q	Warndon Parish South	14
	Total	210

Table 6: Dwellings by ward

Affordable Housing

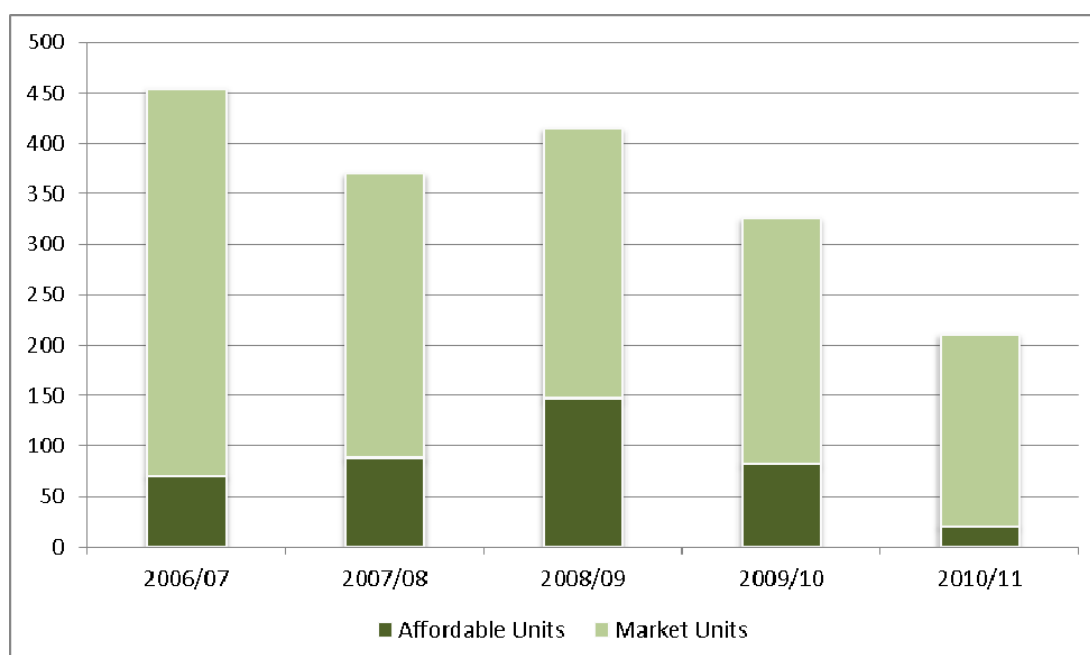


Figure 5: Number of affordable and market houses completed since 2006

1.15 In the monitoring year 2010/11, 20 affordable housing units were completed, all of which are social rented units. A further 49 units have been completed on the Royal Worcester Porcelain site but are standing empty as of 1st April 2011 due a legal dispute between the Registered Social Landlord (RSL) and the developer. As they have yet to pass in to the hands of the RSL they can not count in this year's figures. The Housing department report that a further 24 units passed in to RSL hands through mortgage rescue schemes or purchases.

Location	RSL Rent Scheme	RSL Shared Ownership Scheme	Total Homes Built	Total Homes Delivered
Margaret Road	4	0	4	4
Nibley Close	9	0	9	9
Dugdale Drive	7	0	7	7
Total	20	0	20	20

Table 7: Total Affordable Housing Completions during 2010-2011.

1.16 The figure of 20 units is down from 82 homes in 2009/10 and 149 homes in 2008/09. Current planning permissions for large housing sites do suggest that there will a steady affordable housing supply over the next five to ten years despite the relatively low number of completions this year.

Total Demolitions, Conversions and Change of Use in 2009/10

Demolitions

- 1.17 In the twelve months ending 31 March 2011, 3 dwellings on 3 sites were demolished (0 dwellings on large sites and 3 dwellings on small sites).

Conversions

- 1.18 CONVERSION GAINS: In the twelve months ending 31 March 2011, the housing database recorded 14 dwellings (0 dwellings on large sites and 14 dwellings on small sites) on 7 sites were provided by way of conversions from existing residential buildings.
- 1.19 CONVERSION LOSSES: In the twelve months ending 31 March 2011, 1 dwelling was lost by way of conversion from an existing residential building.

Change of Use

- 1.20 CHANGE OF USE GAINS: In the twelve months ending 31 March 2011, change of use from other previous uses accounted for 7 dwellings on 2 sites (both were on small sites). Out of this total, 0 dwellings or 0 sites were barn conversions in greenfield locations.
- 1.21 CHANGE OF USE LOSSES: In the twelve months ending 31 March 2011, there were no recorded dwellings lost due to change of use.
- 1.22 The study will continue to monitor the amount of readily available convertible buildings in the City and also whether a trend exists for demolition and new build developments.

Net Completions

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

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

a) New Build Completions (gross)	193
b) Demolitions	5
c) Change of Use (net gain)	13
d) Conversions (net gain)	7

1.25 Therefore the number of net dwellings completed in 2010/11 is:

205 dwellings

2.0 WORCESTER CITY HOUSING LAND POSITION AT APRIL 2011

2.1 At 31 March 2011 there were **842** dwellings with unimplemented outstanding detailed or outline planning permission and **377** dwellings under construction or on sites on which construction has begun. Thus the gross number of dwellings available (i.e. those sites with planning consent or an allocated local plan site) totals **1219** compared with 1463 in 2009/10, 1279 in 2008/9; and 1528 in 2007/8.

	Under Construction	Outstanding
Large Sites with PP (Schedule 1-4)	-	659
Small Sites with PP (Schedule 5-7)	27	183
Large sites with completions (Schedule 8-9)	350	-
Small sites with completions (Schedule 10-11)	-	-

Table 8: Sites with planning permission

2.2 The level of commitments peaked in between 2007 and 2008 and after a small increase last year has declined again this year. There are two significant factors contributing to this decline, firstly the level of new windfall dwelling consents has slowed over the past two years and secondly local plan allocated site commitments are being built out. Furthermore table five illustrates more dwellings are either being built out or expiring than new dwellings gaining planning consent. This trend is predicted to continue over the short term until the adoption of the South Worcestershire Development Plan. This will have a direct impact on Worcester's annual housing supply commitments.

Annual change in Housing Supply during 2010/11	Number of Dwellings
New planning consent	+624
Expired planning consent	-56
Permission changes/replacements	-166
Outline permissions replaced	-288
Allocations considered undeliverable since 2010	-130
Completed planning consent	-210
Total annual change in housing supply	-226

Table 9: Annual change in Worcester City Housing Supply

Concluding the Structure Plan Housing Requirement

- 2.3 Worcester City was tasked with building 3027 dwelling over 15 years between 1996 and 2011. Over these 15 years Worcester City has built 3798 dwellings some 771 dwellings over the Worcestershire Structure Plan requirement. Taking into account those dwellings currently under construction Worcester City has excelled its 15 year housing requirement by 1148 dwellings.
- 2.4 At March 2011 Worcester City illustrated a potential oversupply of 1916 dwellings based on Structure Plan housing requirements (table six).

