

Appendix 6

Deliverability Questionnaire Responses Large Sites Not Started 1 April 2019 and SWDP Allocated Sites

Site Name/ Planning application number:	Settlement (name of town/village):	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 of 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 known 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 housebuilders 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 Wychavon 5 year land supply calculation in planning permissions not started	
										2019-20:	2020-21:	2021-22:	2022-23:	2023-24:				Total number of completions 2019-24:
18/01115 Land off Elmley Road	Ashton-under-Hill	SWDP60/10	A2 \ Urbanism + Architecture		Site available now / Site available in ___ years/ months	Yes / No / Unknown Please state if yes.	Yes / No / Unknown Please state if yes.	Month & Year								N/A	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.	14
17/02505 Land Adjacent, Glassier, Worcester Road	Drakes Broughton	n/a	Sanctuary Homes	Sanctuary Homes	Site available now	Foul drainage requisition with Severn Trent, now complete	Foul drainage requisition with Severn Trent, now complete and diversion of electricity cables.	October 2019	1	0	41	58	11	0	110	16/07/2019	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.	110
18/00428 Land off Blake Avenue and, Long Sling	Droitwich	n/a	Fortis Living	Fortis Living	Site available now	No	No	Now on site	1	11	0	0	0	0	11	30/07/2019	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.	11
15/03029 Land rear of Roman Meadow, Eckington	Eckington	SWDP60/15	Lone Star Land	Spitfire Bespoke Homes	Site available now	No	No	January 2020	1	0	0	38	0	0	38	15/07/2019	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.	0
14/02751 Land Between Kings Road and Northwick Road, Evesham	Evesham	n/a	Arthur Griffiths & Mumford													N/A	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.	0
15/00923 Former Gas Works Site, Common Road	Evesham	n/a	GW Planning													N/A	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.	0
18/00795 Land off Main Road	Ombersley	SWDP59/25	Bromford Housing Group													N/A	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.	30
13/00132 Land adjacent to, Sims Metals UK (South West) Limited, Long Marston, Pebworth	Pebworth	n/a	Persimmon Homes Ltd	Persimmon Homes Ltd	Site available now	No	No	March 2020	1	10	60	60	60	60	250	24/07/2019	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.	140

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										2019-20:	2020-21:	2021-22:	2022-23:	2023-24:				Total number of completions 2019-24:
15/01036 Land to the West of Station Road including land to the North and West of, The Ford House, Station Road, Pershore	Pershore	SWDP47/1	Charles Church Developments Ltd	Charles Church Developments Ltd	Site available now	No	No	June 2020	1	0	10	60	60	60	190	24/07/2019	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.	80
16/03028 Land at Station Road, Pershore	Pershore	SWDP47/1	Greentown (Pershore) Ltd	WeLink Homes	Site available now	No	No	October 2019	1	0	60	15	0	0	75	30/07/2019	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.	75
17/01634 Land adjoining, Conningsby Drive	Pershore	SWDP46/5	Bromford Housing Group													N/A	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.	22
17/00432 Allesborough Farm, Allesborough Hill	Pershore	n/a	SF Planning Ltd													N/A	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.	0
18/01514 Land adjoining, 49 Main Street	Sedgeberrow	SWDP60/24	Kendrick Homes Ltd	Kendrick Homes Ltd	Site available now	No	No	Commenced in May 2019	1	20	0	0	0	0	20	30/07/2019	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.	20
18/01087 Forest Lodge, Shinehill Lane	South Littleton	n/a	Rooftop Housing Association	Rooftop Housing Association	Site available now	No	Looking to deliver 100% affordable housing which is currently not viable, therefore revised planning application submitted for 25 dwellings (18/02688) which is currently pending determination	2019	1	0	15	10	0	0	25	11/07/2019	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.	21

Key	
	Deliverable in 5 years
	Possibly deliverable in 5 years but not included in calculation
	Not deliverable in 5 years not included in calculation

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Station Road	Ashton-under-Hill	SWDP60/9	Land owner													N/A	No update received, and as there are no current planning applications the site is not included in the five year supply.	0
Land adjacent Station Road	Broadway	SWDP59/19	Wychavon DC	None appointed at this stage but various housebuilders have shown an interest	Site available now	No	Part of site liable to flooding	2022	1	0	0	65	0	0	65	10/07/2019	Although the Council have ambitions to bring this site forward within five years, as there are no current planning applications the Council is adopting a cautious approach and not including the site in the five year calculation.	0
Land at Conderton Close	Conderton	SWDP61/3	Land owner													N/A	No update received, and as there are no current planning applications the site is not included in the five year supply.	0
Willow Court, Westwood Road	Droitwich	SWDP48/5	Wychavon DC	None appointed at this stage	Site available now	Listed Building	Viability issues due to Listed Building	2020	1	0	0	0	0	6	6	10/07/2019	Although the Council have ambitions to bring this site forward within five years, as there are no current planning applications and potential viability issues, the Council is adopting a cautious approach and not including the site in the five year calculation.	0
Canal Basin (Netherwich)	Droitwich	SWDP48/6	Wychavon DC	None appointed at this stage	Site available in 2 years	No	Site is within a Conservation Area, has contaminated land issues due to former uses and is to be developed in conjunction with adjacent scheme	2022	1	0	0	0	30	0	30	10/07/2019	Although the Council have ambitions to bring this site forward within five years, as there are no current planning applications and given the range of issues which need to be overcome, the Council is adopting a cautious approach and not including the site in the five year calculation.	0
Land off Vines Lane	Droitwich	SWDP48/1	Land owner													N/A	Site has been sold for employment use and has permission for employment development (16/01566). Therefore Officers have not included the site in the five year calculation and will look to take it out of the longer term trajectory unless there is further evidence to suggest otherwise.	0
Boxing Club, Kidderminster Road	Droitwich	SWDP48/2	Wychavon DC	None appointed at this stage	Site available in 4 years	No	Japanese Knotweed currently being treated	2022	1	0	0	0	10	0	10	10/07/2019	Although the Council have ambitions to bring this site forward within five years, as there are no current planning applications the Council is adopting a cautious approach and not including the site in the five year calculation.	0
Oakham Place	Droitwich	SWDP48/3	Wychavon DC	None appointed at this stage	Site available in 4 years	No	No	June 2023	1	0	0	0	0	6	6	10/07/2019	Although the Council have ambitions to bring this site forward within five years, as there are no current planning applications the Council is adopting a cautious approach and not including the site in the five year calculation.	0
Acre Lane	Droitwich	SWDP48/4	Wychavon DC	None appointed at this stage	Site available in 10+ years	No	Vacant possession not achieved, site being treated for Japanese Knotweed and vehicular access via single width railway bridge	Unknown	1	0	0	0	0	0	0	10/07/2019	Site is not considered deliverable within five years.	0
Land off Davies Road (former leisure centre)	Evesham	SWDP50/4	Wychavon DC	None appointed at this stage	Site available in 2 years	No	No	2022	1	0	0	0	36	0	36	10/07/2019	Although the Council have ambitions to bring this site forward within five years, as there are no current planning applications the Council is adopting a cautious approach and not including the site in the five year calculation.	0

