

South Worcestershire Five Year Housing Land Supply Report December 2022



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1. Introduction

- 1.1 This report provides the south Worcestershire councils' (SWCs; namely Malvern Hills District Council, Worcester City Council and Wychavon District Council) five year housing land supply (5YHLS) position as at 31 March 2022.
- 1.2 The purpose of a 5YHLS Report is to provide an indication of whether there are sufficient sites available to meet the housing requirement or local housing need for the next 5 years. The NPPF at Paragraph 11 makes clear that the presumption in favour of sustainable development should apply where an authority cannot demonstrate a 5YHLS of deliverable sites.
- 1.3 The report first details the issues the SWCs have faced since the South Worcestershire Development Plan (SWDP) (2016) housing policies became out of date in 2021 and the reasoning for, and evolution of, the SWCs' position since this time with relation to geographical and supply issues. The Report then details the standard method, and the outcome of this, leading to completions and deliverable sites this monitoring year (1 April 2021 to 31 March 2022).
- 1.4 In turn, the report identifies the buffer used in the 5YHLS calculations, followed by the deliverability of sites and assumptions taken, the lapse rate applied to deliverable sites and the SWCs' assumptions on windfalls.
- 1.5 Finally, the Report provides the 5YHLS figures for the three LPAs separately and a joint figure for the SWCs, as well as conclusions on the 5YHLS going forward. The SWCs would prefer a single joint 5YHLS calculation, and this is the method proposed in the emerging SWDP Review. However due to recent appeal decisions, individual 5YHLS calculations are the most appropriate approach currently. Further information on the different approaches and reasoning for individual 5YHLS calculations are detailed in Section 3.

2. Background History

- 2.1 The SWDP was adopted in February 2016 and included Policy SWDP 3: Employment, Housing and Retail provision Requirement and Delivery, which detailed the distribution of housing provision within the three LPA areas. The plan was designed to purposefully distribute housing provision across five separate policy areas, rather than between the three local authorities.
- 2.2 Due to the constrained nature of Worcester City, simply redistributing the Objectively Assessed Need (OAN) between the three authorities would have led to Malvern Hills and Wychavon District receiving a higher target than they would otherwise. If there was a land supply shortage in either District, then via the 5YHLS process, the presumption in favour of sustainable development for the whole of the LPA area would have been triggered, resulting in rural areas of the SWCs being at risk. To overcome this issue, two extra areas, known as the Wider Worcester Areas (WWAs) were included in the SWDP. These were within Malvern Hills and Wychavon Districts but adjacent to Worcester City Council. However, rather than being wholly cross boundary supply for Worcester City Council they each contained a mix of local and cross boundary need for their respective LPA for both housing, employment and infrastructure requirements. Therefore, the SWDP was designed to meet the OAN in full across the three LPAs whilst addressing the lack of capacity in Worcester City and ensuring that rural areas (which are not sustainable locations for development) were not put at risk due to lack of, or unexpected lead in delivery times for, larger development sites coming forward in the WWAs.
- 2.3 Policy SWDP 3: *Employment, Housing and Retail Provision Requirement and Delivery* is explicit that the five policy areas are separate, and the housing numbers provided for each policy area were non transferrable. The five areas, with defined supply targets, were needed due to each Council having a requirement to demonstrate their own land supply for their own area as outlined above.
- 2.4 Annually, the five policy areas have been monitored and reported on in separate 5YHLS Reports.
- 2.5 As the SWDP is now more than five years old the NPPF, at Paragraph 74, requires the 5YHLS calculation to be based on the standard method as opposed to the adopted SWDP annual housing requirement.
- 2.6 The SWCs' 2021 5YHLS Report (referred to henceforth as 2021 Report) was published in September 2021 and included an explanation of the shift from the

SWDP annual housing requirement to a local housing need calculated using the standard method. The 2021 Report also retained the oversupply of completions within south Worcestershire, which was offset against the five year requirement in the 5YHLS calculation. A further difference to the 2021 Report from previous years was to calculate the 5YHLS as one single figure across the LPAs. Moving to a single 5YHLS figure from 5 sub-areas was considered a logical approach and aligned with the Housing Delivery Test (HDT), which was issued jointly for the SWCs, given their joint development plan. A single 5YHLS also aligned with the emerging SWDP Review, which proposed to move away from the five policy areas to a single, joint housing requirement and delivery approach across the three LPAs. The outcome of a single joint 5YHLS was a 5.76 years housing supply across the SWCs.

- 2.7 Following the 2021 Report, a number of appeal decisions were received, where Inspectors concluded that past oversupply should not be included within the 5YHLS calculation. This was due to the housing requirement being a minimum requirement, rather than a maximum. The SWCs have therefore agreed that for the short term and in the absence of any government advice in this area, that oversupply should not be included in the 5YHLS calculation and that they did not have a 5YHLS, invoking the tilted-balance.
- 2.8 Inspectors noted that the use of the standard method is the correct approach as the SWDP is now over 5 years old and the housing requirement figures set out in the SWDP are out of date. The Inspector at the Leigh Sinton appeal (APP/J1860/W/21/3289643) also determined that due to the SWDP being over 5 years old, it results in a change to the monitoring of the housing land supply from the five sub areas to the three districts of Worcester City, Wychavon District and Malvern Hills District. The SWCs determined a single joint 5YHLS was the best approach, due to the emerging SWDP Review being a joint plan with a single housing requirement and the HDT being applied on a joint basis to the three LPAs.
- 2.9 In early September 2022 the SWCs published their 2022 5YHLS Report detailing 5.22 years supply of housing. The calculation did not include oversupply in the calculation but was based on a single joint 5YHLS for the three Councils. It was quickly determined that due to a spreadsheet error, the Councils could not demonstrate a 5YHLS. The 2022 Report was removed from the Councils' websites to allow for further checking of the housing data and to consider the findings of the recent relevant appeal decisions.

3. Different approaches and issues arising

- 3.1 The main issue the SWCs face is that the adopted SWDP predated the standard method, so could not have pre-empted the current scenario. The NPPF has also been updated since adoption of the SWDP, however the requirement is still that Councils are required to monitor their own 5YHLS (NPPF, Paragraph 74). National policy and guidance are, however, silent on this issue as to how to transition the application of the standard method to a joint plan, with cross boundary allocations.
- 3.2 Paragraph 74 of the NPPF does state that ‘Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic **policies** are more than five years old.’ (emphasis added). This suggests that it is not necessarily a singular policy which becomes outdated when the standard method is required, but other policies may also become outdated. Policies relating to the quantum and the distribution of housing would therefore be outdated, resulting in the five policy sub areas across the SWCs being superseded by the three individual LPA areas.
- 3.3 There are four possible approaches, detailed below:
- A. A new standard method number for the five policy areas
 - B. A joint approach
 - C. A new ‘redistribution’ approach
 - D. A single LPA approach
- A. A new standard method number for the five policy areas**
- 3.4 The standard method is calculated using a specific formula set out in the PPG which uses household growth projections and median workplace-based affordability ratios at a District level. There is no discretion to amend the method nor to use an alternative. Data used in the calculation relate specifically to individual LPAs. Even if the data allowed the standard method to be split into different policy areas the results would clearly not be the simplified standard method LPAs are prescribed to use in the NPPF and PPG.
- 3.5 At LPA level, to replicate the SWDP 3 policy areas using the standard method would result in two LPAs (Malvern Hills and Wychavon Districts) using a target that

exceeds the standard method. Their targets would be a result of their own target, plus that of some of Worcester City's target, and Worcester City in turn would be applying a lower target than the standard method number in its administrative area.

- 3.6 While the specifics of the SWDP are unusual in this instance, constrained LPAs with limited land supply are not. A constrained LPA is common, and the same scenario plays out across the Country with no suggestion that the relevant LPAs should not apply the standard method because of their constraints.
- 3.7 Therefore, there is no reasonable justification to deviate from the standard method and use this option.

B. A joint approach

- 3.8 The Housing Delivery Test (2021 measurement, released January 2022) is an annual measurement of housing delivery in an area of relevant plan-making authority. As mentioned above, the HDT for the SWCs has been published on a joint basis for the SWCs as they have a joint Local Development Plan – the SWDP.
- 3.9 It is therefore sensible to suggest an approach where the 5YHLS is also joint between the three Councils, which would ensure that the SWCs meet the need in full across the plan area, but also allows the operation of the 5YHLS process to intervene at the plan level if the Councils collectively fail to meet need. This approach also removes the need to split the standard method target and housing supply into policy areas and between Councils.
- 3.10 A joint approach would result in a single 5YHLS assessment. The [Local Plan Inspector's Report](#) addressed concerns raised that the 5YHLS duty rests with each LPA to demonstrate a 5YHLS for their area, stating that "*for the purposes of monitoring their five-year housing land supply, Malvern Hills and Wychavon will make separate calculations for those parts of their administration areas within and outside the WWA*". This meant that the Councils were still able to demonstrate a 5YHLS for 'their area' but would be the sum of two policy areas for Wychavon and Malvern Hills. A joint approach could therefore be seen as not being in conformity with paragraph 74, where wording of 'their' and 'authority' is taken in the context as meaning each individual authority.
- 3.11 A joint approach has also not been accepted by an Inspector since the 2021 Report was published and awarding costs against one of the Councils for promoting a joint approach. Therefore, further promotion of a joint approach would likely be immediately challenged with no new evidence or policy changes. The Inspector in

the Leigh Sinton appeal decision (APP/J1860/W/21/3289643) stated that the joint approach would be a departure from the plan that could only be addressed via the Annual Position Statement or plan making route – not via a S78 appeal. The Council do not agree with the reasoning of taking the Annual Position Statement route, as the SWDP is not recently adopted. Conversely, the standard method post-dates the preparation of the SWDP, so it is unclear how any approach applying the standard method is not seen as some form of departure from the plan. However, the Council are in the process of a Review of the SWDP, and a joint 5YHLS approach will be tested at Examination.

- 3.12 The SWCs therefore reluctantly withdraw the joint method as their approach, until such time as the joint approach as part of the SWDP Review has been Examined and adopted or government guidance changes in this regard. A joint 5YHLS will still be included within this Report after the individual LPA 5YHLS in section 10.

C. A new 'redistribution' approach

- 3.13 An alternative approach would be for the SWCs to agree to donate housing supply to count against neighbouring LPA standard method numbers. So that, rather than split the standard method into five policy areas to derive local housing targets, instead make assumptions with regards to the housing supply.
- 3.14 Within the SWDP, both of the WWAs (one within Malvern Hills and one within Wychavon) met the need of not only Worcester City, but also the rural areas. It is possible to calculate an estimate of the 'share' for each WWA, that was, when the plan was made, intended to meet the various housing needs for the three LPAs. The resulting calculation can, however, only be made using local plan evidence that is now out of date and does not align with the standard method. The 'share' of the housing requirement for each of the five policy areas was developed in the context of the local plan examination which was concerned with housing need as opposed to the standard method. Housing need and standard method are two very different processes with different inputs.
- 3.15 The SWCs had also, before the switch to the standard method, developed a significant surplus against the SWDP housing need based requirements. These surpluses were not evenly spread between policy areas so any assumptions made at the plan making stage about the share of growth that could be accommodated and where, are now out of date.

- 3.16 A redistribution approach is not supported by national policy or guidance. Any agreement made between the LPAs would be based on policy and policy areas which are now considered to be out of date. A new agreement on redistribution would not be considered new policy, as it would have not been through the examination process. Furthermore, apart from not being compliant with the NPPF and PPG, a redistribution approach would not reflect the standard method being seen as a simple, transparent and easy to understand approach of determining a housing requirement for LPAs.
- 3.17 The case for a redistribution approach has been put forward at appeal by appellants, however, Inspectors have disregarded this approach for the same reasons as the joint approach – namely a departure from the SWDP.
- 3.18 Therefore, although a redistribution approach is possible, it is not credited as being a reasonable, appropriate approach for the SWCs to take. The SWCs have always firmly rejected this approach when it has been suggested at appeal.

D. A single LPA approach

- 3.19 Lastly, the single LPA approach is for each LPA to have individual 5YHLS calculations based on the standard method. This approach occurs elsewhere in the Country (outside of a joint plan) where a plan becomes more than five years old without a review. The standard method is applied to constrained LPAs across the country, and therefore cannot be argued as unusual or unintended.
- 3.20 It can be argued that this approach is a departure from the SWDP because it does not reflect the policy areas in the plan but, with the switch to the standard method it is inherent that any change in monitoring would be a departure. As the use of the standard method is prescribed in national policy and guidance, the SWCs must follow an individual LPA approach to monitoring 5YHLS to be compliant.
- 3.21 Historically, WWA Malvern Hills and WWA Wychavon were monitored separately from the remainder of their respective Districts to allow for separate 5YHLS to be published. For the purposes of this Report, where Malvern Hills District or Wychavon District is referred to, this will include figures relating to their respective WWAs as well.

4. Housing Requirement

- 4.1 Under Paragraph 73 of the National Planning Policy Framework (NPPF) (2021) and in accordance with Paragraphs 68-002 (68-002-20290722) and 61-067 (61-067-2019035) of the Planning Practice Guidance (PPG) Local Planning Authorities (LPAs) are required to identify and update annually a supply of specific deliverable sites to provide a minimum of 5 years' worth of housing (and an appropriate buffer) against their local housing need set out in adopted strategic policies or against a local housing need figure, using the standard method.
- 4.2 Due to the SWDP being over 5 years old, the SWCs revert to the standard method to determine the housing target for each LPA ([Housing and economic needs assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-and-economic-needs-assessment)). The calculation sets the baseline using the 2014-based household projections to calculate the projected average annual household growth over a 10 year period (see Table 1).

Table 1: Baseline data [Live tables on household projections - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/live-tables-on-household-projections) using Table 406

	2022	2032	Increase in 10 years	Average household growth
Malvern Hills	35,200	37,969	2,769	277
Worcester	45,838	48,770	2,932	293
Wychavon	53,875	57,502	3,627	363

- 4.3 An affordability adjustment is made based on the affordability of the area using the most recent median workplace base affordability ratios (2021, published January 2022).

Figure 1: Adjustment factor calculation

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

Table 2: Affordability adjustment using [House price to workplace-based earnings ratio - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/methods/indices/house-price-to-workplace-based-earnings-ratio) Table 5C

	Ratio of median house prices to median gross annual workplace-based earnings	Adjustment factor
Malvern Hills	11.9	1.49375
Worcester	8.26	1.26625
Wychavon	10.39	1.399375

- 4.4 A cap is applied which limits the increases an individual local authority can face. This cap is set at 40% above the projected household growth for the area over the 10 year period, or the average annual housing requirement figure in existing policies, whichever is the higher. None of the SWCs need to apply this 40% cap.
- 4.5 A 35% uplift is also added to Greater London and 19 of the largest urban centres in the country. The 35% uplift is not applicable to any areas within south Worcestershire.
- 4.6 The standard method provides a local housing need figure for each LPA which takes account of past under-delivery (where applicable).

Table 3: Standard Method outcome for the SWCs

	Annual Baseline Need	Affordability Adjustment Addition	Total Annual Local Housing Need
Malvern Hills	277	137	414
Worcester	293	78	371
Wychavon	363	145	508
SWCs Total	933	360	1,293

5. Housing Completions

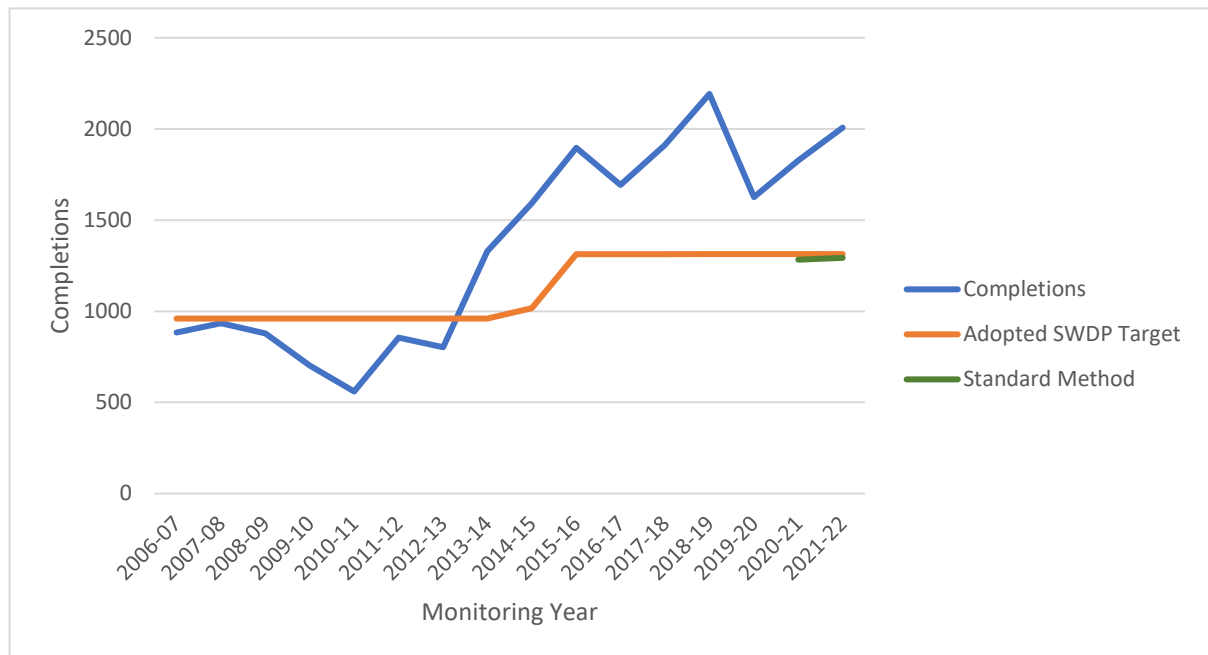
- 5.1 Housing monitoring occurs annually and identifies all those dwellings on sites with planning permissions which are completed, under construction and not started. The monitoring year runs from 1 April to the 31 March the following year. The housing monitoring for 2021-2022 took place in June and July 2022. This is later than usually scheduled, due to the ongoing work towards the SWDP Review and ensuring documents, evidence and mapping was ready for the SWDP Review Publication version (Regulation 19) consultation in November and December 2022. The late monitoring then had a knock-on effect on the production of the 5YHLS calculations and Report, with it initially being published in September 2022 before being removed from the websites due to an error in the calculations. Please see Appendix 1 for this monitoring years' completions.
- 5.2 Table 4 below sets out the completions for the individual LPAs and jointly across the SWCs.

Table 4: Completions for 2021-2022

	Completions 2021-22
Malvern Hills	508
Worcester	456
Wychavon	1,044
SWCs Total	2,008

- 5.3 From the outset of the SWDP period 1 April 2006 to 31 March 2022 there have been 21,501 total completions across south Worcestershire; overall this is significantly above the cumulative SWDP annual requirement for completions from 2006 of 17,894. In fact, completions over the last nine years have been well above the SWDP annual requirement, with completions from 1 April 2013 to 31 March 2022 totalling 15,890 against the cumulative requirement of 11,172.
- 5.4 There is a narrow difference between the housing requirement in the SWDP and the local housing need identified through the standard method. For 2020-2021 the standard method identified an annual housing need of 1,283, and 1,293 for 2021-2022. The housing requirement in the SWDP was 1,313 for both years.
- 5.5 Figure 2 below identifies the housing completions within the SWCs since the adoption of the SWDP against the housing requirement target, as well as against the standard method local housing need for the last two years.

Figure 2: Completions since 2006 against the adopted SWDP Target and the standard method (2020-21 and 2021-22)



5.6 Any shortfall in delivery, against the annualised requirement can be factored into the 5YHLS. As can be seen in Figure 2, the SWCs jointly have been exceeding the adopted SWDP housing target and the standard method for at least the last 9 years, with a surplus of housing completions to the cumulative SWDP housing target for the last 7 years.

5.7 Individual LPA completions against the standard method can be seen in Figures 3 to 5 below. This shows that Malvern Hills and Wychavon Districts both have had a greater number of completions against their local housing need for the last two years. Worcester City Council's completions were below the local housing need set by the standard method in the monitoring year 2020-2021, however have exceeded both the individual and cumulative local housing need for 2021-2022.

5.8 Therefore, no undersupply has been applied to any of the 5YHLS calculations, as none of the LPAs, either individually, or jointly have an undersupply of dwellings.

Figure 3: Malvern Hills standard method requirement and Completions

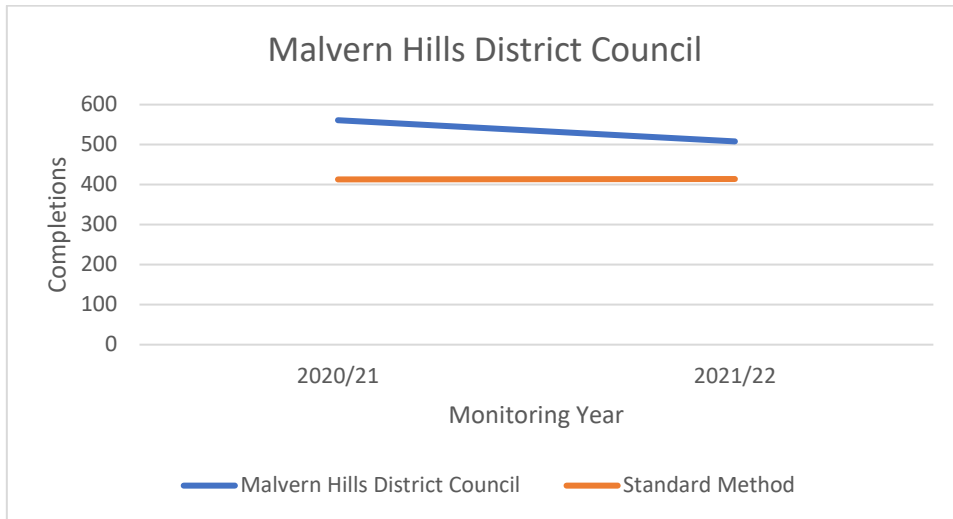


Figure 4: Worcester City standard method requirement and Completions

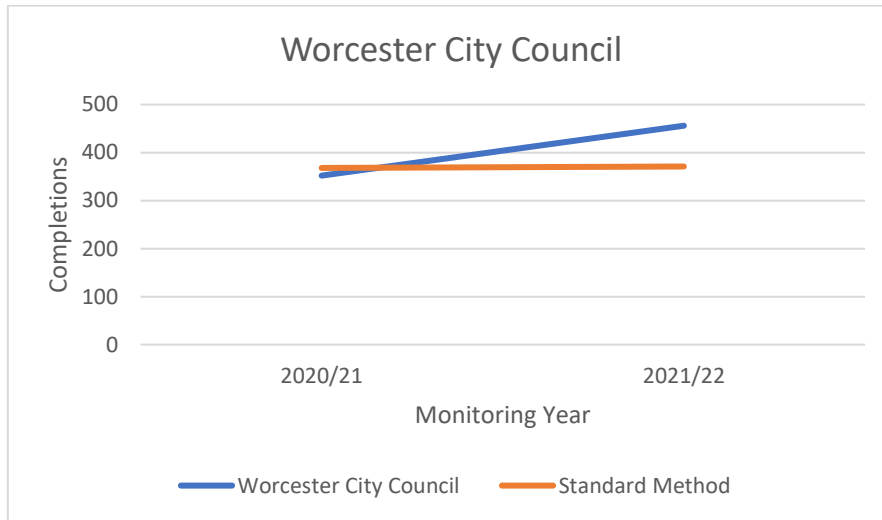
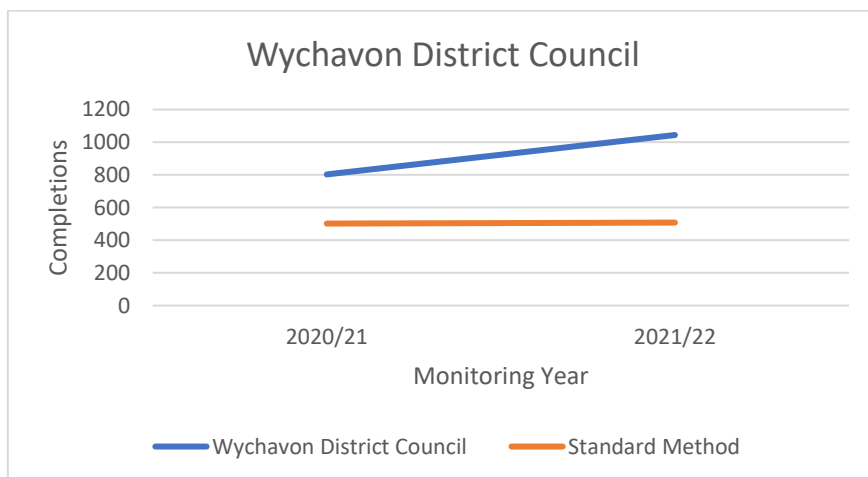


Figure 5: Wychavon standard method requirement and Completions



6. Buffer

- 6.1 The Housing Delivery Test (HDT) is an annual measurement of housing delivery in the area of relevant plan-making authorities and looks at how many homes were delivered in the last 3 years against the homes required in the same period. From 2020 LPAs are penalised for not delivering housing through requirements of an Action Plan (<95%), 20% buffer added to the 5YHLS (<85%) or a presumption in favour of sustainable development (<75%). LPAs with joint plans are measured jointly for the HDT 2021 measurement.
- 6.2 The HDT measurement for 2020-2021 is 155%. This is the most recent measurement published (January 2022).
- 6.3 Although the HDT is measured jointly, Inspectors at appeal have concluded the 5% buffer should be used in the individual 5YHLS. Inspectors have not been convinced a joint HDT is a justification for a joint 5YHLS.
- 6.4 It is therefore an unusual situation, where central government are measuring housing delivery on a joint basis (based on policy and guidance), with the Planning Inspectorate requiring individual 5YHLSs using a 'joint' buffer of 5%.
- 6.5 The SWCs understand that it could be argued that a singular LPA is applying the 'wrong' buffer, should the HDT be calculated on an individual LPA basis. The SWCs acknowledge this could occur but refer to national policy and guidance on the HDT and it being a joint measurement result given.
- 6.6 It must therefore be noted that the SWCs will be using a 5% buffer in their individual and joint 5YHLS calculations.

7. Lead in times and Delivery

- 7.1 The NPPF Glossary defines 'Deliverable' sites for housing as sites that:
- a. "are available now,
 - b. offer a suitable location for development now,
 - c. are achievable with a realistic prospect that housing will be delivered on the site within five years.
 - d. do not involve major development and have planning permission,
 - e. have detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans),
 - f. a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years".
- 7.2 A deliverability questionnaire was sent out to landowners, developers and promoters of sites of more than 60 dwellings to establish the status of deliverability in accordance with the definition above. Appendix 2 shows the questionnaire sent out, and Appendix 3 provides the details received.
- 7.3 In order to ensure robust deliverability rates established trends in delivery in south Worcestershire have been analysed.. In adopting this reasonable approach, the SWCs have assumed the following, unless there is robust and clear evidence to suggest otherwise.

On allocated sites:

- a. Where an application has been submitted, the applicant is a housebuilder, and they have responded to the deliverability questionnaire about their intentions to start on site; it is assumed that it will take 30 months to the first legal completion is achieved, unless there are any other specific reason that suggest otherwise.
- b. On large sites where an application has been approved subject to a Section 106 agreement it has been assumed that it will take 24 months to the first legal

completion is achieved, unless there are any other specific reasons to suggest otherwise.

- c. Where outline permission has been granted (i.e a Section 106 has been signed) it is assumed that it will take 18 months to the first legal completion.
- d. Where full planning permission has been granted, it is assumed that it will take 12 months to the first legal completions.

- 7.4 For the avoidance of doubt, in considering sites with planning permission, a distinction has been drawn between those which have full planning permission and large sites which only have outline permission, in accordance with the definition of 'deliverable' set out in the NPPF Glossary and as outlined above.
- 7.5 When determining the delivery of a site, all minor applications (sites of 9 or less dwellings) are expected to be built out within the next 5 years, unless there are specific circumstances as to why this may not be achieved. For major applications (10 or more dwellings) a delivery rate of 40 dwellings per annum (dpa) per outlet on a site (e.g. Taylor Wimpey, Bovis Homes etc.) has been assumed once a site is up and running and into its first significant year of production. This assumption is supported by extensive work undertaken against delivery rates across Evesham, Pershore and Droitwich including work produced by GL Hearn (Droitwich Spa Local Housing Market Assessment, February 2013). A conservative figure of 40 dpa has been assumed as the expected build-out rate across south Worcestershire since 2013 as a result. Retaining this figure assures over-estimation of yield will not unduly impact the 5YHLS, however, due to the HDT being 155% for the SWCs, the SWCs may, in the future, need to reevaluate build-out / deliverability rates as over-delivery of the housing requirement is currently being achieved.
- 7.6 The Lichfields' Start to Finish document (Second edition February 2020 ([Start to Finish \(second edition\)](#))) assessed 180 sites across England and Wales, and found a large difference in completion rates depending on the size of a scheme, as well as a slight change in completions rates depending on how many outlets there were on site. On average, Lichfields' report found a higher number of dwellings completed per annum than the 40 that the SWCs use (61 dpa, dropping to 51 dpa for sites of two outlets, and 45 dpa for sites with three outlets). There was also a higher average annual build-out rate on greenfield sites compared to brownfield sites (34%). The data Lichfields have assessed spans England and Wales, with sites ranging from 50

to 2000+ dwellings, and so cannot be directly correlated specifically to the SWCs, however, it does provide another perspective on averages.

- 7.7 When determining the deliverability of a site, the SWCs have taken into account a number of factors. These include:
- a. The number of developers building at the same time on a large site, as we would expect each developer to achieve completions of 40 dwellings per annum once established (unless clear historic data of higher completions on site for specific home builders);
 - b. The type of site (for example, greenfield / brownfield) as this may impact the amount of infrastructure or remediation required; and
 - c. The types of infrastructure to be provided.
- 7.8 In some cases, where it is known that affordable housing will be delivered separately to the market dwellings, the 40 dwellings per annum has been increased by 40% to 56 dwellings per annum.
- 7.9 The SWCs also monitor an element of residential institutions within the C2 use class (residential institutions such as residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres) and attribute a ratio that equates the bedspaces to C3 (dwelling house) numbers. The ratios relate specifically to extra care units and student accommodation and are sourced from Department of Levelling Up, Housing and Communities' guidance. The SWCs have applied these ratios for the purposes of consistency with the Housing Delivery Test: 2021 measurement technical note ([Housing Delivery Test: 2021 measurement technical note - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/107212/Housing-Delivery-Test-2021-measurement-technical-note-2021-01-2022.pdf) January 2022 – Refer to section 'To calculate the homes delivered, the steps taken were:' paragraph 2). For C2 extra care units a 1.8 ratio is applied and for C2 student accommodation, a 2.5 ratio is applied. For example, for every 1.8 C2 extra care units, 1 C3 unit would be recorded).

8. Housing Commitments

- 8.1 A full list of sites with planning permission not started and under construction (at 31 March 2022) is set out in Appendix 4. Appendix 4 also details the extent of housing expected within the next 5 years. This information has been used to feed into the 5YHLS tables in Section 12.
- 8.2 Across south Worcestershire, a total of 1,425 dwellings were under construction, with 5,873 dwellings not started but possessing planning permission at 31 March 2022. In Appendix 4 and Table 5 below, dwellings which are not started (NS) are split into three categories:
- those which will not have the 5% lapse applied;
 - those that will have the 5% lapse applied;
 - and those which are discounted and therefore not included in the 5YHLS.
- 8.3 Dwellings which are not started and will not have the 5% lapse rate applied are attributed to sites which are currently under construction and therefore will not lapse.
- 8.4 Dwellings which are not started and will have the 5% lapse rate applied are attributed to sites which wholly have not started, which could therefore lapse. The discounted figures comprise of both sites and parts of sites which are not expected to be built out within 5 years. The lapse rate for each LPA and the joint SWCs lapse rate is 5%. The reasoning for using a 5% lapse rate is detailed in Section 10.
- 8.5 There are 11 dwellings within Worcester City and 1 dwelling in Wychavon District which are currently classed as being under construction but have been confirmed that they will not be completed within 5 years and so will not be included in the appropriate 5YHLS.

Table 5: Commitments for the SWCs at 31 March 2022

	Total No. UC	Total No. NS	No. NS to include in 5YHLS without 5%lapse	No. NS to include in 5YHLS with 5% lapse	No. NS to discount from 5YHLS calculation
Malvern Hills	475	3223	1501	121	1601
Worcester	359	988	538	191	259
Wychavon	591	1662	916	244	502
SWCs Total	1425	5873	2955	556	2362

9. Deliverable Allocated Sites in the Adopted SWDP (2016)

- 9.1 There are a number of sites in the SWDP which do not currently have planning permission. All large sites allocated in the adopted SWDP without planning permission were sent a Deliverability Questionnaire.
- 9.2 This questionnaire is sent out annually to landowners, developers and promoters and provides an updated picture on the progress of the site, the intentions of stakeholders and highlights any slippage. Where the contact has not responded, housing figures for that site have not been included in the 5YHLS. Where a developer has responded that they are expecting their site to be built out, or begin to be built out, within the next 5 years these figures are included in the 5YHLS. Appendix 3 details two sites which are allocated and are expected to come forward in the next 5 years.
- 9.3 The two sites expected to come forward are SWDP57/2 for 40 dwellings within the Malvern Hills District, and SWDP59/19 for 65 dwellings in Wychavon District. Therefore, in the Malvern Hills and Wychavon 5YHLS, the relevant number of dwellings is included in row F. Within the SWCs 5YHLS, the 105 dwellings is included in row F.