Housing Land Position at April 2011	
Worcestershire Structure Plan Requirement 96-11	3027
Gross Completions 1996-2011	3798
Gross Commitments at April 2011	1219
<i>(Dwellings under construction)</i>	377
<i>(Dwellings outstanding)</i>	842
Assuming a 4% non-implementation rate	1170
Windfall Allowance 1/4/2006 to 31/3/2011 <i>(Based upon WCSP EIP Panel approved methodology)</i>	0
Residual Balance	
<i>((Completions (3798) + Commitments (1170) + Windfall Allowance (0)) - WSP requirement (3027)</i>	1941
Potential Oversupply	
<i>Residual Balance (1200) + Total Allocations (0)</i>	1941

Table 10: Housing land position at April 2011

2.5 Eighty seven per cent (1063 out of 1219 dwellings) of all committed dwellings were located on previously developed (Brownfield) land. This figure takes into account recent PPS3 changes to the definition of previously developed land and specifically private residential gardens. This ratio will be monitored in future studies.

	Detailed permission	Outline permission	Total Housing	% total
Greenfield land	156	0	156	13%
Brownfield land	903	160	1063	87%
TOTAL	1059	160	1219	
Large sites (10+) (Includes Local Plan sites)	849	160	1009	82%
Small site (1 to 9)	210	0	210	18%
TOTAL	1059	160	1219	

Table 11: Housing land with permission at 31 March 2011 (including under construction).

2.6 Out of the 1219 gross commitments at April 2011, 102 dwellings, with outstanding permission, consist of change of use, conversions or subdivisions, either from residential properties or other types of buildings. Five dwellings are on sites which may involve demolition or loss of units.

3.0 PROGRESS TOWARDS MEETING WORCESTER CITY'S HOUSING TARGETS AND FIVE YEAR HOUSING LAND SUPPLY

- 3.1 Planning Policy Statement 3, Housing (PPS3) states that from 1st April 2007 local planning authorities will need to assess and demonstrate the extent to which existing local plans meet the requirement to identify and maintain a rolling 5 year supply of deliverable land for housing.
- 3.2 This chapter sets out an assessment of whether there is a five year supply of deliverable housing land in Worcester City.
- 3.3 The components of the development plan for Worcester City Council, which form the basis of the housing land supply assessment are the adopted Worcester City Local Plan (1996-2011) Saved Policies, the West Midlands Regional Spatial Strategy (formerly RPG11), the West Midlands Regional Spatial Strategy Phase II Revision Preferred Options, the South Worcestershire Development Plan Preferred Options and the Worcester City Balanced Housing Market Development Plan Document.
- 3.4 The West Midlands Regional Assembly originally published the Regional Planning Guidance for the West Midlands (RPG11) in June 2004. When publishing the document, the Secretary of State indicated that an early review of certain aspects of the document needed to be undertaken. The subsequent revision of the WMRSS has been taken forward in three phases. The Phase Two Revision proposes both the deletion and amendment of existing adopted WMRSS policies and supporting text and also the inclusion of new policies and text. Of particular interest to this study is the inclusion of policy CF3: Level and Distribution of New Housing Development and its requirement for the city to provide 4,900 dwellings from 2006 up to 2026.
- 3.5 The preferred option for housing growth (WMRSS Phase two - Page 75) allocates South Worcestershire 24,500 dwellings up to 2026, of which 4,900

dwellings are allocated to Worcester City Council. The RSS phase two draft revision identifies Worcester City as an area of significant development in the region and allocates 10,500 dwellings to the greater Worcester area. It is recognised that Worcester City’s administrative area cannot accommodate this level of growth within its boundary. The RSS phase two draft revision suggests that approximately 7,300 are located adjacent to Worcester within the districts of Malvern Hills and Wychavon.

- 3.6 To complicate matters further the coalition Government has stated that it is their intention to abolish the regional planning framework via the proposed Decentralisation and Localism Bill. In the absence of any new locally decided targets this study will continue to refer to the adopted WMRSS Phase II, the emerging WMRSS Phase III and the South Worcestershire Development Plan Preferred Options housing targets.

Delivering Housing Land

- 3.7 Planning Policy Statement 3 states that to be deliverable, the sites for housing supply should be available, suitable and achievable within a five year period.
- 3.8 For sites to be considered **available**, we have considered sites which:
- are under construction; or
 - have planning permission (i.e. commitments)
 - are allocated sites in the adopted Local Plan currently without planning permission but are; owned by a developer or have known developer interest; or are advertised for sale.
- 3.9 For sites to be considered **suitable**, sites should be in a suitable location and contribute to the creation of sustainable mixed communities. There is no single agreed definition of the term ‘sustainable community’, but the Department of Communities and Local Government (DCLG) suggests that such a community should be;

- 3.10 *“...places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all”.* – Extract from DCLG website – What is a Sustainable Community?
- 3.11 Sites allocated in existing plans or with planning permission for housing will generally be suitable but it may be necessary to review sites to see if circumstances have changed to alter their suitability.
- 3.12 For sites to be considered **achievable** sites should be:-
- a) under construction; or
 - b) have no known ownership constraints (for example, owner does not wish to sell site or site has multiple occupation); and
 - c) have no known physical or environmental constraints; and
 - d) have no conditions or section 106 agreements that prevent the development within the 5 year period.
- 3.13 The housing land availability database holds records of all sites with planning permission for residential development, this includes outstanding permissions, under construction permissions and all sites allocated in the Worcester City Council Adopted Local Plan July 2004. For the purposes of the April 2011 to March 2016 (5 year) housing land supply all sites with full planning permission, sites under construction and allocated sites deemed deliverable over the next 5 years were extracted from the database. These sites are a mixture of new build, change of use and conversions on both greenfield and brownfield sites.
- 3.14 As part of the process to assess the deliverability of the potential sites, as set out in paragraph 54 of PPS3, a number of assumptions have been made and as a result not all local plan commitments are considered achievable. Of the 1186 dwelling commitments, a 4% non completion rate is assumed.

3.15 Unlike previous years it is now possible to assess windfall sites with planning permission. Previously it was argued that windfall sites have a good probability of delivering housing and were therefore considered deliverable. Following guidance from PINS and other English Local Authorities it became clear that a deliverability methodology should be applied to smaller sites to establish those most likely to deliver housing over the next 5 years. As illustrated in paragraph 3.12 points b and c have been applied to all commitments with planning permission. This methodology provides Worcester City Council with a greater degree of certainty and strengthens our ability to substantiate a housing land supply.

Worcester City's Five Year Supply of Deliverable Housing Land (based upon the soon to be revoked WMRSS)

3.16 The assessment shows that there is a five year supply of housing land in Worcester City Council. The figures for the five year land supply are based on the schedules in the appendices of this document. Table 12 illustrates Worcester City's deliverable five year housing land supply.

Identifying Housing Provision Targets

3.17 The first stage in assessing Worcester City's housing land supply is to identify the housing provision targets.

3.18 The table overleaf demonstrates the Five Year (1st April 2010 to 31st March 2015) Housing Land Supply requirements of which there are three possible targets for Worcester City. These are:

- Column 1 - Figures based against the adopted WMRSS 2001 to 2021;
- Column 2 - Figures based against Emerging WMRSS – Preferred Option Phase 2 Partial Review 2006 – 2026; and
- Column 3 - Figures based against emerging SWDP Preferred Options 2006 – 2030.

