

Appendix 3

Large Sites with Planning Permission with Officer Commentary on Delivery

Malvern Hills

Planning Application Number	Site Address	Parish	Description	Not Started at April 2021	Under Construction at April 2021	Completions 2020/21	Large Site	planning status	wholly completed	previously allocated	Number included in 5 year supply as permissions not started	Officer Comment
19/00674/RM	Land at (Os 7450 6737), The Common, Abberley	Abberley	Residential development of 25 dwellings, including 10 affordable units, with public open space, a vehicular and pedestrian access point and associated landscaping.	25	0	0	TRUE	2	FALSE	TRUE	25	This site has full planning permission. No Deliverability Questionnaire update received, however there is a housebuilder on board and given the scale of development, it is considered easily deliverable within five years.
19/00451/RM	Land at (Os 7452 6790), Clows Top Road, Abberley	Abberley	Reserved Matters application for appearance, landscaping, layout and scale following a grant of planning permission 16/00816/OUT for the erection of 26 dwellings and access.	17	9	0	TRUE	2	FALSE	TRUE	17	This site has now commenced, with 9 dwellings under construction. Given the scale of the site, it is considered easily deliverable within five years.
17/00598/RM	Land at (Os 7504 5325), Clay Green Farm, Folly Road, Alfrick	Alfrick	Approval of reserved matters, access, appearance, landscape, layout & scale for the erection of 21 dwellings, comprising 6 affordable houses and associated infrastructure following outline permission (14/00894/OUT).	21	0	0	TRUE	2	FALSE	FALSE	21	This site has full planning permission. No Deliverability Questionnaire update received, however there is a housebuilder on board and given the scale of development, it is considered easily deliverable within five years.
17/01710/FUL	Land At (Os 8006 6934), Astley Cross	Astley and Dunley	Erection of 57 Dwellings, New Access on to Pearl Lane, Sustainable Drainage Scheme, Open Space and Landscaping and Associated Works	57	0	0	TRUE	3	FALSE	TRUE	57	This site has full planning permission. No Deliverability Questionnaire update received, however there is a housebuilder on board and given the scale of development, it is considered easily deliverable within five years.
13/01327/FUL	Church House Farm, Church Road, Clifton Upon Teme, Worcester, WR6 6DJ	Clifton upon Teme	Development of 17 dwellings on the site of an existing farmstead, including 11 new-build, restoration, conversion of 3 curtilage listed barns, subdivision of farmhouse. Provision of a new farmhouse, farm worker's cottage.	15	2	0	TRUE	3	FALSE	TRUE	15	The site is underway and, given the scale of development, is easily deliverable within five years.
14/01056/FUL	Land At (Os 7113 6189), The Village, Clifton Upon Teme	Clifton upon Teme	Residential development to provide 20 new homes.	0	0	3	TRUE	3	TRUE	FALSE	0	This site is now wholly complete.
18/01515/FUL	Hope Meadow Drive, Clifton upon Teme	Clifton upon Teme	Erection of 23 new dwellings, associated infrastructure and landscaping.	23	0	0	TRUE	3	FALSE	TRUE	23	This site has full planning permission. No Deliverability Questionnaire update received, however there is a housebuilder on board and given the scale of development, it is considered easily deliverable within five years.

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19/00561/FUL	Land at (Os 8263 5872), Main Road, Hallow	Hallow	Erection of 33 dwellings and associated works.	0	21	12	TRUE	3	FALSE	TRUE	0	The site is now well underway with the 21 dwellings outstanding all under construction; it is easily deliverable within five years.
19/01063/RM	Land At (Os 8110 4252), Welland Road, Hanley Swan	Hanley Castle	Reserved matters application for the appearance, landscaping, layout and scale of the 16 dwellings permitted under outline permission 17/00382/OUT.	0	0	16	TRUE	2	TRUE	TRUE	0	This site is now wholly complete.
17/00550/FUL & 18/00814/RM	Albion Lodge Retirement Home, Hanley Swan, WR8 0DN	Hanley Castle	A hybrid application comprised of a detailed full planning application for the erection of 16 C2 extra-care apartments and an Reserved Matters planning application for the erection of 24 C3 extra-care apartments (including the property known as "The Close") to the north east of the existing residential care home known as Albion Lodge. The hybrid application includes a new access, drainage, landscaping, parking and other associated works / Reserved matters application for approval of appearance, landscaping, layout and scale for the erection of 24 extra-care apartments to the north east of the existing residential care home known as Albion Lodge following the approval of outline planning permission 17/00550/FUL on 12th September 2018.	33	0	0	TRUE	3	FALSE	FALSE	33	No Deliverability Questionnaire update received, however works have commenced on site and given the scale and nature of the development, it is considered easily deliverable within five years. 33 units assumed; 24 C3 extra care apartments plus 9 C2 extra care apartments (16 divided by 1.8).
17/01952/FUL	Land At (Os 8513 4982), Kings Hill, Kempsey	Kempsey	Proposed development of 38 residential dwellings (31 Affordable Rented Homes and 7 Intermediate Affordable Homes (shared ownership), new vehicular access and proposed re-route of Public Rights Of Way.	0	2	36	TRUE	3	TRUE	FALSE	0	The site is now well underway with the 2 dwellings outstanding both under construction; it is easily deliverable within five years.

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16/01396/FUL	Land At Pixham Ferry Lane/Old Road South, Kempsey	Kempsey	Full Application for residential development (Parcel A) on Land to the East of Old Road South comprising 99 dwellings with car parking, new estate roads, public open space and associated infrastructure. Outline Application for new community sports pitches comprising playing fields and Community Hall/Club House on land to the West of Old Road South (Parcel B) including means of access (all other matters reserved) - Amended description.	0	16	83	TRUE	3	FALSE	TRUE	0	The site is now well underway with the 16 dwellings outstanding all under construction; it is easily deliverable within five years.
16/01328/REM	Land at Elm Hurst Farm, Hereford Road, Leigh Sinton	Leigh	Application for approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 35 dwellings following outline permission 14/00324/OUT (allowed on appeal APP/J1860/A/14/2219414 for the erection of up to 35 dwellings).	0	0	35	TRUE	2	TRUE	FALSE	0	This site is now wholly complete.
16/00144/FUL	Land at Day Of Salvation Ministries Ltd, Ranelagh Road, Malvern, Worcestershire, WR14 1BQ	Malvern	Erection of 14 dwellings.	0	0	2	TRUE	3	TRUE	FALSE	0	This site is now wholly complete.
16/01443/REM	Land At (Os 7833 4688), Pickersleigh Grove, Malvern, Worcestershire	Malvern	Approval of Reserved Matters for appearance, landscaping and scale following approval of outline permission ref 13/00900/OUT for demolition of 48 flats and erection of a residential development of 92 residential units - 44 net.	0	0	2	TRUE	2	TRUE	TRUE	0	This site is now wholly complete.
17/00066/REM	Land At (Os 7805 4853), Eastward Road, Malvern	Malvern	Reserved Matters application for appearance, scale, landscaping, layout and associated works following a grant of permission for erection of 49 dwellings and access APP/J1860/W/15/3002412 (amended description).	0	0	7	TRUE	2	TRUE	FALSE	0	This site is now wholly complete.