10. Lapse Rates

- 10.1 The Inspector conducting the SWDP Examination concluded (February 2016, Annex A, Para 80) that adopting a **5% lapse rate** would be “robust and sound” for the Plan across the three administrative areas, rather than the proposed 4% lapse rate. This is for dwellings on all minor and major sites.
- 10.2 For Malvern Hills District council, there were a total of 11 planning permissions which lapsed this monitoring year, totalling 103 dwellings, with a lapse rate of 2.79% this monitoring year. The average lapse rate for Malvern Hills from 2006/07 to 2021/22 is **4.4%** lapse.
- 10.3 Worcester City Council had a total of 14 lapsed permissions this monitoring year, which equates to a total of 41 dwellings. This results in a lapse rate of 3.04% for this monitoring year. The average lapse rate for Worcester City from 2008/09 to 2021/22 is **3.38%**. Worcester City does not have lapse rate data for 2006/07 and 2007/08 which is why it only hold records for 14 years, as opposed to the 16 years Malvern Hills and Wychavon hold.
- 10.4 Wychavon District Council had a total of 8 lapsed planning permissions this monitoring year, totalling 15 dwellings, and a lapse rate of 0.67%. The average lapse rate for Wychavon between 2006/07 and 2021/22 is **2.44%**.
- 10.5 Across the SWCs, there was an annual lapse rate of 2.18%, with an average lapse rate between 2008/09 to 2021/22 of **3.33%**.
- 10.6 It is therefore considered that retaining a **5% lapse rate** is appropriate and has been assumed, for both individual and combined 5YHLS calculations. To ensure assumptions on the lapse rate remain up to date, the lapse rate will be monitored annually. Please see Appendix 5 for further information on the lapse rates, and information on the planning permissions which have lapsed this monitoring year.

11. Windfalls

- 11.1 Windfall sites are sites not specifically identified in the development plan but come forward outside the plan process. An allowance can be made for windfall sites as part of anticipated supply. Compelling evidence of a reliable source of windfall sites must be presented, with the windfall allowance being realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.
- 11.2 The Inspector conducting the Examination of the SWDP confirmed his conclusions (Interim Report October 2013) that, in principle, he saw no objection to the Plan taking account of windfalls as part of the supply of housing over the plan period. The Inspector confirmed the proposed windfall figures in table 4d of SWDP 3 (Inspectors Report, February 2016, Annex B, Paragraph 62) which are detailed in Table 6 below.
- 11.3 The SWCs monitor small windfall sites annually, which comprise of 9 dwellings or less, also known as minor planning permissions. Monitoring of windfall sites has been ongoing since 2006/07 for each of the LPAs. Sites of 10 or more dwellings are not included because applications for these sites have tended to increase during periods when a five year housing land supply cannot be demonstrated, this can skew the annual average provision..
- 11.4 Table 6 identifies the number of small windfall completions for the monitoring year 2021/22, as well as the windfall number used in the 5YHLS. Appendix 6 includes further information on historic windfall data.

Table 6: Windfalls in 2021-2022

	Windfall completions	Number used in 5YHLS
Malvern Hills	54	35
Worcester	46	63
Wychavon	140	82
SWCs Total	240	180

- 11.5 From Table 6, it can be clearly seen that both Malvern Hills and Wychavon District Councils have had a greater number of completions than the projected windfall allowance used in the 5YHLS. Worcester City Council, however, had fewer completions this monitoring year than its windfall allowance. Historically, Worcester has generally exceeded (as have the other LPAs) the windfall allowance, having

only been below 63 completions four times in the last 16 years and having an average small windfall completion rate of 74 dwellings.

- 11.6 The windfall allowances for each LPA and jointly across the SWCs shall remain, with no changes. Windfall completions will continue to be monitored annually, and where a change to the existing position is consistent, the SWCs will revisit the windfall allowance.
- 11.7 To ensure sites which have planning permission are not double counted, the windfall allowance will only be included in the last two years of the 5YHLS. The windfall allowance is shown row H of the 5YHLS calculation tables.

12. Five Year Housing Land Supply Calculations

- 12.1 The 5YHLS has been calculated for 1 April 2022 – 31 March 2027. The information in tables 7 to 10 below have been taken from the sections in the Report above (namely sections 4, 6, 8, 9, and 10). Please note that due to rounding, the tables below (7 to 10) do not always result numbers matching up through the calculations.
- 12.2 Table 7 shows the 5YHLS calculation for Malvern Hills District Council for 1 April 2022 to 31 March 2027.

Table 7: Malvern Hills District Council 5YHLS

		Dwellings	Average per annum
A	Malvern Requirement using Standard Method		414
B	5 year target using Standard Method (1 April 2022 to 31 March 2027) (A x 5)	2,070	
C	5 Year target + 5% Buffer (B x 1.05)	2,174	435
D	Planning Permissions UC (dwellings which are under construction and those not started on UC sites expected to come forward within the next 5 years) (475 UC + 1501 NS)	1,976	
E	Dwellings on sites Not Started (NS) which are expected to come forward in the next 5 years (121)	121	
F	Deliverable allocated sites in the adopted SWDP not started at 1 April 2022 (SWDP57/2 in Malvern Hills)	40	
G	Total deliverable sites not started (including 5% lapse rate) ([E+F] x 0.95)	153	
H	Windfalls (35 x 2 years)	70	
I	Total Supply (D + G + H)	2,199	
J	Total supply less 5 year requirement (I – C)	25	
K	Number of Years Supply (I / 435)	5.06	

- 12.3 Table 8 shows the 5YHLS calculation for Worcester City Council for 1 April 2022 to 31 March 2037.

Table 8: Worcester City Council 5YHLS

		Dwellings	Average per annum
A	Worcester Requirement using Standard Method		371
B	5 year target using Standard Method (1 April 2022 to 31 March 2027) (A x 5)	1,855	
C	5 Year target + 5% Buffer (B x 1.05)	1,948	390
D	Planning Permissions UC (dwellings which are under construction and those not started on UC sites expected to come forward within the next 5 years) (348 UC + 538 NS)	886	
E	Dwellings on sites Not Started (NS) which are expected to come forward in the next 5 years (191)	191	
F	Deliverable allocated sites in the adopted SWDP not started at 1 April 2022 (SWDP59/19 in Wychavon)	0	
G	Total deliverable sites not started (including 5% lapse rate) ([E+F] x 0.95)	181	
H	Windfalls (63 x 2 years)	126	
I	Total Supply (D + G + H)	1,193	
J	Total supply less 5 year requirement (I – C)	-754	
K	Number of Years Supply (I / 390)	3.06	

WCC 359 UC, however 348 used as 11 dwellings are not expected to be completed within 5 years.

12.4 Table 9 shows the 5YHLS calculation for Wychavon District Council for 1 April 2022 to 31 March 2037.

Table 9: Wychavon District Council 5YHLS

		Dwellings	Average per annum
A	Wychavon Requirement using Standard Method		508
B	5 year target using Standard Method(1 April 2022 to 31 March 2027) (A x 5)	2,540	
C	5 Year target + 5% Buffer (B x 1.05)	2,667	533
D	Planning Permissions UC (dwellings which are under construction and those not started on UC sites expected to come forward within the next 5 years) (590 UC + 916 NS)	1,506	
E	Dwellings on sites Not Started (NS) which are expected to come forward in the next 5 years (244)	244	
F	Deliverable allocated sites in the adopted SWDP not started at 1 April 2022 (SWDP59/19 in Wychavon)	65	
G	Total deliverable sites not started (including 5% lapse rate) ([E+F] x 0.95)	294	
H	Windfalls (82 x 2 years)	164	
I	Total Supply (D + G + H)	1,964	
J	Total supply less 5 year requirement (I – C)	-703	
K	Number of Years Supply (I / 533)	3.68	

WDC 591 UC, however, 590 used as 1 dwelling is not expected to be completed within 5 years.

12.5 Table 10 shows the 5YHLS calculation for the SWCs for 1 April 2022 to 31 March 2037.

Table 10: SWCs 5YHLS

		Dwellings	Average per annum
A	SWC Local Housing Need based on 2022 projections and affordability ratio		1,293
B	5 year target using Standard Method (1 April 2022 to 31 March 2027) (A x 5)	6,465	
C	5 Year target + 5% Buffer (B x 1.05)	6,788	1,358
D	Planning Permissions UC (dwellings which are under construction and those not started on UC sites expected to come forward within the next 5 years) (1,413UC + 2955NS)	4,368	
E	Dwellings on sites Not Started (NS) which are expected to come forward in the next 5 years	556	
F	Deliverable allocated sites in the adopted SWDP not started at 1 April 2022	105	
G	Total deliverable sites not started (including 5% lapse rate) ([E+F] x 0.95)	628	
H	Windfalls (180 x 2 years)	360	
I	Total Supply (D + G + H)	5,356	
J	Total supply less 5 year requirement (I – C)	-1,432	
K	Number of Years Supply (I / 1,358)	3.94	

Due to 12 dwellings not being expected to come forward in the next 5 years, the UC figure has reduced from 1,425 to 1,413.

13. Conclusions

- 13.1 Both Wychavon District Council and Worcester City Council do not have a 5YHLS. As such, the presumption in favour of sustainable development, as set out in the NPPF paragraphs 11 to 14, should be applied. It should be noted that the joint SWCs 5YHLS also cannot demonstrate a 5YHLS at 1 April 2022, with only **3.94 years'** worth of housing against the standard method housing requirement including a 5% buffer.
- 13.2 Malvern Hills District Council can demonstrate a 5.06 5YHLS, and therefore the presumption in favour of sustainable development does not apply.
- 13.3 There are a substantial number of dwellings under construction (1,425 dwellings) and a large number of dwellings with planning permission which have not yet started construction (5,873 dwellings) across south Worcestershire. Additionally, the SWCs continue to approve planning permissions across south Worcestershire post 1 April 2022, which will have yet to be included in the 5YHLS calculations. Should an element of the discounted commitments from this year's calculation come forward sooner than anticipated, and there is a robust supply of new planning permissions which are considered deliverable within five years, the SWCs may be, both individually and jointly, able to achieve a 5YHLS in the coming years.
- 13.4 To ensure the SWCs attain a 5YHLS in the longer term, work is ongoing on the SWDP Review, to allocate new development sites and ensure that the SWCs achieve a 5YHLS upon adoption. The SWDP Review Publication consultation (Regulation 19) version of the SWDP Review is currently being consulted on through November and December 2022.
- 13.5 Table 11 details the number of years' worth of deliverable sites in accordance with the NPPF (Paragraphs 74-77) for each of the SWCs individually as well as jointly, as calculated in Section 12 above.

Table 11: The number of years' worth of housing against the Standard Method housing requirement including a 5% buffer

District	Five Year Housing Land Supply
Malvern Hills District Council	5.06 years
Worcester City Council	3.06 years
Wychavon District Council	3.68 years
SWCs joint	3.94 years

Appendix 1 - 2021/2022 Housing Completions

Malvern Hills	508
Worcester	456
Wychavon	1044
Total	2,008

Malvern Hills Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Abberley CP	MHDC/15/HOU	Land At Walshes Farm, Clows Top Road, Abberley, Worcestershire,	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	Intermediate Affordable Housing	1
Abberley CP	MHDC/15/HOU	Land At Walshes Farm, Clows Top Road, Abberley, Worcestershire,	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	Open Market	10
Abberley CP	MHDC/159/HOU	65 The Common, Abberley, Worcester, WR6 6AY	Proposed new dwelling on land to east of No.65 The Common and amended access and parking	Open Market	1
Abberley CP	MIG/14/01122/HOU	Land At (OS 7450 6737), The Common, Abberley	Residential development of 25 dwellings, including 10 affordable units, with public open space, a vehicular and pedestrian access point and associated landscaping.	Affordable Rented Housing	2
Abberley CP	MIG/14/01122/HOU	Land At (OS 7450 6737), The Common, Abberley	Residential development of 25 dwellings, including 10 affordable units, with public open space, a vehicular and pedestrian access point and associated landscaping.	Open Market	7
Alfrick CP	MIG/14/00894/HOU	Land At (Os 7504 5325), Clay Green Farm, Folly Road, 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).	Open Market	11
Bayton CP	MHDC/30/HOU	Norgroves End Farm, Bayton, Kidderminster, DY14 9LX	Change of Use of Traditional Stone, Timber and Brick Farm Building to Residential Dwelling	Open Market	1

Malvern Hills Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Bayton CP	MIG/13/01501/HOU	Glebe House Bayton, Kidderminster, DY14 9LS	Conversion of former Coach House into single residential dwelling	Open Market	1
Bransford CP	MIG/16/01423/HOU	Fir Tree House, Bransford, Worcestershire, WR6 5JB	Reserved matters application following outline planning approval 13/01094/OUT for the erection of a single dwelling.	Open Market	1
Clifton upon Teme CP	MHDC/16/HOU	Revised Layout For Development At Hope Meadow Drive, Clifton Upon Teme, (Next to Hope End WR6 6DN - on A443 look for green wrought iron fence!)	Erection of 23 new dwellings, associated infrastructure and landscaping.	Open Market	1
Clifton upon Teme CP	MHDC/253/HOU	New Inn Farm, Old Road, Clifton Upon Teme, Worcester, WR6 6DR	Certificate of lawfulness for the existing use of the mobile home known as "The Bungalow" as a permanent residential dwelling (retrospective).	Unknown	1
Eldersfield CP	MHDC/261/HOU	The Lawns, Link End Road, Corse Lawn, Gloucester, GL19 4NN	Certificate of Lawfulness for an Existing Use as Children's Home.	Open Market	1

Malvern Hills Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Eldersfield CP	MHDC/262/HOU	Caravan At Nashend Farm, Eldersfield Marsh, Eldersfield, Gloucester, GL19 4PG	Certificate of Lawfulness for the continued use of land for the stationing of a static caravan at Nash End Farm for residential occupation	Open Market	1
Great Witley CP	MHDC/243/HOU	The Old School House, Worcester Road, Great Witley, Worcester, WR6 6HP	Separation of annexe from The Old School House to create a new one bedroom dwelling. The building was granted permission for conversion to two nos. dwellings in 2020. The most easterly dwelling had an attached annex at ground floor level which was unwanted by the purchasers of the property. This proposal is to block the internal wall to create a separate self contained unit in effect subdividing the space to create a small dwelling. A small garden area is provided to the rear, access and parking would remain as approved under 19/01922/FUL.	Open Market	1
Hallow CP	MHDC/17/HOU	Land At (Os 8263 5872), Main Road, Hallow	Erection of 33 dwellings and associated works.	Intermediate Affordable Housing	3
Hallow CP	MHDC/17/HOU	Land At (Os 8263 5872), Main Road, Hallow	Erection of 33 dwellings and associated works.	Open Market	8
Hallow CP	MHDC/17/HOU	Land At (Os 8263 5872), Main Road, Hallow	Erection of 33 dwellings and associated works.	Social Rented Housing	10

Malvern Hills Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Hanley CP	MHDC/229/HOU	Hurcot, Broadheath, Tenbury Wells, WR15 8QU	Certificate of lawful use (existing) for the continued occupation of the former storage building as an independent residential bungalow in breach of condition 4 of permission Ref. 03/00880/FUL and use of land as private residential garden.	Open Market	1
Kempsey CP	MHDC/107/HOU	Land At Pixham Ferry Lane/Old Road South, 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.	Intermediate Affordable Housing	8
Kempsey CP	MHDC/107/HOU	Land At Pixham Ferry Lane/Old Road South, 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.	Open Market	7

Malvern Hills Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Kempsey CP	MHDC/107/HOU	Land At Pixham Ferry Lane/Old Road South, 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.	Social Rented Housing	1
Kempsey CP	MHDC/114/HOU	Land North of Taylors Lane and South of Broomhall Way (A4440)	Land North of Taylors Lane and South of Broomhall Way (A4440) – 255 dwellings, (255 – 19/01803/RM 36 dwellings phase H1 & - 21/00539/RM 89 dwellings decision date 17/05/22 (21/00539/RM yet to update database as decision date beyond 31/03/22) = 130 remaining on outline post 01/04/22. SWDP 45/1 (N.B 36 dwellings phase H1 now complete).	Intermediate Affordable Housing	2
Kempsey CP	MHDC/114/HOU	Land North of Taylors Lane and South of Broomhall Way (A4440)	Land North of Taylors Lane and South of Broomhall Way (A4440) – 255 dwellings, (255 – 19/01803/RM 36 dwellings phase H1 & - 21/00539/RM 89 dwellings decision date 17/05/22 (21/00539/RM yet to update database as decision date beyond 31/03/22) = 130 remaining on outline post 01/04/22. SWDP 45/1 (N.B 36 dwellings phase H1 now complete).	Open Market	21
Kempsey CP	MHDC/114/HOU	Land North of Taylors Lane and South of Broomhall Way (A4440)	Land North of Taylors Lane and South of Broomhall Way (A4440) – 255 dwellings, (255 – 19/01803/RM 36 dwellings phase H1 & - 21/00539/RM 89 dwellings decision date 17/05/22 (21/00539/RM yet to update database as decision date beyond 31/03/22) = 130 remaining on outline post 01/04/22. SWDP 45/1 (N.B 36 dwellings phase H1 now complete).	Social Rented Housing	5

Malvern Hills Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Kempsey CP	MIG/14/00709/HOU	Land At (Os 8513 4982), Kings Hill, 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	Affordable Rented Housing	2
Kyre CP	MHDC/24/HOU	Arceye House Kyre, Tenbury Wells WR15 8RW (same site as MHDC/96/HOU but different barn - south of Kyre Rd)	Prior Approval of Proposed Change of Use of Agricultural Building to a Dwellinghouse	Open Market	1
Lower Broadheath CP	MHDC/168/HOU	Ivernia Peachley Lane Lower Broadheath Worcester WR2 6QR	Demolition of bungalow and erection of 2 dwellings	Open Market	1
Malvern CP	MHDC/125/HOU	172 Worcester Road Malvern WR14 1AA	Conversion of former dental practice accommodation into 1 no. residential unit and no. 2 commercial units for the provision of educational (Use Class F1) including extension to front elevation and associated alterations.	Open Market	1
Malvern CP	MHDC/154/HOU	Land At (OS 7915 4674) The Stores 205-207 Elgar Avenue Malvern	Erection of 2no Flats. 2 no Bedroom each flat. Re submission of lapsed approved planning application 14/00082/FUL	Open Market	2

Malvern Hills Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Malvern CP	MHDC/197/HOU U	Properties 31-39 Worcester Road Malvern	Reorganisation of 31-39 Worcester Road, Malvern to include 6no. 2 bedroomed apartments at 1 & 2 Queens Drive (4 x 2 bed apartments net), modification of the arches to the rear of the building, replacement of asbestos slate roof with Canadian slate roof and associated works.	Open Market	4
Malvern CP	MHDC/2/HOU	Land at (OS 7935 4694) North End Lane Malvern	Residential development of 50 dwellings (100% affordable), access, car parking, landscaping, open space and associated works.	Affordable Rented Housing	25
Malvern CP	MHDC/2/HOU	Land at (OS 7935 4694) North End Lane Malvern	Residential development of 50 dwellings (100% affordable), access, car parking, landscaping, open space and associated works.	Intermediate Affordable Housing	1
Malvern CP	MHDC/2/HOU	Land at (OS 7935 4694) North End Lane Malvern	Residential development of 50 dwellings (100% affordable), access, car parking, landscaping, open space and associated works.	Social Rented Housing	14
Malvern CP	MHDC/215/HOU U	101 Worcester Road Malvern WR14 1EP	Change of use of First Floor from A1 Shop to 2 x 1 bed flats (now Class E) to C3 Dwellings. (existing 2 bed flat on the 2nd floor)	Open Market	2
Malvern CP	MHDC/245/HOU U	36 Longridge Road Malvern WR14 3JB	Redevelopment of site including demolition of existing property and construction of 2no. houses and 1no. bungalow	Open Market	1
Malvern CP	MHDC/257/HOU U	124 Worcester Road Malvern WR14 1SS	Construction of 10 flats and 2 dwellings - Application for Minor Material Amendments and variation of condition 2 attached to planning permission ref. 12/00579/S73 to alter the design and appearance of the buildings and site layout	Open Market	12

Malvern Hills Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Malvern CP	MHDC/3/HOU	Former Malvern Community Hospital Lansdowne Crescent 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. SWDP52/8.	Unknown	51
Malvern CP	MHDC/6/HOU	Barrack Stores Qinetiq St Andrews Road Malvern WR14 3PS	Proposed development of 33 affordable dwellings. SWDP52* mixed use allocation.	Intermediate Affordable Housing	10
Malvern CP	MHDC/6/HOU	Barrack Stores Qinetiq St Andrews Road Malvern WR14 3PS	Proposed development of 33 affordable dwellings. SWDP52* mixed use allocation.	Social Rented Housing	21
Malvern CP	MHDC/7/HOU	Qinetiq St Andrews Road Malvern WR14 3PS	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). SWDP53 mixed use allocation	Intermediate Affordable Housing	2
Malvern CP	MHDC/7/HOU	Qinetiq St Andrews Road Malvern WR14 3PS	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). SWDP53 mixed use allocation	Open Market	64

Malvern Hills Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Malvern CP	MHDC/7/HOU	Qinetiq St Andrews Road Malvern WR14 3PS	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). SWDP53 mixed use allocation	Social Rented Housing	15
Malvern CP	MIG/14/01231/HOU	Land At (Os 7864 4854) Lower Howsell Road 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	Open Market	13
Malvern CP	MIG/15/01399/HOU	190 Poolbrook Road Malvern WR14 3JZ	Reserved Matters application for appearance, landscaping, scale and revised site layout following a grant of permission 17/01336/OUT for erection of up to 6 dwellings. SWDP52/1	Open Market	1
Malvern CP	MIG/17/00649/HOU	Land At (Os 7680 4763) Broadlands Drive Malvern	Reserved Matters application for a residential development of 33 dwellings (use class C3) appearance, landscaping, layout and scale. SWDP52 y housing allocation.	Intermediate Affordable Housing	2
Malvern CP	MIG/17/00649/HOU	Land At (Os 7680 4763) Broadlands Drive Malvern	Reserved Matters application for a residential development of 33 dwellings (use class C3) appearance, landscaping, layout and scale. SWDP52 y housing allocation.	Open Market	6
Malvern Wells CP	MHDC/189/HOU	191-193 Wells Road Malvern WR14 4HE	Conversion of restaurant and associated domestic accommodation to form two separate dwellings	Open Market	2

Malvern Hills Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Martley CP	MIG/15/00414/HOU	Old Tannery Martley Worcester WR6 6PA	Proposed conversion of garage to single dwelling	Open Market	1
Pendock CP	MIG/15/00865/HOU	Brookend Pendock Gloucester GL19 3PL	Reserved Matters for appearance, landscaping, layout and scale following allowed Appeal Ref: APP/J1860/W/15/3135877 for erection of 4 dwellings (outline planning application reference no. 15/00865/OUT)	Open Market	1
Powick CP	MIG/13/01106/HOU	Malvern Caravans Malvern Road Powick Worcester WR2 4SN	Reserved matters application following outline planning permission 13/01106/OUT for the development of 6 dwellings (2 pairs of semi detached and 2 detached) and associated development to agree access, appearance, landscaping, layout and scale	Open Market	2
Ripple CP	MHDC/91/HOU	Holly Bank Ryall Road Holly Green Upton Upon Severn Worcester WR8 0PG	Proposed new dwelling and garaging	Open Market	1
Ripple CP	MIG/15/00617/HOU	Land At (Os 8594 4112) Holly Green Upton Upon Severn	Reserved matters submission including details of appearance, layout, landscaping and scale for the proposed development of 6 no. new dwellings as approved under planning reference 15/00617/OUT.	Open Market	2
Ripple CP	MIG/15/01251/HOU	Building at (OS 8738 3774), Station Road, Ripple GL20 6EY	Change of use of existing storage building to a residential dwellinghouse (C3)	Open Market	1

Malvern Hills Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Ripple CP	MIG/17/00148/HOU	Holly Bank Ryall Road Holly Green Upton Upon Severn Worcester WR8 0PG	Proposed new dwelling and garaging. Variation of condition 2 of planning permission 18/01550/FUL.	Open Market	1
Rushwick CP	MHDC/6/WWH	Land At (Os 8209 5440), Bromyard Road, Crown East	Application for approval of reserved matters relating to layout, scale, appearance and landscaping (pursuant to outline planning permission reference 20/01038/OUT) for 150 dwellings along with associated drainage, highway and green infrastructure.	Open Market	11
Rushwick CP	MIG/14/01299/HOU	Land at Upper Wick Lane, Rushwick WR2 5AL	Application for full planning permission for the construction of 14 residential units (4 affordable)	Open Market	4
Rushwick CP	MIG/17/01193/HOU	The Gardens, Bransford Road, Rushwick, Worcester, WR2 5TA	Erection of 96 dwellings, the formation of a new vehicular access onto Bransford Road, the laying out	Open Market	14
Rushwick CP	MIG/17/01193/HOU	The Gardens, Bransford Road, Rushwick, Worcester, WR2 5TA	Erection of 96 dwellings, the formation of a new vehicular access onto Bransford Road, the laying out	Social Rented Housing	13

Malvern Hills Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Severn Stoke CP	MHDC/134/HOU	Orchard House Kinnersley Severn Stoke Worcester WR8 9JR	Erection of 7 no. new dwellings (3 no. 4 beds and 3 no. 3 beds and 1 no. 2 bed), the retrospective conversion of part of the existing building into a pair of two-bedroom semi-detached dwellings, associated car parking and infrastructure following the partial demolition of the existing building (Orchard House).	Open Market	2
Stanford with Orleton CP	MIG/13/01623/HOU	Land at Stanford Court, Stanford Bridge (Stanford on Teme) WR6 6SG	Erection of 15 dwellings and associated works	Open Market	3
Suckley CP	MIG/16/01636/HOU	Land At (Os 7120 5053) Suckley (access on left just before Acton Mill Farm WR6 5EJ)	Notification for Prior Approval for the Proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3) and for Associated Operational Development	Open Market	1
Tenbury CP	MHDC/10/HOU	Land At (Os 5912 6726) Oldwood Road Tenbury Wells, (off A4112)	Residential development to provide 72 dwellings accessed from Mistletoe Row and including open space, landscaping and ancillary infrastructure.	Intermediate Affordable Housing	5
Tenbury CP	MHDC/10/HOU	Land At (Os 5912 6726) Oldwood Road Tenbury Wells, (off A4112)	Residential development to provide 72 dwellings accessed from Mistletoe Row and including open space, landscaping and ancillary infrastructure.	Open Market	15
Tenbury CP	MHDC/10/HOU	Land At (Os 5912 6726) Oldwood Road Tenbury Wells, (off A4112)	Residential development to provide 72 dwellings accessed from Mistletoe Row and including open space, landscaping and ancillary infrastructure.	Social Rented Housing	7

Malvern Hills Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Tenbury CP	MIG/14/00035/HOU	Land south of Morningside, Tenbury Wells, Worcestershire, WR15 8EW	Construction of 48 dwellings including access, landscaping and associated infrastructure.	Affordable Rented Housing	31
Tenbury CP	MIG/14/00035/HOU	Land south of Morningside, Tenbury Wells, Worcestershire, WR15 8EW	Construction of 48 dwellings including access, landscaping and associated infrastructure.	Intermediate Affordable Housing	17
Upton-upon-Severn CP	MHDC/163/HOU	Woodfield Cottage Lower Hook Upton Upon Severn Worcester WR8 0SP	Notification for Prior Approval for the proposed change of use of an agricultural building to a dwellinghouse.	Open Market	1
Welland CP	MHDC/213/HOU	Land At (Os 7964 4028) Rear Of Cornfield Close Welland	Development of a Rural Exception Site for the erection of 14 dwellings (7 affordable dwellings to be cross-subsidised by 7 market dwellings).	Rural Exception	3
Welland CP	MHDC/213/HOU	Land At (Os 7964 4028) Rear Of Cornfield Close Welland	Development of a Rural Exception Site for the erection of 14 dwellings (7 affordable dwellings to be cross-subsidised by 7 market dwellings).	Rural Exception Intermediate Affordable	2
Welland CP	MHDC/213/HOU	Land At (Os 7964 4028) Rear Of Cornfield Close Welland	Development of a Rural Exception Site for the erection of 14 dwellings (7 affordable dwellings to be cross-subsidised by 7 market dwellings).	Rural Exception Social Rented	4

Malvern Hills Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Welland CP	MIG/10/00948/HOU	Hillcourt Farm Welland Malvern WR13 6NH	Extension of time limit to commence development on application 07/00916/FUL - Conversion of 3 barns to 3 dwellings and reconstruction of cow byre to form garaging.	Open Market	3
Welland CP	MIG/15/00828/HOU	Boundary Cottage Gloucester Road Welland Malvern WR13 6LD	Proposed two storey dwelling	Open Market	1
Welland CP	MIG/17/00048/HOU	Lyndhurst Gloucester Road Welland Malvern WR13 6LD	Variation of condition 2 on planning permission 17/00048/FUL allowed on appeal APP/J1860/W/17/3176866 (Erection of 3 dwellings) to amend design of new dwellings.	Open Market	2
Wichenford CP	MIG/16/01254/HOU	Willow Fields, Willow Road, Martley, Worcester, WR6 6PS	Prior approval of proposed change of use of agricultural building to a dwellinghouse.	Open Market	1
TOTAL					508

Worcester City Housing Completions 2021/22				
Ward	Site Reference	Location	Proposal	Number Completed in 2021/22 Monitoring Year
Arboretum	19/00069/FUL	Land adj. 99 St Georges Lane North, Worcester, WR1 1QS	Construction of 7 no. 1 bedroom apartments with associated parking, cycle, and bin storage.	7
Arboretum	19/00099/FUL 20/00070/FUL	104 Lansdowne Road, Worcester, W3 8JL	Proposed construction of 4 dwellings including parking, landscaping, altered vehicular access and alterations to boundary wall (resubmission of approval P18A0013)	4
Arboretum	19/00458/FUL	Unit 2 Pope Iron Road, Worcester	Demolition of existing industrial building and erection of 8no. Residential dwellings and associated works	8
Battenhall	P16B0575 19/00670/FUL	Mount Battenhall, Battenhall Avenue, Worcester	Demolitions of modern structures, conversion, change of use and new build to create a care community with communal areas and facilities.	21
Battenhall	P18B0289 (P15B0288)	Former NALGO Sports Ground, Battenhall, Worcester, WR5 2BJ	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	7
Bedwardine	P17C0056	Ivy House, 199 Malvern Road, Worcester, WR2 4NW	Erection of a 4 bedroom, 2 storey detached dwelling, located between 195 and 199 Malvern Road	1
Bedwardine	P17C0459	Pitmason Lodge, Malvern road, Worcester, WR2 4LL	Change of use to a single dwelling	1
Bedwardine	P18C0175	Land off Oak View Way, Oak View Way, Worcester	Erection of 175 dwellings, open space and associated infrastructure	72
Cathedral	20/00398/FUL	4 Wheatfield Avenue, WORCESTER, WR5 3HA	Change of detached annex from ancillary accommodation to independent accommodation with independent address	1
Cathedral	20/00936/ful	6 Shaw Street, Worcester, WR1 3QQ	Conversion of existing cellar to form a self contained 1 bedroom apartment	1

Worcester City Housing Completions 2021/22				
Ward	Site Reference	Location	Proposal	Number Completed in 2021/22 Monitoring Year
Cathedral	21/01073/FUL	47 Stanley Road, WORCESTER, WR5 1BB	Retrospective planning permission to change a 3 bedroom house to two 1 bedroom apartments. There are no structural changes and no additions to the existing layout.	1
Cathedral	P15D0546	The Albion 48 Bath Road, Worcester, WR5 3EW	Application for a change of use to Albion Public House with ancillary managers accomodation into 8no. Flats (1 exsisting)	7
Cathedral	P16D0212	38 Lark Hill Road, Worcester, WR5 2EQ	Construction of a semi-detached house with garage, office and bedroom above.	1
Cathedral	P18D0014	57 Diglis Lane, Worcester, WR5 3DQ	Internal subdivision of 8 bedroom HMO to two dwellings	1
Cathedral	P19D0033	3-4 Shaw Street	Internal and external alterations and ground floor extension to form 25 single homeless person apartments	25
Claines	19/00303/FUL	85 Ombersley Road, Worcester, WR3 7BT	Conversion of stables into residential accomodation together with associated external works	1
Claines	19/00925/FUL	Northwick House, 23 Old Northwick Lane, Worcester, WR3 7NB	Convert and extend exsisting outbuilding to form a residential dwelling	1
Claines	P17E0139	2 Old Northwick Lane, Worcester, WR3 7LY	Erection of a detached dwelling	1
Claines	19/01019/FUL	Worcester North Park And Ride John Comyn Drive Worcester WR3 7NS	Proposed 74 bedroom care home with associated landscaping and car parking.	41
Gorse Hill	19/00829/FUL	Former Garages at Tolladine Road, WR4 9NL	Erection of 4no. Houses and 1no. Bungalow together with amenity and parking	5
Nunnery	20/00526/RM	21 Prestwich Avenue, Worcester, WR5 1QF	Application for approval of reserved matters following approval of outline permission P18G0445	1