Five Year Housing Land Supply requirements 1st April 2011 to 31 March 2016		COLUMN 1: Adopted WMRSS Target	COLUMN 2: WMRSS Phase II Preferred Options Target	COLUMN 3: WMRSS Phase II Panel Report	COLUMN 4: SWDP Preferred Options Target
		2001-2021 (20 years)	2006-2026 (20 years)	2006-2026 (20 years)	2006-2030 (24 years)
Plan Period Target		4,899	3,200	3,500	4,200
Net Completions to Date		3,000	1,768	1,768	1,768
Residual Target		1,899	1,432	1,732	2,432
Five Year Target		950 (190 annualised)	478 (96 annualised)	577 (116 annualised)	640 (128 annualised)
Five Year Target + 5%		997 (200 annualised)	501 (100 annualised)	606 (121 annualised)	672 (134 annualised)
C O M M I T M E N T S	Under Construction (-4% non-implementation rate)	377 (361)	377 (361)	377 (361)	377 (361)
	Outstanding (-4% non-implementation rate)	842 (809)	842 (809)	842 (809)	842 (809)
	Total (assuming 4% non-implementation)	1170	1170	1170	1170
Local Plan Allocations		0	0	0	0
Windfall Allowance		0	0	0	0
Total Commitments + Windfall Allowance		1170	1170	1170	1170

Five Year Housing Land Supply requirements 1st April 2011 to 31 March 2016	COLUMN 1: Adopted WMRSS Target	COLUMN 2: WMRSS Phase II Preferred Options Target	COLUMN 3: WMRSS Phase II Panel Report	COLUMN 4: SWDP Preferred Options Target
	2001-2021 (20 years)	2006-2026 (20 years)	2006-2026 (20 years)	2006-2030 (24 years)
5 year target (+ 5%)	997	501	606	672
Total Supply	1170	1170	1170	1170
Balance	+173	+670	+564	+498
5 year housing land supply calculation *	$(1170/997) \times 5$	$(1170/501) \times 5$	$(1170/606) \times 5$	$(1170/672) \times 5$
Total calendar housing supply	5.9 years	11.7 years	9.7 years	8.7 years

*5 year land supply = (total supply / 5 year target) x 5

**Figure not known as target = 11,000 for Wider Worcester Area: made up of 3,500 for Worcester, 3,500 for Malvern plus residue shared between Worcester, Malvern & Wychavon

Table 12: Five year housing land supply in Worcester

Appendices

	Page
1. Five year land supply calculations	27
2. Housing schedules	32
- Schedules 1-3: Committed large sites	33
- Schedules 4-6: Committed small sites	36
- Schedules 7-9: Large sites with completions	52
- Schedules 10-12: Small sites with completions	54
- Schedule 13: Assessment of allocations	60
- Schedule 14: Permissions expired in 2010/11	61

APPENDIX 1:

Explanation of 5 year land supply calculations

COLUMN ONE

Column 1 (*) is based against Adopted WMRSS June 2004. Policy CF3 Table 1 of the adopted WMRSS allocates Worcestershire 1,200 dwellings p.a between 2007 and 2011 and 1000 dwellings p.a between 2011 and 2021. WCC's % share is 13.8% based upon previous percentages set out in the WCSP (this follows CLG advice).

The following calculations illustrate the workings of the 5 year (+ 5%) target:

- $(A - B) \div C = D$ $(4889-3000) / 10 = 189.9$
- $(D \times E) \times 1.05 = F$ $(189.9 \times 5) \times 1.05 = 997$

<u>Establishing the adopted WMRSS 5 year housing provision target</u>		
A	Adopted WMRSS target (2001 to 2021)	4,899
B	Net number of dwellings built (2001 to 2011)	3000
C	Number of years remaining of the plan target	10
D	Remaining annual supply	190
E	Multiply by five years	5
F	5 year (+5%) housing land target	997

The following calculations illustrate how the target will be met:

- $((G + H) \div I) \times J = K$; or
- $(1170 / 997) \times 5 = 5.87$

<u>Establishing the WCC's 5 year housing land supply</u>		
G	Total commitments (- 4%)	1170
H	Total number of dwellings on allocated sites	N/A
I	5 year housing land target	997
J	Required number of supply years	5
K	WCC's Housing Land supply (in years)	5.9

Therefore WCC can demonstrate **5.9 years** supply of housing land.

COLUMN TWO

Column two (**) establishes a five year target based upon the emerging RSS option 2, 2006 to 2026. The calculation is twofold. Firstly it established the housing provision target and secondly it establishes WCC's housing land supply. This calculation is provided for contextual purposes only (as advised in CLG).The following calculations illustrate the workings of the 5 (+ 5%) year target:

- $(A - B) \div C = D$ $(3200-1768) / 15 = 95.5$
- $(D \times E) \times 1.05 = F$ $(95.5 \times 5) \times 1.05 = 501$

<u>Establishing the adopted WMRSS 5 year housing provision target</u>		
A	Phase II WMRSS target (2006 to 2026)	3200
B	Number of dwellings built (2006 to 2011)	1768
C	Number of years remaining of the plan target	15
D	Remaining annual supply	95.5
E	Multiply by five years	5
F	5 year housing land target (+ 5%)	501

The following calculations illustrate how the target will be met:

- $((G + H) \div I) \times J = K$; or • $(1170 / 501) \times 5 = 11.67$

<u>Establishing the WCC's 5 year housing land supply</u>		
G	The total number of dwellings with planning consent	1170
H	Total number of dwellings on allocated sites	N/A
I	5 year housing land target	488
J	Required number of years supply of housing land	5
K	WCC's Housing Land supply (in years)	11.67

Therefore WCC can demonstrate an **11.7 years** supply of housing land.

COLUMN THREE

Column three (***) establishes a five year target based upon the Panel Report into the emerging RSS option 2, 2006 to 2026. The calculation is twofold. Firstly it established the housing provision target and secondly it establishes WCC’s housing land supply. This calculation is provided for contextual purposes only (as advised in CLG). The following calculations illustrate the workings of the 5 (+ 5%) year target:

- $(A - B) \div C = D$ $(3500-1768) / 15 = 115.5$
- $(D \times E) \times 1.05 = F$ $(115.5 \times 5) \times 1.05 = 606.2$

<u>Establishing the adopted WMRSS 5 year housing provision target</u>		
A	Phase II WMRSS target (2006 to 2026)	3500
B	Number of dwellings built (2006 to 2011)	1768
C	Number of years remaining of the plan target	15
D	Remaining annual supply	115.5
E	Multiply by five years	5
F	5 year housing land target (+ 5%)	606

The following calculations illustrate how the target will be met:

- $((G + H) \div I) \times J = K$; or • $(1170 / 606) \times 5 = 11.99$

<u>Establishing the WCC’s 5 year housing land supply</u>		
G	The total number of dwellings with planning consent	1170
H	Total number of dwellings on allocated sites	N/A
I	5 year housing land target	606
J	Required number of years supply of housing land	5
K	WCC’s Housing Land supply (in years)	9.7

Therefore WCC can demonstrate a **9.7 years** supply of housing land.

