

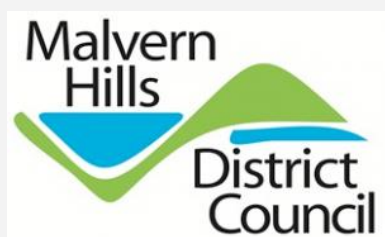
# Authorities Monitoring Report (AMR) 2022

## South Worcestershire Development Plan

Covering the Monitoring Period 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022

A Joint Report Published by Malvern Hills District Council,  
Worcester City Council and Wychavon District Council.

December 2022



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# 1. Introduction

- 1.1. This Authorities Monitoring Report (AMR) has been jointly prepared by Malvern Hills District Council, Worcester City Council and Wychavon District Council who for the purposes of plan making are referred to as the South Worcestershire Councils (SWCs).
- 1.2. The SWCs have a duty to monitor the effectiveness of planning policies under Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012, through the production of an Authorities Monitoring Report (AMR).
- 1.3. The Regulations setting out what information should be contained in the AMR are summarised in Table 1 below.

Table 1: Town and Country Planning (Local Planning) (England) Regulations 2012

<b>Regulation 34 (1)</b>	<p>Progress of the Local Development Scheme (LDS) Including:</p> <ul style="list-style-type: none"> <li>• the title of development plan documents (DPD) or supplementary planning documents (SPD) specified in the Council's LDS</li> <li>• the preparation timetable specified for each of the above documents</li> <li>• the stage that each document has reached in its preparation</li> <li>• if any document is behind schedule, identify the reasons why</li> <li>• where any document identified above has been adopted or approved</li> <li>• within this monitoring period, specify the date of adoption/ approval</li> </ul>
<b>Regulation 34 (2)</b>	<p>Non implementation of a Local Plan policy</p> <ul style="list-style-type: none"> <li>• identify the policy</li> <li>• set out the reasons why the policy is not being implemented</li> <li>• set out the steps (if any) that the Council intends to take to secure that the policy is implemented</li> </ul>
<b>Regulation 34 (3)</b>	<p>Housing delivery Including:</p> <ul style="list-style-type: none"> <li>• Housing requirement for the plan period</li> <li>• Number of net additional dwellings</li> <li>• Number of net additional affordable dwellings Information to be recorded by:</li> </ul>

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	<ul style="list-style-type: none"> <li>• The relevant monitoring period</li> <li>• Since the policy was first published, adopted or approved</li> </ul>
<b>Regulation 34 (4)</b>	Neighbourhood planning Details relating to where the Council has made a neighbourhood development order or a neighbourhood development plan
<b>Regulation 34 (5)</b>	Community Infrastructure Levy (CIL) <ul style="list-style-type: none"> <li>• include information specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010</li> <li>• details of CIL receipts</li> <li>• CIL expenditure in the relevant monitoring period</li> <li>• Summary of CIL expenditure</li> </ul>
<b>Regulation 34 (6)</b>	Duty to Cooperate Details of what action has been taken during the monitoring period with another local planning authority, county council, or a body or person prescribed under section 33A of the Localism Act 2011 (c.20, Part 6, Chapter 1, Section 110)
<b>Regulation 34 (7)</b>	Availability of AMR Make up to date information publicly available as soon as possible in accordance with Regulation 35: for inspection at the principal office and other appropriate locations <ul style="list-style-type: none"> <li>• published on the Council's website</li> </ul>

1.4. The SWCs have not identified any policies in the SWDP which are not being effectively implemented. Therefore, there are not any policies that are identified or discussed in relation to Regulation 34(2). However, the NPPF requires policies in local plans to be reviewed to assess whether they need updating at least once every five years. In 2017, the South Worcestershire Councils undertook an assessment of the Local Plan and determined that a full review of the SWDP was required. Accordingly, the latest Local Development Scheme sets out the timeframe associated with the production of the SWDP Review.

1.5. This AMR covers the period between 1 April 2021 to 31 March 2022.

1.6. In accordance with the Regulations 34 (7) and 35, this AMR can be viewed and downloaded from the websites of the three Councils.