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17/00440/FUL	Land At (Os 7946 4473), Brook Farm Drive, Malvern	Malvern	Residential development comprising 81 dwellings including 32 affordable dwellings with access off Brook Farm Drive. Provision of road and drainage infrastructure and on site green infrastructure.	0	0	4	TRUE	3	TRUE	TRUE	0	This site is now wholly complete.
17/00649/RM	Land At (Os 7680 4763), Broadlands Drive, Malvern	Malvern	Reserved Matters application for a residential development of 33 dwellings (use class C3) appearance, landscaping, layout and scale.	13	20	0	TRUE	2	FALSE	TRUE	13	This site has now commenced with 20 dwellings under construction. Given the scale of the site it is easily deliverable within five years.
18/01039/RM	Land At (Os 7864 4854), Lower Howsell Road, Malvern	Malvern	Reserved Matters application for Erection of 110 dwellings (including 40% Affordable) together with parking, landscaping and public open space (approval of appearance, landscaping, layout and scale pursuant to outline planning permission 14/01231/OUT) - Appeal Ref. APP/J1860/W/15/3139020.	0	13	14	TRUE	2	FALSE	TRUE	0	The site is now well underway with the 13 dwellings outstanding all under construction; it is easily deliverable within five years.
18/01092/FUL	Land At (Os 7962 4497), Mill Lane, Malvern	Malvern	Full application for 63 new affordable homes (including affordable/social rents and shared ownership), public open space and associated works to accommodate surface water drainage, internal access and other ancillary works.	0	0	63	TRUE	3	TRUE	TRUE	0	This site is now wholly complete.
18/00577/FUL	Portland House, 129 Church Street, Malvern, WR14 2BA	Malvern	Demolition of single storey side extension and rear stair tower. Change of use from Local Authority Offices to form 12 Residential Apartments (C3 use) together with alterations and extensions and associated external works and parking.	0	0	12	TRUE	3	TRUE	TRUE	0	This site is now wholly complete.

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18/01088/FUL	Qinetiq, St Andrews Road, Malvern, WR14 3PS	Malvern	Demolition of existing buildings and re-development of the site with 310 dwellings (Use Class C3) (including 20% provision of affordable housing) and a 66-bed care home facility (Use Class C2).	288	57	2	TRUE	3	FALSE	TRUE	237	This site is now under construction with 2 dwellings complete and 57 dwellings under construction. 251 dwellings are not started, as is the 66 bed care home (37 units assumed; 66 divided by 1.8). Adopting a cautious delivery rate of 40 dwellings per annum, adding the development of the C2 care home, 237 dwellings are considered deliverable within five years.
18/01865/FUL	Land at (OS 7935 4694), North End Lane, Malvern	Malvern	Residential development of 50 dwellings (100% affordable), access, car parking, landscaping, open space and associated works.	0	40	10	TRUE	3	FALSE	TRUE	0	This site is now well underway with 10 completions and the outstanding 40 dwellings under construction. Given the scale of the site it is considered easily deliverable within five years.
19/00691/FUL	39 Pickersleigh Road, Malvern, WR14 2RP	Malvern	Demolition of redundant doctor's surgery and the erection of 16no. apartments.	0	0	16	TRUE	3	TRUE	FALSE	0	This site is now wholly complete.
19/01100/FUL	Former Malvern Community Hospital, Lansdowne Crescent, Malvern	Malvern	Demolition of the former Malvern Community Hospital and replacement with a 51 bed care home (C2 Use) together with ancillary accommodation, landscaping and parking. Variation of condition 2 of planning permission 18/01508/FUL to allow for changes to built footprint, fenestration, eaves height, access and car parking layout, as well as tree removal.	0	31	0	TRUE	3	FALSE	TRUE	0	The site is now under construction. All 51 extra care apartments are C2 use, and as such 31 are included within the supply as under construction (51 divided by 1.8). Given the scale and nature of the development it is considered easily deliverable within five years.
18/00614/RM	Land At (Os 8209 5098), Crown Inn, 21 Malvern Road, Powick	Powick	Reserved matters application for the erection of 18no. dwellings, following outline approval 14/01360/OUT, to include details of appearance, scale, layout and landscaping.	9	9	0	TRUE	2	FALSE	FALSE	9	This site has now commenced with 9 dwellings under construction. Given the size of the site, it is considered easily deliverable within five years.
16/00737/FUL	Land At (Os 8302 5128), Malvern Road, Powick	Powick	Application for the residential development on land at Winsmore, Powick for 49 affordable dwellings.	0	0	25	TRUE	3	TRUE	TRUE	0	This site is now wholly complete.

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17/01876/RM	Land at (OS 8166 5113), Sparrowhall Lane, Powick	Powick	Reserved Matters application including scale, layout, landscaping and appearance, boundary conditions for the erection of 39 dwellings.	0	0	16	TRUE	2	TRUE	TRUE	0	This site is now wholly complete.
17/00372/OUT	Land North East of Upton Marina, East Waterside, Upton Upon Severn, Worcester, WR8 0PB	Ripple	Outline planning application for the erection of up to 70 residential units with all matters reserved except for means of access.	70	0	0	TRUE	1	FALSE	TRUE	0	The site has outline planning permission, granted April 2019, for up to 70 dwellings. No response received from the agent, and whilst there is a current variation of condition application pending determination (20/02056/OUT), given the uncertainty surrounding its short-term delivery prospects, in keeping with a cautious approach the Council is discounting this site from the five year calculation.
14/01299/FUL	Land at Upper Wick Lane, Rushwick, WR2 5AL	Rushwick	Application for full planning permission for the construction of 14 residential units (4 affordable).	0	4	4	TRUE	3	FALSE	TRUE	0	This site is well underway, with 10 completions to date and the remaining 4 dwellings under construction. The outstanding element of the site is easily deliverable within five years.
17/01193/FUL	The Gardens, Bransford Road, Rushwick, Worcester, WR2 5TA	Rushwick	Erection of 96 dwellings, the formation of a new vehicular access onto Bransford Road, the laying out of public open space, landscaping and associated infrastructure.	4	23	60	TRUE	3	FALSE	TRUE	4	This site is well underway, with 69 completions to date (including 60 in the most recent monitoring year) and a further 23 dwellings under construction. Given the number of dwellings outstanding on the site, it is considered easily deliverable within five years.
13/01623/FUL	Land at Stanford Court, Stanford Bridge, WR6 6SG	Stanford with Orleton	Erection of 15 dwellings and associated works.	8	1	1	TRUE	3	FALSE	FALSE	8	This site is well underway, with 6 completions to date and 1 dwelling under construction. Given the size of the site, it is considered easily deliverable within five years.
16/00502/FUL	Land south of Morningside, Tenbury Wells, Worcestershire, WR15 8EW	Tenbury	Construction of 48 dwellings including access, landscaping and associated infrastructure.	42	6	0	TRUE	3	FALSE	TRUE	42	This site has now commenced with 6 dwellings under construction. Given the size of the site, it is considered easily deliverable within five years.