COLUMN FOUR

Column four (****) establishes a five year target based upon the emerging SWDP Preferred Option document. This document sets out the development strategy from 2006 to 2030. The following calculations illustrate the workings of the 5 year target. Specifically the calculation is twofold, firstly it establishes the housing provision target and secondly it establishes WCC's housing land supply. It should be noted this column is purely contextual. The following calculations illustrate the workings of the 5 year target:

- $(A - B) \div C = D$ $(4200-1768) / 19 = 127.7$
 $(127.7 \times 5) \times 1.05 = 672.0$
- $D \times E \times 1.05 = F$

Establishing the adopted WMRSS 5 year housing provision target		
A	SWDP Preferred Options target (2006 to 2030)	4200
B	Number of dwellings built (2006 to 2011)	1768
C	Number of years remaining of the plan target	19
D	Remaining annual supply	127.7
E	Multiply by five years	5
F	5 year (+ 5%) housing land target	672

The following calculations illustrate how the target will be met:

- $((G + H) \div I) \times J = K$; or • $(1170 / 672) \times 5 = 8.85$

Establishing the WCC's 5 year housing land supply		
G	The total number of dwellings with planning consent	1170
H	Total number of dwellings on allocated sites	N/A
I	5 year housing land target	672
J	Required number of years supply of housing land	5
K	WCC's Housing Land supply (in years)	8.70

Therefore WCC can demonstrate **8.7 years** supply of housing land.

Conclusion

The assessment, based on all measures, demonstrates that Worcester City has a comfortable five year housing land supply.

YEAR	Adopted WMRSS	WMRSS Phase II	WMRSS Phase II Panel Report	SWDP Preferred Options Document
2006/2007	6.7 years	5.2 years		N/A
2007/2008	8 years	5 years		N/A
2008/2009	7 years	4.2 years		N/A
2009/2010	6.6 years	3.9 years		N/A
2010/2011	5.9 years	11.7 years	9.7 years	8.7 years

Table 13: Five year housing land supply by target per annum since 2006.

APPENDIX 2: Housing Schedules

Key to schedule:

Development type	
CN	Conversion
CoU	Change of use
NB	New build
Land type	
G	Greenfield
B	Brownfield
Status	
A	Allocated
W	Windfall
Previous use (otherwise see Use Class Order 1995)	
MIX	Mixed Use
SUI	Sui Generis
VAC	Vacant

Schedule 1 – Committed large sites: Development progress

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P05A0657	Little Southfield St	07-Feb-06	19	Y	-
P05E0557	Faithful Overalls, Northwick Rd	30-Oct-08	43	N	-
P08A0590	23-24 Foregate St	12-Mar-09	10	N	-
P09D0488	17-19 Mealcheapen St	01-Feb-10	11	N	-
P09C0491	Land to rear 1-5 St John's	01-Feb-10	10	N	-
P09F0514	Land to rear 22-64 Ennerdale Close	04-Mar-10	16	N	-
P08C0223	250 Bransford Road	27-May-10	160	N	-
P09N0553	Former Youth Centre, Chedworth Drive	24-Jun-10	34	N	-
P10K0351	Land at Earls Court Farm	02-Jul-10	146	Y	-
P07M0711	Worcester City FC	28-Jul-10	98	N	-
P10C0272	202 Bransford Road	02-Aug-10	112	N	-

659

Schedule 2 – Committed large sites: Site details

Application Number	Location	Site area (ha)	Net density	Land type	Status	Affordable units	Development type	Previous use
P05A0657	Little Southfield St	0.08	237.5	B	W	-	NB	SUI
P05E0557	Faithful Overalls, Northwick Rd	1.10	39.09	B	W	0	NB	B2
P08A0590	23-24 Foregate St	0.09	111.11	B	W	-	NB	MIX
P09D0488	17-19 Mealcheapen St	0.07	151.10	B	W	-	CoU	B1
P09C0491	Land to rear 1-5 St John's	0.11	90.91	B	W	-	NB	SUI
P09F0514	Land to rear 22-64 Ennerdale Close	0.50	32.00	B	W	16	NB	VAC
P08C0223	250 Bransford Road	4.09	39.12	B	W	64	NB	B8
P09N0553	Former Youth Centre, Chedworth Drive	0.74	45.84	B	W	34	NB	D1
P10K0351	Land at Earls Court Farm	11.63	12.55	G	A	58	NB	VAC
P07M0711	Worcester City FC	1.38	71.12	B	A	-	NB	D2
P10C0272	202 Bransford Road	1.95	57.44	B	W	36	NB	B1 & B2

Schedule 3 – Committed Large sites: Dwelling type & size

Application Number	Location	1 bed flat	2 bed flat	3 bed (+) flat	1 bed house	2 bed house	3 bed house	4 bed (+) house
P05A0657	Little Southfield St	19	-	-	-	-	-	-
P05E0557	Faithful Overalls, Northwick Rd	-	-	-	-	6	13	24
P08A0590	23-24 Foregate St	1	9	-	-	-	-	-
P09D0488	17-19 Mealcheapen St	8	3	-	-	-	-	-
P09C0491	Land to rear 1-5 St John's	10	-	-	-	-	-	-
P09F0514	Land to rear 22-64 Ennerdale Close	-	-	-	-	14	2	-
P08C0223	250 Bransford Road	*	*	*	*	*	*	*
P09N0553	Former Youth Centre, Chedworth Drive	3	6	-	-	14	8	3
P10K0351	Land at Earls Court Farm	3	6	-	-	22	44	71
P07M0711	Worcester City FC	24	30	-	-	-	18	26
P10C0272	202 Bransford Road	13	35	-	-	29	20	15

* Unknown at time of publishing

Schedule 4: Committed Small sites; Development progress

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P07B0681	27 Camp Hill Ave	23-Jan-08	1	Y	1
P07L0707	Land adjacent to Timberdine Public House	03-Mar-08	6	Y	6
P07C0679	3A St John's (former HSBC Bank)*	10-Mar-08	2	N	-
P08D0064	35, 36 & 37 The Tything	14-Apr-08	2	N	-
P08D0134	33 Sidbury	16-Apr-08	2	N	-
P08D0114	99 Sidbury	22-Apr-08	1	N	-
P08K0206	Land adjacent to 58 Sanctuary Close	12-Jun-08	1	N	-
P08D0350	26 The Cross	13-Jul-08	6	N	-
P07D0419	55 London Rd (adj. Little Sauce Factory)	21-Jul-08	6	N	-
P08D0354	Rose Hill House, Rose Hill	10-Sep-08	3	N	-
P08D0419	46-48 Lowesmoor	19-Sep-08	9	Y	-
P08D0534	88 Lowesmoor	06-Oct-08	1	N	-
P08D0390	Akaash 63 Lowesmoor	07-Oct-08	2	N	-
P08A0448	Adam House, 73 Waterworks Rd	09-Oct-08	8	Y	8
P08M0400	Park House, Droitwich Rd	23-Oct-08	1	N	-

