

Appendix 3

Large Sites with Planning Permission with Officer Commentary on Delivery

Planning Application Number	Site Address	Parish	Description	Previous Use	Not Started at April 2019	Under Construction at April 2019	Completions 2018/19	Large Site	planning status	wholly completed	previously allocated	Number included in 5 year supply as permissions not started	Officer Comment
16/02188	Land off, Elmley Road, Ashton under Hill	ASHTON-UNDER-HILL	Erection of 14 dwellings and associated infrastructure - reserved matters application following outline planning permission W/16/02188/OU.	GR	14	0	0	TRUE	2	FALSE	TRUE	14	The site has full planning permission, and although there has been no response from the promoter of this site a number of pre-commencement conditions have been discharged. Given the size of the site, it is considered easily deliverable within five years.
17/00602	Long Carrant Park, Cheltenham Road, Ashton under Hill	ASHTON-UNDER-HILL	Proposed extension to Longcarrant Views Caravan Park to allow for the relocation of 7 approved mobile park homes together with landscape planting (resubmission of application).	OB	7	0	45	TRUE	3	FALSE	FALSE	7	This application is to extend an existing residential caravan park, with 7 mobile homes outstanding. Given the nature and size of the site it is considered easily deliverable within five years.
15/01305	Land South of, Bretforton Road, Badsey	BADSEY	Reserved matters approval following outline 14/00329 for erection of 36 dwellings (Class C3) with landscaping; vehicular access and all associated works.	GR	0	0	21	TRUE	2	TRUE	TRUE	0	Site now wholly complete.
16/00470	Manor Farm, Main Street, Bishampton, Pershore, WR10 2LX	BISHAMPTON	Reserved Matters application for the erection of 12 dwellings with access off Main Street.	GR	0	0	12	TRUE	2	TRUE	TRUE	0	Site now wholly complete.
13/00680	Land at, Leamington Road, Broadway	BROADWAY	74 open market dwellings and 50 affordable (housing with care), (40 apartments and 10 bungalows) scheme reduced by 1 dwelling to 124, application 16/02779.	GR	16	21	70	TRUE	3	FALSE	TRUE	16	This site is well underway and although there with 70 completions during the last monitoring year. Due to its size and the number of dwellings remaining Officers are confident that the site will be delivered within five years.
96/00597	Leedons Residential Park, Childswickham Road, Broadway, Worcestershire WR12 7HB	BROADWAY	Sold to order up to 249 Mobile Homes - permanent residential development Phase 1 & 2 at Leedons Residential Park Broadway and Old Broadway Park (Certificate of Lawful use Existing application 87/01953)	GR	114	26	9	TRUE	10	FALSE	FALSE	0	74 units have been completed in the last 6 years, on average 12 per annum. The owner has invested significantly in the site facilities and continues to actively advertise. There are currently 26 plinths in place. It is reasonable to assume that these will be delivered in the next 5 years based on the last 5 years, however Officers remain cautious with those that have not commenced and have not included them in the five year supply.
18/00635	Land Adjacent, Langham, Worcester Road, Drakes Broughton	DRAKES BROUGHTON	Reserved matters application for appearance, landscaping, layout and scale for residential development of 90 dwellings including associated parking, estate roads, attenuation area and landscaping approved under outline planning approval W14/01419/OU.	GR	78	10	2	TRUE	2	FALSE	TRUE	78	Development is now underway with 2 completions and 10 dwellings under construction within 8 months of gaining Reserved Matters approval. Due to its size and the number of dwellings remaining Officers are confident that the site will be delivered within five years.

Planning Application Number	Site Address	Parish	Description	Previous Use	Not Started at April 2019	Under Construction at April 2019	Completions 2018/19	Large Site	planning status	wholly completed	previously allocated	Number included in 5 year supply as permissions not started	Officer Comment
14/01611	Land Adjacent, Glassier, Worcester Road, Drakes Broughton	DRAKES BROUGHTON	Application for Approval of Reserved Matters Pursuant to Outline Planning Permission Ref: W/14/01611/OU for development of up to 110 dwellings, including 40% affordable housing, structural planting and landscaping, informal open space, children's play area, surface water attenuation, a vehicular access point from Worcester Road and associated ancillary works.	GR	110	0	0	TRUE	2	FALSE	FALSE	110	The site has full planning permission and the developer is seeking to commence on site later this year. Assuming completions from 2020-21 in line with the developers expectations but at a rate of 40 dwellings per annum, lower than the rate anticipated by the developer, the site is easily deliverable within five years.