Worcester City Council	<a href="https://www.worcester.gov.uk/planning/planning-policy/authorities-monitoring-reports">https://www.worcester.gov.uk/planning/planning-policy/authorities-monitoring-reports</a>
Wychavon District Council	<a href="https://www.wychavon.gov.uk/planning/planning-policy/planning-policy-monitoring">https://www.wychavon.gov.uk/planning/planning-policy/planning-policy-monitoring</a>
Malvern Hills District Council	<a href="https://www.malvern hills.gov.uk/planning/section-106-obligations/14-planning/922-authorities-monitoring-reports">https://www.malvern hills.gov.uk/planning/section-106-obligations/14-planning/922-authorities-monitoring-reports</a>

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## 2. Local Development Scheme

- 2.1. The Local Development Scheme (LDS) is a project management plan, which sets out the timetable for the production of all planning policy documents which the SWCs seeks to produce that collectively make up the Development Plan for the District over the coming three years. This section reviews the SWC's performance and progress in terms of document preparation against the timetable and milestones outlined in the LDS. Where there has been some deviation from the timetable, it is explained why this has occurred and indicates how the Council intends to respond.
- 2.2. The SWCs updated their LDS in January 2022 which was adopted at Council meetings held on 22 February 2022 (Malvern Hills District Council and Worcester City Council) and 23 February 2022 (Wychavon District Council).
- 2.3. The Plan is currently out for the Regulation 19 Publication Consultation and this is due to finish on 23rd December. This consultation was delayed due to outstanding evidence being finalised relating to Infrastructure Delivery Planning (IDP) and viability assessment; unfortunately, the completion of these reports was delayed due to external factors beyond the control of officers. A revised LDS will be provided prior to submission to reflect the delay that has occurred.

Table 2: South Worcestershire Development Plan Review Timetable from LDS

Milestones <b>(Completed Stages are shown in BLUE)</b>	
<b>Evidence Gathering</b>	<b>Commenced in late 2017</b>
<b>Issues and Options</b> (Regulation 18 (i))	<b>November/December 2018</b>
<b>Preferred Options</b> (Regulation 18 (ii))	<b>November/December 2019</b>
<b>Further Preferred March/April 2021 Options Consultation</b> (Regulation 18 (iii))	<b>March/April 2021</b>
<b>Publication Consultation</b> (Regulation 19)	July / August 2022
<b>Submission</b> (Regulation 22)	November 2022
<b>Independent Examination</b> (Regulation 24)	February to May 2023*
<b>Receipt of Inspector's Report</b> (Regulation 25)	August 2023 <sup>†</sup>
<b>Adoption</b> (Regulation 26)	October 2023

\* Timeframe is dependent upon availability and scheduling at the Planning Inspectorate.

† A 'Main Modifications' consultation may be required at this stage of the plan-making process subject to the Inspector's examination findings.

- 2.4. The Traveller and Travelling Showpeople Site Allocations DPD Timetable is as follows:

Table 3: The Traveller and Travelling Showpeople Site Allocations DPD Timetable from LDS

Timetable <b>(Completed Stages are shown in BLUE)</b>	
<b>Commencement</b>	<b>September 2014</b>
<b>Preferred Options</b> (Regulation 18)	<b>May/June 2016</b> <b>February/March 2018</b> <b>May / July 2021</b>
<b>Publication</b> (Regulation 19)	July/August 2022
<b>Submission</b> (Regulation 22)	December 2022
<b>Independent Examination</b> (Regulation 24)	March 2023*

<b>Receipt of Inspector's Report</b> (Regulation 25)	May 2023 <sup>†</sup>
<b>Adoption</b> (Regulation 26)	July 2023

\* Timeframe is dependent upon availability and scheduling at the Planning Inspectorate.

† A 'Main Modifications' consultation may be required at this stage of the plan-making process subject to the Inspector's examination findings.

2.5. The Traveller and Travelling Showpeople Site Allocation DPD timetable is also undergoing review and will be published as part of the revised LDS.

### **Supplementary Planning Documents (SPD)**

2.6. The production of the following documents have been commenced within the monitoring year or their preparation is ongoing:

- Design Code Part 2 (SPD)
- Air Quality SPD (SPD)

2.7. The following SPDs have already been implemented:

- Planning for Health SPD (2017)
- Affordable Housing SPD (2016)
- Water Management and Flooding SPD (2018)
- Renewable and Low Carbon Energy SPD (2018)
- Developer Contributions SPD (2018)
- Design Guide SPD (2018)
- Malvern Hills District Shop Front Design Guide SPD (2017)
- Wychavon District Shop Front Design Guide SPD (2017)

### 3. Neighbourhood Plans

3.1. Neighbourhood Plans are community produced documents, which when ‘made’ (adopted) form part of the development plan for the District and are a material planning consideration for decision takers in the determination of planning applications. The South Worcestershire Councils are committed to helping communities to produce Neighbourhood Plans and will engage constructively with local people throughout the process. Where resources allow, Officers will attend meetings and consultation events, provide advice and review draft material.

