

Appendix 3 – Developer Questionnaire Responses

Site Name	Settlement (name of town/village)	Planning application number	District	Monitoring / SWDP Ref	Is the site available now?	Are you aware of any abnormal/extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site?	How many house builders including Registered Social Landlords will/are likely to develop the site?	How many completions do you expect to achieve each year (April to April)?						Commentary
										2023-24	2024-25	2025-26	2026-27	2027-28	Total 2022-27	
Land at Almonry Close, Pershore	Pershore	20/02517 /FUL	WDC	WDC/449/HOU	Yes	No	Ecology and protected species. Appropriate licences being obtained to enable works.	April 2023	1		54			54		
Lower Level Car Park, Victoria Road, Malvern	Great Malvern		MHDC	MHDC/5/HOU									0	Developer has stated that they no longer intend to develop this site		
			MHDC	MHDC/8/HOU										No response received		
Land At (Os 7794 5048), Lower Interfields, Malvern	Leigh Sinton	21/01287 /OUT	MHDC	MHDC/281/HOU	Yes	No	The appetite for 12no. Self / Custom Build homes	Quarter 4 2023	2	12	21	3	3	39	Site is 42 dwellings, developer questionnaire suggests 39 dwellings will be completed in the next 5 years. There is a RM application currently pending.	
				PAR/24/02/HOU										No response received		
			WDC	WDC 442 HOU										No response received		
Field Off, Tagwell Road, Droitwich Spa	Droitwich Spa	20/00183 /OUT	WDC	WDC/539/HOU	Yes	No	No	April 2024	2	40	40	20		100		
Land adjacent Station road	Broadway		WDC	PAR17/147/HOU - SWDP59/19	Yes	Yes – replacement football pitches and pavilion		2024 subject to new pitches being established	1			20	50	70		

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Canal Basin (Netherwich)	Droitwich Spa		WDC	PAR/32/16 3A- swdp 48/6	Site to be delivered in conjunction with Baxenden site	Yes – potential contamination and land assembly issues	As above	Not known						0		
Boxing Club	Droitwich Spa		WDC	PAR/32/24 1- swdp 48/2	Yes	No	No	Not known						0		
Oakham Place	Droitwich Spa		WDC	PAR/32/24 2 swdp 48/3	Site available within 12 months	No	No	Not known						0		
Acre Lane	Droitwich Spa		WDC	PAR/32/24 3 swdp 48/4	Site available within 2-5 years - Need to terminate current leases	No	No	Not known						0		
Laurels Avenue	Offenham			PAR/66/61 swdp 59/24	Yes	No	NoLate 2024 subject to planning consent				13	10		23		
			MHDC	MHDC/9/H OU											No response received	
			WDC	WDC/371/HOU												
Crown Inn, 21 Malvern Road	Powick	14/01360 /OUT	MHDC	MIG/14/01 360/HOU	On site	On site	On site	June 2020	1	18				18		
			MHDC	MHDC/2/W WH												
Land At (Os 8209 5440), Bromyard Road, Crown East	Rushwick	20/01038 /OUT; 21/00901 /RM	MHDC	MHDC/6/W WH	Yes	No	No	November 2021	1	85	30			115		

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Qinetiq & Elgar Court Care Home, St Andrews Road	Malvern	18/01088 /FUL; 20/01603 /NMA); M/22/01146/FUL	MHDC	MHDC/7/HOU	Yes	No	No	Already commenced	3	60	60	57			177	
Land off Mistletoe Row, off Oldwood Road	Tenbury Wells	18/00045 /FUL; 20/00371 /S106	MHDC	MHDC/10/HOU	Yes	No	No	Work has begun and should be completed in Summer/Autumn 2023.	1	37					37	
Land At (Os 8598 5177), Norton Road, Broomhall - Land North of Taylors Lane and South of Broomhall Way	Kempsey	13/01617 /OUT; 19/01803 /RM; 21/00539 /RM; M/22/00842/RM	MHDC	MHDC/114/HOU	Yes	No	No additional constraints known to those already identified at the outline stage.	Development has commenced. Reserved Matters approval for final phase of the residential, i.e., Phase H2B, anticipated to be granted by end of April 2023.	1	40	45	45	27		157	
Land of Claphill Lane	Rushwick	22/00776 /RM	MHDC	MHDC/233/HOU	Yes	No	No	Autumn 2023	2	0	28	40	40	12	120	

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Land To The West Of Station Road Including Land To The North And West Of, The Ford House, Station Road	Pershore	19/01718 /FUL	WDC	PAR/71/18 5A/HOU - SWDP47/1	Yes	No	No	Already commenced	2	60	60	7			127	
Land Adjacent to, Sims Metals UK (South West) Limited, Long Marston	Pebworth	17/01269 /RM; W/13/001 32/OUT	WDC	PAR/69/61 A/HOU	Yes	No	No	Already commenced	2	60	60	60	60	40	280	
Land Off, Stratford Road, Honeybourne, WR11 7PP	Honeybourne	21/00816 /RM; W/22/021 53/RM	WDC	WDC/336/HOU	Yes	No	No	2022	1	30	30				60	
4 Avon Street	Evesham		WDC	WDC/409/HOU	Site available now / Actively seeking a buyer for the site	No	No		1						0	
Land Rear Of Hill House, Swinesherd Lane	Spetchley	15/01514 /OUT, 19/02535 /RM	WDC	PAR/88/26 A/HOU	Yes	No	No	Work has already started onsite – Phase 3a is nearly complete	1	8					8	