16/01895	Land opposite, Woodmead, Walcot Lane, Drakes Broughton	DRAKES BROUGHTON	Full reserved matters approval for 32 dwellings granted under outline permission ref W/14/00273/OU.	GR	0	27	5	TRUE	2	FALSE	FALSE	0	Development is now underway with 5 completions and 27 dwellings under construction. Due to its size and the number of dwellings remaining Officers are confident that the site will be delivered within five years.
13/02538	Raven Hotel, St Andrews Street, Droitwich Spa, WR9 8DY	DROITWICH	Mixed-Use redevelopment of the Raven Hotel and its grounds; to comprise of 51 dwellings (36 open market & 15 affordable).	FE	0	51	0	TRUE	3	FALSE	FALSE	0	Works have now commenced on site with all 51 units under construction. As such, the site is considered easily deliverable within five years.
15/01187	Land Rear of, Hill Top Farm, Newland Lane, Newland, Droitwich Spa (Yew Tree Farm) (Entrance off Newland Rd)	DROITWICH	Reserved matters application for the erection of 265 dwellings following outline approval ref: W/12/02336/OU. (40% = 106 Affordable dwellings).	GR	24	14	70	TRUE	2	FALSE	TRUE	24	The site is now well underway and Permission Homes have delivered 50, 107 and 70 dwellings in the past three years respectively. Given their build rates in the District the remainder of this site is deliverable within 12 months.
15/01418	Land North of Pulley Lane and, Newland Lane, Newland, Droitwich Spa	DROITWICH	Application for reserved matters following outline planning permission reference W/11/01073/OU for 250 dwellings (Phase 1) including areas of open space (including the demolition of The Firs)	GR	96	35	81	TRUE	2	FALSE	TRUE	96	The site is well underway with just 96 dwellings not started; assuming a cautious delivery rate of 40 dwellings per annum, the site is easily deliverable within five years.
18/00428	Land off Blake Avenue and, Long Sling, Droitwich Spa	DROITWICH	Proposed demolition of existing Spar convenience store & external store & yard and erection of 11 affordable houses.	FE	11	0	0	TRUE	3	FALSE	FALSE	11	The developer is now on site and is anticipating full delivery during 2019/20. Given the site of the site, it is easily deliverable within five years.

Planning Application Number	Site Address	Parish	Description	Previous Use	Not Started at April 2019	Under Construction at April 2019	Completions 2018/19	Large Site	planning status	wholly completed	previously allocated	Number included in 5 year supply as permissions not started	Officer Comment
16/02073	Land North of Pulley Lane and, Newland Lane, Newland, Droitwich Spa	DROITWICH	Reserved matters following outline 11/01073 - Phase 2 - 250 dwellings 40 % affordable, 80 Social Rented & 20 Intermediate	GR	108	46	83	TRUE	2	FALSE	TRUE	108	Taylor Wimpey have now commenced on site with 83 completions delivered last year and a further 46 under construction. Assuming delivery at a conservative 40 dwellings per annum in line with their build rates elsewhere in the District, the site is easily deliverable within five years.
15/03029	Land rear of, Roman Meadow, Eckington	ECKINGTON	New residential development of 25 dwellings including 10 affordable dwellings with associated landscaping and infrastructure.	GR	25	0	0	TRUE	1	FALSE	TRUE	0	This site has outline planning permission for the erection of 25 dwellings. The site, including additional land, is being promoted through the Eckington Neighbourhood Plan (currently under Examination) for 38 dwellings, alongside a current planning application for 38 dwellings pending determination (19/00968). Given this current uncertainty, a cautious approach has been adopted and Officers have decided to discount this site from the supply.
14/02525	Brooklands Farm, Cheltenham Road, Evesham, Worcestershire WR11 2LW	EVESHAM	Development of 47 dwelling houses and associated infrastructure.	GR	0	0	42	TRUE	3	TRUE	TRUE	0	Site now wholly complete.