Worcester City Housing Completions 2021/22				
Ward	Site Reference	Location	Proposal	Number Completed in 2021/22 Monitoring Year
Nunnery	P17G0258	Crown Packaging Site, Perrywood Walk	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)	76
Nunnery	P18G0322	Site of DEFRA - Whittington Road	Erection of 64 dwellings, 71 extra-care living apartments with associated ancillary facilities (Use Class C3), access, car parking, landscaping and associated works	87
Rainbow Hill	p18h0280	112-118 AND 155-161 ROSE AVENUE AND LAND ADJOINING, ROSE AVENUE, TOLLADINE, WORCESTER	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	9
St Johns	P15K0363	GROSVENOR ARMS, 21 HENWICK ROAD, WORCESTER, WR2 5NP	Residential development of a pair of two-bedroomed semi-detached houses with associated rear parking.	2
St Johns	P17K0234	New Bungalow land adj Grovenor Walk, WR2 5BJ	Proposed erection of dwelling on land to rear of New Bungalow, Grosvenor Walk	1
St Johns	P18K0195	Rear of 31 Hopton Street	Erection of 25 dwellings following demolition of existing dwelling and creation of new site access. Diversion of footpath 681.	24
St Stephens	P18M0021	Garage Court, Turrall Street, Worcester, WR3 8AJ	Demolition of existing garages and erection of 2 no. three bedroom houses, with amenity space and carparking	2
Warndon	P17N0594	Land at Cranham Drive	34 affordable dwellings incorporating houses and apartments.	20

Worcester City Housing Completions 2021/22				
Ward	Site Reference	Location	Proposal	Number Completed in 2021/22 Monitoring Year
Warndon	P18Q0226	Land North of Newotwn Road	Erection of 61 dwellings along with associated access, new public open space, landscaping and associated works. Diversion of footpath 660(B)	16
Warndon Parish South	20/00352/FUL	Formerly Tolladine Golf Course, Tolladine Road, Worcester	Proposed residential development to erect 16 residential units for affordable housing.	11
TOTAL				456

Wychavon District Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Abbots Morton	WDC/283/HOU	Barn Adjacent Woodside, Alcester Road, Abbots Morton, WR7 4LY	Notification for Prior Approval for the proposed change of use of an Agricultural building to a Dwellinghouse (Class C3) and for Associated Operational Development	Open Market	1
Ashton under Hill	PAR/04/33/HOU	Former Garden Of Middle Farm Back Lane Ashton Under Hill	Construction of a new dwelling with a detached garage and improved access way.	Open Market	1
Ashton under Hill	WDC/107/HOU	Long Carrant Park, Cheltenham Road, Ashton Under Hill, Evesham, WR11 7QP	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)	Open Market	4
Ashton under Hill	WDC/2/HOU	Doricot, Elmley Road, Ashton Under Hill, Evesham, WR11 7SJ	Residential development consisting of 1no. self-build infill dwelling and detached garage with associated landscaping and access, following part demolition of existing structures	Open Market	1
Aston Somerville	PAR/05/17/HOU	Top Side Broadway Road Aston Somerville Broadway WR12 7JF	Erection of pair of semi detached dwellings on land adjacent 'top side' Broadway Road, Aston Somerville	Open Market	2
Badsey	WDC/329/HOU	Campagna And Son Farm Badsey Fields Lane Badsey Evesham WR11 7EX	Removal of existing greenhouses and erection of live-work unit. (Variation of Condition 2 of planning permission 20/02159/FUL)	Open Market	1
Beckford	PAR/07/42/HOU	Manor Farm Grafton Beckford Tewkesbury GL20 7AT	Conversion of listed and curtilage listed barns to four permanent dwellings; erection of two car port buildings and all associated works.	Open Market	1
Beckford	WDC/268/HOU	Upper Farm Grafton Beckford Tewkesbury GL20 7AT	Full planning application for a Rural Worker's Dwelling to service established farm enterprise	Open Market	1
Beckford	WDC/377/HOU	Byre Cottage Blacksmiths Lane Beckford GL20 7AH	Application for a Lawful Development Certificate for the existing use of the annex as a separate residential dwelling. (retrospective).	Open Market	1
Beckford	WDC/407/HOU	Mullberry Cottage Back Lane Beckford GL20 7AF	Change of use of Building currently used for holiday accommodation to C3 (a) dwelling	Open Market	1

Wychavon District Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Birlingham	PAR/10/21/HOU	The Paddocks, Broadway Road, Birlingham, Pershore, WR10 3AF (known as Paddock Barn).	Prior approval application - change of use of agricultural building to dwellinghouse use and associated operational development.	GPMA - agricultural to C3 dwelling house	1
Bishampton	PAR/11/45/HOU	Elsewhere Broad Lane Bishampton WR10 2LY	Approval of reserved matters including Access, Appearance, Landscaping, Layout, Scale, Precise floor and site levels, screen walling and boundary treatment, bat and bird nesting pursuant to granting of outline planning approval 17/02151/OUT for the erection of two dwellings	Open Market	1
Bricklehampton	WDC/94/HOU	Hall Farm Bricklehampton Pershore WR10 3HQ	Notification for prior approval for a proposed change of use of agricultural building to 3no. dwellinghouses (Class C3) and for associated operational development	Open Market	2
Broadway	PAR/17/135B/HOU	Leedons Residential Park, Childswickham Road, Broadway, Worcestershire WR12 7HB (phase 2 & 3)	Sold to order upto 249 Mobile Homes - permanent residential development Phase 2 & 3 at Leedons Residential Park Broadway and Old Broadway Park (Certificate of Lawful use Existing application 87/01953)	Open Market	37
Broadway	WDC/359/HOU	Land At Junction Of Pennylands Bank And Childswickham Road Broadway	Notification for Prior Approval for the proposed change of use from agricultural building to one dwelling (use class C3) together with associated curtilage land	Open Market	1
Cookhill	PAR/92/98/HOU	2 Westall Court, Holberrow Green, Redditch, B96 6JY	Change of use of building (Unit 2) from offices to residential.	Open Market	1
Cookhill	WDC/173/HOU	69 The Ridgeway, New End, Astwood Bank, Redditch, B96 6NL	Notification for Prior Approval for the proposed change of use of an Agricultural Building to a Dwellinghouse (Class C3) and for Associated Operational Development	Open Market	1
Crothorne	PAR/25/27/HOU	Claverdon Middle Lane Crothorne WR10 3LZ	Application seeking approval for all reserved matters following outline planning permission ref. no. W/16/01709 for new single dwelling.	Open Market	1
Crothorne	WDC/338/HOU	Land Known As Greenacres Brook Lane Crothorne WR10 3LS	Residential development of four 4-bedroom dwellings with detached garages as approved under planning reference W/16/02510/PN - Variation of Condition 2	Open Market	1

Wychavon District Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Defford	WDC/318/HOU	Avonside Upton Road Defford Worcester WR8 9BU	Siting of one mobile home for use as residential accommodation by site manager and one for office use	Open Market	1
Dodderhill	WDC/178/HOU	2 Shaw Lane Stoke Prior Hanbury Bromsgrove B60 4DT	New dwelling to the side of existing end-of-terrace house	Open Market	1
Dodderhill	WDC/251/HOU	The White House Worcester Road Wychbold Droitwich Spa WR9 7PE	Demolish two existing dwellings together with outbuildings and erect 5 no. dwellings.	Open Market	3
Drakes Broughton and Wadborough	PAR/31/78A/HOU	Land Adjacent Langham Worcester Road 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.	Open Market	7
Drakes Broughton and Wadborough	PAR/31/78A/HOU	Land Adjacent Langham Worcester Road 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.	Social Rented Housing	16
Drakes Broughton and Wadborough	PAR/31/79A/HOU	Land Adjacent Glassier Worcester Road 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	Intermediate Affordable Housing	6
Drakes Broughton and Wadborough	PAR/31/79A/HOU	Land Adjacent Glassier Worcester Road 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	Affordable Rented Housing	22

Wychavon District Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Drakes Broughton and Wadborough	PAR/31/79A/HOU	Land Adjacent Glassier Worcester Road 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	Open Market	34
Drakes Broughton and Wadborough	WDC/138/HOU	Land Between 38 And The Old Oak Public House 40 Stonebow Road Drakes Broughton	Erection of a single dwelling with associated car parking and double length garage	Open Market	1
Droitwich Spa	PAR/32/231A/HOU	Land North Of Pulley Lane And Newland Lane Newland Droitwich Spa	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)	Open Market	20
Droitwich Spa	PAR/32/231C/HOU	Land North Of Pulley Lane And Newland Lane Newland Droitwich Spa	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)	Social Rented Housing	18
Droitwich Spa	PAR/32/231D/HOU	Land North Of Pulley Lane And Newland Lane Newland Droitwich Spa	Reserved matters following outline 11/01073 - Phase 2 - 250 dwellings 40 % affordable, 80 Social Rented & 20 Intermediate	Open Market	19
Droitwich Spa	PAR/32/231E/HOU	Land North Of Pulley Lane And Newland Lane Newland Droitwich Spa	Reserved matters following outline 11/01073 - Phase 2 - 250 dwellings 40 % affordable, 80 Social Rented & 20 Intermediate	Social Rented Housing	11
Droitwich Spa	PAR/32/231F/HOU	Land North Of Pulley Lane And Newland Lane Newland Droitwich Spa	Reserved matters following outline 11/01073 - Phase 2 - 250 dwellings 40 % affordable, 80 Social Rented & 20 Intermediate	Intermediate Affordable Housing	2

Wychavon District Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Droitwich Spa	PAR/32/251/HOU	15 Lyttelton Road Droitwich Spa WR9 7AA	Construction of one dwelling	Open Market	1
Droitwich Spa	WDC/217/HOU	Orchard House 2 Victoria Square Droitwich Spa	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.	Open Market	12
Droitwich Spa	WDC/219/HOU	80 Mayflower Road Droitwich Spa WR9 8PZ	Proposed 4 bed detached dwelling	Open Market	1
Droitwich Spa	WDC/234/HOU	Land Rear Of 12 Rose Avenue Rose Close Droitwich Spa	Erection of 2 No. Flats	Open Market	2
Droitwich Spa	WDC/295/HOU	71 Friar Street Droitwich Spa WR9 8EQ	Change of use of office to domestic use with extension & minor internal alterations.	Open Market	1
Droitwich Spa	WDC/32/HOU	22 St Andrews Street Droitwich Spa WR9 8DY	Conversion of ground floor into 2 no A1 Use units with new shopfronts and conversion of first floor into 2 self contained 2 bedroom flats	Open Market	1
Droitwich Spa	WDC/320/HOU	39 Oakleigh Road Droitwich Spa WR9 0RP	Erection of detached bungalow	Open Market	1
Droitwich Spa	WDC/326/HOU	Land North Of Pulley Lane And Newland Lane Newland Droitwich Spa	Application for Approval of Reserved Matters relating to Proposed Care Home of upto 200 units for Older People with Associated Access and Parking and as Part of Approved Local Centre and pursuant to Outline Planning Permission Ref. No. W/11/01073/OU	Unknown	200
Droitwich Spa	WDC/355/HOU	Land Off Woodland Way Droitwich Spa	Erection of 9 dwellings including access and landscaping - access from Woodland Way. (part of SWDP49/2 housing allocation Yew Tree Hill, this part of land was used for storage of building materials during construction of the site, other records are PAR/32/231/HOU a/b/c. the 9 dwellings are in addition to these records).	Open Market	9
Droitwich Spa	WDC/364/HOU	Land Rear Of 6 Steynors Way Droitwich Spa	Erection of 1 no. bungalow and associated car parking. Variation of conditions 2 and 3 of planning permission 19/00575/FUL	Open Market	1

Wychavon District Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Eckington	WDC/313/HOU	Land Rear Of Roman Way And East Of Pershore Road Pershore Road 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	Open Market	10
Eckington	WDC/313/HOU	Land Rear Of Roman Way And East Of Pershore Road Pershore Road 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	Unknown Affordable Tenure Type	8
Evesham	PAR/37/477/HOU	Land Off Offenham Road Evesham	Erection of 33 dwellings, access and associated work. SWDP50/5.	Intermediate Affordable Housing	6
Evesham	PAR/37/477/HOU	Land Off Offenham Road Evesham	Erection of 33 dwellings, access and associated work. SWDP50/5.	Social Rented Housing	2
Evesham	PAR/37/480A/HOU	Land West Of Cheltenham Road Evesham	Application for approval of reserved matters relating to layout, scale, appearance and landscaping (pursuant to outline planning permission reference W/15/02761/OU) for 238 dwellings (Phase 1) & 222 dwellings (Phase 2). SWDP51/1	Intermediate Affordable Housing	9
Evesham	PAR/37/480A/HOU	Land West Of Cheltenham Road Evesham	Application for approval of reserved matters relating to layout, scale, appearance and landscaping (pursuant to outline planning permission reference W/15/02761/OU) for 238 dwellings (Phase 1) & 222 dwellings (Phase 2). SWDP51/1	Open Market	54
Evesham	PAR/37/480A/HOU	Land West Of Cheltenham Road Evesham	Application for approval of reserved matters relating to layout, scale, appearance and landscaping (pursuant to outline planning permission reference W/15/02761/OU) for 238 dwellings (Phase 1) & 222 dwellings (Phase 2). SWDP51/1	Social Rented Housing	29

Wychavon District Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Evesham	PAR/37/481/HOU	Green Gables Business Centre Kings Road 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	Open Market	50
Evesham	PAR/37/494/HOU	11 -13 Bridge Street Evesham Worcestershire WR11 4SQ	Conversion of the 1st and 2nd floors to residential accommodation (8no. apartments) including a second floor rear extension.	Open Market	8
Evesham	PAR/37/503/HOU	29 Cheltenham Road Evesham WR11 1LA	Proposed conversion of existing mews into separate dwelling	Open Market	1
Evesham	WDC/133/HOU	21 Sycamore Avenue Evesham WR11 1YE	Application for approval of reserved matters pursuant to application 18/02709/OUT for demolition of bungalow (21) and construction of 3 new dwellings and access from highway.	Open Market	1
Evesham	WDC/165/HOU	29 Cowl Street Evesham WR11 4PL	Conversion of an office (B1) to a dwelling house (C3). Minor alterations at the rear.	Open Market	1
Evesham	WDC/201/HOU	86 High Street, Evesham, WR11 4EU	Construction of first floor extension over existing single storey extension and refurbishment of retained 3 storey element. Change of use in existing building from class A1 / A2 uses and undetermined use, to A1/A2 use to part of ground floor and C3 use to part of ground floor and upper storeys.	Open Market	1
Evesham	WDC/209/HOU	28 Cowl Street Evesham WR11 4PL	Conversion of a dwelling and Quaker Meeting Children's Room to two flats.	Open Market	1
Evesham	WDC/211/HOU	45 High Street Evesham WR11 4DA	Change of use of part of the rear of the ground floor plus the first floor and second floor to three residential flats.	Open Market	2
Evesham	WDC/239/HOU	Merstow House Residential Home 7 Merstow Place Evesham WR11 4AZ	Change of use from residential home for the elderly to an 8 bed house in Multiple Occupation and two self-contained flats with office space	Open Market	3
Evesham	WDC/276/HOU	Land Off Enstone Way Hampton 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).	Affordable Rented Housing	7

Wychavon District Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Evesham	WDC/276/HOU	Land Off Enstone Way Hampton 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).	Intermediate Affordable Housing	4
Evesham	WDC/276/HOU	Land Off Enstone Way Hampton 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).	Open Market	17
Evesham	WDC/276/HOU	Land Off Enstone Way Hampton 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).	Unknown	28
Evesham	WDC/286/HOU	The Talbot Hotel 74 Port Street Evesham WR11 1AP	Change a 9 bed HMO into a 15 bed HMO (monitored on PAR/37/419/HOU now complete) including the conversion of a store room into a studio flat (studio flat is on this record only).	Open Market	1
Evesham	WDC/296/HOU	Wisdom Hall 12-13 Cowl Street Evesham WR11 4PL	Prior notification for change of use from offices (Class B1(a) to 4 dwellinghouses (Class C3)	Open Market	4
Evesham	WDC/297/HOU	26 High Street Evesham WR11 4HJ	Subdivision of first floor flat into 2no. dwellings and external alterations.	Open Market	1
Evesham	WDC/311/HOU	23-25 Swan Lane Evesham WR11 4PE	Demolition of existing building and erection of 27 affordable dwellings.	Social Rented Housing	27
Evesham	WDC/426/HOU	The Signal House At Evesham Railway Station High Street Evesham WR11 4EJ	Retrospective change of use application from Railway Offices to residential	Open Market	1
Evesham	WDC/456/HOU	26 Mill Street EVESHAM WR11 4PP	Proposed second floor flat and ground floor studio flat at rear of existing salon as approved under planning reference W/15/00333/PN - variation of condition 3. (Retrospective)	Open Market	2

Wychavon District Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Evesham	WDC/69/HOU	Rear Of 1 - 4 Abbots Walk Evesham	Proposed 2 no 2 bedroom dwelling houses	Open Market	2
Great Comberton	WDC/205/HOU	Tibbetts Farm Russell Street Great Comberton Pershore WR10 3DT	Construction of detached three-bed dwelling	Open Market	1
Great Comberton	WDC/246/HOU	Land Off Pershore Road Great Comberton	Creation of a new access and a rural workers dwelling	Open Market	1
Hadzor	WDC/232/HOU	Huntingdrop Cottage Hanbury Road Droitwich Spa WR9 7DY	Development of a live/work unit	Open Market	1
Hanbury	WDC/422/HOU	Green Acres Droitwich Road Hanbury Redditch B96 6RB	Certificate of lawfulness for the existing use of Residential dwelling without conditions imposed by Planning Permission (Ref: DR.249/73) Retrospective	Open Market	1
Hartlebury	WDC/419/HOU	Norchard Farm Norchard Lane Crossway Green Stourport On Severn DY13 9SN	Change use of land to site existing agricultural workers comprising of 34 existing caravans and 4 proposed additional caravans (38 in total, with 28 caravans occupied between February and November inclusive and 10 caravans occupied for 12 months of the year) Retrospective.	Unknown	10
Hill and Moor	WDC/306/HOU	3 Cherry Orchard Road Lower Moor Pershore WR10 2PN	Erection of dwelling and additional vehicle access	Open Market	1
Himbleton	PAR/48/46/HOU	Shell Manor Farm Shell Himbleton Droitwich Spa WR9 7LA	Conversion of traditional grade II listed barn into 4 residential dwellings, including installation of a package treatment plant, and associate works.	Open Market	4
Honeybourne	PAR/51/57/HOU	Honeybourne Village Hall High Street Honeybourne Evesham WR11 7PQ	Demolition of village hall and erection of 2no dwellings.	Open Market	2
Honeybourne	WDC/204/HOU	Land At Perrie Drive Honeybourne	Full planning permission for six dwellings, including 2, 3 and 4 bedroom units (resubmission of application 17/02263/FUL) and the provision of additional car parking and access drives to serve the existing estate	Open Market	6

Wychavon District Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Inkberrow	WDC/223/HOU	Bouts Corner Farm Bouts Lane Holberrow Green Inkberrow Worcester B96 6JX	Notification for Prior Approval for the proposed change of use of an Agricultural Building to a dwellinghouse (one dwellinghouse) and associated operational development	Open Market	1
North and Middle Littleton	WDC/327/HOU	29-38 Manor Road 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.	Social Rented Housing	11
North and Middle Littleton	WDC/389/HOU	Garages At Manor Road Middle Littleton	Site clearance and construction of two bungalows for affordable rent	Affordable Rented Housing	2
North Claines	PAR/61/128/HOU	Land Adjacent British Telecom Dilmore Lane Fernhill Heath	The erection of 4no detached dwellings, with associated parking and landscaping with access from Dilmore Lane.	Open Market	1
North Claines	WDC/120/HOU	Bull Inn 152 Droitwich Road Fernhill Heath Worcester WR3 8RS	4 No. one bed roomed apartments and 1 No. 2 bed roomed apartment with access drive, parking areas and amenity space. Variation of condition 2 of planning permission 18/01975/FUL	Open Market	5
North Claines	WDC/151/HOU	Land Between Sling Lane & The Old Drive Droitwich Road Fernhill Heath	Erection of 40 dwellings, a new access and other associated infrastructure. (NP allocation).	Open Market	6
North Claines	WDC/322/HOU	Sunnyside 49 Station Road Fernhill Heath Worcester WR3 7UJ	New 3 bed bungalow on land to the rear of 49 Station Road with detached garage	Open Market	1
Norton and Lenchwick	PAR/63/45/HOU	Ashmore Farm Evesham Road Norton Evesham WR11 4TL	2 new houses, conversion of double garage to a detached dwelling with double garage. Barn to be converted to ancillary storage building instead of 2 dwellings and remain curtilage of Ashmore Farm. Amendments to planning approval 19/00564/FUL.	Open Market	3
Oddingley	PAR/48/44/HOU	Fir Tree Inn Trench Lane Oddingley Droitwich Spa WR9 7JX	Demolition of part of public house & restaurant, installation of flood defences and erection of two semi-detached dwellings	Open Market	2

Wychavon District Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Offenham	WDC/385/HOU	61 Myatt Road Offenham Evesham WR11 8SB	Erection of a single storey dwelling together with parking and new vehicular access.	Open Market	1
Ombersley	PAR/67/174/HOU	Uttbridge House Woodhall Lane Ombersley Droitwich Spa WR9 0EQ	Three detached houses, one detached garage and associated access drive	Open Market	3
Ombersley	PAR/67/187/HOU	Owl Hill Farm Comhampton Lane Dunhampton Ombersley Stourport On Severn DY13 9ST	Conversion of barn to dwelling, conversion and extension of single storey extension to barn (amendments to planning permission ref 19/02119/FUL)	Open Market	1
Ombersley	PAR/67/202A/HOU	Land Off Main Road Ombersley (Racks Lane off A4133)	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.	Social Rented Housing	6
Ombersley	WDC/193/HOU	Northwood House Main Road Ombersley Droitwich Spa WR9 0DP	Construction of detached dwelling. Amended design to dwelling approved under application W/06/00182/PN (Variation of condition 7 Ref. 19/01650/FUL)	Open Market	1
Ombersley	WDC/253/HOU	Hedleys Barn Chatley Lane Chatley Hawford Droitwich WR9 0AP	Notification for Prior Approval for the proposed change of use of an Agricultural Building to a dwellinghouse and for associated operational development.	Open Market	1
Ombersley	WDC/410/HOU	Glebe Fields Doverdale Lane Dunhampton DROITWICH SPA DY13 9SW	Proposed conversion from outbuilding/garage into dwelling.	Open Market	1
Ombersley	WDC/423/HOU	Bishford House (proposed dwelling now known as The Hideaway) Chatley Lane Chatley Droitwich Spa WR9 0AP	Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3), and for Associated Operational Development.	Open Market	1

Wychavon District Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Pebworth	PAR/69/61A/HOU	Land Adjacent to, Sims Metals UK (South West) Limited Long Marston Pebworth (next to Lower Clopton nr Mickleton)	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). (Past Simms Metals then turn left at junction & carry on until you see the site on the lhs also off rab on B4632 at junction of Tailors Lane leading to Upper Quinton)	Open Market	30
Pebworth	PAR/69/61A/HOU	Land Adjacent to, Sims Metals UK (South West) Limited Long Marston Pebworth (next to Lower Clopton nr Mickleton)	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). (Past Simms Metals then turn left at junction & carry on until you see the site on the lhs also off rab on B4632 at junction of Tailors Lane leading to Upper Quinton)	Social Rented Housing	13
Pershore	PAR/71/185A/HOU	Land To The West Of Station Road Including Land To The North And West Of The Ford House Station Road Pershore	Full planning application for the erection of 196 dwellings accessed off Station Road, public open space, drainage and associated works. SWDP47/1	Open Market	4
Pershore	PAR/71/211/HOU	8 Mill Lane Close Pershore WR10 1PP	Subdivision of garden and erection of one dwelling. Outline with details of layout and scale to be agreed.	Open Market	1
Pershore	WDC/183/HOU	18 Bridge Street, Pershore, WR10 1AT	Internal changes & conversion of commercial accommodation to residential accommodation	Open Market	1
Pershore	WDC/228/HOU	Land At Allesborough Farm Allesborough Hill Pershore	Erection of 1 infill dwelling	Open Market	1
Pershore	WDC/93/HOU	Allesborough Farm, Allesborough Hill, Pershore, WR10 2AB	Demolition of existing modern farm buildings, removal of hardstanding and erection of 27no dwellings with associated landscaping enhancements.	Open Market	4

Wychavon District Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Pershore	WDC/93/HOU	Allesborough Farm, Allesborough Hill, Pershore, WR10 2AB	Demolition of existing modern farm buildings, removal of hardstanding and erection of 27no dwellings with associated landscaping enhancements.	Social Rented Housing	4
Pinvin	WDC/381/HOU	Land Between North End And Amajen House Upton Snodsbury Road Pinvin	Erection of 34 affordable homes	Affordable Rented Housing	2
Pinvin	WDC/381/HOU	Land Between North End And Amajen House Upton Snodsbury Road Pinvin	Erection of 34 affordable homes	Intermediate Affordable Housing	2
Pirton	WDC/171/HOU	Kites Farm Worcester Road Pirton WR8 9EG	Application for reserved matters approval for appearance, Landscaping, Layout, Scale pursuant to outline approval 19/01200/OUT for a permanent agricultural managers dwelling	Open Market	1
Salwarpe	PAR/75/21A/HOU	Land Between Roman Way And Copcut Lane 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. (Variation of condition 3 - Ref. 19/00948/RM).	Open Market	43
Salwarpe	PAR/75/21A/HOU	Land Between Roman Way And Copcut Lane 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. (Variation of condition 3 - Ref. 19/00948/RM).	Unknown Affordable Tenure Type	27

Wychavon District Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Salwarpe	PAR75/21L/H OU	Land Between Roman Way And Copcut Lane Salwarpe	Reserved Matters approval for access, appearance, landscaping, layout and scale for the erection of 59 dwellings (Phase 6) pursuant to outline application W/14/02829/OU - Variation of condition 6 of planning approval W/10/02896/OU (Mixed use development with all matters reserved except access to provide 740 residential units (C3) now providing 674 C3 units and no care home facility, employment premises (B1), local centre (A1, A3, A4 & A5) . SWDP49/1	Affordable Rented Housing	6
Salwarpe	PAR75/21L/H OU	Land Between Roman Way And Copcut Lane Salwarpe	Reserved Matters approval for access, appearance, landscaping, layout and scale for the erection of 59 dwellings (Phase 6) pursuant to outline application W/14/02829/OU - Variation of condition 6 of planning approval W/10/02896/OU (Mixed use development with all matters reserved except access to provide 740 residential units (C3) now providing 674 C3 units and no care home facility, employment premises (B1), local centre (A1, A3, A4 & A5) . SWDP49/1	Intermediate Affordable Housing	2
Salwarpe	PAR75/21L/H OU	Land Between Roman Way And Copcut Lane Salwarpe	Reserved Matters approval for access, appearance, landscaping, layout and scale for the erection of 59 dwellings (Phase 6) pursuant to outline application W/14/02829/OU - Variation of condition 6 of planning approval W/10/02896/OU (Mixed use development with all matters reserved except access to provide 740 residential units (C3) now providing 674 C3 units and no care home facility, employment premises (B1), local centre (A1, A3, A4 & A5) . SWDP49/1	Open Market	7
South Lenches	PAR/21/60/HO U	Brookfields Abbots Lench Rous Lench Evesham WR11 4UP	Conversion of an agricultural building to form two dwelling houses including the demolition of buildings to create a garden and parking area.	Open Market	2

Wychavon District Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
South Lenches	PAR/21/61/HOU	Brookfields Farm Ab Lench Road Abbots Lench Church Lench WR11 4UP	Notification for Prior Approval for the proposed change of use of an agricultural building into 3 dwelling houses	Open Market	3
South Littleton	WDC/170/HOU	Land At Norval Road South Littleton	Erection of a 2 storey, detached two bedroomed dwelling.	Open Market	1
South Littleton	WDC/380/HOU	Walworth Shinehill Lane South Littleton Evesham WR11 8TP	Demolition of dwelling (Walworth) and erection of 24 affordable dwellings and associated earthworks to facilitate surface water drainage, landscaping, car parking and other ancillary works	Affordable Rented Housing	3
Stock and Bradley	PAR/79/28/HOU	Willow Cottage Droitwich Road Bradley Green Redditch B96 6QU	Application for prior approval for a proposed change of use of agricultural building to a dwelling house (Class C3) and for associated operational development.	Open Market	1
Stock and Bradley	PAR/79/29/HOU	Church Farm Church Road Bradley Green Redditch B96 6SN	Application for reserved matters seeking approval for Appearance, Landscaping, Layout & Scale of live/work unit following planning permission (allowed at appeal) reference W/16/02419/OU.	Open Market	1
Stock and Bradley	WDC/157/HOU	Bird In Hand Stockwood Inkberrow Redditch B96 6SX	Application for a Lawful Development Certificate for an existing use - implementation of planning approval 15/01462/CU - Change of Use of public house (use class A3) to residential use class C3, change of use of storage building to use class C3	Open Market	1
Stock and Bradley	WDC/225/HOU	Land Rear Of Pool House Farm Stock Green B96	Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwelling House (Class C3) and for Associated Operational Development	Open Market	1
Stoulton	WDC/131/HOU	Merrimans Cottage Frogger Lane Stoulton Worcester WR7 4RQ	Erection of three bedroom, detached dwelling.	Open Market	1
Tibberton	WDC/77/HOU	Land at (OS 9057 5802) Annflo Foredraught Lane Tibberton	New dwelling (amendment to 19/02312/FUL).	Open Market	1

Wychavon District Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Upton Snodsbury	WDC/379/HOU	Land To The Rear Of Woodview Garage And Woodview Cottage Worcester Road Upton Snodsbury	Application for full planning permission to construct 13 residential units with associated estate road and open space. Phase 2 part of SWDP60/28, see also WDC/89/HOU for Phase 1, 8 dwellings net.	Intermediate Affordable Housing	2
Upton Snodsbury	WDC/379/HOU	Land To The Rear Of Woodview Garage And Woodview Cottage Worcester Road Upton Snodsbury	Application for full planning permission to construct 13 residential units with associated estate road and open space. Phase 2 part of SWDP60/28, see also WDC/89/HOU for Phase 1, 8 dwellings net.	Open Market	2
Upton Snodsbury	WDC/379/HOU	Land To The Rear Of Woodview Garage And Woodview Cottage Worcester Road Upton Snodsbury	Application for full planning permission to construct 13 residential units with associated estate road and open space. Phase 2 part of SWDP60/28, see also WDC/89/HOU for Phase 1, 8 dwellings net.	Social Rented Housing	1
Upton Snodsbury	WDC/89/HOU	Woodview Cottage And Woodview Garage Worcester Road Upton Snodsbury	Phase 1 of SWDP60/28 - Demolition of redundant vehicle garage and petrol station together with existing dwelling and the erection of 9 No. dwellings on land at woodview cottage, upton snodsbury, with new vehicular access.	Open Market	8
Upton Warren	WDC/140/HOU	Buildings at Risingbridge Farm Berry Lane Upton Warren Bromsgrove B61 9EN	Notification for Prior Approval for a proposed change of use of agricultural building to 5 dwellinghouses (Class C3) and for associated operational development.	Open Market	1
Upton Warren	WDC/208/HOU	Manor House Nursery Rectory Lane Upton Warren Bromsgrove B61 7EL	Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwelling and associated operational development.	Open Market	1
Whittington	PAR/88/25/HOU	Pond Farm, Church Lane, Whittington, Worcester, WR5 2RD	Conversion of existing building to two dwellings	Open Market	2
Whittington	PAR/88/26/HOU	Land & Buildings On Church Lane Whittington	Conversion of buildings to 3no. dwellings and associated car ports, together with demolition of existing outbuildings and associated change of use of land to residential	Open Market	3

Wychavon District Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Whittington	PAR/88/26A/H OU	Land Rear Of Hill House, Swinesherd Lane, Spetchley	Application for Reserved Matters approval for the construction of 96 dwellings (Phase 3A) and associated infrastructure, pursuant to Outline Planning Permission 15/01514/OU.	Affordable Rented Housing	2
Whittington	PAR/88/26A/H OU	Land Rear Of Hill House, Swinesherd Lane, Spetchley	Application for Reserved Matters approval for the construction of 96 dwellings (Phase 3A) and associated infrastructure, pursuant to Outline Planning Permission 15/01514/OU.	Intermediate Affordable Housing	2
Whittington	PAR/88/26A/H OU	Land Rear Of Hill House, Swinesherd Lane, Spetchley	Application for Reserved Matters approval for the construction of 96 dwellings (Phase 3A) and associated infrastructure, pursuant to Outline Planning Permission 15/01514/OU.	Open Market	8
Whittington	PAR/88/26G/H OU	Land Rear Of Hill House, Swinesherd Lane, Spetchley	Reserved matters application for the erection of 113 dwellings and associated infrastructure in accordance with outline planning application W/15/01514/OU. Phase 2	Open Market	24
Whittington	PAR/88/26H/H OU	Land Rear Of Hill House, Swinesherd Lane, Spetchley	Reserved matters application for the erection of 113 dwellings and associated infrastructure in accordance with outline planning application W/15/01514/OU. Phase 2	Affordable Rented Housing	9
Whittington	PAR/88/26I/H OU	Land Rear Of Hill House, Swinesherd Lane, Spetchley	Reserved matters application for the erection of 113 dwellings and associated infrastructure in accordance with outline planning application W/15/01514/OU. Phase 2	Intermediate Affordable Housing	5
Whittington	WDC/323/HOU	Land at Church Lane Whittington	Erection of 2 No. Dwellings, improvement to access existing & 1 new access	Open Market	2
Whittington	WDC/99/HOU	No 1 Church View Barns Pond Farm Church Lane Whittington Worcester WR5 2RQ	Application for prior approval of proposed change of use of agricultural building to residential - variation of condition 1 of prior approval 18/02009/GPDQ	Open Market	1