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18/00045/FUL	Land At (Os 5912 6726), Oldwood Road, Tenbury Wells	Tenbury	Residential development to provide 72 dwellings accessed from Mistletoe Row and including open space, landscaping and ancillary infrastructure.	72	0	0	TRUE	3	FALSE	TRUE	72	This site has full planning permission and work has now commenced on site. The developer has indicated that they anticipate 41 dwellings will be complete in 2022/23 with the remaining 31 dwellings complete in 2023/24. This is broadly in line with assumptions on commencement and delivery rates. As such, 72 dwellings are included in the five year calculation.
18/01389/OUT	Land at (Os 5959 6719), The Oaklands, Tenbury Wells	Tenbury	Construction of 35 open market and affordable dwellings, improvements to the existing vehicular and pedestrian access, formation of a surface water attenuation pool, provision of associated infrastructure and the establishment of landscaping, public open space and other green infrastructure.	35	0	0	TRUE	1	FALSE	TRUE	0	This site has outline planning permission further to the granting of 18/01839/OUT in October 2020. No Deliverability Questionnaire update received, and given there is not known to be a housebuilder on board at this stage, this site is excluded from the five year calculation.
18/00626/FUL	Royal Oak Hotel, Market Street, Tenbury Wells, WR15 8BQ	Tenbury	Full application for the change of use of existing outbuildings and upper floor of the Royal Oak Hotel into 9 dwellings with existing ground floor bar area to be converted to B1 office space together with the erection of 6 new dwellings on former car park land to the rear.	15	0	0	TRUE	3	FALSE	FALSE	15	The site has full planning permission. No Deliverability Questionnaire update received, however given the scale and nature of the development it is considered easily deliverable within five years.

Worcester

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P05D0432	Royal Worcester Porcelain Works	Cathedral	The redevelopment of the Royal Worcester Porcelain works for a mixed use scheme comprising the retention of part of the existing porcelain works and its associated activities; the construction of 356 dwellings comprising 317 apartments and 39 houses; an hotel; B1 space and A3 restaurants.	FE	0	0	21	TRUE	3	TRUE	FALSE	0	This site is wholly complete.
P15C0371	Former Ice Works, Bromyard Road	Bedwardine	Conversion of the Former Ice Works and demolition of redundant ancillary buildings and erection of new build to comprise 53 no. two bedroom apartments and 1 no. one bedroom apartment with associated landscaping and infrastructure.	FE	33	0	21	TRUE	3	FALSE	FALSE	33	This site is now under construction with 21 dwellings complete. Given the scale of the development it is considered easily deliverable within five years.
P15D0510	St Martins Quarter, Silver Street, Worcester	Cathedral	Demolition and clearance of existing structures to facilitate development of 98 apartments with access, cycle and car parking, landscaping and associated works.	FE	98	0	0	TRUE	3	FALSE	FALSE	98	No update received. The site has full planning permission for the demolition of existing structures and the erection of 98 apartments. Demolition has been completed, however construction work on the apartments has been delayed. 20/00301/NMA, approved in July 2020, extended the period within which construction must be begun by from January 2021 to April 2022, and current application 21/00384/NMA, which is pending determination, seeks to extend this period further to January 2023. This is to allow further normality to be restored to the construction industry following the Covid-19 pandemic. Even in assuming a cautious delivery rate, given the scale and nature of the development it is considered wholly deliverable within five years.
P15K0271	18 St Johns, Worcester, WR2 5AH	St Johns	Proposed development of 11 dwellings and associated works.	OB	0	11	0	TRUE	3	FALSE	FALSE	0	This site is now under construction, and given the scale of the development it is considered easily deliverable within five years.

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P16K0302	79 St Johns, Worcester (former ZigZag nightclub)	St Johns	Re-development of derelict site at former ZigZag nightclub and no.79 Cordle's shop. Development comprises of 2no. ground floor units (Use Class A1 - shops or Use Class A2 - financial and professional services) and 12 apartments.	OB	0	12	0	TRUE	3	FALSE	TRUE	0	This site is now under construction, and given the scale of the development it is considered easily deliverable within five years.
P17D0137	Site Area B, Severn Street	Cathedral	Proposed removal of later extension to the Old Schoolhouse and redevelopment into 26 dwellings, 4 of which are contained within the refurbished Old Schoolhouse and the remainder within a new build alongside associated parking, refuse & cycle stores.	OB	0	0	15	TRUE	3	TRUE	FALSE	0	This site is wholly complete.
P17G0258	Crown Packaging Site, Perrywood Walk	Nunnery	Demolition of all existing buildings and the erection of 215 dwellings served from Williamson Road and Perry Wood Walk, public open space; landscaping; car parking and all other ancillary and enabling works; and associated engineering works to facilitate the construction of surface water drainage and foul water pumping station (B2 to C3).	FE	10	127	61	TRUE	3	FALSE	TRUE	10	This site is now well underway with a further 61 completions in the monitoring year. There are 137 dwellings outstanding, of which 127 are under construction. Given the scale of the development it is considered easily deliverable within five years.
P17J0577	YMCA Hostel, Henwick Road, Worcester	St Clement	Change of use hostel to student accommodation; demolitions and erection of new accommodation block; access and car park improvements.	OB	65	0	0	TRUE	3	FALSE	FALSE	65	No Deliverability Questionnaire update received, however given the scale and nature of the development it is considered easily deliverable within five years (163 bedrooms divided by 2.5 ratio = 65 units assumed).
P17N0594	Land at Cranham Drive	Warndon	34 affordable dwellings incorporating houses and apartments.	GR	0	20	14	TRUE	3	FALSE	FALSE	0	This site is now well underway with 14 completions and the remaining 20 dwellings under construction. It is easily deliverable within five years.
P18B0289	Former NALGO Sports Ground, Battenhall, Worcester, WR5 2BJ	Battenhall	Amendments to planning approval P15B0288. Replacement of 6 no three bed dwellings with 6no. four bed dwellings, replacement of 1 no. 4 bed dwelling with 1 no. 3 bed dwelling, substitution of house type and formation of garage.	GR	0	10	2	TRUE	3	FALSE	TRUE	0	This site is now nearing completion with just 10 dwellings outstanding, all of which are under construction. It is easily deliverable within five years.