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The Oaklands	Tenbury Wells	18/01389 /OUT	MHDC	MHDC/11/ HOU	The land is available now but the site cannot be accessed via The Oaklands. This has been proven via the pre-application which Lioncourt Homes have had with Worcestershire County Highways. The site will need to be linked to the adjoining allocation, The Haven, which can deliver an adequate site access onto Oldwood Road.	Yes – site access, this parcel of land cannot be delivered on its own. Access will therefore be via the adjoining allocated site, The Haven.	No	Summer 2026	2				10	10	Developer questionnaire suggests 10 dwellings in 27/28 and 25 dwellings in the years thereafter, outside of the 5 year supply. As there are issues with the access, a cautious approach had been taken and the site has been discounted.	
Land at the Haven	Tenbury Wells		MHDC	SWDP 57/2 (SWDP REALLOCATE 52)	The land is subject to an overage and is not available until the summer of 2025	Yes – overage will restrict the start date and overall delivery	No	September 2025	2			27	13	40	Developer questionnaire suggests completions in years 26/27 and 27/28, however issues with overage. As a cautious approach, site is discounted.	
Land at Leigh Sinton	Leigh Sinton	22/00187 /OUT	MHDC	MHDC/293 /HOU	Yes	No	Yes, lack of RP interest taking the s106 affordable units. Needs to be discussed with LPAs planning department	January 2024	1	20	32				Developer questionnaire suggests completions in years 24/25 and 25/26	

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Land At (Os 8202 5595 West Of Worcester), Martley Road, Lower Broadheath	Rushwick	21/00912 /RM	MHDC	MHDC/140 /HOU	U/C	unknown	no	March 2022	2	76	54	62	51	60	303	Developer questionnaire from one part of the Outline permission, other part of site is with Redrow Homes who have a separate approval. Developer questionnaire shows that 303 dwellings are expected to be completed in the next 5 year period. In combination with MHDC/7/WWA (for 233 dwellings) and 21/00709RM, 810 dwellings are expected to be completed in the next 5 years. Therefore, the total completions on this permission is expected to be lower than 303. In combination with 21/00709/RM, 544 dwellings are expected to be completed in the next 5 years.
Land At (Os 8202 5595 West Of Worcester), Martley Road, Lower Broadheath	Rushwick	21/00709 /RM	MHDC	MHDC/140 /HOU	U/C	No	No	Nov 2021	2	50	50	50	50	50	250	Developer questionnaire from one part of Outline permission, other part of site is with Taylor Wimpey who have a separate approval. Developer questionnaire shows that 250 dwellings are expected to be completed in the next 5 year period. In combination with MHDC/7/WWA (for 233 dwellings) and 21/00912/RM, 810 dwellings are expected to be completed in the next 5 years. Therefore, the total completions on this permission is expected to be slightly lower than 250. In combination with 21/00912/RM, 544 dwellings are expected to be completed in the next 5 years.

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Land at (os8202 5595 West of Worcester), North of Oldbury Road and South of Martley Road, Lower Broadheath.	Lower Broadheath	16/01168 /OUT for up to 1,400; 21/01584 /RM Phase 1A for 216; 22/01475 /RM part Phase 5 for 46	MHDC	MHDC/7/W WA	Yes	No	No	April 2022	1	72	75	80	80	80	387	Developer has stated that 387 dwellings will be completed in the next 5 years
Royal Oak Hotel; Market Street; Tenbury Wells; WR15 8BQ	Tenbury Wells	18/00626 /FUL; M/22/016 19/FUL	MHDC	MHDC/152 /HOU	Yes	YEs - raised ground floors due to flood risk	Yes - Finance in view of the abnormal infrastructure and Listed building element	October 2023	1		1	14			15	Site has technically started. Developer has stated in their response that completions will begin in 2024/25 and site completed 2025/26. As a cautious approach, this site is being discounted.
Land at Sherriff Street Industrial Estate	Worcester	19/00693 /REM	WCC	SWDP 44/4 (WCMU06)	Site available now	No	No	March 2022	One known at this stage	213		179		76	468	
Lowesmoor Trading Estate Worcester WR1 2SF	Worcester	22/00169 /VARCO P19D0005 P15D0510	WCC	SWDP 44/3a (WCMU04)	Site available now	No	Yes – Developer currently in dispute with LPA over requirements for archaeological investigation. If these aren't resolved, then this could create some viability issues	January 2024	1			98			98	

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Powell And Harber (Precision Engineers) Ltd Brickfields Road Worcester WR4 9WN	Worcester	21/00558 /OUT	WCC	CFS1179 (WCHO06)	Site available in minimum 5 maximum 10 years	No	The current owner occupier of the site needs to find a new site to relocate. This is currently an ongoing process that Fisher German LLP are assisting with.	Depending on the constraints	1						0 (24 units expected in 2029 /30)	