

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 stage | 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 | | |

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|---|------------------|-------------------------------------|--|--------------------------------|----------------------------|--------------------|---|----|------------|---|---|----|----|----|----|-----|--|------------|--|
| | | | | | | | 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. |

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| 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. |