3.2. The LDS also monitors progress on neighbourhood plans that are produced by Parish Councils and Town Councils in the south Worcestershire Area. The table below provides a status update of all neighbourhood plans in production as of 31st March 2022. Table 4 identifies the Designated Neighbourhood Areas in Wychavon, Worcester City and Malvern Hills Districts. As of the end of the monitoring year 18 Neighbourhood Plans have been made, four of which were made during this monitoring year. Table 4 gives details of the progress of the Neighbourhood Plans.

Table 4: Status of Neighbourhood Plans 2021/22

Local Authority	Parish / Town Council	Status on 31 <sup>st</sup> March 2022
Malvern Hills District	Abberley	Successful Referendum held on 24 June 2022. Neighbourhood Plan 'Made' (Adopted) – 20 July 2021 – within the 2021/22 Monitoring Year.
	Alfrick and Lulsley	Designated as a Neighbourhood Area on 24th September 2013.
	Broadwas and Cotheridge	Neighbourhood Plan 'Made' (Adopted) – 22 January 2019
	Clifton-upon-Teme	Neighbourhood Plan 'made' (Adopted) - 28th November 2017.
	Eldersfield	Designated as a Neighbourhood Area on 19th September 2019. Eldersfield Parish Council advised that they no longer intend to prepare a Neighbourhood Plan.
	Great Witley and Hillhampton	Designated as a Neighbourhood Area on 24th December 2014.
	Hallow	Successful Referendum held on 24 June 2021, Neighbourhood Plan 'Made' (Adopted) – 20 July 2021 – within 2021/22 Monitoring Year.
	Hanley Castle	Neighbourhood Plan 'made' (Adopted) - 22 January 2019.
	Kempsey	Neighbourhood Plan 'made' (Adopted) – 28th November 2017.
	Leigh and Bransford	Designated as a Neighbourhood Area on 24th September 2013. Parish Council undertook Regulation 14 consultation from 3rd September until 15th October 2021.
	Malvern Town	Neighbourhood Plan 'Made' (Adopted) – 25th June 2019.
	Malvern Wells	Designated as a Neighbourhood Area on 10th March 2017.



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	Martley, Knightwick and Doddenham	Neighbourhood Plan 'made' (adopted) on 23rd February 2018.
	Powick	Designated as a Neighbourhood Area on 16th June 2020
	Rushwick	Designated as a Neighbourhood Area on 17 August 2018.
	Tenbury Town and Burford	Designated as a Neighbourhood Area on 17th March 2016.
	Upton upon Severn	Designated as a Neighbourhood Area on 5th March 2015.
	Welland	Designated as a Neighbourhood Area on 12th May 2014. Parish Council undertook Regulation 14 consultation from 24th September until 7th November 2021.
Worcester City	Warndon Parish	Designated as a Neighbourhood Area on 25th November 2016. Parish Council undertook Regulation 14 consultation from 10 <sup>th</sup> May until 21 <sup>st</sup> June 2021.
Wychavon District	Ashton under Hill	Designated as a Neighbourhood Area on 18th December 2015
	Beckford	Designated as a Neighbourhood Area 10th April 2018
	Bredon, Bredon's Norton and Westmancote (Bredon Parish)	Neighbourhood Plan 'made' (adopted) on 26th July 2017.
	Broadway	Regulation 16 consultation held between the 7 January and 18 February 2022 – within the 2021/22 Monitoring year. For further updates on this Plan please see the <a href="#">Council's webpage</a> .
	Cleeve Prior	Neighbourhood Plan 'made' (adopted) on 21st February 2018.
	Dodderhill	Neighbourhood Area designated 18th April 2019.
	Drakes Broughton and Wadborough with Pirton	Neighbourhood Plan 'made' (adopted) on 26th April 2017.
	Droitwich Spa	Neighbourhood Area designated 11th January 2017.
	Eckington	Neighbourhood Plan 'made' (adopted) on 19th February 2020.
	Elmley Castle, Bricklehampton and Netherton	Neighbourhood Area designated 29th November 2019
	Hanbury	Designated as a Neighbourhood Area on 14th October 2014
	Harvington	Neighbourhood Plan 'made' (adopted) on 18th September 2019.
	Honeybourne	Neighbourhood Plan 'made' (adopted) 30 <sup>th</sup> April 2020.
Inkberrow	Designated as a Neighbourhood Area on 10th May 2018	

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	North Claines	Neighbourhood Plan 'made' (adopted) on 26th April 2017
	Norton-juxta-Kempsey	Successful referendum held on 28 October 2021. Neighbourhood Plan 'made' (adopted) 1 December 2021 – within the 2021/2022 Monitoring Year.
	Ombersley and Doverdale	Successful referendum held on 30 September 2021. Neighbourhood Plan 'made' (adopted) 13 October 2021 – within the 2021/2022 Monitoring Year.
	Pebworth	Neighbourhood Plan 'made' (adopted) on 18th September 2019.
	Sedgeberrow	Draft Neighbourhood Plan Consultation took place between 18 September 2021 to 30 October 2021. For further updates on this Plan please see the <a href="#">Council's webpage</a> .
	South Lenches	Designated as a Neighbourhood Area on 10th September 2015.
	Whittington	Designated as a Neighbourhood Area on 15th October 2013.