*Application for extension of planning permission pending on 01/04/11

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P08K0547	75 McIntyre Rd	19-Nov-08	1	N	-
P08F0468	217 Tolladine Rd	03-Dec-08	5	N	-
P08H0632	121 Rose Ave/29 Birch Ave	30-Dec-08	2	N	-
P08D0480	3 Angel St	12-Jan-09	1	N	-
P08D0640	45 Friar St	12-Jan-09	2	N	-
P08A0672	19 Somers Rd	28-Jan-09	3	N	-
P08C0689	Cathedral Service Station, Bromwich Rd	25-Feb-09	8	N	-
P08D0696	Woodside, Larkhill Rd	10-Mar-09	8	N	-
P08A0655	2 Shrubbery Ave	14-Apr-09	1	N	-
P08D0611	32 The Tything, Flat 1	27-Apr-09	1	N	-
P09F0014	47c Avon Rd	26-May-09	1	N	-
P09B0107	19 Norton Close	18-Jun-09	1	N	-
P09B0225	99 Battenhall Rd	25-Jun-09	1	N	-
P08M0496	42-44 Gregory's Mill St, rear of	06-Jul-09	2	N	-
P08C0474	1-5 St John's, land to the rear	31-Jul-09	9	N	-
P09D0198	St Oswald's, 53 Britannia Square	12-Aug-09	1	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P09D0280	12 The Foregate	13-Aug-09	4	N	-
P08D0685	143 and 143a Bath Rd	25-Aug-09	1	N	-
P09E0345	Northwick Lodge, 152 Northwick Rd	08-Oct-09	1	N	-
P08E0581	128 Ombersley Rd	08-Oct-09	4	N	-
P09B0223	51 Battenhall Rd	19-Oct-09	8	N	-
P09H0206	224 Astwood Road	04-Jan-10	2	N	-
P09M0347	Site at rear of 54-56 Barbourne Rd	04-Jan-10	6	N	-
P10D0004	18 Broad Street	11-Jan-10	1	N	-
P10D0017	Thorneloe Place, Thorneloe Walk	21-Jan-10	4	N	-
P09E0529	224 Northwick Rd, adjacent to	01-Feb-10	1	N	-
P09A0518	2 Northfield St	04-Feb-10	3	N	-
P09F0513	Land to front 81-87 Patterdale Drive	04-Mar-10	5	N	-
P10K0080	26/28 St John's, rear of	14-Apr-10	1	N	-
P10H0067	9-15 Troutbeck Drive	14-Apr-10	6	N	-
P10K0112	28 Buck St	18-May-10	1	N	-
P10F0065	3 Teme Rd	20-May-10	6	Y	6

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P10G0100	Plots 15 & 16, East of Farmer's Boy	16-Jul-10	1	Y	1
P10A0436	2 Washington St	20-Aug-10	2	N	-
P09C0139	5 The Bull Ring	23-Aug-10	9	N	-
P10E0224	30 Cornmeadow Green	24-Aug-10	1	N	-
P10D0342	St Swithens House, Trinity St	29-Sep-10	9	N	-
P10B0261	South Lea, Red Hill Lane	09-Nov-10	3	N	-
P10D0440	15 Waverley St	11-Nov-10	2	Y	2
P10G0430	Farmer's Boy Tolladine Rd	12-Nov-10	2	N	-
P10J0424	Wheatsheaf, 194 Henwick Rd	12-Nov-10	2	N	-
P10B0429	Volvo garage site & land rear of 4 Whittington Cl	19-Nov-10	5	N	-
P10C0441	59/61 St John's	23-Nov-10	1	N	-
P10A0436	5A Chestnut Walk	23-Nov-10	1	Y	1
P10K0497	2-8 Henwick Rd	10-Jan-11	4	N	-
P10E0480	Birchwood, Tower Rd	10-Jan-11	1	N	-
P10E0578	Land adj 195 Ombersley Rd	10-Jan-11	1	N	-
P10B0555	152 Bath Road	27-Jan-11	1	N	-

Application Number	Location	Date approved	Total units	Site commenced?	Units under construction
P10F0145	Land adj 225 Tolladine Rd	07-Feb-11	1	N	-
P10D0543	50 New St	10-Feb-11	1	N	-
P10H0548	37 Astwood Rd	11-Feb-11	4	N	2
P10H0541	46-50 Astwood Rd	17-Feb-11	6	N	-

210

27

Schedule 5: Committed Small sites; Site details

Application Number	Location	Lost or Demolished	Site area (ha)	Density	Land type	Status	Development type	Previous use
P07B0681	27 Camp Hill Ave	-	0.020	50.00	B	W	NB	C3
P07L0707	Land adjacent to Timberdine Public House	-	0.100	60.00	B	W	NB	A4
P07C0679	3A St John's (former HSBC Bank)	-	0.010	200.00	B	W	CoU	A2
P08D0064	35, 36 & 37 The Tything	-	0.020	100.00	B	W	CN	C3
P08D0134	33 Sidbury	1	0.010	200.00	B	W	CN	C3
P08D0114	99 Sidbury	-	0.010	100.00	B	W	CoU	VAC
P08K0206	Land adjacent to 58 Sanctuary Close	-	0.010	100.00	B	W	NB	C3
P08D0350	26 The Cross	-	0.010	600.00	B	W	NB	VAC
P07D0419	55 London Rd (adj. Little Sauce Factory)	-	0.020	300.00	B	W	NB	A4
P08D0354	Rose Hill House, Rose Hill	1	0.240	12.50	B	W	CoU	D1
P08D0419	46-48 Lowesmoor	-	0.06	150	B	W	CoU	A1
P08D0534	88 Lowesmoor	-	0.007	153.85	B	W	NB	VAC
P08D0390	Akaash 63 Lowesmoor	-	0.010	200.00	B	W	NB	VAC
P08A0448	Adam House, 73 Waterworks Rd	-	0.09	88.89	B	W	NB	B1
P08M0400	Park House, Droitwich Rd	-	0.060	16.67	B	W	NB	C1

Application Number	Location	Lost or Demolished	Site area (ha)	Density	Land type	Status	Development type	Previous use
P08K0547	75 McIntyre Rd	-	0.020	50.00	B	W	NB	C3
P08F0468	217 Tolladine Rd	-	0.07	71.43	B	W	NB	C3
P08H0632	121 Rose Ave/29 Birch Ave	-	0.060	33.33	B	W	NB	B1
P08D0480	3 Angel St	-	0.002	500.00	B	W	NB	VAC
P08D0640	45 Friar St	-	0.010	200.00	B	W	NB	A1
P08A0672	19 Somers Rd	-	0.05	60	B	W	NB	C3
P08C0689	Cathedral Service Station, Bromwich Rd	-	0.240	33.33	B	W	NB	Sui
P08D0696	Woodside, Larkhill Rd	-	0.52	3.85	B	W	CoU	B2
P08A0655	2 Shrubbery Ave	-	0.037	27.40	B	W	CoU	B1
P08D0611	32 The Tything, Flat 1	-	0.023	43.48	B	W	CoU	B1
P09F0014	47c Avon Rd	-	0.030	33.33	B	W	NB	VAC
P09B0107	19 Norton Close	-	0.166	6.02	B	W	NB	VAC
P09B0225	99 Battenhall Rd	-	0.052	19.23	B	W	CoU	D1
P08M0496	42-44 Gregory's Mill St, rear of	-	4.170	-.48	B	W	NB	VAC
P08C0474	1-5 St John's, land to the rear	-	0.110	81.82	B	W	NB	VAC
P09D0198	St Oswald's, 53 Britannia Square	-	0.104	9.62	B	W	CoU	D1