Wychavon District Housing Completions 2021/22					
Parish	Site Number	Location	Proposal	Tenure Type	Number Completed in 2021/22 Monitoring Year
Wick	WDC/164/HOU	Endon Lodge Evesham Road Wick Pershore WR10 3JS Electric Gates, locked access.	Subdivision of existing dwelling through conversion of existing detached garage building to form two individual residential units.	Open Market	1
Wick	WDC/194/HOU	Glenmore Farm Cooks Hill Wick Pershore WR10 3PA	Notification for prior approval for a proposed change of use of agricultural building to 3no. dwelling houses (Class C3) and for associated operational development. Barns 3, 4 & 5 on block plan.	Open Market	3
				TOTAL	1044

Appendix 2- Deliverability Questionnaire

Site Deliverability Information Request, July

Site Name/Planning application number:	
Settlement (name of town/village):	
Name of Agent/Promoter/Developer if applicable:	
Name of housebuilder(s) (please state if no housebuilder on board at this stage).	
Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Site available now / Site available in _____ years/ months
Are you aware of any abnormal/extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Yes / No / Unknown Please state if yes.
Are there are any viability issues or site specific constraints with the development of the site and if so, what are they?	Yes / No / Don't know Please state if yes.
When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	Month: Year:
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 (1 April to 31 March)?	2022-23: 2023-24: 2024-25: 2025-26: 2026-27: Total 2022-27:

Appendix 3 – Deliverability Questionnaire Responses

Site Name	Settlement (name of town/village)	Planning application number	SWDP Ref	Name of Agent / Promoter / Developer if applicable	Name of housebuilder(s) (please state if no developer on board at this stage)	Is the site available now e.g. are there no current long term occupiers on the land i.e. more than 2 years?	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? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	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)?					Date of update	Commentary	Number Assumed for 5 year land supply calculation in planning permissions not started	
											2022-23	2023-24	2024-25	2025-26	2026-27				Total completions 2022-27
Milestone Ground, Station Road, Broadway	Broadway	PAR/17/147/HOU	SWDP59/19	N/A	Not under contract with any developer	Site available now	No	No	March 2024	1			60	55		115	06/07/2022		
Worcestershire Hunt Kennels, Kennels Lane, Fernhill Heath	Fernhill Heath	PAR/61-130A/HOU 14/00308/FUL		N/A	David Wilson Homes	Site available in more than 2 years	No	No	Unknown at this stage	1						0	07/07/2022		
Land Off, Stratford Road, Honeybourne, WR11 7PP	Honeybourne	20/01124/OUT & 21/00816/RM	WDC/336/HOU	Owl Homes Ltd	Owl Homes Ltd	Site available now	No	No	July 2022	1	12	48				60	20/07/2022		
Land South Of Village Street, Harvington (Sales name Orchard Walk)	Harvington	20/00501/OUT & 21/02049/RM	WDC/345/HOU	Lioncourt Homes Ltd	Lioncourt Homes Ltd	Site available now	No	No	March 2022	One housebuilder, 40% of the units to be handed to an RP	16	19				35	07/07/2022		
4 Avon Street, Evesham, WR11 4LQ	Evesham	21/00686/FUL	WDC/409/HOU	Stansgate	No developer on board	Site available now	No	Yes, potentially the S106 payment	2023	1		23				23	06/07/2022		
Land At, Almonry Close, Pershore	Pershore	20/02517/FUL	WDC/449/HOU	Rooftop Housing Association Ltd	Rooftop Housing Association Ltd	Site available now	No	Yes - Onerous pre-start planning conditions requiring discharge	September 2022	1			54			54 (18 net)	08/07/2022	Demolition of 1-35 Almonry close (34 dwellings) and 11 and 12 Betjeman close (2 dwellings) erection of 54 dwellings, resulting in a net of 18 dwellings built.	
Pear Tree Fields - Land North of Taylors Lane and South of Broomhall Way (A4440)	Kempsey	19/01803/RM & 21/00539/RM	MHDC/114/HOU	Agent - Planning Prospects Developer - St Modwen Homes	St Modwen homes	Site available now	No	No	Phase H1 Complete; Phase H2a commenced May 2022; Phase H2b anticipated to commence July 2024	1	45	44	50	50	30	219	06/07/2022	255 dwellings, (255-19/01803/RM 36 dwellings phase H1 & -21/00539/RM 89 dwellings decision date 17/05/22 (21/00539/RM yet to update database as decision date beyond 31/03/22) = 130 remaining on outline post 01/04/22. SWDP45/1. (N.B 36 dwellings phase H1 now complete).	
Land At (OS 8205 5395), Claphill Lane, Rushwick	Rushwick	22/00776/RM	MHDC/233/HOU	Agent -Planning Prospects; Developer - Lioncourt Homes	Lioncourt Homes	Site available now	No	Yes, potential archaeological constraints which could impact on timescales for securing detailed Reserved Matters approval.	Summer 2023	1			28	40	40	108	08/07/2022	12 remaining on site expected in 2027-28	
Hopfields, South Worcester	Worcester	13/00656/OUT & 17/00119	SWDP 45/1 MHDC/2/WWH	Welbeck Strategic Land LLP	No housebuilder on board this sage	Site available now	Yes, several items of strategic infrastructure need to be delivered for the initial housing	No	December 2023	Likely 2 housebuilders, 2 RPs			80	160	131	371	13/07/2022		

							parcels to come forward including the spine road and strategic storm water sewer.												
Lower-Level Car Park, Victoria Road, Malvern	Malvern		SWDP52s MHDC/5/HOU	Malvern Hills District Council														05/07/2022	No plans to bring this site forward anytime soon
Land at (Os8202 5595 West of Worcester), North of Oldbury Road and South of Martley Road, Lower Broadheath	Lower Broadheath	16/01168/OUT Phase 1 21/01584/RM	Part of SWDP 45/2 MHDC/7/WWH MHDC/3/WWH	Bloor Homes (Western) Ltd.	Bloor Homes (Western) Ltd.	Site available now	No	No	April 2022	1	2	80	80	80	80	322		18/07/2022	Outline planning permission ref. 16/01168/OUT for up to 1,400 dwellings. Reserved matters approval ref. 21/01584/RM for first phase comprising 216 dwellings
Land North of Oldbury Road, Worcester	Worcester	16/01545/OUT	MHDC/8/WWH	University of Worcester	University of Worcester	Sie available now												11/07/2022	<p>The proposal comprises student accommodation (up to 1,540 bedrooms) within C2 use class, to be brought forward by the University of Worcester. Notwithstanding there is currently no anticipated start or completion date, PPG (Reference ID: 68-034-20190722) is clear that any contribution made by purpose-built student accommodation to the Council's 5YHLS must be based on:</p> <ul style="list-style-type: none"> the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation. This will need to be applied to both communal establishments and to multi bedroom self-contained student flats. Several units of purpose-built student accommodation may be needed to replace a house which may have accommodated several students. Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published census data, and take steps to avoid double-counting.

Land at the Haven, Oldwood Road, Tenbury Wells	Tenbury Wells		SWDP57/2 MHDC/9/HOU	TBC	None confirmed - 3 interested parties currently	Site available now	No	No	May 2024	1		48				48	05/08/2022	
Land at (OS5959 6719)	Tenbury Wells	18/01389/OUT	MHDC/11/HOU	Merlin Developments	Lioncourt Homes	Site available now	Potential access issues	Change in highways requirement may result in issues at access	June 2023	1		5	15	15		35	11/07/2022	The family are in the process of selling the field for development however there are a number of issues that are frustrating this process - specifically access to and from the site during the construction phase (proposed haul road over adjacent land) and the width of the access off the Oaklands. When the outline permission was granted assurance was provided that the entrance was wide enough - since that time i believe the requirements have changed - which may lead to the site being "undevelopable". We are working through this with the developer and trying to understand better the options available to us.
Land At (Os 8202 5595 West Of Worcester), Martley Road, Lower Broadheath	Lower Broadheath	15/01419/OUT; 21/00709/RM; 21/00912/RM	SWDP45/2 MHDC/140/HOU	Taylor Wimpey	Taylor Wimpey	Site available now	No	No	May 2022	2	23	68	91	70	61	313	07/07/2022	21/00709/RM 439 dwellings Redrow & 21/00912/RM 483 dwellings Taylor Wimpey
			MHDC/8/HOU	RPS														As the s106 and decision notice is yet to be issued, they are unable to provide a response on delivery timescales going forward
		PAR/37/479/HOU																Turley are now acting as agent since Taylor Wimpey took on the delivery of the site last year after outline consent was granted.
Boxing Club, Kidderminster road	Droitwich	PAR/32/241/HOU	SWDP48/2			Site available in 4+ years	No	Yes - Ownership is holding back redevelopment	4+ years							0		If landownership is resolved quickly, then houses may come forward more quickly.
Willow court, Westwood Road	Droitwich	PAR/32/129B/HOU	SWDP48/5			Site available now	Yes - Restoration, external funding is not restored	Yes -the building	September 2022	1			6			6		
Acre Lane, Droitwich	Droitwich	PAR/32/243/HOU	SWDP48/4					Currently let to Scouts and Guides										
Canal Basin (Netherwich)	Droitwich	PAR/32/163A/HOU	SWDP46/6			Site available in 4+ ears	No	Land ownership issues are holding back the redevelopment as not all in one ownership, relocation of tyre company	4+ years									If landownership is resolved quickly, then houses may come forward more quickly.

Appendix 4 - 2021/2022 Housing Commitments

	No. UC	Total No. NS	No. NS to include in 5YHLS without 5%lapse	No. NS to include in 5YHLS with 5% lapse	No. NS to discount from 5YHLS calculation
Malvern Hills	475	3223	1501	121	1601
Worcester	359	988	538	191	259
Wychavon	591	1662	916	244	502
SWCs Total	1425	5873	2955	556	2362

There are a total of 12 dwellings on UC sites which have been confirmed as not being expected to come forward within the next 5 years. 1 dwelling within WDC and 11 within WCC. Therefore, in the SWCs 5YHLS calculation, there will be **1,413** dwellings noted as being UC, in the WCC 5YHLS calculation, **348** dwellings will be noted as UC, and in the WDC 5YHLS calculation, **540** dwellings will be noted as UC.

Key	
	Site will not be subject to 5% lapse rate
	Site will be subject to 5% lapse rate
	Site is discounted

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Abberley CP	14/00717	MIG/14/00717/HOU	Manchester House, The Common, Abberley, Worcester, WR6 6AY	Reserved Matters application following appeal on Outline 10/00554/OUT for four new houses	Small windfall (HLA only)	3	1	Included in 5YHLS calculation
Abberley CP	14/01122 & 19/00674/RM	MIG/14/01122/HOU	Land At (OS 7450 6737), The Common, Abberley	Residential development of 25 dwellings, including 10 affordable units, with public open space, a vehicular and pedestrian access point and associated landscaping.	Previously allocated large	0	16	Site is under construction. It is expected to be completed within 5 years.
Abberley CP	16/00816/OUT & 19/00451	MHDC/15/HOU	Land At Walshes Farm, Clows Top Road, Abberley, Worcestershire,	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	Previously allocated large	4	11	There were 11 completions this monitoring year, it is therefore highly likely that the sites will be completed next monitoring year.
Abberley CP	20/01543/OU	MHDC/230/HOU	33 The Village, Abberley, WR6 6BN	Proposed change of use for existing ancillary outbuilding to form new dwelling	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Abberley CP	21/00193/GPDQ	MHDC/244/HOU	Barn at (OS 7323 6785), Studd Lane, Abberley	Notification for Prior Approval for the proposed change of use of an Agricultural Building to a dwelling house	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Abberley CP	21/01371/G PDQ	MHDC/231/H OU	Beehive Farm, Suffolk Lane, Abberley, WR6 6BG	Notification for prior approval for the proposed change of use of an agricultural building to a dwelling house, and for building operations reasonably necessary for the conversion.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Alfrick CP	14/00894 & 17/00598/R M	MIG/14/00894/HOU	Land At (Os 7504 5325), Clay Green Farm, Folly Road, 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).	Large windfall (HLA only)	0	10	Site is under construction. It is expected to be completed within 5 years.
Alfrick CP	18/01410/F UL	MHDC/113/H OU	2 Church Cottages, Alfrick, Worcester, WR6 5HH	Detached dwelling and shared access and parking with no 2 Church Cottage	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Astley and Dunley CP	17/01710/F UL	MHDC/162/H OU	Land At (Os 8006 6934), Astley Cross	Erection of 57 Dwellings, New Access on to Pearl Lane, Sustainable Drainage Scheme, Open Space and Landscaping and Associated Works	Previously allocated large	32	25	It is anticipated that this site will be built out in the next few years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Astley and Dunley CP	20/00077/F UL	MHDC/174/H OU	Land at (OS 7995 6859), Astley	Erection of a work / Live unit	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Bayton CP	19/00033/G PDP	MHDC/87/HO U	The Work Shop, Beach Hay, Bayton, Kidderminster, DY14 9NF	Notification for Prior Approval for Change of Use from Storage or Distribution Buildings (B8) and any land within its curtilage to dwelling house (C3)	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Bayton CP	19/00090/G PDQ	MHDC/92/HO U	Teddon Manor Farm, Clows Top, Kidderminster, DY14 9NQ, , May not be able to gain access!	Notification for Prior Approval for the proposed change of use of an Agricultural Building to 1no dwelling house.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Bayton CP	21/01047/F UL	MHDC/241/H OU	Common Farm, Clows Top, Kidderminster, DY14 9NY	Replacement of Temporary Agricultural Worker's Dwelling with a Permanent Agricultural Worker's Dwelling.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Bayton CP	21/01140/F UL	MHDC/227/H OU	Church House, Bayton, Kidderminster, DY14 9LP	Conversion and adaptation of existing Dutch Barn into a Live-Work Unit comprising commercial Class B1/B8 use on the ground floor and a 2 bedroom residential unit on the first floor, with ancillary car parking.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Berrow CP	19/01289/FUL	MHDC/175/HOU	Whiting Ash Farm, Berrow, Malvern, WR13 6AY	Conversion of redundant farm building to a single dwelling house.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Bockleton CP	21/01206/GPDQ	MHDC/226/HOU	Building At (Os 5782 6246), Bockleton	Notification for prior approval for the proposed change of use of agricultural building to dwelling house.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Bockleton CP	18/01582/FUL	MHDC/237/HOU	Birchley Farm Court, Bockleton Road, Oldwood	Conversion of redundant traditional farm buildings to 3 open market dwellings		3	0	Site is likely to come forward in the next 5 years
Bransford CP	15/00554 & 19/00369/FUL	MIG/15/00554/HOU	Land at (OS 7925 5280), Leigh, WR6 5LD, , NB site adjacent 'Bransford Acre' on, Leigh main road, opposite road called, Old Rectory Gardens	2 No. dwellings including detached garages (amendments to permission 15/00554/FUL)	Small windfall (HLA only)	1	1	Included in 5YHLS calculation
Bushley CP	21/00966/GPDQ	MHDC/219/HOU	Wood Street Farm Bungalow, Wood Street, Bushley, Tewkesbury, GL20 6JA	Notification for Prior Approval for the proposed Change of Use of an agricultural building to a dwelling house, and for building operations reasonably necessary for the conversion.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Castlemorton CP	17/00772 & 19/01604/FUL	MIG/17/00772/HOU	Pewtrice Farm, Castlemorton, Malvern, WR13 6LT	Amended design of conversion of agricultural barns to form a single dwelling house permitted under application 17/00772/FUL	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Castlemorton CP	20/00541/GPDQ	MHDC/172/HOU	Thoulds, Church Road, Castlemorton, Malvern, WR13 6BH	Notification for Prior Approval of Proposed Change of Use of Agricultural Building to a Dwelling house (Use Class C3) and for Associated Operational Development.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Castlemorton CP	21/00391/FUL	MHDC/221/HOU	The Old Dairy, Church Road, Castlemorton, Malvern, WR13 6BQ	Conversion and extension of Barn B to a dwelling, demolition of Barn C and part of Barn B and associated landscaping	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Clifton upon Teme CP	09/01236	MIG/09/01236/HOU	1 Manor Road, Clifton Upon Teme, Worcester, WR6 6EA	Erection of dwelling	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Clifton upon Teme CP	13/01327	MIG/13/01327/HOU	Church House Farm, Church Road, Clifton Upon Teme, Worcester, WR6 6DJ	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	Previously allocated large	15	2	It is expected that 5 dwellings per annum will be completed from next monitoring year onwards until the site is completed
Clifton upon Teme CP	18/01515/FUL	MHDC/16/HOU	Revised Layout For Development At, Hope Meadow Drive, Clifton Upon Teme, (Next to Hope End WR6 6DN - on A443 look for green raught iron fence!)	Erection of 23 new dwellings, associated infrastructure and landscaping.	Previously allocated large	0	22	Site is under construction. It is expected to be completed within 5 years.
Cotheridge CP	16/01549/FUL	MIG/16/01549/HOU	Upper Lightwood Farm, Broadheath Common, Lower Broadheath, Worcestershire, WR2 6RL	Conversion of barn into one bed dwelling	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Earl's Croome CP	11/00427	MIG/11/00427/HOU	Bluebell Farm, Pershore Road, Earls Croome, Worcester, WR8 9DJ	Proposed conversion of stables to create 3 residential units	Small windfall (HLA only)	0	3	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Eldersfield CP	20/00786/FUL	MHDC/187/HOU	Gunnions Farm, Eldersfield, Gloucester, GL19 4PP	Construction of Agricultural Workers dwelling to replace static home granted under reference 17/01789/FUL.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Eldersfield CP	20/00910/GPDQ	MHDC/211/HOU	Land At (Os 7957 3116), Eldersfield	Notification for prior approval for the proposed change of use of an agricultural building to a dwelling house	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Eldersfield CP	20/01915/FUL	MHDC/206/HOU	Downend Farm, Long Green, Forthampton, Gloucester, GL19 4QJ	Sub-division of farmhouse, conversion of outbuildings, byre and barns, to provide 5 residential units. Close main access to vehicles and re-use as public footpath. New vehicular access on south west of site. (Variation of condition 2 of planning permission 12/01566/FUL).	Small windfall (HLA only)	4	0	Site is expected to be completed within the next 5 years
Great Witley CP	18/00861/FUL	MHDC/106/HOU	Orchard Farm, Worcester Road, Great Witley, Worcester, WR6 6HU	Change of use of agricultural building to live/work unit.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Grimley CP	17/00114 & 18/004488/FUL	MIG/17/00114/HOU	Holywards Farm, Moseley Road, Hallow	Conversion of existing barn and proposed link extension to create 5 bed dwelling with associated parking and amenity space	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Grimley CP	19/00559/G PDP & 21/01932/FUL	MHDC/108/HOU	Moseley Farm, Moseley Road, Hallow, Worcester, WR2 6NL	Operational development to facilitate the change of use of a storage building to a dwelling house following the granting of prior approval reference 19/00559/GPDR.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Grimley CP	19/01656/G PDQ & 21/01165/FUL	MHDC/146/HOU	Moseley Farm, Barn At (Os 8119 5944), Moseley Road, Hallow, WR2 6NL	Replacement of existing garage and workshop buildings with new detached outbuilding for the use of Moseley Farmhouse and change of use of land from agricultural use to domestic garden for 3 no. dwellings subject to prior approval permissions references 19/01656/GPDQ and 19/01657/GPDQ (1 dwelling on MHDC/146/HOU & the other 2 dwellings on MHDC/144/HOU)	Small windfall (HLA only)	0	3	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Grimley CP	20/01345/G PDQ	MHDC/190/H OU	Barn At (Os 8116 5948), Moseley Farm, Moseley Road, Hallow	Notification for prior approval for the proposed change of use of an agricultural building to one dwelling house (Class C3) and associated operational development	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Hallow CP	21/01268/F UL	MHDC/252/H OU	Land At (Os 8280 5865), Greenhill Lane, Hallow	Erection of 55 dwellings and associated works. NP allocation.	Large site	34	21	It is anticipated that this site will be built out in the next few years.
Hanley Castle CP	17/00550/F UL & 18/00814	MHDC/78/HO U	Albion Lodge Retirement Home, Hanley Swan, WR8 0DN	A hybrid application comprised of a detailed full planning application for the erection of 16 extra-care apartments and an Reserved Matters planning application for the erection of 24 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.	Large windfall (HLA only)	22	0	2022 survey - Site work had started but none of the new properties are under construction. It is anticipated that this site will be completed within the next 5 years. (site for 40 dwellings, with C2 ratio 1.8 gives 22 dwellings)

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Hanley Castle CP	18/01536/F UL & 21/02235/F UL	MHDC/72/HO U	Mayfield, Picken End, Hanley Swan, Worcester, WR8 0DQ	Proposed new dwelling	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Hanley Castle CP	20/01008/F UL	MHDC/208/H OU	Walmer Lodge, Hanley Swan, Worcester, WR8 0DX	Proposed 3 bedroom dwelling on infill plot adjacent to retained house. Amendments proposed to existing vehicular access.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Hanley Castle CP	20/01301/F UL	MHDC/201/H OU	Land at (OS 8015 4376), Blackmore Park, Hanley Swan	Erection of an agricultural workers Dwelling.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Hill Croome CP	M/22/00013 /GPDQ	MHDC/254/H OU	Barn At, Baughton Hill, Earls Croome	Notification for Prior Approval for the Proposed Change of Use of Agricultural Building to a Dwelling house (Use Class C3) and for Associated Operational Development.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Hillhampton CP	15/01155 & 20/00399/F UL	MIG/15/01155/ HOU	Hillhampton House, Hillhampton, Great Witley, Worcester, WR6 6JU,	Conversion of stable block to form single dwelling including demolition of attached workshop and replacement with workshop/garage	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Holt CP	16/01660/F UL	MIG/16/01660/ HOU	Land Adjacent Tweenways, on A443, next to 'The Conifers' and opposite the Post Office , Holt Heath, , Worcestershire , WR6 6NA	Erection of a single dwelling	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Holt CP	18/01857/F UL	MHDC/83/HO U	Thatch Lodge, Holt Heath, Worcester, WR6 6NL, NB Site on sharp bend on busy road top of hill, , but within walking distance of Holt Fleet pub., Park on Holt Fleet pub car park.,	Subdivision of existing property in to 2no. dwellings	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Holt CP	19/00004/F UL	MHDC/145/H OU	Thatch Lodge, Holt Heath, Worcester, WR6 6NL, NB Site on sharp bend on busy road top of hill, , but within walking distance of Holt Fleet pub., Park on Holt Fleet pub car park.,	Conversion of stable block to dwelling	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Kempsey CP	08/01237/F UL	MIG/08/01237/ HOU	Baptist Chapel , Church Street, Kempsey, Worcester, WR5 3JG	2 No. detached dwellings.	Small windfall (HLA only)	1	0	Part of the site is complete (1 dwelling, the remaining dwellings is NS) The remaining dwelling is expected to come forward in the next 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Kempsey CP	13/01617/O UT & 19/01803/R M & 21/00539/R M	MHDC/114/H OU	Land North of Taylors Lane and South of Broomhall Way (A4440)	Land North of Taylors Lane and South of Broomhall Way (A4440) – 255 dwellings, (255 – 19/01803/RM 36 dwellings phase H1 & - 21/00539/RM 89 dwellings decision date 17/05/22 (21/00539/RM yet to update database as decision date beyond 31/03/22) = 130 remaining on outline post 01/04/22. SWDP 45/1 (N.B 36 dwellings phase H1 now complete).	Previously allocated large	219	0	This site is part of the Worcester South Urban Extension (SWDP 45/1). 36 dwellings on this site are already complete. The developer has proposed that there will be a consistent completion rate of between 45 to 50 dwellings per annum with the whole site complete within the 5 year period.
Kempsey CP	17/00044	MIG/17/00044/ HOU	Quaking Farm, Bestmans Lane, Kempsey, Worcestershire, WR5 3PZ	Change of use and conversion of redundant agricultural buildings to residential use and create 3 new dwellings	Small windfall (HLA only)	2	1	Included in 5YHLS calculation
Kempsey CP	17/01733/O UT & 20/01786/F UL	MHDC/56/HO U	Upper Broomhall, Norton Road, Broomhall, Worcester, WR5 2NY	Construction of 3 detached dwellings with either attached or detached garages, vehicle access and associated driveways.	Previously allocated small	3	0	It is likely that these three dwellings will come forward within the next 5 years

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Kempsey CP	19/01543/G PDQ	MHDC/148/H OU	Barn At (os 8498 4859), Sunnyside Farm, Old Road South, Kempsey,	Notification for prior approval for change of use of an agricultural building to a smaller dwelling house and associated operation development	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Kempsey CP	21/00341/G PDQ	MHDC/216/H OU	Greens Barn, Kerswell Green, Worcester, WR5 3PF	Notification for prior approval for the proposed change of use of one agricultural building to one dwelling houses (Class C3) and associated operational development	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Kempsey CP	21/00442/F UL	MHDC/239/H OU	The Old Smithy, Post Office Lane, Kempsey, Worcester, WR5 3NS	Demolition of existing recording studio and outbuildings and erection of two detached dwellings and garages (Variation of condition 2 Ref. 17/01546/FUL)	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Kyre CP	19/00241/G PDQ	MHDC/96/HOU	Barn At (OS 6299 6426), Arceye House, Kyre, (same site as MHDC/24/HOU but different barn - south of Kyre rd)	Notification for prior approval for the proposed change of use of an agricultural building to 2no dwelling houses.	Small windfall (HLA only)	0	2	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Leigh CP	20/01947/F UL	MHDC/223/H OU	Victoria House, Hereford Road, Leigh Sinton, WR13 5DS, , NB Site on right-hand side of , village shop/post office	New 3 bedroom self- build dwelling	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Lindridge CP	15/01056/F UL	MIG/15/01056/ HOU	Upper Woodston, Newnham Bridge, Worcestershire, WR15 8NX	Proposed conversion of existing barns into 3no. dwellings with ancillary accommodation to existing house & replacement of dutch barn with new garage building with bat loft over, extension to existing drive, widening of drive at access onto A456 & treatment plant.	Small windfall (HLA only)	0	1	2 dwellings completed on the site already. Remaining dwelling UC
Lindridge CP	18/00371/F UL	MHDC/85/HO U	The Moor, Eardiston, Tenbury Wells, WR15 8JJ	Proposed Change of Use from Offices (B1A) to Residential (C3) including associated Boundary Fence and Landscaping.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Lindridge CP	21/01729/G PZA	MHDC/255/H OU	Industrial Units Next Door To Dumbleton House, Eardiston, Tenbury Wells, WR15 8JH	Prior notification for the proposed demolition of buildings and the construction of new dwelling houses in its place.	Large windfall (HLA only)	15	0	Due to the limited number of dwellings, it is anticipated that this site will be built out in the next 5 years

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Longdon CP	18/01344/G PDQ	MHDC/55/HOU	Hillend Lodge, Longdon Hill End, Upton Upon Severn, Worcester, WR8 0RN	Notification for prior approval for the proposed change of use of part of an existing agricultural building to 1 no. dwelling house.,	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Longdon CP	19/01228/FUL	MHDC/118/HOU	Hill Court Farm, Roberts End Lane, Forthampton, GL19 4QH	Conversion of existing single dwelling into two dwellings including demolition of existing lean-to and alterations to windows and fenestration.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Lower Broadheath CP	16/01168/OUT & 21/01584 & M/22/00886/NMA	MHDC/7/WWH	Land At (Os8202 5595 West Of Worcester), North of Oldbury Road and South of Martley Road, Lower Broadheath	Outline application with all matters except access reserved, for the development of up to 1,400 new homes part of SWDP45/2 Wider Worcester Housing allocation. Reserved Matters for Phase 1A 216 dwellings out of the 1400, leaving 1184 on Outline. AND see MHDC/3/WWH 575 dwellings still on allocation.	Previously allocated large	216 (of 1400)	0	This planning application is the RM for 216 dwellings. There is projected to be 80 completions in 2022/23, with 160 for the following 3 years and then 170 completions in the fifth year. Although this site is part of SWDP 45/2, it is likely that with two house builders on site, the whole of the RM for 216 dwellings will be completed within the next 5 years.
Lower Broadheath CP	18/00967/FUL & M/22/00139/FUL	MHDC/153/HOU	Land At (Os 8245 5543), Oldbury Road, Worcester, , (sat nav try WR2 6JS or WR2 6AY)	Erection of 4 no 2 storey detached dwellings.	Small windfall (HLA only)	0	4	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Lower Broadheath CP	19/00684/G PDQ & 21/00493/G PDQ	MHDC/130/H OU	Barn A At (Os 8081 5729), Sunbrae, Frenchlands Lane, Lower Broadheath, WR2 6QU	Notification for prior approval for the proposed change of use of an Agricultural Building to a dwelling house (1 x 4 bed barn conversion).,	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Lower Broadheath CP	19/00688/G PDQ	MHDC/127/H OU	Barn B At (OS 8078 5729), Sunbrae, Frenchlands Lane, Lower Broadheath, Worcs, WR2 6QU	Notification for prior approval for a proposed change of use of agricultural building to a dwelling house (Class C3) and for Associated Operational Development	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Lower Broadheath CP	20/00508/O UT & 21/01920/R M	MHDC/234/H OU	Omega, Martley Road, Lower Broadheath, Worcester, WR2 6QG	Approval of reserved matters relating to appearance, layout and scale (pursuant to outline planning permission reference 20/00508/OUT) for the construction of 1 no dormer bungalow dwelling.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Lower Broadheath CP	20/01581/G PDQ	MHDC/199/H OU	Heath Nurseries, Martley Road, Lower Broadheath, Worcester, WR2 6QG	Conversion of existing agricultural outbuilding at Heath Nurseries into 1 no. 1 bedroom dwelling house.,	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Lower Broadheath CP	20/02007/F UL	MHDC/236/H OU	Land At, Moorcroft, Broadheath Common, Lower Broadheath, WR2 6RL	Erection of four bedroom detached dwelling with adjacent detached garage/workshop.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Malvern CP	15/00671	MIG/15/00671/HOU	Priors Croft, Grange Road, Malvern, WR14 3EY	Change of use of existing premises. Conversion of existing building to 3 townhouses and erection of 3 new townhouses	Small windfall (HLA only)	0	6	Site is under construction. It is expected to be completed within 5 years.
Malvern CP	16/00054 & 19/01681/F UL	MIG/16/00054/HOU	Land At (Os 7752 4538), Wells Road, Malvern, (site next to 37-39 Wells Road)	Construction of two apartments located to the side land of an existing large Edwardian building that has been converted previously into apartments.	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Malvern CP	17/00649 & 20/02059/S 106 & 15/00888/O UT	MIG/17/00649/HOU	Land At (Os 7680 4763), Broadlands Drive, Malvern	Reserved Matters application for a residential development of 33 dwellings (use class C3) appearance, landscaping, layout and scale. SWDP52 y housing allocation.	Previously allocated large	2	23	There were 8 completions this monitoring year, therefore at this current built out rate all of the site will be completed within the next 5 years