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P18C0175	Land off Oak View Way	Bedwardine	Erection of 175 dwellings, public open space and associated infrastructure.	GR	23	62	32	TRUE	3	FALSE	FALSE	23	This site is well underway with only 85 dwellings outstanding, of which 62 are under construction. Given the scale of the development it is considered easily deliverable within five years.
P18D0101	Former car park and land to the rear of 1-11 Cecil Road, Worcester	Cathedral	Erection of 16 iKozie Micro-Homes together with access, parking, landscaping and associated works.	OB	16	0	0	TRUE	3	FALSE	FALSE	16	This site has full planning permission for the erection of 16 dwellings. The agent has advised that work is due to commence on site in January 2022, with all 16 dwellings to be delivered in 2022/23. Given the size of the site, it is considered easily deliverable within five years.
P18D0107	Citation House, 39 Foregate Street, Worcester	Cathedral	Conversion and extension of building to form 38 dwellings, office (B1) and ancillary assembly and leisure uses.	FE	38	0	0	TRUE	3	FALSE	FALSE	38	No Deliverability Questionnaire update received, however given the scale and nature of the development it is considered easily deliverable within five years.
P18G0322	Site of DEFRA - Whittington Road	Nunnery	Erection of 64 dwellings, 71 extra-care living apartments with associated ancillary facilities (Use Class C3), access, car parking, landscaping and associated works.	FE	0	87	32	TRUE	3	FALSE	TRUE	0	This site is now well underway with all outstanding 87 dwellings under construction. Given the scale of the development it is considered easily deliverable within five years.
P18H0280	112-118 and 155-161 Rose Avenue and land adjoining Rose Avenue, Tolladine, Worcester	Rainbow Hill	Demolition of existing shops and flats. Erection of 9no. dwellings and 16 no. apartments, 2 no. A1 and 1 no. A5 commercial units and associated parking and amenity space.	OB	0	25	0	TRUE	3	FALSE	TRUE	0	This site is now under construction, and given the scale of the development it is considered easily deliverable within five years.
P18K0195	Rear of 31 Hopton Street	St Johns	Erection of 25 dwellings following demolition of existing dwelling and creation of new site access. Diversion of footpath 681.	GR	0	25	0	TRUE	3	FALSE	TRUE	0	This site is now under construction, and given the scale of the development it is considered easily deliverable within five years.
P18Q0226	Land North of Newtown Road	Warndon	Erection of 61 dwellings along with associated access, new public open space, landscaping and associated works. Diversion of footpath 660(B).	GR	0	16	45	TRUE	3	FALSE	TRUE	0	This site is now well underway with 45 completions and the remaining 16 dwellings under construction. It is easily deliverable within five years.
P19D0033	3-4 Shaw Street, Worcester	Cathedral	Internal and external alterations and ground floor extension to form 25 single homeless person apartments.	FE	0	25	0	TRUE	3	FALSE	FALSE	0	This site is now under construction, and given the scale of the development it is considered easily deliverable within five years.

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P19E0021	Old Northwick Farm, Northwick Road	Claines	Development of 62 dwellings with associated access and landscape works.	GR	0	62	0	TRUE	3	FALSE	TRUE	0	This site is now under construction, and given the scale of the development it is considered easily deliverable within five years.
19/00247	Images Club, 19 The Butts, Worcester	Cathedral	Demolition of existing building. Erection of 83 bedroom student accommodation building including ancillary and communal living space.	OB	33	0	0	TRUE	3	FALSE	FALSE	33	This site has full planning permission for the demolition of existing building and erection of an 83 bedroom student accommodation building. The agent has advised that the site is available now, although no specific delivery timescale has been provided. Even in allowing additional time before first completions to account for the demolition of the existing building, due to the size of the site it is considered easily deliverable within five years.
19/00670	Mount Battenhall, Battenhall Avenue, Worcester	Battenhall	Demolitions of modern structures, conversion, change of use and new build to create a care community with communal areas and facilities.	OB	70	39	0	TRUE	3	FALSE	FALSE	70	This site is now under construction, and given the scale of the development it is considered easily deliverable within five years.
P12G0199, 19/00693 & 19/00694	Shrub Hill, Worcester	Nunnery	Proposed urban renewal and regeneration scheme (4 phases) for mixed use development.	OB	520	0	0	TRUE	3	FALSE	TRUE	264	No update received. This site has full planning permission for the development of 468 apartments, a 98 bed care home, hotel and car park. Phase 1 is for the construction of 212 apartments and the care home (52 units assumed), which is considered deliverable within five years. Phase 2 is for a further 180 apartments and the car park, with Phase 3 consisting of a further 76 apartments and the hotel; it is likely that these elements will come forward outside of the five year period and thus 256 dwellings are excluded from the five year calculation.
19/00741	Virginia House, The Butts, Worcester, WR1 3PA	Cathedral	Change of use from offices to 41 C3 units.	FE	0	0	41	TRUE	3	TRUE	FALSE	0	This site is wholly complete.
19/01019	Worcester North Park And Ride, John Comyn Drive, Worcester, WR3 7NS	Claines	Proposed 74 bedroom care home with associated landscaping and car parking.	OB	0	41	0	TRUE	3	FALSE	FALSE	0	This site is under construction, and given the scale and nature of the development it is considered easily deliverable within five years.

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20/00249/OUT	University Park Development, Bromyard Road, Worcester	Bedwardine	Outline planning application for the development of up to 120 dwellings together with access, green infrastructure and associated engineering works.	GR	120	0	0	TRUE	1	FALSE	FALSE	0	This site has outline planning permission for the development of up to 120 dwellings. The agent has advised that the sale of the site to a housebuilder is in progress, with work expected to commence on site in May 2022 with all 120 dwellings complete within five years. Given the site only has outline planning permission and a sale to a housebuilder has not been completed, and without further progress in terms of any Reserved Matters applications, in keeping with a cautious approach this site is being discounted from the five year supply calculation.
20/00352/FUL	Formerly Tolladine Golf Course, Tolladine Road, Worcester	Warndon Parish South	Proposed residential development to erect 16 residential units for affordable housing.	GR	16	0	0	TRUE	3	FALSE	TRUE	16	This site has full planning permission for the erection of 16 dwellings. The agent has advised that work commenced on site in April 2021, with all 16 dwellings expected to be delivered in 2021/22. Given the size of the site, it is considered easily deliverable within five years.