14/02751	Land Between Kings Road and, Northwick Road, Evesham	EVESHAM	Outline application for the demolition of sheds and buildings and construction of 13 no. houses and surfacing track. (9 open market & 4 Affordable).	OB	13	0	0	TRUE	1	FALSE	FALSE	0	There has been no response from the agent of this site. Given there have been issues raised previously with potential viability, and as the permission is due to expire in October 2019, in adopting a cautious approach this site has been discounted from the supply.
15/00923	Former Gas Depo, Common Road, Evesham	EVESHAM	A new planning application to replace planning permission ref no W/07/00948/PN (Appeal ref no APP/H1840/A/09/2118031) for erection of 123 dwellings (17 are affordable units) with 9 commercial units.	FE	123	0	0	TRUE	3	FALSE	FALSE	0	There has been no response from the promoter of this site. The development includes the demolition of existing buildings and there are known viability issues. On that basis, Officers have adopted a cautious approach and decided to discount this site from the supply until there is evidence to support the site being delivered within five years.
16/01899	Land at, Pershore Road, Hampton, Evesham, Worcestershire	EVESHAM	Erection of 146 dwellings - application seeking approval of reserved matters following granting of outline planning permission reference number W/12/02490/PN (Phase 2 of Hybrid application.)	GR	0	0	72	TRUE	2	TRUE	TRUE	0	Phase now wholly complete.

Planning Application Number	Site Address	Parish	Description	Previous Use	Not Started at April 2019	Under Construction at April 2019	Completions 2018/19	Large Site	planning status	wholly completed	previously allocated	Number included in 5 year supply as permissions not started	Officer Comment
17/00624	Land at, Pershore Road, Hampton, Evesham, Worcestershire	EVESHAM	Erection of 104 dwellings - reserved matters application following outline planning permission reference number W/12/02490/PN.	GR	9	26	69	TRUE	2	FALSE	TRUE	9	This phase is now well underway with 69 completions and 26 under construction. The remainder of this phase is easily deliverable within 12 months.
18/01722	Land West of Cheltenham Road, Evesham	EVESHAM	Application seeking Reserved Matter Approval (following outline approval ref. no. W/15/02761/OU for up to 460 dwellings) - Phase 1 for the erection of 238 dwellings including open spaces and other associated works. Phase 2 & 3 for remaining 220 dwellings are at outline stage.	GR	447	13	0	TRUE	1/2	FALSE	TRUE	200	Bloor Homes were on site almost immediately after being granted Reserved Matters for Phase 1 of this development, which totals 238 dwellings, with 13 dwellings already under construction. In keeping with a cautious approach, delivery of 40 dwellings per annum are assumed, and thus 200 dwellings are considered deliverable within five years.
15/00473	Windrush, Kidderminster Road, Hampton Lovett, Droitwich Spa, WR9 0LU (extension to Doverdale Park Homes Site)	HAMPTON LOVETT	Change of use of former garden of Windrush (now demolished) to site 10 residential mobile caravans (to form an extension to Doverdale Park Homes site).	GL	0	9	1	TRUE	10	FALSE	FALSE	0	This is an extension to an existing site. The area has been cleared, with 1 completion and 9 under construction during the last monitoring year. Given the size of the site, there is no evidence to suggest that the site is not delivered within five years.
14/01889	Land West of, Old Worcester Road, Hartlebury	HARTLEBURY	Application for reserved matters approval (Appearance, landscaping, scale and layout) pursuant to outline permission W/12/02358/OU for erection of 92 dwellings.	GR	0	0	1	TRUE	2	TRUE	TRUE	0	Site now wholly complete.
16/00779	Land south of Blacksmiths Lane, Lower Moor	HILL & MOOR	Residential development of 11no. dwellings, including associated access, garaging and landscaping.	GR	0	0	5	TRUE	3	TRUE	TRUE	0	Site now wholly complete.