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Malvern CP	17/00693/F UL	MHDC/73/HO U	Myrtles, Como Road, Malvern, WR14 2TH	Demolition of existing dwellings Northcot and Myrtles (demolition of total 2 dwellings), and erection of 7 apartments and one townhouse, car parking and landscaping.	Small windfall (HLA only)	6	0	Site is expected to be completed within the next 5 years
Malvern CP	17/00999/F UL	MIG/17/00999/ HOU	10-12 Priors Road, Malvern,	New apartment building comprising 4 no. 2 bed apartments together with replacement of 12 Priors Road with 1 no. 3 bedroom dwelling. Refurbishment and extension of 10 Priors Road - Net increase 4 units.	Small windfall (HLA only)	4	0	Site is expected to be completed within the next 5 years
Malvern CP	17/01051	MIG/17/01051/ HOU	Pale Manor House, Leigh Sinton Road, Malvern, WR14 1JP	Conversion of coach house at Pale Manor into separate dwelling.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Malvern CP	17/01625/F UL & 20/01854/F UL	MHDC/137/H OU	Sunbreak, 9 Eston Avenue, Malvern, WR14 2SR	Erection of Detached Dwelling together with Alterations and Extensions to Existing Bungalow (now part retrospective re works already commenced).	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Malvern CP	17/01891/F UL & 21/01685/F UL	MIG/17/01891/ HOU	23 Willow Grove, Malvern, WR14 2SE	Erection of 1.5 storey 3 bed dwelling	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Malvern CP	18/00424/F UL	MHDC/65/HO U	84 Barnards Green Road, Malvern, WR14 3LZ	Proposed change of use at first and second floors to provide 2No flats., Alterations of shop front to provide entrance door to flats., Amenity area enclosure at rear.	Small windfall (HLA only)	0	2	Site is under construction. It is expected to be completed within 5 years.
Malvern CP	18/00783/F UL	MHDC/81/HO U	2 Holyrood House, 11 Wells Road, Malvern, WR14 4RH	Conversion of single residential house and multi-occupancy bedsits into three self contained apartments including internal and external alterations, creation of car parking level, retaining walling and decking area to the rear.	Small windfall (HLA only)	0	2	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Malvern CP	18/01088/F UL & 20/01603/N MA	MHDC/7/HOU	Qinetiq, St Andrews Road, Malvern, WR14 3PS	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). SWDP53 mixed use allocation	Previously allocated large	140	124	With the number of completions being 81 this monitoring year, it is anticipated that the site will be built out in the next 5 years. The 66 bed care home becomes 37 dwellings when applying the 1.8 ratio. The overall site number is reduced from 169 to 140. The care home is currently under construction. Combined with completions of 81 dwelling this monitoring year it is expected that at least 60 dwellings (including the care home, will be completed annually.
Malvern CP	18/01785/F UL	MHDC/89/HOU	Oak Lodge, 85 Albert Road South, Malvern, WR14 3DX	Erection of dwelling	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Malvern CP	18/01848/F UL & 21/00629/F UL & 21/02194/F UL	MHDC/105/HOU	Grassendale House, 3 Victoria Road, Malvern, WR14 2TD	Construction of detached dwelling with associated parking and landscaping. Formation of a new vehicular access.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Malvern CP	19/00213/F UL & 20/00190/F UL	MHDC/97/HO U	The Old Chapel, 84 Cowleigh Road, Malvern	Change of use from A2 office and B8 storage to a single dwelling C3, replacement windows, new parking area (revised scheme to 19/00213/FUL). Variation of condition 2 Ref. 20/00190/FUL.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Malvern CP	19/01009/F UL	MHDC/151/H OU	Foley House, 28 Worcester Road, Malvern	The change of use and operational development required to convert the ground, first and second floor of Foley House into five self-contained apartments.	Small windfall (HLA only)	0	5	Site is under construction. It is expected to be completed within 5 years.
Malvern CP	19/01021/F UL	MHDC/123/H OU	128 Worcester Road, Malvern, WR14 1SS	Conversion of shop and showroom into 2 ground floor shops and 4 first floor flats	Small windfall (HLA only)	4	0	Site is expected to be completed within the next 5 years
Malvern CP	19/01110/F UL	MHDC/121/H OU	144 Worcester Road, Malvern, WR14 1SS	Conversion of the existing single first- floor dwelling into two apartments and the installation of new ground floor entrance door.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Malvern CP	19/01124/F UL	MHDC/120/H OU	2 Stanley Road, Malvern, WR14 2BG	Residential dwelling on land adjacent to 2 Stanley Road	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Malvern CP	19/01298/FUL	MHDC/6/HOU	Barrack Stores, Qinetiq, St Andrews Road, Malvern, WR14 3PS	Proposed development of 33 affordable dwellings. SWDP52* mixed use allocation.	Previously allocated large	0	2	Site is under construction. It is expected to be completed within 5 years.
Malvern CP	19/01636/FUL	MHDC/147/HOU	25 Regency Road, Malvern, WR14 1EB	Erection of two storey dwelling	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Malvern CP	19/01820/FUL	MHDC/171/HOU	The Fountain Stores, Court Road, Malvern, WR14 3PN	Change of use from A1 to C3 Use Class and associated conversion and extension to form 8no. 1 bedroom apartments. (1 x 3 bed apartment on first floor in existence prior to redevelopment).	Small windfall (HLA only)	7	0	Site is expected to be completed within the next 5 years
Malvern CP	19/01905/FUL	MHDC/150/HOU	Mhhyat Foyer, The Haysfield, Malvern, WR14 1GF	Alteration of existing communal spaces and associated external alterations to create 3 additional bedrooms for residential purposes, within existing supported accommodation for young people. C2a.	Small windfall (HLA only)	0	3	Site is under construction. It is expected to be completed within 5 years.
Malvern CP	20/00609/FUL	MHDC/179/HOU	Land At (Os 7742 4600), St Anns Road, Malvern	Construction of a single dwelling with parking for three cars, currently the site is a vacant plot.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Malvern CP	20/00643/C U	MHDC/178/H OU	Sidney House, 40 Worcester Road, Malvern, WR14 4AA	Change of use from Guest House and premises to private residential use	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Malvern CP	20/01538/F UL	MHDC/196/H OU	6 Queens Drive, Malvern, WR14 4RE	Conversion from one duplex into two 2- bedroom apartments.	Small windfall (HLA only)	0	1	(site is for 2 but is a net of 1)
Malvern CP	20/01589/C U	MHDC/200/H OU	26 St Anns Road, Malvern, WR14 4RG	Change of use of building from mixed use comprising shop and flat to completely residential.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Malvern CP	20/01592/G PDO	MHDC/195/H OU	17 Worcester Road, Malvern, WR14 4QY	Notification for prior approval for the conversion of basement, first, second and third floors to residential apartments. Ground floor to remain in commercial use.	Small windfall (HLA only)	0	4	Site is under construction. It is expected to be completed within 5 years.
Malvern CP	20/01698/C U	MHDC/204/H OU	24 Worcester Road, Malvern, WR14 4QW	Change of Use and minor external works, from a storage use Class B1 to residential C3	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Malvern CP	20/02042/F UL	MHDC/209/H OU	33 Highfield Road, Malvern, WR14 1HR	Construction of detached dwelling	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Malvern CP	21/00127/F UL	MHDC/245/H OU	36 Longridge Road, Malvern, WR14 3JB	Redevelopment of site including demolition of existing property and construction of 2no. houses and 1no. bungalow	Small windfall (HLA only)	1	0	There has been one completion on this site. The remainder of the site is expected to be completed within the next 5 years.
Malvern CP	21/00146/O UT	MHDC/258/H OU	The Hawthorns, Mayfield Road, Malvern, WR13 5AE	Outline application for a three bedroom dwelling (All matters reserved less access)	Small windfall (HLA only)	1		Site is Outline - therefore cannot be included in the supply
Malvern CP	21/00276/F UL	MHDC/217/H OU	Properties 37 and 39, Church Street, Malvern,	Part change of use of redundant space previously used for storage at rear of properties & erect to 2 residential 1 bed flats.	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Malvern CP	21/00652/F UL	MHDC/238/H OU	Land Adjacent 25, Victoria Park Road, Malvern	Proposed erection of three new dwellings on site.	Small windfall (HLA only)	3	0	Site is expected to be completed within the next 5 years
Malvern CP	21/00955/G PDO	MHDC/220/H OU	6-8 Graham Road, Malvern, WR14 2HN	Notification for Prior Approval for Proposed Change of Use from Office use to 3 dwelling houses.	Small windfall (HLA only)	3	0	Site is expected to be completed within the next 5 years
Malvern CP	21/01927/F UL	MHDC/251/H OU	Miller Tyre Service, Edith Walk, Malvern, WR14 4QH	Demolition of Redundant Tyre Depot (vacant building) and erection of mixed-use building comprising 2no. ground floor commercial units (Class E) and 2no. residential units above.	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Malvern CP	21/02111/G PMAE	MHDC/263/H OU	90-92 Worcester Road, Malvern, WR14 1NY	Notification for Prior Approval for the proposed change of use from commercial, Business and Service to 5 flats	Small windfall (HLA only)	0	5	Site is under construction. It is expected to be completed within 5 years.
Malvern CP	21/02204/F UL	MHDC/259/H OU	121A Newtown Road, Malvern	Change of use of existing annex to 121a Newtown Road to an independent dwelling.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Malvern Wells CP	15/01439	MIG/15/01439/ HOU	Woodend Farm, 193 Upper Welland Road, Malvern, WR14 4LB	Approval of reserved matters following outline approval 14/01047/OUT for 3 no. dwellings	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Malvern Wells CP	17/01188/F UL & 19/01566/F UL	MHDC/45/HO U	Benholme, Holywell Road, Malvern, WR14 4LF	Change of Use from four flats (approved and part implemented under planning permission 17/01188FUL) to a house and separate independent basement flat including demolition of existing garage and erection of side extension and alterations to driveway and access, decked path and terraced area.	Small windfall (HLA only)	0	2	Site is under construction. It is expected to be completed within 5 years.
Malvern Wells CP	19/01044/F UL	MHDC/122/H OU	60 Old Wyche Road, Malvern	Erection of 1 no. dwelling, outbuilding and associated works	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Malvern Wells CP	19/01266/F UL	MHDC/149/H OU	226A Wells Road, Malvern, WR14 4HD	Demolition of Wells Joinery Workshop and erection of a new residential dwelling	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Malvern Wells CP	20/00672/F UL	MHDC/177/H OU	Rock House, Holywell Road, Malvern	Change of use to convert flat numbers 2, 3, 4 and 5 into one dwelling. (Loss of 3 residential units).	Small windfall (HLA only)	0	-3	Site is under construction. It is expected to be completed within 5 years.
Malvern Wells CP	21/00617/F UL	MHDC/250/H OU	Properties 48 To 60, Wyche Road, Malvern	Demolition of existing buildings previously used as commercial with 7 flats. Erection of 9 no. apartments with off-street parking and associated works.	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Malvern Wells CP	21/01703/C U	MHDC/248/H OU	265 Wells Road, Malvern, WR14 4HF	Change of use and conversion of vacant retail unit to residential Dwelling.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Mable CP	21/01013/O UT	MHDC/235/H OU	Foxley Farm, Mable, Kidderminster, DY14 9JA	Outline for a Rural Workers Dwelling	Small windfall (HLA only)	1		Site is Outline - therefore cannot be included in the supply
Martley CP	19/00155/F UL	MHDC/102/H OU	The Orchards, Martley, Worcester, WR6 6QA	Construction of 2no. detached dwellings and new access drive	Small windfall (HLA only)	0	2	Site is under construction. It is expected to be completed within 5 years.
Martley CP	19/00898/F UL	MHDC/161/H OU	Lower Horsham Farm, Horsham, Martley, Worcester, WR6 6PN	Conversion of agricultural outbuilding into mixed storage, workshop and 2 no. residential flats.,	Small windfall (HLA only)	0	2	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Newland CP	18/01046/G PDQ & 20/00590/F UL	MHDC/25/HOU	Newland Court, Worcester Road, Newland, WR13 5BA	Subdivision and extension of existing dwelling and conversion of agricultural buildings to form a total of 8 dwellings (7 net additional dwellings) and associated works.	Small windfall (HLA only)	7	0	Site is expected to be completed within the next 5 years
Pendock CP	15/00865 & 18/01869/RM	MIG/15/00865/HOU	Brookend, Pendock, Gloucester, GL19 3PL	Reserved Matters for appearance, landscaping, layout and scale following allowed Appeal Ref: APP/J1860/W/15/3135 877 for erection of 4 dwellings (outline planning application reference no. 15/00865/OUT)	Small windfall (HLA only)	3	0	Site is expected to be completed within the next 5 years
Pendock CP	20/00179/G PPA	MHDC/156/HOU	The Grain Store, Long Green, Forthampton, Gloucester, GL19 4QL	Notification for prior approval for a change of use from light industrial (ClassB1(c)) to 1No. dwelling house (Class C3).	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Powick CP	13/01502 & 18/00129	MIG/13/01502/HOU	Bowling Green Farm, Malvern Road, Powick WR2 4SF	Variation of condition 7 of 17/00276/FUL (Re-development involving the erection of 4 detached bungalows and associated works to include new access, shared driveway and soft landscaping following the demolition of the existing dwelling and former commercial buildings) to state 'The scheme of foul and surface water drainage shown on drawing number 10112-100 Rev B shall be implemented before the first occupation of any of the dwellings hereby permitted.',	Small windfall (HLA only)	1	2	Included in 5YHLS calculation
Powick CP	14/01360 & 18/00614/R M & 20/00058/S 106	MIG/14/01360/HOU	Land At (Os 8209 5098), Crown Inn, 21 Malvern Road, 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. Site now 100% affordable housing.	Large windfall (HLA only)	0	18	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Powick CP	14/01400	MIG/14/01400/HOU	Oakrow, 6 Sparrowhall Lane, Powick, Worcester, WR2 4SG	Proposed 4 semi detached single storey two bed dwellings	Small windfall (HLA only)	2	0	2 dwellings on the site are already completed. Remainder of the site is expected to be completed within the next 5 years
Powick CP	16/00059	MIG/16/00059/HOU	Land adjoining Rose Cottage, Bush Lane, Callow End, Worcestershire	Proposed replacement of existing stable and hay store buildings with a single dwelling.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Powick CP	17/01237/FUL	MHDC/99/HOU	Manor Farm, Upton Road, Powick, Worcester, WR2 4QX	Renovation and conversion of long stable building and courtyard barns to residential accommodation. Removal of agricultural buildings.	Small windfall (HLA only)	0	4	Site is under construction. It is expected to be completed within 5 years.
Powick CP	19/01311/GPDQ	MHDC/111/HOU	The Sawmills, Upper Woodsfield, Madresfield, Malvern, WR13 5BE	Notification for Prior Approval for a proposed change of use of agricultural building to a dwelling house (Class C3) and for Associated Operational Development	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Powick CP	21/02112/GPDQ	MHDC/249/HOU	Moat House Farm, Jennett Tree Lane, Callow End, WR2 4UA	Notification for Prior Approval for the proposed change of use of an agricultural building to a dwelling house.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Ripple CP	15/00617 & 19/00955/RM	MIG/15/00617/HOU	Land At (Os 8594 4112), Holly Green, Upton Upon Severn	Reserved matters submission including details of appearance, layout, landscaping and scale for the proposed development of 6 no. new dwellings as approved under planning reference 15/00617/OUT.	Small windfall (HLA only)	2	0	Part of the site is complete, the remaining part of the site is expected to be completed within the next 5 years
Ripple CP	15/00751 & 18/01689/RM	MIG/15/00751/HOU	Land At (Os 8604 4120), Ryall Court Lane, Holly Green, Upton Upon Severn	Reserved matters including details of appearance, layout, landscaping and scale following a grant of planning permission 15/00751/OUT for the proposed development of 6 no dwellings.	Small windfall (HLA only)	5	1	Included in 5YHLS calculation
Ripple CP	15/01708 & 19/00040/FUL & 19/01103/FUL	MIG/15/01708/HOU	Land At (Os 8622 4044), Ryall Meadow, Ryall, Upton Upon Severn	New four bed dwelling arranged over two storeys, together with a lower ground level to account for the sloping site. Ancillary accommodation to include garage with parking, cycle storage and workshop, together with carport, driveway and associated landscaping.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Ripple CP	20/00709/G PDO	MHDC/176/H OU	Oil Storage Depot , Saxons Lode,	Notification for Prior Approval for the proposed change of use from office (Class B1a) to dwelling house (Class C3)	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Ripple CP	20/01096/G PPA & 21/01315/G PZA	MHDC/186/H OU	Building At (Os 8748 3791), Rectory Lane, Ripple	Application for prior approval of proposed demolition of a light industrial building and the construction of a new dwelling house in its place.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Ripple CP	20/01116/G PPA	MHDC/188/H OU	Former Oil Storage Installation Site At, Former Oil Storage Depot, Saxons Lode, Uckinghall	Notification for prior approval for a change of use from light industrial (Class B1(c)) to three dwelling houses (Class C3).	Small windfall (HLA only)	3	0	Site is expected to be completed within the next 5 years
Ripple CP	20/01178/G PPA	MHDC/185/H OU	Former Oil Storage Depot, Saxons Lode, Uckinghall	Notification for Prior Approval for a proposed change of use from a light industrial unit (B1(c)) to a dwelling house (C3).	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Rushwick CP	15/01419/O UT & 21/00709/R M & 21/00912/R M	MHDC/140/H OU	Land At (Os 8202 5595 West Of Worcester), Martley Road, Lower Broadheath	Reserved matters applications for the approval of layout, scale, appearance and landscaping pursuant to Outline Planning Permission Reference 15/01419/OUT. (21/00709/RM 439 dwellings Redrow & 21/00912/RM 483 dwellings Taylor Wimpey). SWDP45/2	Previousl y allocated large	514 (of 917)	0	There is projected to be 80 completions in 2022/23, with 160 for the following 3 years and then 170 completions in the fifth year. Given that MHDC/7/WWA is part of this site and 216 dwellings in the RM application are likely to come forward within the next 5 years, it is projected that only 514 dwellings will come forward in the next 5 years.
Rushwick CP	16/00972/O UT & 20/01038/O UT & 21/00901/R M & M/22/01196 /NMA	MHDC/6/WW H	Land At (Os 8209 5440), Bromyard Road, Crown East	Application for approval of reserved matters relating to layout, scale, appearance and landscaping (pursuant to outline planning permission reference 20/01038/OUT) for 150 dwellings along with associated drainage, highway and green infrastructure.	Previousl y allocated large	98	41	Due to the current completions this monitoring year (11) and the number of dwellings currently under construction, it is anticipated that 40 dwellings per annum will be completed in coming years, resulting in the whole site being built out within the next 5 years

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Rushwick CP	17/01833/O UT & 21/00691/R M	MHDC/43/HO U	Two Ways, Upper Wick Lane, Rushwick, Worcester, WR2 5SN, NB look for large tree, and high wooden fence, on the right, on narrow Upper Wick Lane	Reserved matters application for erection of two dwellings following outline approval 17/01833/OUT to include details of scale and landscaping.	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Rushwick CP	19/00546/F UL & 21/01596/F UL	MHDC/109/H OU	Branksome, Bransford Road, Rushwick, Worcester, WR2 5TD	Construction of a single detached 4 bed dwelling with associated parking and landscaping	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Rushwick CP	19/01378/O UT	MHDC/233/H OU	Land At (OS 8205 5395), Claphill Lane, Rushwick	Residential development of up to 120 homes (Use Class C3), access, public open space, landscaping, car parking, surface water attenuation and associated infrastructure (all matters reserved except access).	Large site	108 (of 120)		This site is outline, however the developer has suggested that there will be 108 completions within the next 5 years, with the remaining 12 dwellings being completed beyond the 5 year period.
Rushwick CP	19/01492/F UL	MHDC/167/H OU	Bedwardine House, Upper Wick Lane, Rushwick, Worcester, WR2 5SU	Two storey extension to care home	Large windfall (HLA only)	7	0	This site has the ratio of 1.8 applied to the 12 dwellings. It is expected that this site will be completed in the next 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Rushwick CP	20/00413/F UL & 21/01155/F UL	MHDC/183/H OU	Land At (Os 8122 5475), Crown East	Proposed construction of single live-work unit	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Rushwick CP	21/01378/F UL	MHDC/246/H OU	Land At (Os 8209 5364), Upper Wick Lane, Rushwick	Proposed new four bedroom detached dormer bungalow.,	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Rushwick CP	21/01495/F UL	MHDC/242/H OU	Oak View Cottage, Crown East, Worcester, WR2 5TU	Erection of 1no live- work unit	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Severn Stoke CP	16/00076 & 17/01677	MIG/16/00076/ HOU	Cedar Lodge, Severn Stoke, Worcester, WR8 9JA	Conversion of Coventry Barn to a single dwelling and a detached garage/car port / office with car parking and landscaping	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Severn Stoke CP	18/01253/F UL	MHDC/134/H OU	Orchard House, Kinnersley, Severn Stoke, Worcester, WR8 9JR	Erection of 7 no. new dwellings (3 no. 4 beds and 3 no. 3 beds and 1 no. 2 bed), the retrospective conversion of part of the existing building into a pair of two- bedroom semi- detached dwellings, associated car parking and infrastructure following the partial demolition of the existing building (Orchard House).	Small windfall (HLA only)	5	0	Site is expected to be completed within the next 5 years

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Shrawley CP	15/00875 & 19/00571/F UL	MIG/15/00875/HOU	Oakville, Shrawley, Worcester, WR6 6TD	Construction of a New Dwelling House	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Shrawley CP	16/01629	MIG/16/01629/HOU	Land off New Inn Lane, Shrawley, Worcestershire, WR6 6TE	Reserved matters application for the erection of two dwellings following outline approval 14/01435/OUT	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Stanford with Orleton CP	13/01623	MIG/13/01623/HOU	Land at Stanford Court, Stanford Bridge (Stanford on Teme) WR6 6SG	Erection of 15 dwellings and associated works	Large windfall (HLA only)	4	2	There were 3 completions this monitoring year, the site is therefore expected to be built out within the next 5 years.
Stanford with Orleton CP	20/00814/G PDQ	MHDC/181/H OU	Furnace Farm, Shelsley Walsh, Worcester, WR6 6RP	Notification for Prior Approval of Proposed Change of Use of Agricultural Building to a Dwelling house (Use Class C3) and for Associated Operational Development.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Tenbury CP	18/00045/F UL & 20/00371/S 106	MHDC/10/HOU	Land At (Os 5912 6726), Oldwood Road, Tenbury Wells, (off A4112)	Residential development to provide 72 dwellings accessed from Mistletoe Row and including open space, landscaping and ancillary infrastructure.	Previously allocated large	0	45	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Tenbury CP	18/00626/FUL	MHDC/152/HOU	Royal Oak Hotel, Market Street, Tenbury Wells, WR15 8BQ	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.	Large windfall (HLA only)	15	0	This site is anticipated to be completed within the next 5 years
Tenbury CP	18/01389/OUT	MHDC/11/HOU	Land At (Os 5959 6719), The Oaklands, Tenbury Wells, WR15 8FB	Construction of up to 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.	Previously allocated large	35		This site is currently outline. The developer questionnaire response suggests the whole site will be completed within the next 5 years.
Tenbury CP	19/01873/FUL	MHDC/232/HOU	Land At (Os 5947 6754), Bromyard Road, Tenbury Wells	Demolition of Existing Building and Erection of Single Storey Dwelling	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Tenbury CP	20/00339/FUL	MHDC/218/HOU	Hill Top Farm, Bromyard Road, Sutton, Tenbury Wells, WR15 8RH	Conversion of redundant hop kiln into one dwelling	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Tenbury CP	20/00627/FUL	MHDC/202/HOU	Store Rear Of, 12 Teme Street, Tenbury Wells, WR15 8BA, , (nr to Market St, A4112, on rhs past turning to B4204)	Change of use from bakery (redundant) to two 2-bedroom dwellings	Small windfall (HLA only)	0	2	Site is under construction. It is expected to be completed within 5 years.
Tenbury CP	20/00777/FUL	MHDC/247/HOU	18 Cross Street, Tenbury Wells, WR15 8EE	Erection of 5 dwellings, associated landscaping, access and parking.	Small windfall (HLA only)	5	0	Site is expected to be completed within the next 5 years
Tenbury CP	21/02318/GPDG	MHDC/256/HOU	G H Bowkett Ltd, 1-3 Market Square , Tenbury Wells, WR15 8BL	Notification for Prior Approval - for the change of use from a Commercial, Business and Service (Use Class E) to a Class C3 dwelling (flat/ apartment) The unit sits above a retail space at ground floor that would remain and would be separate to the proposed dwelling.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Upton-upon-Severn CP	18/00576/CE	MHDC/76/HOU	Workshop At (Os 8510 4048), Backfields Lane, Upton Upon Severn	Lawful Development Certificate for implementation of Planning permission ref 13/01434/FUL for Demolition of Existing Commercial Buildings and Replacement with a Live/Work Unit.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Upton-upon-Severn CP	18/01549/F UL	MHDC/94/HO U	10 Old Street, Upton Upon Severn, Worcester, WR8 0HA	Change of use from retail to part residential and part retail and increase of eaves and ridge height of rear wing, two dormer windows and associated external alterations.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Upton-upon-Severn CP	20/01779/F UL	MHDC/228/H OU	18 High Street, Upton Upon Severn, Worcester, WR8 0HD	Change of use of existing commercial premises to a mixed use to include commercial (Class E) and residential (Class C3), providing a commercial unit and 1 residential flat on the ground floor, 2 residential flats and an office for the first floor and 2 residential flats on the second floor. (net gain 5 new dwellings).,	Small windfall (HLA only)	0	5	Site is under construction. It is expected to be completed within 5 years.
Upton-upon-Severn CP	21/00669/F UL	MHDC/240/H OU	Britannia Works, Dunns Lane, Upton Upon Severn, Worcester, WR8 0HZ	Demolition of existing workshop and outbuildings. Erection of 4 new dwellings, including car parking, footways and landscaping.	Small windfall (HLA only)	0	4	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Welland CP	17/00048 & 18/01379 & 19/01056/F UL	MIG/17/00048/ HOU	Lyndhurst, Gloucester Road, Welland, Malvern, WR13 6LD	Variation of condition 2 on planning permission 17/00048/FUL allowed on appeal APP/J1860/W/17/3176 866 (Erection of 3 dwellings) to amend design of new dwellings.	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
Welland CP	19/01770/F UL	MHDC/213/H OU	Land At (Os 7964 4028) Rear Of, Cornfield Close, Welland	Development of a Rural Exception Site for the erection of 14 dwellings (7 affordable dwellings to be cross- subsidised by 7 market dwellings).,	Large site	0	5	Site is under construction. It is expected to be completed within 5 years.
Welland CP	20/00622/F UL	MHDC/203/H OU	Lyndhurst, Gloucester Road, Welland, Malvern, WR13 6LD	Demolition of existing bungalow and erection of 2 no. new dwellings	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Welland CP	21/00601/F UL	MHDC/214/H OU	Tyre Hill House, Hanley Swan, Worcester, WR8 0EQ	Change of use from a private residence to a Class C2 parenting assessment centre	Small windfall (HLA only)	0	-1	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
West Malvern CP	18/01370/F UL	MHDC/67/HOU	139 Old Hollow, Malvern, WR14 4NW	Change of use from residential dwelling (use class C3) to children's home (Use Class C2); including conversion of existing integral garage to ancillary office and the conversion of existing ancillary office to one bedroom (part retrospective)	Small windfall (HLA only)	-1	0	Site is expected to be completed within the next 5 years
West Malvern CP	20/01271/F UL	MHDC/225/HOU	Old Orchard, 230B West Malvern Road, Malvern, WR14 4BD	Erection of new dwelling and associated access, designed with sustainability in mind, utilising modern techniques to minimise material waste, reduce site disturbance and lower carbon footprint.,	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.
West Malvern CP	20/01304/F UL	MHDC/224/HOU	Adelaide House, Park Road, Malvern, WR14 4BJ	Adelaide House change of use from residential institution to 8 apartments with associated car parking space.	Small windfall (HLA only)	8	0	Site is expected to be completed within the next 5 years
Wichenford CP	19/01888/F UL	MHDC/166/HOU	Site Of Former Unit 1, Allsetts Farm, Broadwas, (try WR6 5NS)	Development of 1no. live/work unit, part retrospective	Small windfall (HLA only)	0	1	Site is under construction. It is expected to be completed within 5 years.

Malvern Hills District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Wichenford CP	21/00338/F UL & M/22/00816 /FUL	MHDC/222/H OU	Cobblers Farm, Broadwas, Worcester, WR6 5NS	Erection of Rural Workers dwelling, detached garage and office	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
TOTAL						3223	475	

Worcester City Housing Commitments 2021/22						
Ward	Planning Reference	Location	Proposal	No NS	No UC	Comments
Arboretum	20/00206/HP	22 St Georges Square, Worcester, WR1 1HX	Conversion of basement into studio and provision of two roof windows	1	0	Site is expected to be completed within the next 5 years
Arboretum	20/00279/FUL	24B Barbourne Road, Worcester	Change of Use of tyre / garage workshop to 2no two bedroom dwellings	2	0	Site is expected to be completed within the next 5 years
Arboretum	20/00355/FUL	12 Barbourne Road	Refurbishment and change of use from single dwelling (C3) to 6no. room Guest House (C1)	-1	0	Site is expected to be completed within the next 5 years
Arboretum	21/00197/FUL	5 Shrubbery Avenue, Worcester, WR1 1QN	Demolition of existing rear extension/conservatory and replacement with single storey rear extension to house two dwellings, plus reconfiguration of existing units. Demolition of existing garden outbuildings and extension of rear parking area. Creation of stand-alone rear bin and cycle store and garden areas	2	0	Site is expected to be completed within the next 5 years
Arboretum	21/00320/FUL	71-73 St Georges Lane North, Worcester, WR1 1QX	Proposed change of use and sub-division of House of Multiple Occupation (HMO) (sui generis) to provide 7 self-contained flats (Use Class C3(a)) together with side porch extension, minor alterations to elevations and other associated works.	7	0	Site is expected to be completed within the next 5 years
Arboretum	21/00326/FUL	13 The Tything, Worcester, WR1 1HD	Change of use ground floor rear, first and second floor (F.2 and E) to 4 bed HMO (C4), plus 1-bed flat (C3) with private amenity space and parking	1	0	Site is expected to be completed within the next 5 years
Arboretum	21/00516/FUL	6 Lansdowne Crescent, WORCESTER, WR3 8JE	Conversion of six flats back to a single dwelling	-5	0	Site is expected to be completed within the next 5 years
Arboretum	21/00787/OUT	10 Pope Iron Road, WORCESTER, WR1 3HB	Proposed new dwelling.	1	0	Site has outline permission, and it not included within the 5 year housing land supply

Worcester City Housing Commitments 2021/22						
Ward	Planning Reference	Location	Proposal	No NS	No UC	Comments
Arboretum	P17A0295 & 21/00903/FUL	Sunsoa News Agent, 25-27 Gillam Street, Worcester, WR3 8JT	Proposed conversion of to 2no. Two bedroom residential dwellings. Change of use from shop unit and flat to 2 no. 2 bedroom houses and erection of single-storey extensions either side of the two-storey rear return.	0	2	
Battenhall	19/00409/FUL	220 London Road, Worcester	Erection of single detached dwelling with associated highways works.	0	1	
Battenhall	20/00235/FUL	65 Battenhall Road, WR5 2BP	Existing loft space to be converted into an individual flat	1	0	Site is expected to be completed within the next 5 years
Battenhall	20/00595/FUL & 21/00103/FUL	The Nook, Battenhall Avenue, Worcester, WR5 2HW	Demolish existing dwelling and erection of replacement dwelling.	0	0	Site is expected to be completed within the next 5 years
Battenhall	P16B0575 & 19/00670/FUL	Mount Battenhall, Battenhall Avenue, Worcester	Demolitions of modern structures, conversion, change of use and new build to create a care community with communal areas and facilities.	57	28	This site is under construction, with a number of completions, and given the scale of the development it is considered to be deliverable within five years.
Bedwardine	19/00836/FUL (Supersedes P15C0371)	The Ice House, Bromyard Road	54 Two bed and 1 1 bed flat	0	54	
Bedwardine	19/01013/LB & 20/00850/FUL	1 St Johns, Worcester	The conversion of the vacant storage and utility areas to the rear to provide 2 one bedroom apartments.	2	0	Site is expected to be completed within the next 5 years
Bedwardine	20/00249/OUT	University Park Development, Bromyard Road, Worcester,	Outline planning application for the development of up to 120 dwellings together with access, green infrastructure and associated engineering works.	120	0	The site had not yet started construction during the 2021/22 monitoring period, however, in May 2022 a reserved matters application (22/00037/RM) was approved on the site. Therefore, it is considered that the site will be deliverable in the next five years.