Application Number	Location	Lost or Demolished	Site area (ha)	Density	Land type	Status	Development type	Previous use
P09D0280	12 The Foregate	-	0.020	200.00	B	W	CoU	A2
P08D0685	143 and 143a Bath Rd	-	0.054	18.52	B	W	NB	VAC
P09E0345	Northwick Lodge, 152 Northwick Rd	-	0.114	8.81	B	W	NB	VAC
P08E0581	128 Ombersley Rd	-	0.1	40	B	W	CN	A1
P09B0223	51 Battenhall Rd	-	0.358	22.35	B	W	CN	C3
P09H0206	224 Astwood Road	-	0.038	52.63	B	W	NB	VAC
P09M0347	Site at rear of 54-56 Barbourne Rd	-	0.037	162.16	B	W	NB	VAC
P10D0004	18 Broad Street	-	0.019	52.63	B	W	NB	A4
P10D0017	Thorneloe Place, Thorneloe Walk	-	0.095	42.11	B	W	NB	C3
P09E0529	224 Northwick Rd, adjacent to	-	0.045	22.22	B	W	NB	VAC
P09A0518	2 Northfield St	-	0.017	176.47	B	W	CN	C3
P09F0513	Land to front 81-87 Patterdale Drive	-	0.161	31.06	B	W	NB	VAC
P10K0080	26/28 St John's, rear of	-	0.014	71.43	B	W	CoU	VAC
P10H0067	9-15 Troutbeck Drive	-	0.149	40.27	G	W	NB	VAC
P10K0112	28 Buck St	-	0.038	26.67	G	W	NB	VAC
P10F0065	3 Teme Rd	-	0.047	127.66	B	W	NB	C3

Application Number	Location	Lost or Demolished	Site area (ha)	Density	Land type	Status	Development type	Previous use
P10G0100	Plots 15 & 16, East of Farmer's Boy	-	0.015	66.67	B	W	CON	C3
P10A0436	2 Washington St	-	0.008	250.00	B	W	CoU	A1
P09C0139	5 The Bull Ring	-	0.130	69.23	B	W	CoU	D1
P10E0224	30 Cornmeadow Green	-	0.055	18.18	G	W	NB	VAC
P10D0342	St Swithens House, Trinity St	-	0.049	183.67	B	W	CON	B1
P10B0261	South Lea, Red Hill Lane	1	0.360	5.56	B	W	NB	VAC
P10D0440	15 Waverley St	-	0.023	86.96	B	W	CON	C3
P10G0430	Farmer's Boy Tolladine Rd	-	0.110	18.18	B	W	CON	C3
P10J0424	Wheatsheaf, 194 Henwick Rd	1	0.126	7.94	B	W	CoU	A4
P07B0466	Volvo garage site & land rear of 4 Whittington Cl	-	0.100	50.00	B	W	NB	MIX
P10C0441	59/61 St John's	-	0.015	66.67	B	W	CoU	A1
P10A0436	5A Chestnut Walk	-	0.007	142.86	B	W	CoU	A1
P10K0497	2-8 Henwick Rd	-	0.023	43.29	B	W	CoU	D2
P10E0480	Birchwood, Tower Rd	1	0.073	13.79	B	W	NB	C3
P10E0578	Land adj 195 Ombersley Rd	-	0.060	16.67	G	W	NB	C3
P10B0555	152 Bath Road	-	0.440	2.27	B	W	CoU	B1

Application Number	Location	Lost or Demolished	Site area (ha)	Density	Land type	Status	Development type	Previous use
P10F0145	Land adj 225 Tolladine Rd	-	0.022	45.45	G	W	NB	VAC
P10D0543	50 New St	-	0.025	40.00	B	W	CoU	B1
P10H0548	37 Astwood Rd	-	0.110	36.36	B	W	CON	C3
P10H0541	46-50 Astwood Rd	-	0.053	113.21	B	W	NB	C3

Schedule 6: Committed Small sites; Dwelling size & type

Application Ref	Location	1 bed flat	2 bed flat	3 bed flat (+)	1 bed house	2 bed house	3 bed house	4 bed house (+)
P07B0681	27 Camp Hill Ave	-	-	-	-	1	-	-
P07L0707	Land adjacent to Timberdine Public House	3	3	-	-	-	-	-
P07C0679	3A St John's (former HSBC Bank)	1	1	-	-	-	-	-
P08D0064	35, 36 & 37 The Tything	-	2	-	-	-	-	-
P08D0134	33 Sidbury	-	2	-	-	-	-	-
P08D0114	99 Sidbury	1	-	-	-	-	-	-
P08K0206	Land adjacent to 58 Sanctuary Close	-	-	-	-	1	-	-
P08D0350	26 The Cross	6	-	-	-	-	-	-
P07D0419	55 London Rd (adj. Little Sauce Factory)	-	6	-	-	-	-	-
P08D0354	Rose Hill House, Rose Hill	-	-	-	-	-	2	1
P08D0419	46-48 Lowesmoor	5	4	-	-	-	-	-
P08D0534	88 Lowesmoor	1	-	-	-	-	-	-
P08D0390	Akaash 63 Lowesmoor	1	1	-	-	-	-	-
P08A0448	Adam House, 73 Waterworks Rd	-	-	-	-	8	-	-
P08M0400	Park House, Droitwich Rd	-	-	-	-	-	-	1

Application Ref	Location	1 bed flat	2 bed flat	3 bed flat (+)	1 bed house	2 bed house	3 bed house	4 bed house (+)
P08K0547	75 McIntyre Rd	-	-	-	-	1	-	-
P08F0468	217 Tolladine Rd	-	-	-	-	5	-	-
P08H0632	121 Rose Ave/29 Birch Ave	-	-	-	-	-	-	2
P08D0480	3 Angel St	1	-	-	-	-	-	-
P08D0640	45 Friar St	-	2	-	-	-	-	-
P08A0672	19 Somers Rd	-	-	-	-	3	-	-
P08C0689	Cathedral Service Station, Bromwich Rd	-	-	-	-	-	8	-
P08D0696	Woodside, Larkhill Rd	-	-	-	-	-	1	1
P08A0655	2 Shrubbery Ave	1	-	-	-	-	-	-
P08D0611	32 The Tything, Flat 1	1	-	-	-	-	-	-
P09F0014	47c Avon Rd	-	-	-	-	1	-	-
P09B0107	19 Norton Close	-	-	-	-	-	-	1
P09B0225	99 Battenhall Rd	-	-	-	-	1	-	-
P08M0496	42-44 Gregory's Mill St, rear of	-	-	-	-	2	-	-
P08C0474	1-5 St John's, land to the rear	6	-	-	-	3	-	-
P09D0198	St Oswald's, 53 Britannia Square	-	-	-	-	-	1	-