14/00308	Worcestershire Hunt Kennels, Kennels Lane, Fernhill Heath, Worcester, WR3 7RZ	NORTH CLAINES	Residential development for 87 new dwellings comprising of 39% affordable housing including conversion of existing building into two dwellings.	FE	86	1	0	TRUE	3	FALSE	TRUE	0	Although there has been a start made on site with the footings of plot 1 dug, there has not been any progress since. As there is no clear evidence that this site is deliverable within five years, in keeping with a cautious approach it has been discounted from the supply.
15/02736	Land Off, Dilmore Lane, Fernhill Heath	NORTH CLAINES	Submission of reserved matters (internal access, appearance, landscaping, layout and scale) pursuant to planning permission W/14/00367/OU for the construction of 120 dwellings	GR	0	14	68	TRUE	2	FALSE	TRUE	0	The site is now well underway and given the delivery rates experienced in the District by Taylor Wimpey, the site will easily be delivered within 12 months.

Planning Application Number	Site Address	Parish	Description	Previous Use	Not Started at April 2019	Under Construction at April 2019	Completions 2018/19	Large Site	planning status	wholly completed	previously allocated	Number included in 5 year supply as permissions not started	Officer Comment
14/02069	Land Adjacent, Norton Farm Cottages, Harvington Lane, Norton	NORTON & LENCHWICK	Construction of 20 dwellings (including 8 social housing units) and the provision of public open space plus construction of new vehicular access	GR	6	12	2	TRUE	3	FALSE	FALSE	6	Development is now underway with 2 completions and 12 dwellings under construction. Given the size of the site, it is easily deliverable within five years.
17/01757	Land between Leasowes Road and, Laurels Road, Offenham	OFFENHAM	Development of 52 dwellings with 40% affordable.	GR	0	0	29	TRUE	3	TRUE	TRUE	0	Site now wholly complete.
18/00795	Land off Main Road Ombersley (known as The Racks (east))	OMBERSLEY	Application for approval of reserved matters (appearance and landscaping) reserved following grant of outline planning permission 17/02225/OU for the for the construction of 30 dwellings together with associated access, car parking and landscaping approved under 15/00766/OU without compliance with condition 14 (drawing numbers) to amend access, layout and scale.	GR	30	0	0	TRUE	2	FALSE	TRUE	30	Although there has been no response from the promoter of the site, it now has full planning permission and a number of pre-commencement conditions have been discharged. Adopting a cautious approach and allowing 12 months before first completions, it is easily deliverable within five years.
13/00132	Land Adjacent to, Sims Metals UK (South West) Limited, Long Marston, Pebworth	PEBworth	Outline for a mixed use development, comprising up to 380 dwellings, up to 5000m2 of employment (Class B1(c)) floor space, a minimum of 400 sq metres of community (Class D2) building(s) and open space	GR	380	0	0	TRUE	2	FALSE	FALSE	140	This site has outline planning permission with two current Reserved Matters applications approved subject to Section 106 agreement (16/01618 & 17/01269). The developer has indicated that work is expected to commence in March 2020, with 60 dwellings per annum to delivered once the site is up and running. Assuming a more cautious 18 months lead in time and 40 completions per annum, it is considered that 140 dwellings are deliverable within five years.
15/01036	Land to the West of Station Road including land to the North and West of, The Ford House, Station Road, Pershore	PERSHORE	Reserved Matters application for the erection of up to 176 dwellings (106 open market, 56 affordable rented, 14 intermediate affordable).	GR	176	0	0	TRUE	2	FALSE	TRUE	80	The site has full planning permission for the erection of 176 dwellings, although the agent has indicated that they have submitted a new full planning application for the development of 190 dwellings. The developer has indicated that there will be one housebuilder on site and development will commence from June 2020. Due to the uncertainty and in keeping with a cautious approach, the Council have assumed completions from 2022-23 at a more cautious build rate of 40 dwellings per annum, it is therefore considered that 80 dwellings are deliverable within five years.

Planning Application Number	Site Address	Parish	Description	Previous Use	Not Started at April 2019	Under Construction at April 2019	Completions 2018/19	Large Site	planning status	wholly completed	previously allocated	Number included in 5 year supply as permissions not started	Officer Comment
15/03037	Land West of, Station Road, Pershore	PERSHORE	Phase 1 56 OM, 22 SRH and 8 IAH (of permission for up to 260 dwellings together with vehicular access from Station Road)	GR	0	1	0	TRUE	2	FALSE	TRUE	0	This phase is virtually complete. The remaining dwelling is next to the show home and will be completed later in the overall scheme.