Worcester City Housing Commitments 2021/22						
Ward	Planning Reference	Location	Proposal	No NS	No UC	Comments
Bedwardine	20/00579/FUL & 19/00444/FUL	Mayfield, 282 Malvern Road, Worcester, WR2 4PA	Redevelopment of existing site consisting of 6 residential dwellings with associated access, parking and turning facilities.	0	6	
Bedwardine	20/00646/FUL	Venture Business Park, Weir Lane, Worcester	Erection of a single dwelling facing Bromwich Road in rear access to Venture Business Park	1	0	Site is expected to be completed within the next 5 years
Bedwardine	20/00729/FUL	13 Edmonton Close, Worcester, WR2 4DQ	Sub division of a 4 bedroom dwelling to become a 3 bedroom property and a 1 bedroom attached dwelling.	1	0	Site is expected to be completed within the next 5 years
Bedwardine	21/00572/FUL	83 Bromwich Road, WORCESTER, WR2 4AR	Proposed change of use from two flats to one residential property. Proposed alterations window and door position to facade. New raised terrace with external stairs to garden and rendering to envelope building.	1	0	Site is expected to be completed within the next 5 years
Bedwardine	21/00624/FUL	Land adjacent to 97 Foley Road, Worcester, WR2 4ND	Demolition of existing garage and erection of 1No. new dwelling	1	0	Site is expected to be completed within the next 5 years
Bedwardine	P18C0175	Land off Oak View Way, Oak View Way, Worcester	Erection of 175 dwellings, open space and associated infrastructure	0	13	
Cathedral	19/00054/FUL	5 St Catherines Hill, Worcester, WR5 2EA	Erection of a 2 bed detached dwelling	1	0	Site is expected to be completed within the next 5 years
Cathedral	19/00247/FUL	Images Club, 19 The Butts, Worcester, WR1 3PA	Demolition of existing building. Erection of 83 bedroom student accommodation building including ancillary and communal living space	0	33	Student Accommodation - Ratio of 2.5 applied
Cathedral	19/00370	Rose Bank House, Rose Bank, Worcester, WR5 2DZ	Erection of a detached dwelling	1	0	Site is expected to be completed within the next 5 years
Cathedral	20/00298/FUL	67 London Road, Worcester,	New dwelling	0	1	

Worcester City Housing Commitments 2021/22						
Ward	Planning Reference	Location	Proposal	No NS	No UC	Comments
Cathedral	20/00665/FUL	6 Edgar Street, Worcester, WR1 2LR	Change of use from Office (class use E) to a single residential dwelling house (use class C3)	1	0	Site is expected to be completed within the next 5 years
Cathedral	20/00748/FUL	57 Foregate Street, Worcester, WR1 1DX	Redevelopment of the existing 1st, 2nd and attic floor to accommodate 6 No. self contained Apartments.	0	6	
Cathedral	20/00774/FUL	The Great Western Hotel, 8 Shrub Hill Road, Worcester, WR4 9EF	Conversion of vacant former sandwich shop to a one-bed apartment	1	0	Site is expected to be completed within the next 5 years
Cathedral	20/00795/FUL	10 London Road, Worcester, WR5 2DL	First storey extension and remodelling of existing units to create 3 apartments.	3	0	Site is expected to be completed within the next 5 years
Cathedral	20/00911/FUL	42 Broad Street, Worcester	Addition of one new apartment on rooftop	1	0	Site is expected to be completed within the next 5 years
Cathedral	21/00069/FUL	Former St Lawrence Hotel, 29 Bolston Road, WORCESTER, WR5 2JE	Change of use from Class C1 hotel to Class C2 supported living accommodation	0	6	
Cathedral	21/00081/FUL	16 Mealcheapen Street, Worcester, WR1 2DQ	Conversion of upper floor office space to 6 flats	6	0	Site is expected to be completed within the next 5 years
Cathedral	21/00094/FUL	Formerly Worcester Fire Station, Copenhagen Street, Worcester	Conversion of former Worcester Fire Station to provide mixed use development comprising 28no. residential units and 335 sq m commercial floor space for use as food hall, shop and wine bar	0	28	
Cathedral	21/00805/FUL	1 Inglethorpe Court, Sansome Street, Worcester, WR1 1DG	conversion of existing buildings into 4nr single person flats	4	0	Site is expected to be completed within the next 5 years

Worcester City Housing Commitments 2021/22						
Ward	Planning Reference	Location	Proposal	No NS	No UC	Comments
Cathedral	21/00960/FUL	17 Barbourne Road, WORCESTER, WR1 1RS	Change of use from office to residential.	1	0	Site is expected to be completed within the next 5 years
Cathedral	21/01049/FUL	3 Foregate Street, Worcester, WR1 1DB	Change of use of First, Second and Third Floors to 5No. Apartments. Ground floor remains commercial use.	5	0	Site is expected to be completed within the next 5 years
Cathedral	22/00128/LB	49 Broad Street, Worcester, WR1 3LR	Conversion of the garage at the rear of the property to a self-contained studio apartment	1	0	Site is expected to be completed within the next 5 years
Cathedral	P15D0510	St Martins Quarter, Silver Street Worcester	98 Apartments	98	0	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, with 21/00384/NMA, which was approved, 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.
Cathedral	P17D0113 & 19/00448/PRA	13-15 Barbourne Road, Worcester	Creation of an additional single residential unit within the basement	1	0	Site is expected to be completed within the next 5 years
Cathedral	P17D0530	94 Bath Road, Worcester	Extension to form additional self-contained flat	0	1	

Worcester City Housing Commitments 2021/22						
Ward	Planning Reference	Location	Proposal	No NS	No UC	Comments
Cathedral	P18D0101	Former Carpark and land to the rear of 1-11 Cecil Road	Erection of 16 Ikozie Micro-homes together with access, parking, landscaping and associated works	16	0	The site has yet to start construction, however, due to its scale it is deemed deliverable in the next five years.
Cathedral	P18D0107	Citation House, 39 Forgate Street	Conversion and extension of building to form 38 dwellings, office (B1) and ancillary assembly and leisure uses.	38	0	The site had not commenced during the 2021/22 monitoring period, however, construction has recently commenced on the site (summer 2022) and therefore, it is considered reasonable to determine that the site it will be completed in the next five years.
Cathedral	P18D0362	Unity House, Stanley Road, Worcester	Erection of Mosque, 4x two bedroom apartments, sports/ community facility and associated works including access, parking and landscaping	0	4	
Cathedral	P18D0439 & 20/00905/FUL	43 Broad Street, Worcester	Convert upper floors to three apartments	0	5	
Claines	19/00746/FUL	25 Meadow Road, Worcester, WR3 7P	Proposed one bedroom bungalow	0	1	
Claines	21/00394/FUL	195 Ombersley Road, WORCESTER, WR3 7BX	Erection of single storey dwelling.	1	0	Site is expected to be completed within the next 5 years
Claines	P17E0533 & 21/00092/FUL	40 Coombs Road, Worcester, WR3 7JG	Demolition of existing extension and garage and erection of 2 bedroom house and associated parking	0	1	
Claines	P18E0549	23 Old Northwick Lane, Worcester, WR3 7NB	Sub-division of house into 5no self-contained units, new extension to include garaging and 1no dwelling and conversion of outbuilding into residential use including access improvements and parking.	0	5	
Claines	P19E0021	Old Northwick Farm		0	62	

Worcester City Housing Commitments 2021/22						
Ward	Planning Reference	Location	Proposal	No NS	No UC	Comments
Gorse Hill	20/00512/FUL	43 Portefields Road, Worcester, WR4 9RF	Proposed new dwelling	1	0	Site is expected to be completed within the next 5 years
Nunnery	P12G0199 (19/00693/REM, 19/00694/RM)	Sheriff Gate	Proposed urban renewal and regeneration scheme for mixed use development including 469 dwellings.	213 (of 469)	0	This site has full planning permission for the development of 469 dwellings, a hotel and car park. Within five years, the first phase of the scheme will deliver 213 dwellings. The site has been cleared and construction began in July 2022.
Nunnery	P17G0258	Crown Packaging Site, Perrywood Walk	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)	18	25	This site is now under construction, with a number of completions, and the agent has confirmed that the scheme will aim to be completed by early 2023. Therefore, it is considered to be deliverable within five years
Nunnery	P18G0274	adj to 12 Newtown Road, Worcester, WR5 1HF	Erection of 2 no. one bed flats	0	2	
Nunnery	P19G0024	26 Prestwich Avenue, Worcester, WR5 1QF	Proposed 2 storey detached dwelling	1	0	Site is expected to be completed within the next 5 years
Rainbow Hill	20/00246/FUL	4 Mayfield Road, Worcester	Redevelopment of site to include demolition of existing building and construction of 22no. residential apartments with associated car parking and amenities.	22	0	The site has yet to commence, however, due to its size and scale it is expected to be wholly completed in the five year period.
Rainbow Hill	20/00708/OUT	14 Laurel Road, Worcester, WR4 9RT	Outline planning permission for detached dwelling.	1	0	Site has outline permission, and it not included within the 5 year housing land supply

Worcester City Housing Commitments 2021/22						
Ward	Planning Reference	Location	Proposal	No NS	No UC	Comments
Rainbow Hill	21/00447/RM & 19/00306/OUT	Land At Vicar Street, Worcester	Reserved Matters application for the approval of external appearance, access, landscaping, layout and scale associated with the construction of three dwellings (pursuant to outline permission 19/00306/OUT) at land off Vicar Street, Worcester WR3 8EU.	0	3	
Rainbow Hill	21/00460/FUL	51-53 Astwood Road, Worcester, WR3 8EP	Alterations to change the number of residential units from 5 bedsits to 3 bedsits together with retention of existing retail space	-2	0	Site is expected to be completed within the next 5 years
Rainbow Hill	21/00757/FUL	183 Tunnel Hill, Worcester, WR4 9SA	2 x Two bedroom semi-detached two-storey dwellings	2	0	Site is expected to be completed within the next 5 years
Rainbow Hill	p18h0280	112-118 AND 155-161 ROSE AVENUE AND LAND ADJOINING, ROSE AVENUE, TOLLADINE, WORCESTER	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	0	12	
St Clement	20/00926/FUL	1 Melrose Close, Worcester, WR2 5JE	Proposed four bedroom single dwelling	0	1	
St Clement	P17J0577	YMCA Hostel, Henwick Road	87 one bed units (38 C3 equivalent) - CoU from Hostel to Student accommodation; demolitions and erections of new accommodation block; access and car park improvements. (C1 to SG)	0	38	
St Johns	20/00489/FUL	Chantry House, Glebe Close, Worcester	Conversion of former warden's house to create two self-contained one bedroom flats for sheltered accommodation and erection of a new fire escape staircase at the rear.	2	0	Site is expected to be completed within the next 5 years
St Johns	20/00785/FUL	83 Bromyard Road, Worcester	Two storey rear extension to provide 3no. one-bedroom flats.	3	0	Site is expected to be completed within the next 5 years

Worcester City Housing Commitments 2021/22						
Ward	Planning Reference	Location	Proposal	No NS	No UC	Comments
St Johns	20/00824/OUT	92 Bransford Road, Worcester, WR2 4EP	Erection of a 2-storey 2 bedroom detached dwelling	1	0	Site has outline permission, and it not included within the 5 year housing land supply
St Johns	21/00679/FUL	79 Windsor Avenue, Worcester, WR2 5NB	Change of use of small house in multiple occupation (Class C4) to two apartments	2	0	Site is expected to be completed within the next 5 years
St Johns	21/00680/FUL	New Bungalow, Grosvenor Walk, WORCESTER, WR2 5BJ	Proposed new bungalow to the rear of New Bungalow, (Land adjacent to) Grosvenor Walk	1	0	Site is expected to be completed within the next 5 years
St Johns	P15K0271	Rear of 18 St Johns	8 one bed and 3 two bed houses. Proposed development of 11 dwellings and associated works.	0	11	The agent confirmed that the site was under construction in 2020, however, there has been no evidence from site visits undertaken in April 2021 and April 2022 that any works have been undertaken to date. Therefore, taking a cautious approach this development is considered to be stalled at the current time and has therefore been removed from the supply as a deliverable site for 2021/22.
St Johns	P18K0327	24a McIntyre Road, Worcester, WR2 5LG	Demolition of existing builders yard and construction of 5 dwellings including parking, landscaping and associated infrastructure	0	5	
St Peters	20/00775/FUL	Ketch Field, Broomhall Way, Worcester	Development of 92 new dwellings and improvement of existing access, including green infrastructure and associated works.	92	0	This is part of the Worcester South Urban Extension (SWDP 45/1 and SWDPR 52). The site is expected to be complete within the next 5 years.
St Stephens	19/00199/FUL	Brook House , Henry Street, Worcester	Proposed erection of new bungalow within grounds of Brook House	1	0	Site is expected to be completed within the next 5 years
St Stephens	20/00122/FUL	Brook House, Henry Street, Worcester	Conversion of existing garage & change of use of existing annexe to provide additional independent dwelling	1	0	Site is expected to be completed within the next 5 years

Worcester City Housing Commitments 2021/22						
Ward	Planning Reference	Location	Proposal	No NS	No UC	Comments
Warndon	20/00074/RM	9 Mason Drive, Worcester, WR4 9XY	Reserved matters application for erection of a single dwelling house	1	0	Site is expected to be completed within the next 5 years
Warndon Parish North	21/00543/CU	The Granary, 2 St Nicholas Lane, Worcester, WR4 0SL	Conversion of barn to ancillary residential use	1	0	Site is expected to be completed within the next 5 years
Warndon Parish South	20/00352/FUL	Formerly Tolladine Golf Course, Tolladine Road, Worcester	Proposed residential development to erect 16 residential units for affordable housing.	0	5	
Total number of dwellings				987	359	

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Abberton	20/00352/G PDQ	WDC/255/HOU	Land Off, Abberton Lane, Abberton	Notification for prior approval for a proposed change of use of agricultural building to a dwelling house (class C3) and for associated operational development	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Abbots Morton	18/01257/F UL	WDC/23/HOU	Manor Farm, Abbots Morton Road, Abbots Morton, Worcester, WR7 4NA	Conversion of an existing Grade II listed barn to a residential dwelling with detached car port (amendment).	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Abbots Morton	19/00967/F UL	WDC/177/HOU	Manor Farm, Abbots Morton Road, Abbots Morton, WR7 4NA	Subdivision of garden and conversion of existing barn to a residential dwelling	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Ashton under Hill	17/00602/C U & 07/00498	WDC/107/HOU	Long Carrant Park, Cheltenham Road, Ashton Under Hill, Evesham, WR11 7QP	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)	Large windfall (HLA only)	0	3	
Ashton under Hill	19/02578/F UL	WDC/227/HOU	Mitha Dara, Cheltenham Road, Ashton Under Hill, Evesham, WR11 7QP	Proposed use of existing domestic outbuilding/annex as a self-contained dwelling, including subdivision of plot and minor alterations to the exterior of the outbuilding	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Aston Somerville	21/01479/O UT	WDC/396/HOU	Lotal House, School Road, Aston Somerville, Broadway, WR12 7JD	Outline application with all matters reserved for a permanent agricultural worker's dwelling ,	Small windfall (HLA only)	1		This site is outline. It has been removed from the supply.

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Badsey	18/01584/G PDP & 19/01613/F UL	WDC/10/H OU	Happylands Pig Farm, Willersey Road, Badsey, Evesham, WR11 7HD	New build bungalow to replace approved residential conversion (Gated Access locked).	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Badsey	19/00946/G PDQ	WDC/162/HOU	Cotswold Garden Flowers, Sands Lane, Badsey, Evesham, WR11 7EZ	Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwelling and associated operational development.	Small windfall (HLA only)	0	1	
Badsey	19/02608/O UT	WDC/206/HOU	Cosey Dene, Blackminster, Badsey, Evesham, WR11 7TD	Proposed new dwelling	Small windfall (HLA only)	1		This site is outline. It has been removed from the supply.
Badsey	20/00776/O UT	WDC/401/HOU	No.1 and The Neuk No.3, Bretforton Road, Badsey, WR11 7XG	Outline planning application for residential development of up to 24 no. entry-level affordable dwellings with associated access roads and car parking, public open space, landscaping, drainage and other associated infrastructure, following demolition of no.1 Bretforton Road	Large windfall (HLA only)	24		This site is outline. It has been removed from the supply.
Badsey	20/01533/O UT	WDC/350/HOU	Land at (OS 0713 4284), Willersey Road, Badsey,	Outline application for a new bungalow	Small windfall (HLA only)	1		This site is outline. It has been removed from the supply.
Badsey	21/02963/F UL	WDC/450/HOU	4 Chapel Street, Badsey, Evesham, WR11 7HA	Full Application for the erection of a bungalow (self-build) and associated works	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Beckford	16/01231	PAR/07/42/HOU	Manor Farm, Grafton, Beckford, Tewkesbury, GL20 7AT	Conversion of listed and curtilage listed barns to four permanent dwellings; erection of two car port buildings and all associated works.	Small windfall (HLA only)	0	1	
Beckford	20/01031/G PDQ	WDC/284/HOU	Large Storage Building At, Beckford Poultry Farm, Ashton Road, Beckford	Prior approval notification of change of use of agricultural building to form five dwellings	Small windfall (HLA only)	5	0	Site is expected to be completed within the next 5 years
Beckford	W/22/00080 /PIP	WDC/443/HOU	Land At (Os 9795 3584), Station Road, Beckford	Application for Permission in Principle for the construction 1no. self-build dwelling	Small windfall (HLA only)	1		This site has Permission in Principle. It is not included in the supply.
Besford	19/01618/G PDQ	WDC/214/HOU	Barn At, Wolhuter, Besford Bridge, Besford	Notification for prior approval for a proposed change of use of agricultural building to a residential dwelling	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Birlingham	13/00063	PAR/10/16/HOU	Hall Farm Barns, Whitehall Lane, Birlingham, WR10 3AB	Amend to 98/00977 for change of use of a barn into a dwelling (retrospective re under construction as a material start to the application had been made in 1998 due to work carried out on the access).	Small windfall (HLA only)	0	1	
Bishampton	18/00645/O UT & 20/01453/R M	WDC/124/HOU	Elsewhere, Broad Lane, Bishampton, Pershore, WR10 2LY	Reserved Matters application for 2 new detached dwellings to replace existing host dwelling as approved under planning reference 18/00645/OUT.	Small windfall (HLA only)	1	1	Site is under construction, the whole site is expected to be completed within 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Bishampton	19/02201/F UL	WDC/236/ HOU	20 Moat Farm Lane, Bishampton, Persore, WR10 2NJ	Erect proposed new dwelling 1 no 3 bed Dormer Bungalow on corner plot of existing house no 20 Moat Farm Lane.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Bredon & Westmancote	15/02945 & 19/02345	PAR/12/95/ HOU	True Blue Farm, Lower Lane, Kinsham, Tewkesbury, GL20 8HT	Change of use of barn to dwelling.	Small windfall (HLA only)	0	1	
Bredon & Westmancote	18/01848/F UL	WDC/35/H OU	Greenacres, Kemerton Road, Westmancote, Tewkesbury, GL20 7EN	Subdivision of single dwelling into 2 x dwellings	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Bredon & Westmancote	20/02152/F UL	WDC/386/ HOU	The Pound, Westmancote, Bredon, Tewkesbury, GL20 7ES	Erection of one and a half storey, three bedroom dwelling	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Bredon's Norton	19/00947/F UL	WDC/301/ HOU	The Home Farm, Manor Lane, Bredons Norton, Tewkesbury, GL20 7EZ	Change of use of first floor farm shop storage space associated with Meadows Farm Shop to residential unit	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Bretforton	13/01764	PAR/15/44/ HOU	Land Rear Of 17 And 17A Station Road And Adjacent, Victoria Gardens, Bretforton	Erection of 2no two storey four bed houses and 1no. single storey three bed bungalow.	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Bretforton	15/02134	PAR/15/46/ HOU	Field, Station Road, Bretforton	Conversion of agricultural barn into three dwelling houses.	Small windfall (HLA only)	0	3	
Bretforton	19/01360/F UL	WDC/198/ HOU	Hop Pole Dairy, Stoneford Lane, Bretforton	Erection of a dairy managers dwelling	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Bretforton	20/00101/G PDQ	WDC/257/HOU	Top Farm, Main Street, Bretforton, Evesham, WR11 7JJ	Application for prior approval for proposed change of use of agricultural building to residential.	Small windfall (HLA only)	0	1	
Bretforton	20/01630/G PDQ	WDC/312/HOU	A J Coldicot Ltd Coldash Barns, Stoneford Lane, Bretforton, Evesham, WR11 7GW	Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwelling house (Class C3) and for Associated Operational Development.	Small windfall (HLA only)	0	1	
Bretforton	20/02837/F UL	WDC/363/HOU	Vicarage Nurseries, Weston Road, Bretforton, Evesham, WR11 7HW	Demolition of a redundant glass house, and replacement of 4 static caravans (used for horticultural purposes) with a terrace of 5 x 2-bedroom and 2 x 3-bedroom cottages, with associated car parking, foul and surface water drainage and landscaping; to accommodate essential workers required to live on the Site.	Small windfall (HLA only)	7	0	Site is expected to be completed within the next 5 years
Bricklehampton	18/01409/G PDQ	WDC/94/HOU	Hall Farm, Bricklehampton, Pershore, WR10 3HQ	Notification for prior approval for a proposed change of use of agricultural building to 3no. dwelling houses (Class C3) and for associated operational development	Small windfall (HLA only)	0	1	

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Bricklehampton	20/00677/G PDQ	WDC/277/HOU	Bredonview Farm Bungalow, Bricklehampton, Pershore, WR10 3HJ	Notification for Prior Approval for the proposed change of use of an Agricultural building to one dwelling house (same building as on WDC/278/HOU, creating 2 dwellings - to establish on Site Survey which proposal they are implementing).,	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years. Developer has confirmed WDC/277/HOU will be going ahead rather than WDC/278/HOU.
Broadway	18/01729/F UL	WDC/27/HOU	Cowley House, 7 Church Street, Broadway, WR12 7AE	Conversion from private dwelling and bed and breakfast accommodation (Use Class C1) into three separate dwellings, along with all associated works.	Small windfall (HLA only)	0	3	
Broadway	18/01895/C U & 20/00688/F UL	WDC/123/HOU	The Bakehouse, Back Lane, Broadway, WR12 7BP	Partial removal of East facing gable & rebuilding to match original. Erection of replacement roof as amendment to approvals for 3 bed dwelling and alterations to building granted by 18/01895/CU & 19/00619/LB.	Small windfall (HLA only)	0	1	
Broadway	20/02511/C U	WDC/342/HOU	69 High Street, Broadway, WR12 7DP	Proposed change of use of part of ground floor and first floor from retail to residential. (2no apartments). Internal alterations and new rooflights.	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Broadway	21/00084/F UL	WDC/398/HOU	Land at (OS 0889 3819), Station Road, Broadway	Proposed development of single detached property	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Broadway	96/00597	PAR/17/13 5B/HOU & PAR/17/13 5C/HOU	Leedons Residential Park, Childswickham Road, Broadway, Worcestershire WR12 7HB "Old Broadway Park"	Old Broadway Park 49 mobile homes to change from holiday to residential (Certificate of Lawful use Existing application 87/01953) & part of 249 phased permanent mobile home development.	Large windfall (HLA only)	27 (of 49)	33	37 dwellings were completed this year with 33 under construction on the second phase PAR/17/135B/HOU. It is therefore likely that the remainder of this site (PAR/17/135C/HOU) for 49 dwellings will not all come forward in the next 5 years. Previous build out rates for the site were at 12 per annum, so given that 33 remain under construction, only 27 dwellings will be included in the 5YHLS calculation to be cautious.
Broadway	W/22/00081 /PIP	WDC/448/ HOU	Ridgeway, Station Road, Broadway, WR12 7DE	Application for Permission in Principle for 3No. self build dwellings	Small windfall (HLA only)	3		PIP
Broughton Hackett	15/00019 & 17/00098/C U	PAR/18/17/ HOU	Southfork Farm, Broughton Hackett to Upton Snodsbury, Upton Snodsbury, BROUGHTON HACKETT, WR7 4BB	Conversion of un-used light industrial unit to live/work unit and erection of detached garage not in accordance with condition 5 of planning permission W/15/00019/CU with regard to alterations to the scale, height, fenestration and exterior materials of the garage'	Small windfall (HLA only)	0	1	

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Charlton	11/01674	PAR/19/29/HOU	Haselor Farm, Haselor Lane, Charlton, Evesham, WR11 2RB	Change of use of existing farm buildings into 6 residential units.	Small windfall (HLA only)	0	6	
Childswickham	19/01053/G PPA & W/22/00882 /GPMAE	WDC/168/HOU	Millbrook Farm, Murcot Lane, Broadway, WR12 7HS	Notification for prior approval for change of use of two light industrial buildings (use class B1 (C)) to form two dwelling houses (use class C3)	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Childswickham	21/01784/G PDQ	WDC/391/HOU	Perrins Farm, Broadway Road, Childswickham, Broadway, WR12 7HD	Conversion of agricultural building to dwelling	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Cleeve Prior	10/03091	PAR/23/39/HOU	Field Barn (Green Hill Farm), Hoden Lane, Cleeve Prior	Change of Use of barns to agricultural dwelling & holiday let.	Small windfall (HLA only)	0	1	
Cleeve Prior	21/02185/O UT & W/22/01355 /RM	WDC/445/HOU	Land at (OS 0881 4898), Hoden Lane, Cleeve Prior, Evesham	Outline application with all matters reserved for the demolition of existing outbuilding and shed and erection of one self-build dwelling and all associated works	Small windfall (HLA only)	1		This site is outline. It has been removed from the supply.
Cookhill	19/02604/F UL	WDC/280/HOU	Land Adjacent, Brandheath Cottage, Salt Way, New End, Astwood Bank	Demolition of two barns and erection of two dwellings.	Small windfall (HLA only)	0	2	
Cookhill	21/00218/G PDQ	WDC/353/HOU	Hillcroft, Salt Way, New End, Astwood Bank, B96 6JU	Prior Approval for a Proposed Change of Use of Agricultural Building to 2no. dwelling houses and for associated operational development	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Cookhill	21/02814/PI P	WDC/429/HOU	Somerville, 60 Lower Cladswell Lane, Cookhill, Alcester, B49 5JY	Application for permission in principle for a single infill dwelling	Small windfall (HLA only)	1		This site has Permission in Principle. It is not included in the supply.
Cookhill	W/22/00115 /GPDQ	WDC/451/HOU	Villa Farm Barns, Astwood Bank	Notification for Prior Approval for the proposed change of use of Agricultural buildings to 5no. dwelling houses and operational development.	Small windfall (HLA only)	5	0	Site is expected to be completed within the next 5 years
Crophorne	18/02692/G PDQ	WDC/112/HOU	Barn At, Brook Farm, Brook Lane, Crophorne	Notification for Prior Approval for the proposed change of use of an Agricultural Building to 2no dwelling houses and associated operational development	Small windfall (HLA only)	0	2	
Crophorne	21/01978/O UT	WDC/454/HOU	Land North Of, Blacksmiths Lane, Crophorne	Outline application for the development of 4 self-build bungalows and access (all other matters reserved)	Small windfall (HLA only)	4		This site is outline. It has been removed from the supply.
Crophorne	W/16/02510 /PN & 20/02439/F UL	WDC/338/HOU	Land Known As Greenacres, Brook Lane, Crophorne, WR10 3LS	Residential development of four 4-bedroom dwellings with detached garages as approved under planning reference W/16/02510/PN - Variation of Condition 2	Small windfall (HLA only)	0	2	
Defford	19/01111/G PDQ	WDC/174/HOU	Borders Farm, Croome Road, Besford, Worcester, WR8 9AS	Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwelling house (Class C3), and for Associated Operational Development.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Defford	19/02715/G PDQ	WDC/245/HOU	Borders Farm, Croome Road, Besford, Worcester, WR8 9AS	Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwelling House (Class C3) and for Associated Operational Development	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Defford	19/02742/G PDQ	WDC/244/HOU	Broad Hill Farm, Broad Hill, Defford, Worcester, WR8 9AE	Prior Approval Application for the proposed change of use of agricultural buildings to 2No. dwelling houses and operational development.	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Dodderhill	18/00873/G PDP	WDC/64/HOU	Astwood Fishery, Horsepool Lane, Hanbury, Bromsgrove, B60 4BB, , (Gated access, may possibly be closed on visit).	Prior notification for the proposed change of use of storage building to dwelling house	Small windfall (HLA only)	0	1	
Dodderhill	18/02398/F UL & 19/02027/N MA	WDC/189/HOU	Land Rear Of, Sunnyhill House, Stoke Road, Wychbold	Erection of 33 dwellings comprising 100% Affordable Housing, including public open space, landscaping, sustainable drainage and associated infrastructure.	Large windfall (HLA only)	33	0	The site has yet to commence, however, due to its size and scale it is expected to be wholly completed in the five year period
Dodderhill	19/00421/O UT	WDC/149/HOU	Daisy Cottage, Worcester Road, Wychbold, WR9 7PF	New 4 bedroom detached house with detached double garage	Small windfall (HLA only)	1		This site is outline. It has been removed from the supply.
Dodderhill	21/02454/G PDQ	WDC/420/HOU	Auchmillan Farm, Astwood Lane, Stoke Prior, Bromsgrove, B60 4BB, , Access may be locked on visit due to gated access.	Notification for Prior Approval for the proposed change of use of agricultural building to one dwelling (Class C3) including operational development	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Dormston	19/01628/G PDQ	WDC/195/HOU	Newhouse Farm, Dormston Lane, Dormston, Worcester, WR7 4JS	Notification for prior approval for a proposed change of use of an agricultural building to a dwelling house (Class C3) and for associated operational development	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Drakes Broughton and Wadborough	14/01419 & 18/00635/R M	PAR/31/78 A/HOU	Land Adjacent, Langham, Worcester Road, 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.	Previously allocated large	0	7	
Drakes Broughton and Wadborough	14/01611 & 17/02505/R M	PAR/31/79 A/HOU	Land Adjacent, Glassier, Worcester Road, 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	Large windfall (HLA only)	17	9	The site is currently under construction and is expected to be wholly completed in the five year period.

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Drakes Broughton and Wadborough	15/03091 & 18/01597/F UL	PAR/31/87/HOU	The Old Smithy, Mill Lane, Wadborough, WR8 9HB	1 new detached dwelling in existing residential curtilage and replacement parking for the Old Smithy. Demolition of existing structure - Variation of Condition 2 of W/15/03091/FUL to allow the addition of a garage	Small windfall (HLA only)	0	1	
Drakes Broughton and Wadborough	17/01103 & 18/02329 & 20/02366/F UL	PAR/31/90/HOU	Land Adj To Burgamot, Mill Lane, Wadborough	Erection of a detached dwelling (amendment to planning approval 17/01103/FUL) - variation of condition 2 on planning permission 18/02329/FUL	Small windfall (HLA only)	0	1	
Drakes Broughton and Wadborough	17/01943 & 19/02012/R M & 20/01059/R M	WDC/202/HOU	Applegrove, Worcester Road, Drakes Broughton, Pershore, WR10 2AG	Reserved matters approval for appearance, layout, landscaping, and scale following granting of outline planning permission 17/01943/OU Erection of a three bedroom bungalow(APP/H1840/W/18/3209690)	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Drakes Broughton and Wadborough	19/00922/F UL	WDC/163/HOU	The Grange, Chevington Lane, Drakes Broughton, WR10 2AE	Subdivision of The Grange to form two independent dwellings (C3) (Gated Access, Large Guard Dog)	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Drakes Broughton and Wadborough	19/02265/F UL	WDC/235/HOU	2 Woodleigh, Drakes Broughton, Pershore, WR10 2AN	Erection of a two bedroom detached dwelling	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Drakes Broughton and Wadborough	20/00139/PIP	WDC/316/HOU	Alley Garden, Brickyard Lane, Drakes Broughton, Pershore, WR10 2AH	Permission in Principle for 2 dwellings	Small windfall (HLA only)	2		This site has Permission in Principle. It is not included in the supply.
Drakes Broughton and Wadborough	20/02262/GPDQ & W/22/01446/GPDQ	WDC/331/HOU	Rookery Nook, Worcester Road, Drakes Broughton, Pershore, WR10 2AG	Notification for Prior Approval for the proposed change of use of an Agricultural Building to a Dwelling house and for building operations reasonably necessary for the conversion.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Drakes Broughton and Wadborough	20/02908/GPDQ & 21/02576/GPDQ	WDC/346/HOU	Stone Hall Farm, Stonebow Road, Drakes Broughton, WR10 2AT	Change of use of Two Agricultural Buildings to 3No. dwelling houses	Small windfall (HLA only)	3	0	Site is expected to be completed within the next 5 years
Drakes Broughton and Wadborough	21/01060/OUT	WDC/415/HOU	7 Greenfields Close, Drakes Broughton, WR10 2BD	Outline application for the erection of a single dwelling and access	Small windfall (HLA only)	1		This site is outline. It has been removed from the supply.
Droitwich Spa	11/01293	PAR/32/205/HOU	Side Garden Of, 73 Charles Henry Road, Droitwich Spa, WR9	New Dwelling.	Small windfall (HLA only)	0	1	
Droitwich Spa	13/02538	PAR/32/239A/HOU	Raven Hotel, St Andrews Street, Droitwich Spa, WR9 8DY	Mixed-Use redevelopment of the Raven Hotel and its grounds; to comprise of 51 dwellings (36 open market & 15 affordable).	Large windfall (HLA only)	0	36	
Droitwich Spa	13/02538	PAR/32/239B/HOU	Raven Hotel, St Andrews Street, Droitwich Spa, WR9 8DY	Mixed-Use redevelopment of the Raven Hotel and its grounds; to comprise of 51 dwellings (36 open market & 15 affordable).	Large windfall (HLA only)	0	12	

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Droitwich Spa	13/02538	PAR/32/23 9C/HOU	Raven Hotel, St Andrews Street, Droitwich Spa, WR9 8DY	Mixed-Use redevelopment of the Raven Hotel and its grounds; to comprise of 51 dwellings (36 open market & 15 affordable).	Large windfall (HLA only)	0	3	
Droitwich Spa	15/01418	PAR/32/23 1A/HOU	Land North Of Pulley Lane And, Newland Lane, Newland, Droitwich Spa	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)	Previously allocated large	0	5	
Droitwich Spa	17/02334/O UT & 20/00314/F UL	WDC/203/ HOU	Casa Colina, Newland Road, Droitwich Spa, WR9 7JQ	Outline for a residential development of land of up to 9 dwellings following the removal of the existing dwelling, 17/02334/OUT & Phase 1 Full application for the erection of two of the 9 dwellings 20/00314/FUL.	Small windfall (HLA only)	1 (of 8)	0	Full application for the 2 dwellings (1 net) with the remaining 7 dwellings still under outline permission. Part of site is included within the 5 year supply (1 dwelling)
Droitwich Spa	18/02558/F UL	WDC/233/ HOU	Land At Yew Tree Hill, Newland Road, Droitwich Spa	Four new dwellings	Small windfall (HLA only)	4	0	Site is expected to be completed within the next 5 years
Droitwich Spa	19/01413/F UL & 21/02834/F UL	WDC/351/ HOU	38 High Street, Droitwich Spa, WR9 8ES	Demolition Of existing Outbuildings And Construction Of Ground Floor Storage With One Bedroom Apartment Over	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Droitwich Spa	19/02210/F UL	WDC/258/ HOU	1 Wych Road, Droitwich Spa, WR9 8BW	Erection of 2no. flats	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Droitwich Spa	20/00123/O UT	WDC/442/HOU	The Royal British Legion, Salwarpe Road, Droitwich Spa, WR9 9BH	Outline application including access for demolition of existing building and erection for up to 22 dwellings.	Large windfall (HLA only)	22		This site is outline. It has been removed from the supply.
Droitwich Spa	20/00962/F UL	WDC/321/HOU	Dodderhill Court, Crutch Lane, Elmbridge, Droitwich Spa, WR9 0BE	Subdivision of existing dwelling into 6 residential units.	Small windfall (HLA only)	0	5	
Droitwich Spa	20/01427/G PDO	WDC/302/HOU	Hillcainie House, 5 St Andrews Road, Droitwich Spa, WR9 3DN	Notification for Prior Approval for the proposed change of use from Office (use class B1 (A)) to residential (Use Class C3) to include two flats	Small windfall (HLA only)	0	2	
Droitwich Spa	21/00578/F UL	WDC/362/HOU	41 Hanbury Road, Droitwich Spa, WR9 8PP	Demolition of existing three-bedroomed house. Replacement with two detached five-bedroomed houses.	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Droitwich Spa	21/01143/G PDO	WDC/372/HOU	Ocm House, St Peters Road, Droitwich Spa, WR9 7BJ	Notification for Prior Approval for the proposed change of use from Office (use class B1 (A)) to residential (Use Class C3) to include two residential apartments.	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Eckington	17/02313/G PDQ	WDC/79/HOU	Blue Gecko Plants, Tewkesbury Road, Eckington, Pershore, WR10 3DE	Notification for Prior Approval for a Proposed Change of use of Agricultural Building to a Dwelling house (Class C3) and associated development.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Eckington	19/00968/F UL & 20/02358/F UL & 15/03029/	WDC/313/HOU	Land Rear Of Roman Way And East Of Pershore Road, Pershore Road, 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	Previously allocated large	0	20	
Eckington	21/00546/F UL & 21/01472/F UL	WDC/368/HOU	Hill Barn, Nafford Bank Farm, Nafford Road, Eckington, Pershore, WR10 3DH	Proposed subdivision to create 2 dwellings and extension to one unit. Amendment to parking provision.	Small windfall (HLA only)	0	1	
Eckington	21/00549/F UL	WDC/437/HOU	Little Shrublands, Church Street, Eckington, Pershore, WR10 3AN	Proposed 4 bedroom detached bungalow	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Eckington	21/01114/G PDQ & 21/02801/G PDQ	WDC/388/HOU	Court End Farm, Mill Lane, Eckington, Pershore, WR10 3BG	Notification for prior approval for the proposed change of use of an agricultural building to one dwelling house (Class C3) and associated operational development,	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Eckington	21/01128/G PDQ	WDC/373/HOU	Court End Farm, Mill Lane, Eckington, Pershore, WR10 3BG	Notification for prior approval for the proposed change of use of an agricultural building to a dwelling house, and for associated operational development.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Elmbridge	17/01090 & 20/01362/G PDQ & 21/00831/G PDQ	PAR/34/30 A/HOU	Cornshire Field Farm, Elmbridge Lane, Elmbridge, WR9 0NQ, , (Gated access - does not allow access onto site)	Notification for Prior Approval for the proposed Change Of Use and Conversion Of Existing Agricultural Buildings To Form 5No Residential Dwellings (Class C3) and associated operational development.	Small windfall (HLA only)	5	0	Site is expected to be completed within the next 5 years
Elmbridge	18/00009 & 19/02431/F UL	PAR/34/29/HOU	Radnall Farm, Crown Lane, Elmbridge, Droitwich Spa, WR9 0DA	Erection of an equestrian manager's dwelling	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Elmbridge	21/02755/G PDQ	WDC/434/HOU	New House Farm, Elmbridge Lane, Elmbridge, WR9 0DA	Notification for Prior Approval for the proposed change of use of an Agricultural Building to a dwelling house and associated operational development.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Elmbridge	21/02906/G PDQ	WDC/446/HOU	Pool House Farm, Purshull Green Road, Elmbridge, Droitwich Spa, WR9 0NL	Notification for Prior Approval for the proposed change of use of an Agricultural Building to 2 dwelling houses and associated operational development.	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Elmley Lovett	19/01844	WDC/213/HOU	Callow Farm, Sneads Green, Elmley Lovett, Droitwich Spa, WR9 0PZ	Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwelling house (Class C3), and for Associated Operational Development.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Evesham	15/02102	PAR/37/46 8/HOU	Second Floor Office Suite A at, 62 High Street, Evesham, WR11 4HG	Conversion of second floor office to residential flat.	Small windfall (HLA only)	0	1	

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Evesham	15/02761 & 18/01722/R M & 21/01211/R M	PAR/37/48 0A/HOU	Land West Of, Cheltenham Road, Evesham	Application for approval of reserved matters relating to layout, scale, appearance and landscaping (pursuant to outline planning permission reference W/15/02761/OU) for 238 dwellings (Phase 1) & 222 dwellings (Phase 2). SWDP51/1	Previously allocated large	151 (of 222)	49	Although there were 92 completions this year, it is expected that this site will maintain completions at 40 dwelling per year. This will give 200 dwellings built in the next 5 years, with the remaining 71 dwellings in the following years.
Evesham	17/00018 & 20/02509/A EA	PAR/37/45 7/HOU	Land Off, Castle Street, Evesham	Application for Additional Environmental Approval (extending expiry date) for Proposed residential accommodation consisting 9 flats with undercroft. In lieu of application W/13/01952/PN and extant consent 98/0496, approved under planning permission 17/00018/PN	Small windfall (HLA only)	0	9	
Evesham	18/00549/O UT	PAR/37/47 9/HOU	Land Off, Boat Lane, 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)	Previously allocated large	200		This site is outline. It has been removed from the supply.