Wychavon

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17/00602	Long Carrant Park, Cheltenham Road, Ashton under Hill	ASHTON-UNDER-HILL	Proposed extension to Longcarrant Views Caravan Park to allow for the relocation of 7 approved mobile park homes together with landscape planting (resubmission of application).	OB	0	7	0	TRUE	3	FALSE	FALSE	0	This application is to extend an existing residential caravan park, with 7 mobile homes outstanding now under construction. Given the nature and size of the site it is considered easily deliverable within five years.
13/00680	Land at, Leamington Road, Broadway	BROADWAY	74 open market dwellings and 50 affordable (housing with care), (40 apartments and 10 bungalows) scheme reduced by 1 dwelling to 124, application 16/02779.	GR	0	0	8	TRUE	3	TRUE	TRUE	0	This site is now wholly complete.
96/00597	Leedons Residential Park, Childswickham Road, Broadway, Worcestershire WR12 7HB	BROADWAY	Sold to order up to 249 Mobile Homes - permanent residential development Phase 1 & 2 at Leedons Residential Park Broadway and Old Broadway Park (Certificate of Lawful use Existing application 87/01953)	GR	49	70	9	TRUE	10	FALSE	FALSE	0	73 units have been completed in the last 6 years, an average of 12 per annum. The owner has invested significantly in the site facilities and continues to actively advertise. There are currently 70 plinths in place with 49 not started on a future phase. It is reasonable to assume that some but not all of those under construction will be delivered in the next 5 years given recent delivery rates, and as such only 45 have been included in the supply; this is based on an average of 9 per annum which is the lowest annual completions delivered on site in the last five years. As such, 74 dwellings have been discounted (25 which are under construction and 49 which are not started).
18/02398	Land rear of Sunnyhill House, Stoke Road, Wychbold	DODDERHILL	Full planning permission for 33 dwellings comprising 100% Affordable Housing, including public open space, landscaping, sustainable drainage and associated infrastructure.	GR	33	0	0	TRUE	3	FALSE	FALSE	33	This site has full planning permission (18/02398/FUL) for the erection of 33 dwellings. No Deliverability Questionnaire update received, however given the size of the site it is considered easily deliverable within five years.
18/00635	Land Adjacent, Langham, Worcester Road, Drakes Broughton	DRAKES BROUGHTON	Reserved matters application for appearance, landscaping, layout and scale for residential development of 90 dwellings including associated parking, estate roads, attenuation area and landscaping approved under outline planning approval W14/01419/OU.	GR	3	27	19	TRUE	2	FALSE	TRUE	3	Development is now well underway with 60 completions to date and a further 27 dwellings under construction. Due to its size and the number of dwellings remaining, Officers are confident that the site will be delivered within five years.

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17/02505	Land Adjacent, Glassier, Worcester Road, Drakes Broughton	DRAKES BROUGHTON	Application for Approval of Reserved Matters Pursuant to Outline Planning Permission Ref: W/14/01611/OU for development of up to 110 dwellings, including 40% affordable housing, structural planting and landscaping, informal open space, children's play area, surface water attenuation, a vehicular access point from Worcester Road and associated ancillary works.	GR	70	18	22	TRUE	2	FALSE	FALSE	70	This site is now well underway with 22 completions and a further 18 dwellings under construction. Due to its size and the number of dwellings remaining, Officers are confident that the site will be delivered within five years.
18/00580	Raven Hotel, St Andrews Street, Droitwich Spa, WR9 8DY	DROITWICH	Mixed-Use redevelopment of the Raven Hotel and its grounds; to comprise of 51 dwellings (36 open market & 15 affordable).	FE	0	51	0	TRUE	3	FALSE	FALSE	0	No Deliverability Questionnaire update received, however the site has full planning permission (13/02538/PN) and work has commenced on site. There is a current planning application (20/02623/FUL) for a new agent and developer to develop the site for 51 dwellings. Given the size of the site, it is considered easily deliverable within five years.
15/01418	Land North of Pulley Lane and, Newland Lane, Newland, Droitwich Spa	DROITWICH	Application for reserved matters following outline planning permission reference W/11/01073/OU for 250 dwellings (Phase 1) including areas of open space (including the demolition of The Firs)	GR	11	32	43	TRUE	2	FALSE	TRUE	11	This phase is well underway with just 11 dwellings not started; this phase is easily deliverable within five years.
16/02073	Land North of Pulley Lane and, Newland Lane, Newland, Droitwich Spa	DROITWICH	Reserved matters following outline 11/01073 - Phase 2 - 250 dwellings 40 % affordable, 80 Social Rented & 20 Intermediate	GR	14	18	55	TRUE	2	FALSE	TRUE	14	This phase is well underway with just 14 dwellings not started; this phase is easily deliverable within five years.
19/02139	Orchard House, 2 Victoria Square, Droitwich Spa	DROITWICH	Notification for Prior Approval for the change of use from Office (use class B1 (A)) to residential (Use Class C3) relating to the First Floor & Second Floor of Orchard House, Droitwich Spa including associated parking.	FE	12	0	0	TRUE	3	FALSE	FALSE	12	No Deliverability Questionnaire update received, however the site has full planning permission (19/02139/GPDO) and is for conversion of the existing building to residential use. Given the size of the site, it is considered easily deliverable within five years.