16/01122	Land West of Station Road, Pershore	PERSHORE	Reserved Matters for the erection of up to 174 dwellings together with vehicular access from Station Road (Phase 2 of the 260 dwelling site).	GR	2	43	63	TRUE	2	FALSE	TRUE	2	This phase is well underway and given Persimmon's build rates in the District is easily deliverable within 5 years, likely within 12 months.
16/01463	Land off, Wyre Road, Pershore	PERSHORE	Reserved matters application for the erection of 64 dwellings (40% affordable = 20 social rented and 5 intermediate).	GR	0	0	25	TRUE	2	TRUE	TRUE	0	Site now wholly complete.
16/03028	Land At, Station Road, Pershore	PERSHORE	Erection of up-to 75 dwellings with vehicular access from Station Road, a sustainable drainage system, Green Infrastructure and associated utilities.	GR	75	0	0	TRUE	1	FALSE	TRUE	75	The site has outline planning permission and the developer has indicated that works are expected to commence in October 2019 with full delivery achieved by 2021-22. Even in adopting a more cautious approach and assuming 18 months before first completions, and a conservative delivery rate of 40 dwellings per annum, the site is easily deliverable within five years.
17/00432	Allesborough Farm, Allesborough Hill, Pershore	PERSHORE	Demolition of existing modern farm buildings, removal of hardstanding and erection of 27no dwellings with associated landscaping enhancements.	GR	27	0	0	TRUE	3	FALSE	FALSE	0	No response has been received from the agent of this site. Given the development requires the demolition of existing farm buildings and the removal of hardstanding, and in the absence of confirmation from the agent that the site will be developed within five years, the Council are adopting a cautious approach and discounting this site from the five year supply.
17/01634	Land adjoining, Conningsby Drive, Pershore	PERSHORE	Erection of 22 dwellings, application seeking reserved matters approval following outline planning permission reference no. W/14/00643/OU	GR	22	0	0	TRUE	2	FALSE	TRUE	22	Although there has been no response from the promoter of the site, it now has full planning permission and a number of pre-commencement conditions have been discharged. Adopting a cautious approach and allowing 12 months before first completions, it is easily deliverable within five years.
17/01368	Land at Hurst Meadows, Wyre Road, Pershore	PERSHORE	Application for approval of reserved matters following outline permission ref no W/13/01578/OU - construction of 120 dwellings, green infrastructure, associated drainage, roads, footpaths, cycling and temporary construction access.	GR	76	24	19	TRUE	2	FALSE	TRUE	76	The site is now well underway and given its size and the delivery rates experienced in the District by Taylor Wimpey, Officers are confident that the site will easily be delivered within five years.

Planning Application Number	Site Address	Parish	Description	Previous Use	Not Started at April 2019	Under Construction at April 2019	Completions 2018/19	Large Site	planning status	wholly completed	previously allocated	Number included in 5 year supply as permissions not started	Officer Comment
17/01860	Land Adjacent, The Workshop Business Centre, Main Street, Pinvin	PINVIN	Erection of 40 number 1, 2, 3 4 and 5 bedroom dwellings and garages, together with roads, sewers and associated external works. Application seeking approval of reserved matters following the grant out outline planning permission ref. no. W/16/01625/OUT	GR	5	4	31	TRUE	2	FALSE	TRUE	5	The site is now well underway. Given there are only 9 units either not started or under construction, it is easily deliverable within 12 months.
10/02896	Land between Roman Way and Copcut Lane, Salwarpe, Worcestershire	SALWARPE	98 dwellings "balance" (part of 740 residential units (C3), employment premises (B1), local centre (A1,A3,A4 & A5) and associated infrastructure & ancillary works).	GR	98	0	0	TRUE	1	FALSE	TRUE	98	It is anticipated that a third developer will get on board with this site as there are already 2 developers currently building on site. However, in adopting a cautious approach Officers have assumed that the remaining 98 dwellings will not commence until the other phases are complete and completions have only been assumed from 2021/22 at a build rate of 40 dwellings per annum. Therefore the site is considered deliverable within five years.