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Evesham	18/02709/O UT & 21/00404/R M	WDC/133/HOU	21 Sycamore Avenue, Evesham, WR11 1YE	Application for approval of reserved matters pursuant to application 18/02709/OUT for demolition of bungalow (21) and construction of 3 new dwellings and access from highway.	Small windfall (HLA only)	0	1	
Evesham	19/01410/F UL	PAR/37/48 1/HOU	Green Gables Business Centre, Kings Road, 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	Previously allocated large	0	26	
Evesham	19/01541/F UL & 21/01301	PAR/37/47 7/HOU	Land Off, Offenham Road, Evesham	Erection of 33 dwellings, access and associated work. SWDP50/5.	Previously allocated large	0	33	
Evesham	20/00317/F UL	WDC/287/HOU	Conquest, 58 Broadway Road, Evesham, WR11 1BQ	Demolition of single storey garage and construction of 2 dwellings (Class C3), access, a replacement garage and associated works	Small windfall (HLA only)	0	2	
Evesham	20/00951/F UL	WDC/299/HOU	Woodlands, Greenhill Park Road, Evesham, WR11 4NL	Proposed detached house and garage	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Evesham	20/01003/F UL & 20/02778/F UL	WDC/285/HOU	26 School Road, Evesham, WR11 2PW	Erection of dormer bungalow (resubmission of approved application ref 20/01003/FUL).	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Evesham	20/01349/F UL	WDC/332/HOU	Cravens Yard, Church Street Centre, 20 Church Street, Evesham, WR11 1DS	Erection of 4 dwellings	Small windfall (HLA only)	0	4	

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Evesham	20/01653/PI P	WDC/307/HOU	Thistledown House, 187 Cheltenham Road, Evesham, WR11 2LF	Application for permission in principle for the erection of a single dwelling house following demolition of existing detached garage	Small windfall (HLA only)	1		This site has Permission in Principle. It is not included in the supply.
Evesham	20/02214/G PDA	WDC/371/HOU	Pippins Court, 40 Waterside, Evesham	Erection of two additional storeys above the existing topmost residential storey to provide 10 additional flats.	Large site	10	0	The site has yet to commence, however, due to its size and scale it is expected to be wholly completed in the five year period
Evesham	20/02432/C U	WDC/366/HOU	7 King Charles Court, Vine Street, Evesham, WR11 4RF	Conversion of 1no. office to form 1no. flat and works to form new entrance	Small windfall (HLA only)	0	1	
Evesham	20/02830/C U	WDC/360/HOU	Brooklands, 92 Northwick Road, Evesham, WR11 3AL	Change of use from Residential care home (C2) to House in multiple occupation (HMO - C4)	Small windfall (HLA only)	0	1	
Evesham	21/00686/F UL	WDC/409/HOU	4 Avon Street, Evesham, WR11 4LQ	Demolition of existing retail unit and construction of an apartment building with 23 open market units and associated works.	Large windfall (HLA only)	23	0	The site has yet to commence, however, due to its size and scale it is expected to be wholly completed in the five year period
Evesham	21/01014/F UL & W/22/00409 /FUL	WDC/397/HOU	3 Croft Road, Evesham, WR11 4NE	Proposed new dwelling	Small windfall (HLA only)	0	1	

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Evesham	21/01414/F UL	WDC/441/ HOU	26 Cowl Street, Evesham	Proposed demolition and site clearance of vacant factory and associated smaller buildings to the rear (as approved under extant Planning Approval Ref: 18/02519/CA) and proposed erection of 6No residential social rented apartments with associated site access and infrastructure	Small windfall (HLA only)	6	0	Site is expected to be completed within the next 5 years
Evesham	21/01545/F UL	WDC/395/ HOU	Evesham Marina, Kings Road, Evesham	Two 2-bedroom maisonettes and car parking, with a retail showroom (Use Class Sui Generis) to the lower-ground floor level. SWDP50/2	Previously allocated large	2	0	This is part of the allocation SWDP50/2. This site is expected to be completed within the next five year period
Evesham	21/01546/F UL	WDC/424/ HOU	Evesham Marina, Kings Road, Evesham	Erection of 7 residential units with access and parking provision. SWDP 50/2	Previously allocated small	7	0	Site is expected to be completed within the next 5 years
Evesham	21/01631/C U	WDC/425/ HOU	1 Brick Kiln Street, Evesham, WR11 4AA	Change of use from offices to form 1 residential flat on the ground floor and associated works including partial demolition of store, fenestration changes, parking and bin storage. ,	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Evesham	21/02054/F UL	WDC/413/ HOU	117 High Street, Evesham, WR11 4EQ	Change of use of store to flat (ground floor)	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Evesham	21/02426/F UL	WDC/440/ HOU	10 Cheltenham Road, Evesham, WR11 2LB	Demolition of existing building, subdivision of garden and erection of a dormer bungalow in rear garden	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Flyford Flavell	19/00109/O UT	WDC/150/HOU	Hilltop Farm, Old Hill, Flyford Flavell, WR7 4DA	Demolition of existing buildings and construction of 1no. dwelling	Small windfall (HLA only)	1		This site is outline. It has been removed from the supply.
Flyford Flavell	20/02914/F UL	WDC/436/HOU	Church Farm Cottage, Church Lane, Flyford Flavell, Worcester, WR7 4BZ	Proposed new dwelling, including the resiting of a replacement garage and a new access	Small windfall (HLA only)	0	1	
Grafton Flyford	W/22/00037 /GPDQ	WDC/447/HOU	Yew Tree Farm, Libbery Lane, Libbery, Worcester, WR7 4PE	Notification for prior approval for the proposed change of use of an agricultural building to one dwelling house (Class C3) and associated operational development	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Hadzor	17/01154/F UL & W/22/00815 /FUL	WDC/22/HOU	New Court Farm House, Hadzor Lane, Hadzor, Droitwich Spa, WR9 7DR	Restoration and reinstatement of Lantern and conversion of Dovecote and attached Cow House and associated barns to 2 dwellings and a garage with demolition of ancillary prefabricated buildings and the erection of detached carports	Small windfall (HLA only)	0	2	
Hadzor	20/01058/F UL	WDC/348/HOU	Greenacres, Hanbury Road, Droitwich Spa, WR9 7DX	Development of 4no. live/work units	Small windfall (HLA only)	4	0	Site is expected to be completed within the next 5 years
Hampton Lovett	15/00473	PAR/43/14/HOU	Windrush, Kidderminster Road, Hampton Lovett, Droitwich Spa, WR9 0LU (extension to Doverdale Park Homes Site)	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).	Large windfall (HLA only)	0	9	

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Hampton Lovett	21/01071/G PDQ	WDC/375/HOU	Pakington Farmhouse, Doverdale Lane, Hampton Lovett, Droitwich Spa, WR9 0PB	Notification for prior approval for the proposed change of use of an agricultural building to 4 dwellings and Associated Operational Development,	Small windfall (HLA only)	4	0	Site is expected to be completed within the next 5 years
Hanbury	18/01768/F UL & 20/00448/F UL & 21/00556/F UL	WDC/167/HOU	Rectory Farm, Dodderhill Common, Hanbury, Bromsgrove, B60 4AT	Replacement of an Agricultural Building with a Single Dwelling house and Replacement of Existing Outbuilding with Garage	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Hanbury	18/02091/F UL	WDC/220/HOU	Old Woolmere Chapel, Droitwich Road, Hanbury, B60 4DD (closest Postcode)	Convert existing workshop to 2 separate work/living units	Small windfall (HLA only)	0	2	
Hanbury	21/00193/C U	WDC/404/HOU	Bishops Hall Farm, Broughton Green, Hanbury, Droitwich Spa, WR9 7EQ	The conversion of an agricultural barn and adjoining/adjacent stables to create a single dwelling house	Small windfall (HLA only)	0	1	
Hanbury	21/00790/G PDQ	WDC/384/HOU	Park Field, Feckenham Road, Hanbury, Bromsgrove, B60 4DH	Notification for prior approval for the proposed change of use of an agricultural building to 1 no. Dwelling house (Class C3) and Associated Operational Development.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Hanbury	21/02170/G PDQ	WDC/406/HOU	Mere Hall Farm, Broughton Green, Hanbury, Droitwich Spa, WR9 7EE	Notification for Prior Approval for the proposed change of use of an agricultural building to residential (C3) use including associated building works	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Hanbury	21/02777/G PDQ	WDC/433/HOU	Park Field, Feckenham Road, Hanbury, Bromsgrove, B60 4DH	Notification for Prior Approval for the proposed change of use of an agricultural building to 1 no. dwelling house (Class C3).	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Hartlebury	18/01145/G PDQ & 17/01607/C U & 21/02858/C LE	WDC/98/HOU	4 Norchard Barns, Norchard Lane, Crossway Green, Stourport On Severn, DY13 9SN	Lawful Development Certificate: The Lawful Commencement of Planning Permission 20/01396/CU conversion of a redundant barn to a single dwelling house.	Small windfall (HLA only)	0	1	
Hartlebury	20/01749/F UL	WDC/367/HOU	Bank House, A449 Mitre Oak To Crown Lane, Crossway Green, DY13 9SQ	Erection of 3 dwellings	Small windfall (HLA only)	3	0	Site is expected to be completed within the next 5 years
Hartlebury	20/02017/G PDQ	WDC/315/HOU	Perry Farm, Perry Lane, Torton, Hartlebury, Kidderminster, DY10 4HY	Notification of Prior Approval for the proposed change of use of an Agricultural Building to a Dwelling house	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Harvington	18/00872/G PDQ & 21/00848/F UL	WDC/58/HOU	Upper Malin Farm, Leys Road, Harvington, WR11 8 LU	Demolition of agricultural building (with residential approval) and erection of no.1 detached dwelling, as alternative to permitted Class Q, ,	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Harvington	20/00501/O UT & 21/02049/R M	WDC/345/HOU	Land South Of, Village Street, Harvington	Application for Reserved Matters (appearance, landscaping, layout and scale) pursuant to planning permission ref. 20/00501/OUT comprising 35 dwellings, public open space, landscaping and associated infrastructure.	Large site	35	0	The site has yet to commence, however, due to its size and scale it is expected to be wholly completed in the five year period
Harvington	20/01235/G PDQ	WDC/282/HOU	Site At, Evesham Road, Harvington	Class Q Prior Approval for the change of use of agricultural building into 5 residential dwelling houses and associated operational development.	Small windfall (HLA only)	5	0	Site is expected to be completed within the next 5 years
Harvington	20/01387/F UL	WDC/309/HOU	21-23 Leys Road, Harvington, Evesham, WR11 8LZ	Single storey rear extension to provide self contained 2 bedroom dwelling, and new shop store.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Hill and Moor	16/00845 & 19/02622/R M	PAR/47/45 A/HOU & PAR/47/45 B/HOU	Land off Chestnut Close, Lower Moor, Worcestershire	Application for approval of all reserved matters following outline approval W/16/00845/OU for the erection of 5 dwellings.	Small windfall (HLA only)	5	0	Site is expected to be completed within the next 5 years
Hill and Moor	19/01043/F UL	WDC/252/HOU	The Willows, Bridge Street, Lower Moor, WR10 2PL	Proposed new dwelling	Small windfall (HLA only)	0	1	
Hill and Moor	19/01058/F UL	WDC/339/HOU	Land Adjacent, Barlwyck Cottage, Hill Furze, Fladbury	Conversion of existing former transport haulage buildings into 1 No. 2 bedroom dwelling and 2 No. 3 bedroom dwellings and the erection of a new self-build live/work unit together with ancillary works	Small windfall (HLA only)	4	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Himbleton	19/00212/G PDQ	WDC/136/HOU	Phepson Orchard, Phepson, Himbleton, Droitwich Spa, WR9 7JZ	Notification for Prior Approval for a Proposed Change of use of an Agricultural Building to a dwelling house to create 3 dwellings (Class C3)	Small windfall (HLA only)	3	0	Site is expected to be completed within the next 5 years
Himbleton	19/01563/G PDQ	WDC/196/HOU	Horn Hill Farm, Stoney Lane, Earls Common, Himbleton, Droitwich Spa, WR9 7LD	Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to 5 Dwelling houses (Class C3), and for Associated Operational Development.	Small windfall (HLA only)	0	5	
Himbleton	20/01837/G PDQ	WDC/317/HOU	Saldons Farm, Himbleton, Droitwich Spa, WR9 7LE	Notification for Prior Approval for a proposed change of use of an Agricultural Building to a dwelling house (Class C3) and associated operational development	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Himbleton	W/22/00209 /PIP	WDC/452/HOU	Land Opposite, Himbleton C Of E First School, Himbleton	Application for Permission in Principle for 2 no. self-build dwellings.	Small windfall (HLA only)	2		PIP
Hindlip	20/00562/G PDQ	WDC/263/HOU	Offerton Farm, Offerton Lane, Hindlip, Worcester, WR3 8SX	Application for prior approval for proposed change of use of an agricultural building to a dwelling house and associated operational development	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Hinton on the Green	12/01735	PAR/50/04/HOU	26-27 Station Road, Hinton on the Green	Replacement of a pair of semi-detached bungalows with 2 pairs of semi-detached houses (involves demolishing 2 x 3bed semi detached dwellings).	Small windfall (HLA only)	0	2	

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Hinton on the Green	13/01300	PAR/50/08/HOU	Land Adjacent To 6 Station Road, Station Road, Hinton On The Green	Erection of 2 no. detached dwellings and new vehicular access off Station Road.	Small windfall (HLA only)	0	2	
Hinton on the Green	15/02248	PAR/50/06/HOU	Land Between St Peters Church And, Ye Olde School, Station Road, Hinton On The Green	Certificate of Lawful Use for the erection of a single storey detached dwelling with garage as permitted under planning permission 12/02730.	Small windfall (HLA only)	0	1	
Hinton on the Green	18/02290/G PDQ	WDC/72/HOU	Buildings At, New House Farm, Cheltenham Road, Hinton On The Green	Prior approval for a proposed change of use of agricultural buildings to 2 Dwelling houses (Class C3), and for associated operational development.	Small windfall (HLA only)	0	2	
Hinton on the Green	19/01389/F UL	WDC/290/HOU	The Cornmill, Station Road, Hinton On The Green, WR11 2QU	Demolition of commercial buildings and erection of 8 dwellings, landscaping and associated works.	Small windfall (HLA only)	8	0	Site is expected to be completed within the next 5 years
Hinton on the Green	20/00811/C LPU	WDC/274/HOU	Manor Farm, Station Road, Hinton On The Green, Evesham, WR11 2QU	The lawful commencement of material operations associated with the Change of Use of Agricultural Building to two Residential units, to include two new garages as permitted under permissions no W/15/03170/CU - the digging of a trench and constructing part of the foundations of the garage to unit 2 as shown on the approved plans - application for certificate of lawfulness.,	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Honeybourne	15/02081 & 09/01251 & 18/02512 & 21/02659/FUL	PAR/51/43/HOU	Land Adjacent Blenheim Farm, Buckle Street, Honeybourne, WR11 8QQ	Erection of dwelling house and associated development. Alternative design approved under planning permission ref W/09/01251/PN. (Variation of condition 7 of 21/01325/FUL).	Small windfall (HLA only)	0	1	
Honeybourne	20/01124/OUT	WDC/336/HOU	Land Off, Stratford Road, Honeybourne, WR11 7PP	Application for reserved matters for 60 dwellings approval for appearance, landscaping, layout and scale. NP allocation	Previously allocated large	60	0	The site has yet to commence, however, due to its size and scale it is expected to be wholly completed in the five year period
Inkberrow	19/02437/PIP	WDC/281/HOU	Hills Yard, Broadclose Lane, Inkberrow, Worcester, WR7 4JN	Permission in principle for residential development of 2No. bungalows	Small windfall (HLA only)	2		This site has Permission in Principle. It is not included in the supply.
Inkberrow	19/02750/FUL	WDC/238/HOU	Black Pig Company, Alcester Road, Inkberrow, WR7 4HR	Proposed Permanent Agricultural Worker Dwelling and a replacement Agricultural Barn	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Inkberrow	20/00765/GPDQ & 20/01936/FUL	WDC/275/HOU	Mayfield, Stockwood Lane, Little Inkberrow, Inkberrow, Redditch, B96 6ST	Conversion of existing barn, to replace approved residential conversion, and formation of separate access	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Inkberrow	21/00816/RM	WDC/142/HOU	Perrymill Farm, Berrow Fields Farm Lane, Little Inkberrow, Inkberrow, Worcester, WR7 4JQ	Erection of new residential dwelling to replace existing dutch barn	Small windfall (HLA only)	1		This site is outline. It has been removed from the supply.

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Inkberrow	21/01534/G PDQ	WDC/387/HOU	Bouts Corner Farm, Bouts Lane, Holberrow Green, Inkberrow, Worcester, B96 6JX	Notification for Prior Approval for the proposed change of use of an Agricultural Building to a dwelling house and for building operations reasonably necessary for the conversion.	Small windfall (HLA only)	0	1	
Inkberrow	21/01726/F UL	WDC/400/HOU	Lower Bouts Farm, Bouts Lane, Holberrow Green, Inkberrow, Worcester, WR7 4HP	Erection of a live/work unit	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Inkberrow	21/02516/F UL	WDC/421/HOU	Stables and Land at (OS 0435 5939) Known as Sarsens, Dogbut Lane, Astwood Bank	Proposed live/work unit	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Inkberrow	21/02800/G PDQ	WDC/435/HOU	Great Knighton Farm, Knighton, Inkberrow, Alcester, B49 5LU	Notification for Prior Approval for the proposed change of use of an Agricultural Building to 5 dwelling houses and for building operations reasonably necessary for the conversion.	Small windfall (HLA only)	0	5	
Kemerton	20/01141/F UL	WDC/370/HOU	Boundary Cottage, High Street, Kemerton, Tewkesbury, GL20 7JD	Erection of dwelling in the garden. Associated parking and landscaping.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Kington	17/02598 & 20/00687/FUL	PAR/55/15/HOU	Land On, Little Ashdene Farm, Kington Lane, Kington, WR7 4LN, , NB see 2022 survey notes re site access	Demolition of an existing agricultural building which benefits from Class Q prior approval (17/02597/GPDQ) for conversion to 3 dwellings and its replacement with 3 new houses to be built in its place, one detached 4 bedroom house and two semi-detached 2 bedroom houses.,	Small windfall (HLA only)	3	0	Site is expected to be completed within the next 5 years
Martin Hussingtree	20/01140/GPDQ	WDC/298/HOU	Brookhill Farm, Porters Mill Lane, Ladywood, Salwarpe, Droitwich Spa, WR9 0AL	Prior approval for proposed change of use of Agricultural Building to Dwelling house (Class C3), and for associated building operations.	Small windfall (HLA only)	0	1	
Naunton Beauchamp	GPMB/14/02233/GPMB	PAR/58/09/HOU	Barn, Naunton House Farm, Naunton Beauchamp, WR10	Proposed conversion of agricultural building to residential dwelling.	Small windfall (HLA only)	0	1	
North and Middle Littleton	19/01501/PIP	WDC/222/HOU	Land Off, Top Croft Row, Middle Littleton	Erection of six affordable houses, access road and change of use of agricultural land to amenity use pond.	Small windfall (HLA only)	6		This site has Permission in Principle. It is not included in the supply.
North Claines	14/00308	PAR/61/13 0A/HOU & PAR/61/13 0B/HOU & PAR/61/13 0C/HOU	Worcestershire Hunt Kennels, Kennels Lane, Fernhill Heath, Worcester, WR3 7RZ	Residential development for 87 new dwellings comprising of 39% affordable housing including conversion of existing building into two dwellings.	Large windfall (HLA only)	86	1	The developer said it is unknown at this stage what the build out rate will be. Due to this, the site has been removed from contributing to the 5YHLS calculation.

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
North Claines	17/01491/F UL	PAR/61/12 8/HOU	Land Adjacent, British Telecom, Dilmore Lane, Fernhill Heath	The erection of 4no detached dwellings, with associated parking and landscaping with access from Dilmore Lane.	Small windfall (HLA only)	0	1	
North Claines	18/00849/F UL	WDC/45/H OU	Land Adjacent, Oak Farm, Ombersley Road, Bevere (site is accessed on Land West of A449, Hawford, Worcestershire WR3 7SQ)	Proposed Construction of one unit of live-work accommodation and new surfaced footpath, land West of A449, Hawford, Worcestershire, WR3 7SQ , [Resubmission of 17/02439)	Small windfall (HLA only)	0	1	
North Claines	18/02288/F UL	WDC/73/H OU	Yard Off, Chestnut Close, Fernhill Heath	Proposed redevelopment of a Builder's Yard to provide a single detached dwelling and garage.	Small windfall (HLA only)	0	1	
North Claines	19/01513/F UL	WDC/240/HOU	Hurst Farm, Hurst Lane, Fernhill Heath, Worcester, WR3 8SH	Removal of temporary agricultural dwelling and erection of a new permanent agricultural dwelling not exceeding 150m2	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
North Claines	19/02408/O UT	WDC/231/HOU	The Old Orchard, Chestnut Close, Fernhill Heath, Worcester, WR3 7SZ	Outline application for 2 bedroom bungalow in rear garden land	Small windfall (HLA only)	1		This site is outline. It has been removed from the supply.
North Claines	20/01409/F UL	WDC/2/W WH	Land Off Green Lane Adjacent To, Firs Farm, Ombersley Road, Worcester	Proposed 4 no. self build/custom build 2 bedroom bungalows. Part of Wider Worcester Area SWDP45/4.	Previously allocated small	4	0	This is part of the Wider Worcester Area SWDPR 45/5. This site is expected to be built out within the next 5 years.
North Claines	20/01589/F UL	WDC/319/HOU	Pumpmeadow Stud, Ombersley Road, Worcester, WR3 7RH	Construction of Rural Workers' Dwelling	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
North Claines	21/02569/PIP	WDC/428/HOU	Land at (OS 8593 5944), Jacob Ladder Lane, Claines,	Application for Permission in Principle for a single self-build dwelling	Small windfall (HLA only)	1		This site has Permission in Principle. It is not included in the supply.
North Piddle	18/02583/OUT & 20/00907/RM	WDC/125/HOU	Grafton Nursery, Worcester Road, Grafton Flyford, WORCESTER, WR7 4PW	Reserved matters approval for the erection of a rural workers dwelling following granting of outline approval 18/02583/OUT for appearance, landscaping, layout and scale	Small windfall (HLA only)	0	1	
Norton and Lenchwick	03/01931	PAR/63/31/HOU	Black Monk, Lenchwick Lane, Lenchwick, Evesham, WR11 4TG	Alterations to existing house to form two separate dwellings and erection of three dwellings.	Small windfall (HLA only)	0	4	
Norton and Lenchwick	19/01669/GPDQ & 21/02342/GPDQ	WDC/191/HOU	Broadview, Lenchwick Lane, Twyford, WR11 4TP	Prior Notification for the change of use of agricultural building to four dwellings including operational development (amendment to previously approved scheme 19/01669/GPDQ)	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Norton and Lenchwick	20/02217/FUL	WDC/390/HOU	The Old Vicarage, Evesham Road, Norton, Evesham, WR11 4TL	Erection of a 2 storey detached dwelling	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Norton Juxta Kempsey	17/00972 & 20/01897/F UL	PAR/64/53/HOU	Cooksholme Farm, 3 Wadborough Road, Littleworth, Worcester, WR5 2QJ	Conversion of 3 agricultural buildings to residential dwellings & erection of 4 new dwellings, change of use of agricultural land to residential use, partial demolition of agricultural buildings as approved under planning permission 17/00972/FUL - variation of condition 2.	Small windfall (HLA only)	5	2	Site is under construction, the whole site is expected to be completed within 5 years
Norton Juxta Kempsey	19/01546/F UL & 21/00252/N MA	WDC/291/HOU	Merryfield House, Woodbury Park, Norton, Worcester, WR5 2QU	Proposed construction of detached single storey dwelling, access and garaging	Small windfall (HLA only)	0	1	
Offenham	19/00051/G PDQ & W/22/00976 /GPDQ	WDC/130/HOU	Newtown Nurseries, Three Cocks Lane, Offenham	Notification for Prior Approval for a proposed change of use of agricultural building to 2 dwelling houses (Class C3) and for associated operational development.	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Ombersley	17/02186 & 20/01750/G PDQ	PAR/67/210/HOU	The Paddock, Uphampton, Ombersley, Droitwich Spa, WR9 0JR	Notification for Prior Approval for the proposed change of use of an Agricultural Building to three dwelling houses	Small windfall (HLA only)	3	0	Site is expected to be completed within the next 5 years
Ombersley	18/01410/G PDQ & 18/00439 & 20/02428/G PDQ & 21/02784/F UL	WDC/18/HOU	Barn At Acton Hall, Acton Lane, Ombersley, DY13 9TF	Prior Approval for a Proposed Change of Use of Agricultural Building to 5 no. Dwelling houses (Class C3) and Associated Operational Development	Small windfall (HLA only)	5	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Ombersley	18/02347/G PDQ	WDC/71/H OU	Harford Hill, Hadley Heath, Droitwich Spa, WR9 0AR	Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwelling house (Class C3), and for Associated Operational Development.	Small windfall (HLA only)	0	1	
Ombersley	19/01610/F UL & 20/00817/F UL	WDC/215/HOU	Hunt Green Farm, Hunts Green, Ombersley, Droitwich Spa, WR9 0AW	Extension of Southern Wing of property and subdivision of the existing dwelling into 2 dwellings, under Paragraph 79 of the National Planning Policy Framework.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Ombersley	19/01961/F UL	WDC/399/HOU	The Wyneyards, Wyneyards Lane, Lineholt, Ombersley, Droitwich Spa, WR9 0LQ	Conversion of existing barns to 2no. dwellings and construction of car port	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Ombersley	20/01416/G PDQ	WDC/294/HOU	Mayhouse Cottage, Hadley Heath, Hadley, Ombersley, WR9 0AS	Change of Use of Agricultural Buildings to 3 Dwelling houses (Class C3), and for building operations reasonably necessary for the conversion.	Small windfall (HLA only)	3	0	Site is expected to be completed within the next 5 years
Ombersley	20/02916/F UL	PAR/67/203/HOU	Faber Cottage, Woodhall Lane, Ombersley, Droitwich Spa, WR9 0EQ	Development of 45 new dwellings and demolition of all existing buildings, creation of new access, green infrastructure and associated works. SWDP 59/26	Previously allocated large	38	7	The site is currently under construction and is expected to be wholly completed in the five year period.
Ombersley	21/00001/G PDQ	WDC/378/HOU	Little Acton Farm, Crossway Green, Ombersley, Stourport On Severn, DY13 9TD	Notification for Prior Approval for the proposed change of use of an Agricultural Buildings to 3 dwelling houses and associated operational development.,	Small windfall (HLA only)	3	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Ombersley	21/00250/F UL	WDC/357/ HOU	Sinton Farm, Sinton Lane, Ombersley, Droitwich Spa, WR9 0EU	Subdivision of Sinton Farmhouse from one into two dwellings (gated access over cattle grid).	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Ombersley	21/01067/F UL	WDC/402/ HOU	Hawford Grange Farm, Chatley Lane, Chatley, Hawford, WR3 7SG	Development of a live/work unit	Small windfall (HLA only)	0	1	
Ombersley	21/01683/G PDQ	WDC/392/ HOU	The Coach House, Chatley Lane, Chatley, Hawford, DROITWICH SPA, WR9 0AP	Notification for Prior Approval for the proposed change of use of an agricultural building to a dwelling house	Small windfall (HLA only)	0	1	
Ombersley	21/02379/G PDQ	WDC/439/ HOU	Land at (OS 8223 6770), Wyneyards Lane, Lineholt, Ombersley,	Notification for prior approval for the proposed change of use of an agricultural building to five dwelling houses (Class C3) and associated operational development	Small windfall (HLA only)	5	0	Site is expected to be completed within the next 5 years
Overbury	W/22/00173 /FUL	WDC/455/ HOU	Brake Cottage, Overbury, Kemerton, Tewkesbury, GL20 7NT	Conversion from residential use to form a flexible multipurpose function room (class E).	Small windfall (HLA only)	-1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Pebworth	13/00132 & W/16/01618 /RM & 17/01269	PAR/69/61 A/HOU	Land Adjacent to, Sims Metals UK (South West) Limited, Long Marston, Pebworth, (next to Lower Clopton nr Mickleton),	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). , , (Past Simms Metals then turn left at junction & carry on until you see the site on the lhs also off rab on B4632 at junction of Tailors Lane leading to Upper Quinton)	Large windfall (HLA only)	260 (of 295)	20	This site is currently under construction with 43 completions this monitoring year. 56 completions are expected annually for the next 5 years as there is a separate registered provider of social housing, therefore the 40 dwellings per annum has been increase to 56. In the sixth year, the remaining 35 dwellings are expected to be completed, and these have been discounted from the 5YHLS.
Pebworth	19/01057/F UL	WDC/187/HOU	Sunnyside, Back Lane, Pebworth, CV37 8XA	Demolition of lodge building (used as domestic outbuilding) and construction of new 2 bedroom single storey dwelling with access from lane leading off Back Lane and 2 off-street parking spaces	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Pebworth	20/02498/G PDQ	WDC/343/HOU	Land adj to Bramble Cottage, Dorsington Road, Dorsington, Pebworth	Notification prior approval for proposed change of use of an agricultural building to one dwelling house (Class C3) and associated operational development.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Peopleton	19/02475/F UL	WDC/230/ HOU	The White House, Main Street, Peopleton, Pershore, WR10 2EG	Construction of a live/work unit	Small windfall (HLA only)	0	1	
Pershore	04/00659	PAR/71/14 1/HOU	Stocken House, Besford Bridge, Besford, Pershore, WR10 2AD	Change of use of a Barn into a dwelling	Small windfall (HLA only)	0	1	
Pershore	15/01036 & 19/01718/F UL	PAR/71/18 5A/HOU	Land To The West Of Station Road Including Land To The North And West Of, The Ford House, Station Road, Pershore	Full planning application for the erection of 196 dwellings accessed off Station Road, public open space, drainage and associated works. SWDP47/1	Previously allocated large	179	13	The site is currently under construction and is expected to be wholly completed in the five year period.
Pershore	18/02702/F UL	WDC/180/ HOU	The Willows, Station Road, Pershore, WR10 2BU	Erection of 2no. dwellings	Small windfall (HLA only)	0	2	
Pershore	20/00383/G PDQ	WDC/254/ HOU	Barn At, Sandilands, 45 Pensham, Pershore	Notification of Prior Approval for the proposed change of use of an Agricultural Building to two dwelling houses, together with associated curtilage and building operations.	Small windfall (HLA only)	0	2	
Pershore	20/00997/G PDQ & 20/01751/G PDQ	WDC/273/ HOU	Agricultural Building at (OS 9557 5046), Seaford , Pinvin, WR10 2LF	Notification for Prior Approval for the proposed change of use of an Agricultural Building to a 4 bed dwelling house	Small windfall (HLA only)	0	1	