Application Ref	Location	1 bed flat	2 bed flat	3 bed flat (+)	1 bed house	2 bed house	3 bed house	4 bed house (+)
P09D0280	12 The Foregate	1	3	-	-	-	-	-
P08D0685	143 and 143a Bath Rd	-	-	-	-	-	1	-
P09E0345	Northwick Lodge, 152 Northwick Rd	-	-	-	-	-	-	1
P08E0581	128 Ombersley Rd	4	-	-	-	-	-	-
P09B0223	51 Battenhall Rd	-	8	-	-	-	-	-
P09H0206	224 Astwood Road	-	-	-	-	2	-	-
P09M0347	Site at rear of 54-56 Barbourne Rd	3	3	-	-	-	-	-
P10D0004	18 Broad Street	-	-	1	-	-	-	-
P10D0017	Thorneloe Place, Thorneloe Walk	-	-	-	-	4	-	-
P09E0529	224 Northwick Rd, adjacent to	-	-	-	-	-	1	-
P09A0518	2 Northfield St	3	-	-	-	-	-	-
P09F0513	Land to front 81-87 Patterdale Drive	-	-	-	-	5	-	-
P10K0080	26/28 St John's, rear of	-	-	-	-	1	-	-
P10H0067	9-15 Troutbeck Drive	-	-	-	-	6	1	-
P10K0112	28 Buck St	-	-	-	-	2	-	-
P10F0065	3 Teme Rd	-	3	-	-	3	-	-

Application Ref	Location	1 bed flat	2 bed flat	3 bed flat (+)	1 bed house	2 bed house	3 bed house	4 bed house (+)
P10G0100	Plots 15 & 16, East of Farmer's Boy	1	-	-	-	-	-	-
P10A0436	2 Washington St	2	-	-	-	-	-	-
P09C0139	5 The Bull Ring	4	-	-	-	6	-	-
P10E0224	30 Cornmeadow Green	-	-	-	-	-	-	-
P10D0342	St Swithens House, Trinity St	5	3	-	1	-	-	-
P10B0261	South Lea, Red Hill Lane	-	-	-	-	-	1	2
P10D0440	15 Waverley St	-	-	-	2	-	-	-
P10G0430	Farmer's Boy Tolladine Rd	2	-	-	-	-	-	-
P10J0424	Wheatsheaf, 194 Henwick Rd	-	-	-	-	-	2	-
P07B0466	Volvo garage site & land rear of 4 Whittington Cl	-	-	-	-	-	3	2
P10C0441	59/61 St John's	-	1	-	-	-	-	-
P10A0436	5A Chestnut Walk	1	-	-	-	-	-	-
P10K0497	2-8 Henwick Rd	4	-	-	-	-	-	-
P10E0480	Birchwood, Tower Rd	-	-	-	-	-	-	2
P10E0578	Land adj 195 Ombersley Rd	-	-	-	-	-	1	-
P10B0555	152 Bath Road	-	-	-	-	-	-	1

Application Ref	Location	1 bed flat	2 bed flat	3 bed flat (+)	1 bed house	2 bed house	3 bed house	4 bed house (+)
P10F0145	Land adj 225 Tolladine Rd	-	-	-	-	-	1	-
P10D0543	50 New St	-	-	1	1	-	-	-
P10H0548	37 Astwood Rd	3	1	-	-	-	-	-
P10H0541	46-50 Astwood Rd	6	-	-	-	-	-	-
		67	43	1	7	58	22	12
		Flats -		111	Houses -		99	

Schedule 7: Large sites with completions; Development progress

Application Ref	Location	Development status	Date approved	Total units	Built in previous years	Units under (or awaiting) construction	Units built in 10/11
P03L0182	Diglis Basin, Diglis Dock Road*	COM	23-Dec-04	450	229	185	36
P05D0432	Former Royal Worcester Porcelain Site	COM	23-Jun-06	377	127	145	84
P07Q0634	Dugdale Drive, Warndon	COM	10-Mar-08	34	-	20	14
				859	356	350	153

*Includes extension application P07D0551

Schedule 8: Large sites with completions; Site details

Application Ref	Location	Site area (ha)	Density (ha)	Land type	Status	Development type	Previous use
P03L0182	Diglis Basin, Diglis Dock Road	5.95	75.6	B	A	NB	VAC
P05D0432	Former Royal Worcester Porcelain Site	2.35	151.5	B	W	NB	VAC
P07Q0634	Dugdale Drive Warndon	1.10	30.9	G	A	NB	VAC

Schedule 9: Large sites with completions; Dwelling types & sizes

Application Ref	Location	1 bed flat	2 bed flat	3 bed flat (+)	1 bed house	2 bed house	3 bed house	4 bed house (+)
P03L0182	Diglis Basin, Diglis Dock Road, rear Berwick St	61	275	29	-	20	56	9
P05D0432	Roy Worc Porcelain Site, Portland Walk & Severn St	26	291	-	-	-	39	-
P07Q0634	Dugdale Drive Warndon (South of Trotshill)	-	-	-	8	11	15	-
		87	566	29	8	31	110	9

Schedule 10: Small sites with completions; Development progress

Application Ref	Location	Status	Date approved	Units on site	Built in previous years	Units under (or awaiting) construction	Units built in 10/11
P00L0109	Land adjacent to Paul Pry	COP	18/05/00	9	-	-	9
P04A0344	9 East St. The Hop Warehouse	COP	15/07/04	5	-	-	5
P06A0669	15 Barbourne Terrace	COP	11/01/07	3	-	-	3
P07JO559	201 Henwick Rd	COP	14/12/07	2	-	-	2
P07A0526	Land to rear of Barbourne House & Barbourne Cres	COP	19/12/07	1	-	-	1
P07D0744	6 Perrywood Walk	COP	14/02/08	2	-	-	2
P08D0037	21 The Cross	COP	20/03/08	1	-	-	1
P07D0367	Back Walk, land to rear of Upper Tything	COP	08/05/08	2	-	-	2
P08A0149	Land to the side of 2 Shrubbery Ave	COP	12/06/08	2	-	-	2
P08C0336	23 Boughton St	COP	26/08/08	1	-	-	1
P08C0487	268 Malvern Rd	COP	09/10/08	3	-	-	3
P08C0461	20 Manor Rd	COP	17/11/08	1	-	-	1
P09A0527	5b The Tything	COP	18/01/09	1	-	-	1
P09N0008	Nibley Close, backland of	COP	02/04/09	9	-	-	9
P08M0646	Rear of 167/169 Bilford Rd	COP	14/04/09	1	-	-	1

Application Ref	Location	Status	Date approved	Total units	Built in previous years	Units u/c	Units built in 10/11
P09C0007	Margaret Rd, land adjacent to	COP	15/04/09	4	-	-	4
P08D0657	1 Malthouse Place	COP	16/06/09	2	-	-	2
P09J0055	171 Oldbury Rd	COP	21/08/09	3	-	-	3
P10L0271	Nightingale House, Autumn Terrace	COP	10/09/09	6	-	-	6
P09H0313	94 Glenthorne Ave	COP	05/10/09	1	-	-	1
P09F0378	10 Avon Rd	COP	19/10/09	2	-	-	2
P09N0189	26 Tetbury Drive, land adjacent to	COP	30/11/09	2	-	-	2
P08A0592	1 Somers Rd	COP	11/12/09	2	-	-	2
P09A0398	The Hop Warehouse, 35 Southfield St	COP	04/01/10	5	-	-	5
P09A0489	33 Arboretum Rd	COP	04/02/10	1	-	-	1
P10A0508	1 Arboretum Rd	COP	01/03/10	2	-	-	2
P10K0123	1 Blakefield Gardens	COP	01/06/10	1	-	-	1
P10H0151	18 Rainbow Hill	COP	22/06/10	1	-	-	1
P10N0234	1 Amberley Close	COP	16/07/10	1	-	-	1

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Schedule 11: Small sites with completions; Site details