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18/00857	Spring Meadow, Mulberry Tree Hill, Droitwich Spa, WR9 7SS	DROITWICH	Demolition and erection of a 70 bed care home within Use Class C2, access, parking, landscaping and other associated works as approved under planning permission ref W/17/02419/FUL but without compliance with condition 2 (so as to amend the list of approved drawings) and to remove condition 8.	OB	0	0	39	TRUE	3	TRUE	FALSE	0	This site is now wholly complete.
19/00968	Land rear of Roman Way and East of Pershore Road, Eckington	ECKINGTON	The erection of 38 dwellings and associated infrastructure (split into 2 separate site areas - Roman Meadow 17 dwellings (8 affordable, 9 open market) & Pershore Road 21 open market dwellings.	GR	38	0	0	TRUE	3	FALSE	TRUE	38	This site has full planning permission (19/00968/FUL) for the erection of 38 dwellings. No Deliverability Questionnaire update received, however given the size of the site it is considered easily deliverable within five years.
18/00549	Land off Boat Lane, Evesham	EVESHAM	Outline Planning Application for up to 200 dwellings, open space and landscaping including children's play, new vehicular and pedestrian access, community orchard, parking, expansion of leisure centre car park, engineering (including ground modelling) works, site reclamation (including demolition) and infrastructure (including cycle and pedestrian connections).	GR	200	0	0	TRUE	1	FALSE	TRUE	0	This site has outline planning permission (18/00549/OUT) for the erection of up to 200 dwellings, with current Reserved Matters applications for the highways and drainage works. No Deliverability Questionnaire update received from the agent. Given this and the apparent lack of housebuilder on board at this stage, in keeping with a cautious approach this site is discounted from the five year calculation.
18/01722	Land West of Cheltenham Road, Evesham	EVESHAM	Application seeking Reserved Matter Approval (following outline approval ref. no. W/15/02761/OU for up to 460 dwellings) - Phase 1 for the erection of 238 dwellings including open spaces and other associated works. Phase 2 & 3 for remaining 222 dwellings are at outline stage.	GR	312	51	42	TRUE	1/2	FALSE	TRUE	200	This site is now well underway, with 97 completions and a further 51 dwellings under construction. In keeping with a cautious approach, delivery of 40 dwellings per annum are assumed, and thus 200 dwellings are considered deliverable within five years.
18/01915	Land off Enstone Way, Hampton, Evesham	EVESHAM	Construction of 56 houses, access, openspace, and associated works (Both phases at time of permission granted 34 open market, 16 affordable rent and 6 fixed equity).	GR	8	20	28	TRUE	3	FALSE	TRUE	8	This site is now well underway with 28 completions and a further 20 under construction; it is easily deliverable within five years.

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19/01410	Green Gables Business Centre, Kings Road, Evesham	EVESHAM	Demolition of all existing buildings and the erection of 76 No. 1, 2, 3 and 4 bedroom houses together with amended access from Kings Road, a local area of play and associated infrastructure.	FE	76	0	0	TRUE	3	FALSE	TRUE	76	This site has full planning permission (19/01410/FUL) for the demolition of existing buildings and erection of 76 dwellings. No Deliverability Questionnaire update received, however demolition of the existing buildings is now well underway. Given the progress of the site and the number of dwellings, even in assuming a cautious delivery rate the site is easily deliverable within five years and is therefore included in the calculation.
19/01541	Land off Offenham Road, Evesham	EVESHAM	Erection of 33 dwellings, access and associated work.	GR	33	0	0	TRUE	3	FALSE	TRUE	33	This site has full planning permission (19/01541/FUL) for the erection of 33 dwellings. No Deliverability Questionnaire update received, however given the size of the site it is considered easily deliverable within five years.
19/02713	23-25 Swan Lane, Evesham, WR11 4PE	EVESHAM	Demolition of existing building and erection of 27 affordable dwellings.	OB	13	14	0	TRUE	3	FALSE	FALSE	13	This site is underway with 14 dwellings under construction; it is easily deliverable within five years.
15/00473	Windrush, Kidderminster Road, Hampton Lovett, Droitwich Spa, WR9 0LU (extension to Doverdale Park Homes Site)	HAMPTON LOVETT	Change of use of former garden of Windrush (now demolished) to site 10 residential mobile caravans (to form an extension to Doverdale Park Homes site).	GL	0	9	0	TRUE	10	FALSE	FALSE	0	This is an extension to an existing site. The area has been cleared, with 1 completion and 9 under construction in 2018/19 and no change in 2019/20 and 2020/21. Given the size of the site, there is no evidence to suggest that the site is not deliverable within five years.
20/00501	Land South of Village Street, Harvington	HARVINGTON	Outline application with some matters reserved for residential development of up to 35 residential units with new access from Village Street, car parking, open space and landscaping; reservation of land for community use.	GR	35	0	0	TRUE	1	FALSE	FALSE	35	This site has outline planning permission (20/00501/OUT) for the erection of up to 35 dwellings. The agent has advised that the site has been sold to a housebuilder and that a Reserved Matters application is imminent, with work expected to commence on site in April 2022 with 20 dwellings delivered in 2022-23 and 15 dwellings delivered in 2023-24. This is broadly in line with the assumptions, and as such the site is considered easily deliverable within five years.
20/01124	Land off Stratford Road, Honeybourne	HONEYBOURNE	Outline planning application for the construction of up to 65 no. dwellings (Class C3) with associated open space, landscaping and access, drainage and services infrastructure; to include details of access off Stratford Road, with all other matters reserved.	GR	65	0	0	TRUE	1	FALSE	TRUE	65	This site has outline planning permission (20/01124/OUT) for the erection of up to 65 dwellings. Although no Deliverability Questionnaire update has been received, there is a current Reserved Matters application (21/00816/RM) submitted by developer Owl Homes pending determination. Assuming 18 months before first completion and delivery rate of 40 dwellings per annum, the site is easily deliverable within five years and is therefore included in the calculation.

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20/02440	29-38 Manor Road, Middle Littleton	NORTH & MIDDLE LITTLETON	Non-material amendment to application reference 19/02441/FUL for Demolition of 10 social housing units & construction of 21 social housing units - adjustment to plot 19-21 location and adjustment to associated parking court.	OB	0	11	0	TRUE	3	FALSE	FALSE	0	Demolition has taken place of the existing 10 dwellings and all 21 new dwellings are under construction; the site is easily deliverable within five years.
14/00308	Worcestershire Hunt Kennels, Kennels Lane, Fernhill Heath, Worcester, WR3 7RZ	NORTH CLAINES	Residential development for 87 new dwellings comprising of 39% affordable housing including conversion of existing building into two dwellings.	FE	86	1	0	TRUE	3	FALSE	TRUE	0	This site has full planning permission with 1 dwelling under construction (footings only), however no progress has been made on this site in recent monitoring years. Full commencement on site is dependent on the developer obtaining vacant possession from the current occupier, for which there is currently not a confirmed date. On that basis, although there is likely to be some further development on the site within the next five years, in keeping with a cautious approach the site has not been included in the five year calculation.
19/01066	Land Between Sling Lane & The Old Drive, Droitwich Road, Fernhill Heath	NORTH CLAINES	Erection of 40 dwellings, a new access and other associated infrastructure.	GR	0	6	34	TRUE	2	FALSE	TRUE	0	This site is now well underway with 34 completions and the remaining 6 dwellings under construction; it is easily deliverable within five years.
14/02069	Land Adjacent, Norton Farm Cottages, Harvington Lane, Norton	NORTON & LENCHWICK	Construction of 20 dwellings (including 8 social housing units) and the provision of public open space plus construction of new vehicular access	GR	0	0	6	TRUE	3	TRUE	FALSE	0	This site is now wholly complete.
18/00795	Land off Main Road Ombersley (known as The Racks (east))	OMBERSLEY	Application for approval of reserved matters (appearance and landscaping) reserved following grant of outline planning permission 17/02225/OU for the for the construction of 30 dwellings together with associated access, car parking and landscaping approved under 15/00766/OU without compliance with condition 14 (drawing numbers) to amend access, layout and scale.	GR	0	6	24	TRUE	2	FALSE	TRUE	0	This site is now well underway with 24 completions and the remaining 6 dwellings under construction; it is easily deliverable within five years.