14/02188	Land Between Roman Way and, Copcut Lane, Salwarpe, Worcestershire	SALWARPE	Implementation of reserved matters approval reference W/13/01911/RM for Phase 1 comprising 85 dwellings including 100 extra care apartments (C3). (Remainder has been sold to Miller Homes)	GR	100	0	41	TRUE	2	FALSE	TRUE	100	The developer is well underway on site, with only the 100 bed extra care apartments (C3) outstanding. It is anticipated that the extra care facility may be built by another developer but as it is one large unit this will speed up the process. Therefore it is considered deliverable within 5 years.
16/01369	Land Between Roman Way and, Copcut Lane, Salwarpe	SALWARPE	Reserved Matters in pursuance of conditions 2 and 19 of planning permission ref. no. W/14/02829/OU for the erection of 220 dwellings (132 open market and 88 affordable), Phase 3.	GR	0	30	134	TRUE	2	FALSE	FALSE	0	This phase is now well underway and will be wholly complete within 12 months.
18/01713	Land Between Roman Way And, Copcut Lane, Salwarpe	SALWARPE	Reserved matters following grant of outline 14/02829 for phase 3 & 4 A comprising 175 dwellings (105 open market & 69 affordable).	GR	41	44	81	TRUE	2	FALSE	TRUE	41	This phase is now well underway and is easily deliverable within five years, likely 18-24 months.
18/01514	Land Adjoining, 49 Main Street, Sedgberrow	SEDGEBERROW	Residential development of 20no dwellings and associated garaging.	GR	20	0	0	TRUE	3	FALSE	TRUE	20	The developer is now on site and is anticipating full delivery during 2019/20. Given the site of the site, it is easily deliverable within five years.

Planning Application Number	Site Address	Parish	Description	Previous Use	Not Started at April 2019	Under Construction at April 2019	Completions 2018/19	Large Site	planning status	wholly completed	previously allocated	Number included in 5 year supply as permissions not started	Officer Comment
18/01087	Forest Lodge, Shinehill Lane, South Littleton	SOUTH LITTLETON	Reserved Matters application for up to 21 dwellings (20 net) including a demolition of a dwelling known as Forest Lodge (access from Shinehill Road).pursuant to outline planning permission W/14/01556/OU for 21 dwellings.	GR	21	0	0	TRUE	2	FALSE	FALSE	21	This site has full planning permission for the erection of 21 dwellings. The developer, RSL Rooftop Housing, have indicated that they are seeking to deliver a 100% affordable scheme, which isn't currently viable. There is a current planning application pending determination (18/02688) for 25 affordable dwellings, which has been approved subject to Section 106 agreement (July 2019 Planning Committee). The developer has indicated that once full planning permission is granted (on signing of the Section 106) for 25 affordable dwellings (18/02688), work will commence on site imminently, with the site expected to be wholly complete by 2021-22. These delivery assumptions are broadly in line with the Council's assumptions, however in keeping with a cautious approach only the 21 currently permitted dwellings are included in the five year supply.
14/00452	Red Lion, Droitwich Road, Bradley Green, Redditch, B96 6RP	STOCK & BRADLEY	Demolition of existing public house and erection of new rural assisted living retirement complex comprising 10 residential units (affordable 4 x 1 bed & 1 x 2 bed mix of rented & intermediate tbc)	FE	0	10	0	TRUE	3	FALSE	FALSE	0	The site is under construction and can easily be completed within 5 years.
16/03029 & 16/03038	Land off, Hawthorn Rise, Tibberton	TIBBERTON	Hybrid application. Full planning application for 10no affordable homes and village hall. Outline planning application for 4no private houses and demolition of existing village hall and erection of 1 no private dwelling, including change of use from D1 to C3. / Reserved matters application following outline planning permission W/15/00330/OU for 4no. private houses.	GR	1	0	0	TRUE	2/3	FALSE	TRUE	1	Main part of site is wholly complete, however Reserved Matters application for the demolition of the existing village hall and the dwelling is still pending. Given there is only 1 outstanding dwelling, it is considered deliverable within five years.