Application Ref	Location	Lost or Demolished	Site area (ha)	Density	Land Type	Status	Development type	Previous use
P00L0109	Land adjacent to Paul Pry	-	0.044	204.55	B	W	NB	VAC
P04A0344	9 East St. The Hop Warehouse	-	0.060	83.33	B	W	CoU	B1
P06A0669	15 Barbourne Terrace	-	0.100	30.00	B	W	NB	C3
P07JO559	201 Henwick Rd	-	0.050	40.00	B	W	NB	VAC
P07A0526	Land to rear of Barbourne House & Barbourne Cres	-	0.040	25.00	B	W	NB	C3
P07D0744	6 Perrywood Walk	-	0.030	66.67	B	W	NB	C3
P08D0037	21 The Cross	-	0.100	10.00	B	W	NB	A3
P07D0367	Back Walk, land to rear of Upper Tything	-	0.100	20.00	B	W	NB	C3
P08A0149	Land to the side of 2 Shrubbery Ave	-	0.013	153.85	B	W	NB	VAC
P08C0336	23 Boughton St	-	0.030	33.33	B	W	NB	C3
P08C0487	268 Malvern Rd	-	0.340	8.82	B	W	NB	C3
P08C0461	20 Manor Rd	-	0.020	50.00	B	W	NB	C3
P09A0527	5b The Tything	-	0.007	138.89	B	W	NB	B8
P09N0008	Nibley Close, backland of	-	0.370	24.32	B	W	NB	VAC
P08M0646	Rear of 167/169 Bilford Rd	-	0.016	62.50	B	W	NB	VAC

Application Ref	Location	Lost or Demolished	Site area (ha)	Density	Land type	Status	Development type	Previous use
P09C0007	Margaret Rd, land adjacent to	-	0.120	33.33	B	W	NB	VAC
P08D0657	1 Malthouse Place	-	0.121	16.53	B	W	NB	VAC
P09J0055	171 Oldbury Rd	-	0.125	24.00	B	W	NB	C3
P10L0271	Nightingale House, Autumn Terrace	-	0.142	42.25	B	W	NB	VAC
P09H0313	94 Glenthorne Ave	-	0.044	22.73	B	W	CN	C3
P09F0378	10 Avon Rd	-	0.033	60.61	B	W	CN	C3
P09N0189	26 Tetbury Drive, land adjacent to	-	0.030	66.67	B	W	CN	C3
P08A0592	1 Somers Rd	1	0.030	66.67	B	W	CN	C3
P09A0398	The Hop Warehouse, 35 Southfield St	-	0.038	132.63	B	W	CN	C3
P09A0489	33 Arboretum Rd	-	0.033	30.58	B	W	CN	C3
P10A0508	1 Arboretum Rd	-	0.02	100.00	B	W	CoU	VAC
P10K0123	1 Blakefield Gardens	-	0.041	24.39	B	W	NB	VAC
P10H0151	18 Rainbow Hill	-	0.08	12.50	B	W	CN	C3
P10N0234	1 Amberley Close	-	0.049	20.58	B	W	NB	VAC

Schedule 12: Small sites with completions; Dwelling size & type

Application Ref	Location	1 bed flat	2 bed flat	3 bed flat (+)	1 bed house	2 bed house	3 bed house	4 bed house (+)
P00L0109	Land adjacent to Paul Pry	-	-	-	3	4	2	-
P04A0344	9 East St. The Hop Warehouse	5	-	-	-	-	-	-
P06A0669	15 Barbourne Terrace	-	-	-	-	2	1	-
P07JO559	201 Henwick Rd	-	-	-	-	-	2	-
P07A0526	Land to rear of Barbourne House & Barbourne Cres	-	-	-	-	-	1	-
P07D0744	6 Perrywood Walk	-	-	-	-	-	2	-
P08D0037	21 The Cross	-	-	1	-	-	-	-
P07D0367	Back Walk, land to rear of Upper Tything	-	-	-	-	2	-	-
P08A0149	Land to the side of 2 Shrubbery Ave	-	2	-	-	-	-	-
P08C0336	23 Boughton St	-	-	-	-	-	-	1
P08C0487	268 Malvern Rd	-	-	-	-	-	-	3
P08C0461	20 Manor Rd	-	-	-	-	1	-	-
P09A0527	5b The Tything	-	1	-	-	-	-	-
P09N0008	Nibley Close, backland of	-	-	-	-	6	2	1
P08M0646	Rear of 167/169 Bilford Rd	-	-	-	-	-	-	1

Application Ref	Location	1 bed flat	2 bed flat	3 bed flat (+)	1 bed house	2 bed house	3 bed house	4 bed house (+)
P09C0007	Margaret Rd, land adjacent to	-	-	-	-	2	2	-
P08D0657	1 Malthouse Place	-	-	2	-	-	-	-
P09J0055	171 Oldbury Rd	-	-	-	-	-	-	3
P10L0271	Nightingale House, Autumn Terrace	6	-	-	-	-	-	-
P09H0313	94 Glenthorne Ave	-	-	-	-	1	-	-
P09F0378	10 Avon Rd	-	2	-	-	-	-	-
P09N0189	26 Tetbury Drive, land adjacent to	-	2	-	-	-	-	-
P08A0592	1 Somers Rd	2	-	-	-	-	-	-
P09A0398	The Hop Warehouse, 35 Southfield St	5	-	-	-	-	-	-
P09A0489	33 Arboretum Rd	1	-	-	-	-	-	-
P10A0508	1 Arboretum Rd	2	-	-	-	-	-	-
P10K0123	1 Blakefield Gardens	-	-	-	-	1	-	-
P10H0151	18 Rainbow Hill	-	-	-	-	1	-	-
P10N0234	1 Amberley Close	-	-	-	-	-	1	-
		21	7	3	3	20	13	9
				Flats:	31	Houses:		45

Schedule 13: Assessment of remaining Balanced Housing Market Land Allocations without planning permission

Address/location	Suitable: Planning Permission/ Local Plan Allocation	Achievable: No ownership constraints	Achievable: No Conditions/S106 Precluding Development	Achievable: No Physical/ Environmental Constraints	Deliverable?	Comments / Latest discussions with developers	5 Year Supply 2007-2012
Diglis Road/Bath Road (remainder of site)	Yes	No	Yes	Yes	No	No current owner. In receivership	0
Cedar Avenue	Yes	Yes	Yes	Yes	Yes	Worcester City Council is in receipt of a recent letter from the owner showing intention to develop in the near future.	0
A44 Service Station, Bromyard Road	Yes	No	Yes	No – part of site liable to flooding	No	Currently a viable business/Owner does not wish to sell site	0
Barbourne Road/Brewery Walk	Yes	Yes	Yes	Yes	Yes	Negotiations ongoing regarding retail units on site, but housing component largely agreed.	0

Schedule 14: Planning applications which expired in 2010/11

Application Ref	Address	Units
P05A0086	Pierpoint House, 10 Pierpoint Street	6
P05A0065	Sansome Walk Car Sales	22
P05A0177	Roback Cottage, 22 St George's Lane North	1
P05H0396	115 Tunnel Hill	2
P05K0506	96 Blakefield St	1
P05K0664	Holywell Motors, Comer Rd	21
P07K0519	1 Happy Land North	3
P07D0552	29 The Cross	3