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16/01618 & 17/01269	Land Adjacent to, Sims Metals UK (South West) Limited, Long Marston, Pebworth	PEBWORTH	Reserved Matters application for Phase 1A comprising 16 dwellings & Reserved Matters for Phase 2 17/01269/RM comprising 364 dwellings (Grand total of 380 dwellings allowed on appeal relating to the outline permission W/13/00132/OU). Access also off rab on B4632 at junction of Tailors Lane leading to Upper Quinton	GR	343	15	22	TRUE	2	FALSE	FALSE	280	This site is now underway, with 22 completions and a further 15 dwellings under construction. In keeping with a cautious approach, delivery of 56 dwellings per annum are assumed (as there is a developer and Registered Social Landlord on board), and thus 280 dwellings are considered deliverable within five years.
15/01036	Land to the West of Station Road including land to the North and West of, The Ford House, Station Road, Pershore	PERSHORE	Reserved Matters application for the erection of up to 176 dwellings (106 open market, 56 affordable rented, 14 intermediate affordable).	GR	176	0	0	TRUE	2	FALSE	TRUE	160	The site has full planning permission (15/01036/RM) for the erection of 176 dwellings, however there is a current full planning application on the site for the development of 196 dwellings (19/01718/FUL) which was approved by Wychavon's Planning Committee on 6 February 2020 subject to the signing of a Section 106 agreement. The developer has advised that the agreement of the Section 106 is in its final stages, and that work is due to commence on site in July 2021 with 15 completions in 2021/22, 70 completions in each of 2022/23 and 2023/24, and the final 41 completions in 2024/25. Adopting a more cautious approach and assuming delivery of 40 dwellings per annum from 2022/23, 160 dwellings are considered deliverable within five years.
17/00432	Allesborough Farm, Allesborough Hill, Pershore	PERSHORE	Demolition of existing modern farm buildings, removal of hardstanding and erection of 27no dwellings with associated landscaping enhancements.	GR	0	8	19	TRUE	3	FALSE	FALSE	0	This site is now well underway with 19 completions and the remaining 8 dwellings under construction; it is easily deliverable within five years.
16/02282	Land adjoining, Conningsby Drive, Pershore	PERSHORE	Erection of 22 dwellings, application seeking reserved matters approval following outline planning permission reference no. W/14/00643/OU	GR	0	0	22	TRUE	3	TRUE	TRUE	0	This site is now wholly complete.
17/01368	Land at Hurst Meadows, Wyre Road, Pershore	PERSHORE	Application for approval of reserved matters following outline permission ref no W/13/01578/OU - construction of 120 dwellings, green infrastructure, associated drainage, roads, footpaths, cycling and temporary construction access.	GR	0	0	42	TRUE	2	TRUE	TRUE	0	This site is now wholly complete.

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14/02188	Land Between Roman Way and, Copcut Lane, Salwarpe, Worcestershire	SALWARPE	Implementation of reserved matters approval reference W/13/01911/RM for Phase 1 comprising 85 dwellings including 100 extra care apartments (C3).	GR	100	0	0	TRUE	2	FALSE	TRUE	100	The developer is well underway on site, with only the 100 bed extra care apartments (C3) outstanding. It is anticipated that the extra care facility may be built by another developer but as it is one large unit this will speed up the process. Therefore it is considered deliverable within 5 years.
19/00684	Land Between Roman Way And, Copcut Lane, Salwarpe	SALWARPE	Erection of 69 dwellings and associated infrastructure (to replace previous approval 17/01186/RM and constitutes Phase 4B of a wider residential development) - application seeking approval of reserved matters following outline planning permission ref. no. W/14/02829.	GR	0	0	21	TRUE	2	FALSE	TRUE	0	This phase is now wholly complete.
19/02292	Land Between Roman Way And, Copcut Lane, Salwarpe	SALWARPE	Reserved matters application for approval of appearance, landscaping, layout and scale following grant of outline planning permission W/14/02829/OU for phase 5 comprising the erection of 127 dwellings and associated infrastructure and landscaping.	GR	41	46	39	TRUE	2	FALSE	TRUE	41	This phase is now well underway with 40 completions and a further 46 dwellings under construction. Even in keeping with a cautious approach, the phase is easily deliverable within five years.
18/01514	Land to Rear of 43-57 Main Street, Sedgeberrow	SEDEBERROW	Residential development of 20no dwellings and associated garaging.	GR	0	0	2	TRUE	3	TRUE	TRUE	0	This site is now wholly complete.
18/02688	Forest Lodge, Shinehill Lane, South Littleton	SOUTH LITTLETON	Planning application for the demolition of existing buildings and the erection of 25 affordable dwellings, new vehicular access on to Shinehill Lane, public open space, landscaping and associated infrastructure works.	GR	0	0	25	TRUE	3	TRUE	FALSE	0	This site is now wholly complete.
14/00452	Red Lion, Droitwich Road, Bradley Green, Redditch, B96 6RP	STOCK & BRADLEY	Demolition of existing public house and erection of new rural assisted living retirement complex comprising 10 residential units (affordable 4 x 1 bed & 1 x 2 bed mix of rented & intermediate tbc)	FE	0	10	0	TRUE	3	FALSE	FALSE	0	The site is under construction and can easily be completed within 5 years.

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16/03029 & 16/03038	Land off, Hawthorn Rise, Tibberton	TIBBERTON	Hybrid application. Full planning application for 10no affordable homes and village hall. Outline planning application for 4no private houses and demolition of existing village hall and erection of 1 no private dwelling, including change of use from D1 to C3. / Reserved matters application following outline planning permission W/15/00330/OU for 4no. private houses.	GR	1	0	0	TRUE	2/3	FALSE	TRUE	0	Main part of site is wholly complete, however Reserved Matters application for the demolition of the existing village hall and the dwelling is still pending. There is only 1 outstanding dwelling, but given there has been little progress in the last three monitoring years and the new dwellings relies on the demolition of the village hall, in keeping with a cautious approach it is not considered deliverable within five years.