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Land at Offenham Road East	Evesham	SWDP50/5	Evesham Baptist Church	Bromford Housing	Site available now / Site available in ___ years/ months	Yes / No / Unknown Please state if yes.	Yes / No / Unknown Please state if yes.	Month & Year		2019-20:	2020-21:	2021-22:	2022-23:	2023-24:	Total number of completions 2019-24:	30/07/2019	There are two current planning applications on this site; 19/01508 for a new church and community centre, and 19/01541 for the erection of 47 dwellings. Subject to planning permission being granted, the land owner is expecting works to commence on site in Winter 2019, however given the site does not yet have planning permission and in adopting a cautious approach, the site has not been included in the five year calculation.	0
Land behind Lichfield Road	Evesham	SWDP50/6	Land owner													N/A	The front part of the site has planning permission for a C2 care home (15/03163) which is nearing completion. Due to uncertainty surrounding the remainder of the site, it has not been included in the five year calculation.	0
Land off Abbey Road	Evesham	SWDP50/7	Hallam Land Management	None appointed at this stage	Site available now	No	No	2019/20	1/2	0	50	50	50	50	200	12/07/2019	Although this site has outline planning permission subject to the signing of a Section 106 agreement, as the signing of such agreement has been delayed and it doesn't appear that a housebuilder is on board yet, in keeping with a cautious approach the site has not been included in the five year calculation.	0
Employment site, top of Kings Road	Evesham	SWDP50/2	Land owner													N/A	No update has been received for this predominately brownfield allocation. There is a current planning application on part of the site for the erection of 76 dwellings (19/01410), but given the application has yet to be determined and as the development includes the demolition of existing buildings, the Council have adopted a cautious approach and not included this site in the five year calculation.	0
Land at Parks Farm, Jobs Lane	Kemerton	SWDP61/10	Land owner	None appointed at this stage	Site available now	No	No	January 2021	1	0	0	0	6	3	9	26/07/2019	Although the land owner has ambitions to bring this site forward within five years, as there are no current planning applications the Council is adopting a cautious approach and not including the site in the five year calculation.	0
Laurels Avenue	Offenham	SWDP59/24	Wychavon DC	None appointed at this stage	Site available in 2 years	No	Long term access issue yet to be resolved, although confident it will	2022	1	0	0	19	0	0	19	10/07/2019	Although the Council have ambitions to bring this site forward within five years, as there are no current planning applications the Council is adopting a cautious approach and not including the site in the five year calculation.	0
Land north of Woodhall Lane	Ombersley	SWDP59/26	Land owner	None appointed at this stage	Site available in 1 year	No	No	TBA	1	TBA	TBA	TBA	TBA	TBA	35	11/07/2019	Although the land owner has ambitions to bring this site forward within five years, as there are no current planning applications the Council is adopting a cautious approach and not including the site in the five year calculation.	0
Land adjacent Nine Acres	Overbury	SWDP60/20	Land owner													N/A	No update received, and as there are no current planning applications the site is not included in the five year supply.	0
Garage, High Street	Pershore	SWDP46/1	Land owner													N/A	No update has been received on this site, the last being in 2014, and given there are no current planning applications on the site it has not been included in the five year calculation.	0
Garage Court, Abbots Road	Pershore	SWDP46/4	Rooftop Housing Association	Rooftop Housing Association	Site available now	No	Don't know	2021	1	0	0	4	0	0	4	11/07/2019	Although the developer has ambitions to bring this site forward within five years, as there are no current planning applications the Council is adopting a cautious approach and not including the site in the five year calculation.	0

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Garage site off A422 and land to the rear	Upton Snodsbury	SWDP60/28	Land owner		Site available now / Site available in ___ years/ months	Yes / No / Unknown Please state if yes.	Yes / No / Unknown Please state if yes.	Month & Year							N/A	No update received. Frontage has permission for 9 dwellings and this is included in the commitments, but there is not a current planning application for the outstanding 7 dwellings to the rear, and as such it is not included in the five year calculation.	0

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