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Pershore	20/02429/G PDQ	WDC/344/HOU	Barn at (OS 9435 4383), Pensham, Pershore, WR10 3 HB,	Change of use from agricultural building to 2 dwellings (Use Class C3) together with associated curtilage land and for building operations reasonably necessary to convert the building	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Pershore	20/02517/F UL	WDC/449/HOU	Land At, Almonry Close, Pershore	Demolition of 1-35 Almonry Close (34 dwellings), 11 & 12 Betjeman Close (2 dwellings) and redundant buildings on site, erection of 54 no. one and two bedroom 'later living' apartments and associated communal facilities, amenity spaces, access and car parking and new pedestrian access through the site.	Large windfall (HLA only)	18	0	Confirmation from the developer is that the site will be completed within the next 5 years.
Pinvin	20/00585/F UL	WDC/381/HOU	Land Between North End And, Amajen House, Upton Snodsbury Road, Pinvin	Erection of 34 affordable homes	Large site	4	26	The site is currently under construction and is expected to be wholly completed in the five year period.
Pinvin	21/00201/G PDQ & 21/02714/F UL	WDC/354/HOU	The Hyde, Worcester Road, Pinvin, Pershore, WR10 2DX	Notification for Prior Approval for the proposed change of use of an Agricultural Building to a dwelling house and for building operations reasonably necessary for the conversion.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Pinvin	21/00837/G PDQ	WDC/430/HOU	Barn 1 adj to Byefield House, Upton Snodsbury Road, Pinvin	Prior Approval application for the change of use of an agricultural building (Barn 1) into a small size residential dwelling (C3) and associated operational development under Class Q parts (a) and (b) of the General Permitted Development Order (GPDO).	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Pinvin	21/00839/G PDQ	WDC/431/HOU	Barn 3 adj to Byefield House, Upton Snodsbury road, Pinvin	Notification for Prior Approval for the proposed change of use of an Agricultural Building to two larger residential dwellings (C3) and associated operational development.	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Rous Lench	20/00187/G PDQ	WDC/237/HOU	Horseman's Barn, Radford Road, Rous Lench, Nr Evesham, WR11 4UL	Notification of Prior Approval to convert the barns to create one detached and two semi-detached dwellings	Small windfall (HLA only)	3	0	Site is expected to be completed within the next 5 years
Rous Lench	20/00520/O UT & 20/00520/O UT	WDC/264/HOU	Grange Farm, The Green, Rous Lench, Evesham, WR11 4UN	Reserved Matters Application to Include Appearance, Landscaping, Layout, Scale and Ancillary Works Following Grant of Outline Consent 20/00520/OUT for a Single Storey Agricultural Workers Dwelling	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Rous Lench	20/01564/G PDQ	WDC/308/HOU	Barns Off, Alcester Road, Radford, WR7 4LR	Notification for Prior Approval for a proposed change of use of agricultural buildings to a dwelling house (Class C3) and associated operational development	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Rous Lench	20/01848/G PDQ	WDC/453/HOU	Barn At (Os 0176 5299), Rous Lench, WR11 4UJ	Notification for Prior Approval for the proposed change of use of agricultural building to 1no dwelling house	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Salwarpe	10/02896 & 19/00948/R M & 21/01097/R M	PAR/75/21 A/HOU	Land Between Roman Way And, Copcut Lane, 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. (Variation of condition 3 - Ref. 19/00948/RM).	Previously allocated large	0	17	
Salwarpe	10/02896 & 19/00948/R M & 21/01097/R M	PAR/75/21 L/HOU	Land Between Roman Way And, Copcut Lane, Salwarpe	Reserved Matters approval for access, appearance, landscaping, layout and scale for the erection of 59 dwellings (Phase 6) pursuant to outline application W/14/02829/OU - Variation of condition 6 of planning approval W/10/02896/OU (Mixed use development with all matters reserved except access to provide 740 residential units (C3) now providing 674 C3 units and no care home facility, employment premises (B1), local centre (A1, A3, A4 & A5) . SWDP49/1	Previously allocated large	10	34	The site is currently under construction and is expected to be wholly completed in the five year period.

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Salwarpe	19/01679/O UT & 20/02866/R M & 21/02683/R M & 21/02684/R M & 21/02685/R M & 21/02686/R M & 21/02813/R M & 21/02846/R M & 21/02808/R M	WDC/292/ HOU	Corner Mead, Newland Lane, Newland, Droitwich Spa, WR9 7JH	Application for reserved matters following outline 19/01679 for the erection of 8 dwellings.	Small windfall (HLA only)	5	3	Site is under construction, the whole site is expected to be completed within 5 years
Salwarpe	20/01641/O UT & 21/02603/R M	WDC/335/ HOU	Land Opposite, Yew Tree Farm, Newland Road, Droitwich Spa	Reserved matters application for 7no. new dwellings following outline approval 20/01641/OUT to include details of Appearance, Access, Layout and Scale	Small windfall (HLA only)	7	0	Site is expected to be completed within the next 5 years
Salwarpe	20/02202/G PDQ	WDC/334/ HOU	Unit 4, Brookside Fruits, Worcester Road, Copcut, Droitwich Spa, WR9 7JA, DO NOT VISIT SITE - SEE PREVIOUS SS NOTES	Application to determine if prior approval is required for a proposed change of use of agricultural buildings to 2No. dwelling houses (Class C3) and for building operations reasonably necessary for the conversion.	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Salwarpe	20/02571/G PDQ	WDC/369/HOU	New Mill Farm, Ladywood, Droitwich Spa, WR9 0AL	Notification for Prior Approval of Proposed Change of Use of Agricultural Building to a Dwelling house (Use Class C3) and for Associated Operational Development	Small windfall (HLA only)	0	1	
Salwarpe	21/01247/G PDQ	WDC/382/HOU	Pinfield House, Brown Heath Lane, Martin Hussingtree, Droitwich Spa, WR9 7JF	Notification for prior approval for the proposed change of use of an agricultural building to a dwelling house and associated operational development.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Sedgeberrow	19/02522/F UL & 21/01358/F UL	WDC/250/HOU	Forge Cottage, 58 Winchcombe Road, Sedgeberrow, Evesham, WR11 7UB	Full application for the erection of a single detached dwelling at land adjacent to Forge Cottage (Variation of Condition 2 Ref. 19/02522/FUL).	Small windfall (HLA only)	0	1	
Sedgeberrow	19/02759/G PDQ & 21/02488/G PDQ & 21/01183/F UL	WDC/243/HOU	Barn 1 At, Lower Portway, 66 Winchcombe Road, Sedgeberrow, (same site as WDC/243/HOU but different barn (barn 2)).	Prior Approval for proposed Change of Use of Agricultural Buildings to two Dwelling houses (Class C3), and for building operations reasonably necessary for the conversion.	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Sedgeberrow	19/02759/G PDQ & 21/02488/G PDQ & 21/01183/F UL	WDC/242/HOU	Barn 2 At, Lower Portway, 66 Winchcombe Road, Sedgeberrow, Same site as WDC/243/HOU but different barn (barn 1).	Prior Approval for proposed Change of Use of Agricultural Buildings to three Dwelling houses (Class C3), and for building operations reasonably necessary for the conversion. , ,	Small windfall (HLA only)	3	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
South Lenches	10/00978	PAR/21/26/HOU	Old Rectory, Ab Lench Road, Abbots Lench, Church Lench, Evesham, WR11 4UQ	Application for extension of time for planning permission W/05/00047/PN to construct a new dwelling.	Small windfall (HLA only)	0	1	
South Lenches	17/02279 & 18/02413/G PDQ	PAR/21/56/HOU	Lower Barn Farm House, Abbots Lench, Evesham, WR11 4UP	Notification for prior approval for a proposed change of use of agricultural building to 3No. dwelling house (Class C3) and for associated operational development	Small windfall (HLA only)	0	3	
South Lenches	19/02526/F UL & 21/02927/C U	WDC/229/HOU	Baptist Church, Chapel Lane, Atch Lench, WR11 4SW	Demolition of existing dilapidated building and erection of new one and a half storey dwelling adjacent to Baptist Church	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
South Lenches	20/00654/OUT & 20/02157/RM	WDC/261/HOU	Lakeside Livery, Low Road, Church Lench, Evesham, WR11 4UH	Approval of reserved matters following outline permission for a live/work unit (outline permission 20/00654/OUT) for appearance, landscaping, layout and scale.	Small windfall (HLA only)	0	1	
South Lenches	20/02639/G PDQ	WDC/341/HOU	Rookery Farm, Ab Lench Road, Abbots Lench, Evesham, WR11 4UQ	Notification for Prior Approval for the proposed change of use of an Agricultural Building to a Dwelling house and associated operational development	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
South Littleton	10/00909	PAR/78/32 A/HOU	Land Adjacent, Bowery Lodge, Main Street, South Littleton, WR11 8TJ	Erection of 3 no. 3 bedroom terraced houses utilising existing vehicular access and including car parking.	Small windfall (HLA only)	0	3	

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
South Littleton	19/01921/F UL	WDC/405/ HOU	Land At, Norval Road, South Littleton	Erection of proposed single detached two storey dwelling on vacant building land. (adding a 5th dwelling house to 4 already proposed on WDC/122/HOU now complete).	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
South Littleton	20/00518/F UL	WDC/380/ HOU	Walworth, Shinehill Lane, South Littleton, Evesham, WR11 8TP	Demolition of dwelling (Walworth) and erection of 24 affordable dwellings and associated earthworks to facilitate surface water drainage, landscaping, car parking and other ancillary works	Large site	0	20	
Spetchley	21/00182/C U	WDC/358/ HOU	Red House, Spetchley Road, Spetchley, Worcester, WR5 1RS	Change of use from residential dwelling to children's home (loss of C3 dwelling to C2 residential institution).	Small windfall (HLA only)	-1	0	Site is expected to be completed within the next 5 years
Stock and Bradley	14/00452 & W/22/00698 /FUL	PAR/79/26 A/HOU	Red Lion, Droitwich Road, Bradley Green, Redditch, B96 6RP	Demolition of existing public house and erection of new rural assisted living care retirement complex comprising 10 residential units (affordable 4 x 1 bed & 1 x 2 bed mix of rented & intermediate tbc) C2 use.	Large windfall (HLA only)	0	5	

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Stock and Bradley	14/00452 & W/22/00698 /FUL	PAR/79/26 B/HOU	Red Lion, Droitwich Road, Bradley Green, Redditch, B96 6RP	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)	Large windfall (HLA only)	0	5	
Stoulton	19/00835/G PDQ & 20/01714/F UL & 21/01912/F UL	WDC/188/HOU	Thorndon Grove, Windmill Lane, Stoulton, WR7 4RP	Conversion of existing agricultural buildings including link extension to form a residential dwelling (replacing approved residential conversion ref 19/00835/GDPQ)(Variation of Condition 2 Ref. 20/01714/FUL)	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Stoulton	20/00663/F UL	WDC/414/HOU	Land between, Manor Cottage and Hightrees, Merriman Close, Stoulton	Proposed construction of a new self build dwelling and garage	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Stoulton	20/02095/G PDQ	WDC/314/HOU	Thorndon Cottage, Windmill Hill, Stoulton, WORCESTER, WR7 4RW	Notification for Prior Approval for the proposed change of use of an Agricultural Building to 2no dwelling houses including operational development.	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Stoulton	21/01176/F UL	WDC/412/HOU	The Old Forge, Frogery Lane, Stoulton, Worcester, WR7 4RQ	Erection of 1no. new 3 bedroom dwelling and associated works.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Stoulton	21/01528/FUL	WDC/457/HOU	Sunbrae, Wadborough Road, Stoulton, Worcester, WR7 4RF	A Change of Use of an existing bungalow, detached garage and replacement stables for an independent special school with associated parking.	Small windfall (HLA only)	-1	0	Site is expected to be completed within the next 5 years
Strensham	18/00930/COU	WDC/135/HOU	Bredon Field Farm, Mill Lane, Strensham, Worcester, WR8 9LB	Conversion of 'at risk' Model Farm buildings to residential use (three dwellings)	Small windfall (HLA only)	3	0	Site is expected to be completed within the next 5 years
Throckmorton	19/02150/FUL	WDC/271/HOU	The Poultry Farm, Long Lane, Tilesford, Throckmorton, Pershore, WR10 2JH	Construction of new agricultural worker's dwelling	Small windfall (HLA only)	0	1	
Tibberton	20/02297/PIP	WDC/333/HOU	Ruslin, Tibberton, Droitwich Spa, WR9 7NP	Permission in Principle for the construction of 1no. dwelling.	Small windfall (HLA only)	1		This site has Permission in Principle. It is not included in the supply.
Tibberton	W/15/00330/PN	PAR/83/89/C/HOU	Parish Hall, Plough Road, Tibberton, Droitwich Spa, WR9 7NQ	Hybrid application PN/OU re 15/00330 Demolition of existing village hall and erection of 1no. private dwelling, including change of use from D1 to C3.	Previously allocated large	1	0	Site is not included in the supply as it is not known when it may come forward.
Upton Snodsbury	20/01348/FUL	WDC/379/HOU	Land To The Rear Of, Woodview Garage And Woodview Cottage, Worcester Road, Upton Snodsbury	Application for full planning permission to construct 13 residential units with associated estate road and open space. Phase 2 part of SWDP60/28, see also WDC/89/HOU for Phase 1, 8 dwellings net.	Previously allocated large	0	8	

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Upton Warren	01/01124	PAR/85/21/HOU	Marsh Farm, Newhouse Lane, Upton Warren, Bromsgrove, B61 9ET	Proposed Agricultural Dwelling and detached double garage, (unable to access due to rough track and then last part gated).	Small windfall (HLA only)	0	1	
Upton Warren	16/00306	PAR/85/29/HOU	Harefield Farm, Berry Lane, Upton Warren, Bromsgrove, B61 9HA, (Access might be gated at time of visit).	Temporary retention of existing mobile home and construction of permanent agricultural worker's dwelling at Harefield Farm	Small windfall (HLA only)	0	1	
Upton Warren	18/01036/G PDQ & 21/01650/G PDQ	WDC/57/HOU	Newhouse Farm, Newhouse Lane, Upton Warren, Bromsgrove, B61 9DP	Notification for prior approval for the proposed change of use of an agricultural building to three dwelling house (Class C3) and associated operational development. ,	Small windfall (HLA only)	0	3	
Upton Warren	19/01051/G PDQ	WDC/175/HOU	Cooksey Lodge Farm, Berry Lane, Upton Warren, Bromsgrove, B61 9HD	Notification for Prior Approval for a proposed change of use of agricultural building to two dwelling houses (Class C3) and for associated operational development	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Upton Warren	19/01285/G PDQ	WDC/184/HOU	Land Off, Colley Pits Lane, Wychbold	Notification for Prior Approval for a Proposed Change of use of an Agricultural Building to a 5No. smaller dwelling houses (Class C3), ,	Small windfall (HLA only)	0	5	
Upton Warren	20/00260/G PDQ	WDC/349/HOU	Rectory Farm, Rectory Lane, Upton Warren, Bromsgrove, B61 7EL	Notification for Prior Approval for the proposed change of use of an Agricultural Building (Barn B) to 3 smaller dwelling houses (Class C3), and for associated operational development	Small windfall (HLA only)	3	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Upton Warren	21/00176/G PZA	WDC/408/HOU	Wichcraft, Newhouse Farm, Newhouse Lane, Upton Warren, Bromsgrove, B61 9DP	Prior notification for the proposed demolition of a B1c use building and the construction of 10 new dwelling houses in its place	Small windfall (HLA only)	8	0	Site is expected to be completed within the next 5 years
Upton Warren	21/01087/G PDQ	WDC/374/HOU	Timberhonger House, Newhouse Lane, Upton Warren, B61 9ET	Notification for prior approval for the proposed change of use of agricultural buildings to two dwelling houses (Class C3) and associated operational development,	Small windfall (HLA only)	0	2	
Upton Warren	21/02267/F UL	WDC/427/HOU	Land Off, Dog Lane, Upton Warren	Permanent Rural Workers Dwelling and addition of solar panels to adjacent building	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Westwood	WDC/393/HOU	WDC/393/HOU	Westwood Farm, Westwood Park, Droitwich Spa, WR9 0AZ	Notification of Prior Approval for the proposed change of use of an Agricultural Building to a dwelling house, and for associated operational development.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
White Ladies Aston	19/00988/R M	WDC/161/HOU	Honeywell Cottage, White Ladies Aston, Worcester, WR7 4QH	Construction of detached dwelling with vehicular access approved under W/15/02227/OU and 17/00201/RM without compliance with condition 1 of 17/00201/RM to allow substitution of plans to allow alterations to first floor room layouts to create 4th bedroom.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
White Ladies Aston	21/01877/F UL	WDC/418/HOU	The Wold, White Ladies Aston, Worcester, WR7 4QQ	Extension of existing garage to create a one bedroom bungalow	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Whittington	15/01514 & 19/02535/RM	PAR/88/26 A/HOU	Land Rear Of Hill House, Swinesherd Lane, Spetchley	Application for Reserved Matters approval for the construction of 96 dwellings (Phase 3A) and associated infrastructure, pursuant to Outline Planning Permission 15/01514/OU.	Large site	34	50	The site is currently under construction and is expected to be wholly completed in the five year period.
Whittington	17/02436	PAR/88/24/HOU	Church Farm, Church Lane, Whittington, Worcester, WR5 2RQ	Conversion of barn and oast house to dwelling (amendments to approved scheme W/15/01936/PN)	Small windfall (HLA only)	0	1	
Whittington	20/00173/OUT & 21/02610/RM	WDC/337/HOU	Land Off, School Walk, Whittington	Outline application with all matters reserved for construction of detached bungalow	Small windfall (HLA only)	1		This site is outline. It has been removed from the supply.
Wick	18/00313/GPDQ	WDC/11/HOU	Glenmore Farm, Cooks Hill, Wick, Pershore, WR10 3PA	Proposed Change of Use of Agricultural Building to 2no dwelling houses (Class C3) and associated operational development - as set out on application form dated 12 February 2018 and in accompanying documents.	Small windfall (HLA only)	0	2	
Wick	21/00524/FUL	WDC/403/HOU	Land Rear Of, Whitegates, Main Street, Wick	Part conversion of a garage block building to create a new dwelling.	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years
Wick	21/01553/FUL	WDC/394/HOU	Hollyoak Nursery, Main Road, Little Comberton, WR10 3HF	Proposed live/work unit	Small windfall (HLA only)	1	0	Site is expected to be completed within the next 5 years

Wychavon District Housing Commitments 2021/22								
Parish Description	Planning Reference	Site Number	Location	Proposal	Site Category	No NS	No UC	Comments
Wickhamford	15/01286	PAR/90/34/HOU	Land Off, Sandys Avenue, Wickhamford	Proposed development of 5 no. 2B4P houses with associated external works and drainage, hard and soft landscaping and car parking for affordable housing.	Small windfall (HLA only)	2	0	Site is expected to be completed within the next 5 years
Wyre Piddle	21/02020/FUL & W/22/00984/FUL	WDC/416/HOU	Little Orchard, George Lane, Wyre Piddle, Pershore, WR10 2HX	Demolition of existing bungalow and construction of 3no. bungalows	Small windfall (HLA only)	3	0	Site is expected to be completed within the next 5 years
TOTAL						1662	591	

Appendix 5 – 2021/22 Lapse Rates

	Lapses 2021/22
Malvern Hills	103
Worcester	41
Wychavon	15
WWA Malvern Hills	0
WWA Wychavon	0
TOTAL	159

	Malvern Hills Lapse Rates including WWA Malvern Hills			Worcester City Lapse Rates			Wychavon Lapse Rates including WWA Wychavon			South Worcestershire Lapse Rates (2008/09 to 2021/22)		
	<u>Lapses</u>	<u>Total commitments</u>	<u>%</u>	<u>Lapses</u>	<u>Total commitments</u>	<u>%</u>	<u>Lapses</u>	<u>Total commitments</u>	<u>%</u>	<u>Lapses</u>	<u>Total commitments</u>	<u>%</u>
2006/07	17	1286	1.32%	NO DATA			17	830	2.05%			
2007/08	24	1235	1.94%	NO DATA			6	1129	0.53%			
2008/09	28	1192	2.35%	57	1279	4.46%	69	987	6.99%	154	3458	4.45%
2009/10	118	1013	11.65%	18	1463	1.23%	30	947	3.17%	166	3423	4.85%
2010/11	103	894	11.52%	59	1219	4.84%	80	1355	5.90%	242	3468	6.98%
2011/12	76	865	8.79%	82	959	8.55%	37	1864	1.98%	195	3688	5.29%
2012/13	125	611	20.46%	33	1270	2.60%	14	3127	0.45%	172	5008	3.43%
2013/14	34	996	3.41%	27	1573	1.72%	57	3403	1.67%	118	5972	1.98%
2014/15	115	1684	6.83%	25	1405	1.78%	125	4869	2.57%	265	7958	3.33%
2015/16	16	1899	0.84%	24	1034	2.32%	45	5624	0.80%	85	8557	0.99%
2016/17	29	2037	1.42%	81	911	8.89%	207	5186	3.99%	317	8134	3.90%
2017/18	381	1449	26.29%	81	1237	6.55%	65	4001	1.62%	527	6687	7.88%
2018/19	15	1411	1.06%	66	1728	3.82%	73	2889	2.53%	154	6028	2.55%
2019/20	15	2989	0.50%	36	1753	2.05%	146	3135	4.66%	197	7877	2.50%
2020/21	31	4711	0.66%	10	1760	0.57%	100	2858	3.50%	141	9329	1.51%
2021/22	103	3698	2.79%	41	1347	3.04%	15	2253	0.67%	159	7298	2.18%
	1230	27970	4.40%	640	18938	3.38%	1086	44457	2.44%	2892	86885	3.33%

2021/22 Malvern Hills Lapsed Housing Sites

Parish	Site Number	Location	Proposal	Site Category	Net no. Units
Abberley CP	MIG/16/00970/HOU	Land Adj Sawrey Stockton Road Abberley, Worcestershire,	Erection of 1 new detached 4 bedroom house and garage	Small windfall (HLA only)	1
Eldersfield CP	MHDC/95/HOU	Land At (Os 7957 3116) Eldersfield,	Prior notification for a proposed change of use of agricultural building to a dwelling house (C3), and associated operational development.	Small windfall (HLA only)	1
Hanley Castle CP	MHDC/104/HOU	1 St Gabriels Terrace Hanley Swan Worcester WR8 0DY	Proposed bungalow to rear of 1 St Gabriels Terrace	Small windfall (HLA only)	1
Hillhampton CP	MIG/15/01767/HOU	Buildings At (Os 7721 6550) Hillhampton Great Witley	Notification for Prior Approval for the proposed change of use of an Agricultural Building to 2no dwellinghouses.	Small windfall (HLA only)	2
	MIG/15/01767/HOU	Buildings At (Os 7721 6550) Hillhampton Great Witley	Notification for Prior Approval for the proposed change of use of an Agricultural Building to 2no dwellinghouses.	Small windfall (HLA only)	2
	MIG/15/01767/HOU	Buildings At (Os 7721 6550) Hillhampton Great Witley	Notification for Prior Approval for the proposed change of use of an Agricultural Building to 2no dwellinghouses.	Small windfall (HLA only)	2
Martley CP	MIG/15/00600/HOU	Freshfields 2 Martley Court Barns Martley Worcester WR6 6QA	Proposed new dwelling	Small windfall (HLA only)	1
Pendock CP	MHDC/60/HOU	Heatheridge, Pendock, Worcestershire, GL19 3PW	Outline application for 3 no. new dwellings to include demolition of existing dwelling and outbuildings with access submitted.	Small windfall (HLA only)	2

2021/22 Malvern Hills Lapsed Housing Sites

Parish	Site Number	Location	Proposal	Site Category	Net no. Units
Ripple CP	MHDC/12/HOU	Land North East of Upton Marina East Waterside Upton Upon Severn Worcester WR8 0PB	Outline planning application for the erection of up to 70 residential units with all matters reserved except for means of access.	Previously allocated large	70
Stanford with Orleton CP	MHDC/164/HOU	Orleton House Orleton Stanford Bridge Worcester WR6 6SU	Change of use of dwelling to Nature Wellness Retreat (with 14 guest rooms).	Small windfall (HLA only)	-1
Tenbury CP	MIG/17/00619/HOU	Land At (Os 5935 6791) Berrington House Berrington Gardens Tenbury Wells (Tenbury Town turn left, from B4214 turn right into Bog Lane)	Application for Additional Environmental Approval for the proposal for two new build houses on existing open land at Berrington Gardens street under the Planning reference 17/00619/FUL.	Small windfall (HLA only)	2
	MIG/17/00619/HOU	Land At (Os 5935 6791) Berrington House Berrington Gardens Tenbury Wells (Tenbury Town turn left, from B4214 turn right into Bog Lane)	Application for Additional Environmental Approval for the proposal for two new build houses on existing open land at Berrington Gardens street under the Planning reference 17/00619/FUL.	Small windfall (HLA only)	2
	MIG/17/01042/HOU	The Clockhouse, 14 Market Street, Tenbury Wells, WR15 8BQ, (Tenbury Town, on lhs of A4112 by little fish shop, may not be able to access site).	Change of use of first floor storage area of retail premises, Class A1 to provide a one bedroom flat (Class C3)	Small windfall (HLA only)	1

2021/22 Malvern Hills Lapsed Housing Sites

Parish	Site Number	Location	Proposal	Site Category	Net no. Units
Upton-upon-Severn CP	MHDC/198/HOU	The Boynes Upper Hook Road Upton Upon Severn Worcester WR8 0SB	Erection of a 17 bedroom Multiple Sclerosis respite care facility	Large site	17

2021/22 Worcester Lapsed Housing Sites

Ward	Planning Reference	Location	Proposal	Net no. Units
St Clements	P17J0504	The Crown and Anchor, 233 Hylton Road, Worcester, WR2 5AL	Residential development from an existing public house with 2no. Existing residential accomdations into a 6no. Redidental units with communal access	4
Battenhall	P18B0003	137 Bath Road, Worcester, WR5 3AG	Construction of detached block of flats comprising 4no. One bed units	4
St Johns	P18C0296	19 St Johns, Worcester, WR2 5AE	1x no two bedroom apartments	1
Nunnery	P18D0067	Land adj. 4 Perrywood Walk, Worcester	Erection of a pair of semi-detached dwellings	2
Cathedral	P18D0228	13 Angel Street, Worcester	Change of use from Class A1 retail warehouse to 2no. 1 bed apartments, 2 no 2 bed apartments and 2no. Bedsits	6
Cathedral	P18D0286	36a Britannia Square, Worcester, WR1 3DH	Internal and external alterations to convert 2 apartments into 1 house	-1
Cathedral	P18D0331	Garage site opposite, Queensgate Mew, Moor Street, Worcester, WR1 3DB	Removal of existing garages and erection of 2no. Dwellings with parking and amenity	2
Cathedral	P18D0336	Unit 10 and 30 Reindeer Court, Mealcheapen Street, Worcester WR1 2DS	Conversion of the redundant upper floors to create 4no. Residential apartments	4
Cathedral	P18D0483	Unit 19-22 Reindeer Court, Mealcheapen Street, Worcester, WR1 2DS	Proposed conversion of the redundant upper floors to 5 no. residential apartments at Unit 19, 20, 21, 21a and 22 Reindeer Court	5
Claines	P18E0070	87 Ombersley Road, Worcester, WR3 7BT	Replacement of 2 flats with new single dwelling	-1
Rainbow Hill	P18H0303	Land adj 55 Glenthorne Ave, Worcester, WR4 9TT	Detached 2 bed dwelling	1
St Clements	P18J0075	46 Monarch Drive, Worcester, WR2 6ES	Proposed new dwelling to the rear of 46 Monarch Drive, Worcester. Access off Everad Close	1
St Johns	P16K0302	79 St Johns, Zig Zag, Worcester	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	12
St Johns	P18K0490	225 Oldbury Road, Worcester, WR2 6JU	Proposed construction of one two bedroom dwelling	1

2021/22 Wychavon Lapsed Housing Sites

Parish	Site Number	Location	Proposal	Site Category	Net no. Units
Badsey	WDC/12/HOU	Happylands Pig Farm Willersey Road Badsey Evesham WR11 7HD	Notification for prior approval for a change of use from Premises in Light Industrial use (Class B1(c)) and any land within its curtilage to no. 4 dwellinghouses (Class C3) (locked gated access)	Small windfall (HLA only)	4
	WDC/88/HOU	21 Old Post Office Lane Badsey WR11 7XF	Change of Use with alterations and extensions from 1 no. 4 bedroom bungalow to 2 no. 3 bedroom bungalows	Small windfall (HLA only)	1
Droitwich Spa	WDC/279/HOU	52 Oakland Avenue Droitwich Spa WR9 7BT	Proposed building plot for one dwelling on garden land attached to 52 Oakland Avenue, Droitwich, WR9 7BT.	Small windfall (HLA only)	1
Evesham	WDC/121/HOU	Millholme 2 Peewit Road Evesham WR11 2NH	Proposed sub-division of residential plot into two parcels of land and construction of new dwelling.	Small windfall (HLA only)	1
	WDC/139/HOU	Unit 3A Cravens Yard 20 Church Street Evesham Worcestershire WR11 1DS	Proposed demolition of existing workshop and erection of new building containing two flats with parking and storage area	Small windfall (HLA only)	2
	WDC/40/HOU	69 Greenhill Evesham WR11 4NA	Development of a two storey residence in the grounds of 69 Greenhill Evesham	Small windfall (HLA only)	1
	WDC/70/HOU	44 - 46 Port Street Evesham WR11 1AW	Conversion of existing outbuilding into residential accommodation together with extension	Small windfall (HLA only)	1
	WDC/76/HOU	36 Bridge Street Evesham WR11 4RR	Proposed change of use of existing building to residential and retain existing retail shop at ground level	Small windfall (HLA only)	4

Appendix 6 – 2021/22 Windfalls

	Malvern Hills Completions	Worcester City Completions	Wychavon Completions	South Worcestershire Completions		
Monitoring Year	Small Windfalls	Small Windfalls	Small Windfalls	Total Small Windfalls	Total	%
2006/07	85	90	128	303	883	34.31%
2007/08	168	101	88	357	932	38.30%
2008/09	85	73	84	242	879	27.53%
2009/10	63	82	55	200	702	28.49%
2010/11	60	66	79	205	560	36.61%
2011/12	82	61	110	253	851	29.73%
2012/13	61	56	93	210	803	26.15%
2013/14	76	45	154	275	1330	20.68%
2014/15	86	95	132	313	1603	19.53%
2015/16	44	80	148	272	1897	14.34%
2016/17	68	88	174	330	1693	19.49%
2017/18	86	41	167	294	1913	15.37%
2018/19	128	120	160	408	2189	18.64%
2019/20	51	72	70	193	1536	12.57%
2020/21	101	60	168	329	1719	19.14%
2021/22	54	46	140	240	2008	11.95%
TOTAL	1298	1176	1950	4424	21498	20.58%
AVERAGE	81	74	122	276.5		