Malvern Hills WWA

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13/01617, 19/01803 & 21/00539	Land north of Taylors Lane, south of and part north of A4440 Broomhall Way, Worcestershire	Kempsey	Application for the approval of Reserved Matters (appearance, landscaping, layout and scale) pursuant to planning permission ref. 13/01617/OUT for Phase H1 of the proposed residential development comprising 36 dwellings, public open space (including LEAP), allotments, landscaping and associated infrastructure (whole site 255, 219 of these on outline, 36 are RM)	GR	240	7	8	TRUE	1 / 2	FALSE	TRUE	200	This site has outline planning permission (13/01617/OUT) for the erection of 255 dwellings, with 36 dwellings having Reserved Matters approval (19/01803/RM) and commenced on site (8 completions and 7 under construction at April 2021) and a further 89 dwellings subject to a current Reserved Matters application pending determination (21/00539/RM). The agent has raised concerns with the time taken to determine s278 applications and suggested that this may impact on the number of dwellings delivered within five years. In assuming a cautious 40 dwellings per annum delivered, 200 dwellings are deemed deliverable within five years.
17/00119	Astons Coaches, Clerkenleap, Bath Road, Broomhall, Worcester, WR5 3HR	Kempsey	Proposed residential development of up to 66 dwellings and 32 bed care home (C2 use) including demolition of existing buildings. All matters reserved apart from access.	FE	84	0	0	TRUE	1	FALSE	TRUE	0	This planning permission expired in April 2021, with no Reserved Matters applications received for determination. Whilst there is potential for the granting of a new planning permission and development to take place on the site within five years, given the uncertainty it is excluded from the five year calculation.
15/01588 & 18/01803	Land At (Os 8231 5544), Oldbury Road, Worcester	Lower Broadheath	Proposal for 24 dwellings, comprising 8 no. apartments, 15 no. houses and 1 no. bungalow. Reserved matters application pursuant to 15/01588/OUT for details of appearance, scale, layout and landscaping.	GL	0	0	24	TRUE	1	TRUE	TRUE	0	This site is now wholly complete.
16/01168	Land At (Os8202 5595 West Of Worcester), North of Oldbury Road and South of Martley Road, Lower Broadheath	Lower Broadheath	Outline application with all matters except access reserved, for the development of up to 1,400 new homes; formation of new means of access onto Martley Road and Oldbury Road; the laying out of areas of formal and informal open space; habitat creation; drainage infrastructure; pedestrian and cycle links including diversion of public rights of way; and other associated infrastructure.	GR	1400	0	0	TRUE	1	FALSE	TRUE	140	This site has outline planning permission (16/01168/OUT) for the erection of up to 1,400 dwellings. Whilst there are no current Reserved Matters applications pending determination, there is a housebuilder on board. As such, delivery is likely within five years. Assuming 18 months before first completions and the delivery of 40 dwellings per annum, 140 dwellings are considered deliverable within five years.

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16/01454	Land North of Oldbury Road, Worcester	Lower Broadheath	Outline application for a mixed use development comprising student accommodation buildings (Use Class C2 – up to a maximum total number of 1540 student rooms), a University student hub building including ancillary uses and facilities (Use Class D1 including ancillary facilities for C2 and D1 uses), two University academic buildings (Use Class D1), car parking (up to a maximum of 500 spaces) with access, landscaping and associated development and drainage infrastructure (all matters reserved with the exception of vehicular and service vehicular access points from Oldbury Road).	GR	616	0	0	TRUE	1	FALSE	TRUE	0	This site has outline planning permission (16/01454/OUT) for a mixed use development to include student accommodation totalling 1,540 student rooms (616 units assume). The agent has advised that there are no firm plans to deliver on this site at this stage. Given this uncertainty and apparent lack of developer on board at this stage, in keeping with a cautious approach the site is being excluded from the five year calculation.
20/01038 & 21/00901	Land at (Os 8209 5440), Bromyard Road, Crown East	Rushwick	Outline application for a residential development of up to 150 dwellings with all matters reserved except for access. Removal of condition 9 and variation of conditions 1,10 & 15 of planning permission 16/00972/OUT.		150	0	0	TRUE	1	FALSE	TRUE	140	This site has outline planning permission (20/01038/OUT) for the erection of 150 dwellings, with a current Reserved Matters application (21/00901/RM) pending determination. The developer has advised that work is due to commence on site in September 2021, with 30 completions in 2021/22 and 60 completions in each of 2022/23 and 2023/24. Assuming a more cautious 18 months until first completion and a more conservative 40 dwellings per annum delivery rate, 140 dwellings are considered deliverable within five years.

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15/01419, 21/00709 & 21/00912	Land At (Os8202 5595 West Of Worcester), Martley Road, Lower Broadheath	Rushwick	Outline application with all matters reserved (except points of access) for an urban extension to Worcester of up to 965 dwellings; employment uses (up to 23,000 sq m of B1a, B1b and B1c); mixed use local centre [with up to 3,000 sq m of floor space (GEA) in use classes: A1 retail (not exceeding 1,500 sq m), financial services (A2), restaurants, pubs and takeaways (A3, A4, A5), business uses (B1a and b); plus (in addition) residential uses (C3)]; community uses (including non-residential institutions and health centre (D1); leisure uses (D2); C2 residential care home; access from Bromyard Road and Oldbury Road; two form entry primary school (including pre-school); green infrastructure including open space; sports and recreation facilities including children's play; sustainable drainage; landscaping; infrastructure (including highways, services, cycle and pedestrian routes); the diversion of public rights of way; travellers pitches (un	GR	965	0	0	TRUE	1	FALSE	TRUE	280	This site has outline planning permission (15/01419/OUT) for the erection of up to 965 dwellings, with two current Reserved Matters applications (21/00709/RM and 21/00912/RM) from two housebuilders totalling 921 dwellings pending determination. The agent acting on behalf of both developers has indicated work will commence on site in October 2021, with 80 completions in 2022/23 and 120 completions per annum in 2023/24, 2024/25 and 2025/26, totalling 440 completions within five years. In assuming a more cautious approach with completions from mid-2022/2023 at a rate of 40 dwellings per annum per outlet, 280 dwellings are considered deliverable within five years.

Wychavon WWA

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15/01514, 16/02949 & 17/02099	Land Rear of Hill House, Swinesherd Lane, Spetchley	WHITTINGTON	Residential development (up to 300 dwellings), including infrastructure, ancillary facilities, open space, and landscaping. Access from the A4440 Swinesherd Way.	GR	96	38	75	TRUE	1 / 2	FALSE	TRUE	96	This site is well underway with 166 completions to date and a further 38 under construction. All 96 dwellings not started are on Phase 3 which was granted Reserved Matters approval in April 2021 (19/02535/RM). Even in assuming a cautious delivery rate of 40 dwellings per annum, which was far exceeded in the last monitoring year by Persimmon Homes on this site, it is wholly deliverable within five years.