3.3. The status of all neighbourhood plans for Wychavon District (Figure 1) and Malvern Hills District (Figure 2) are shown below.

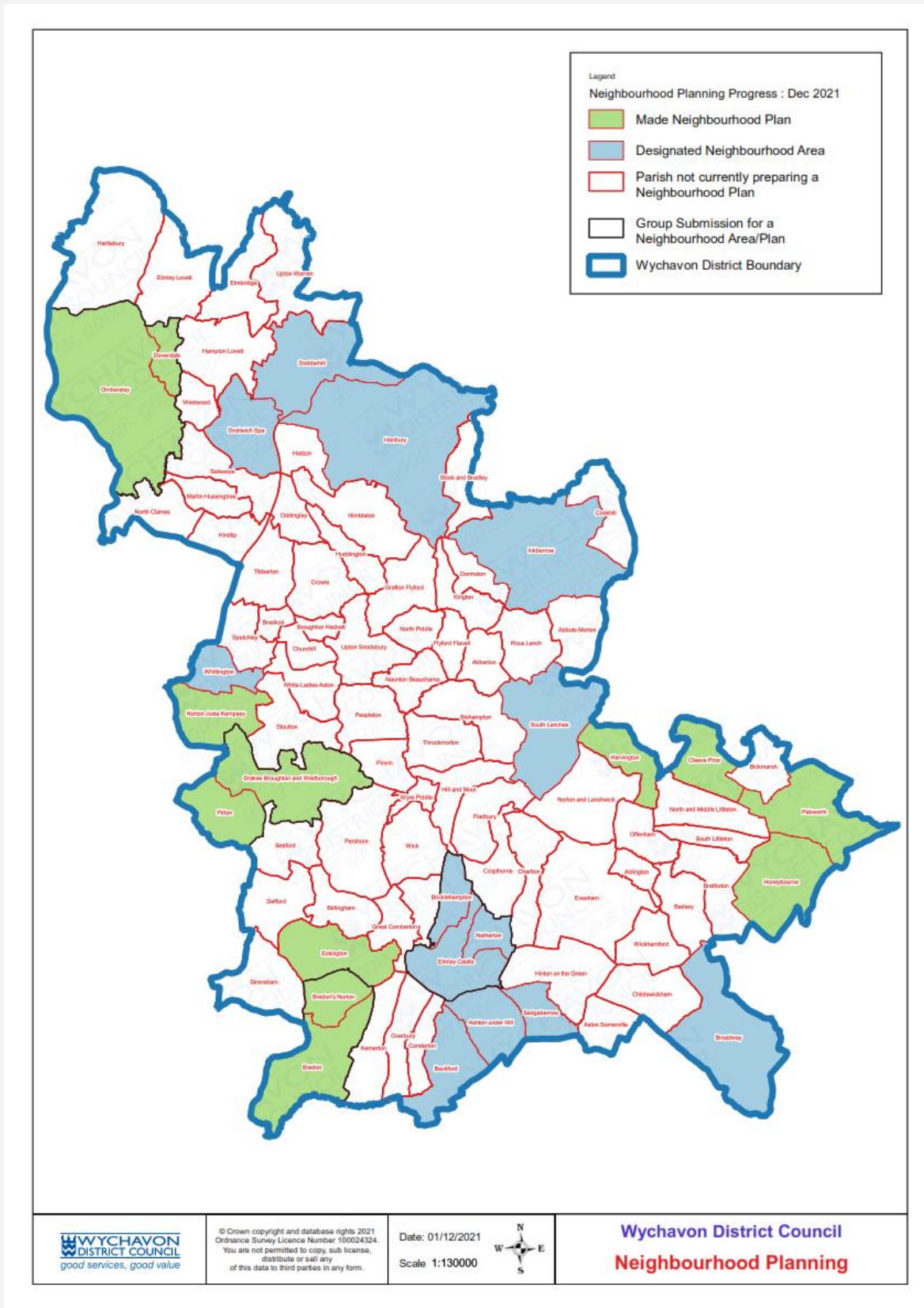


Figure 1

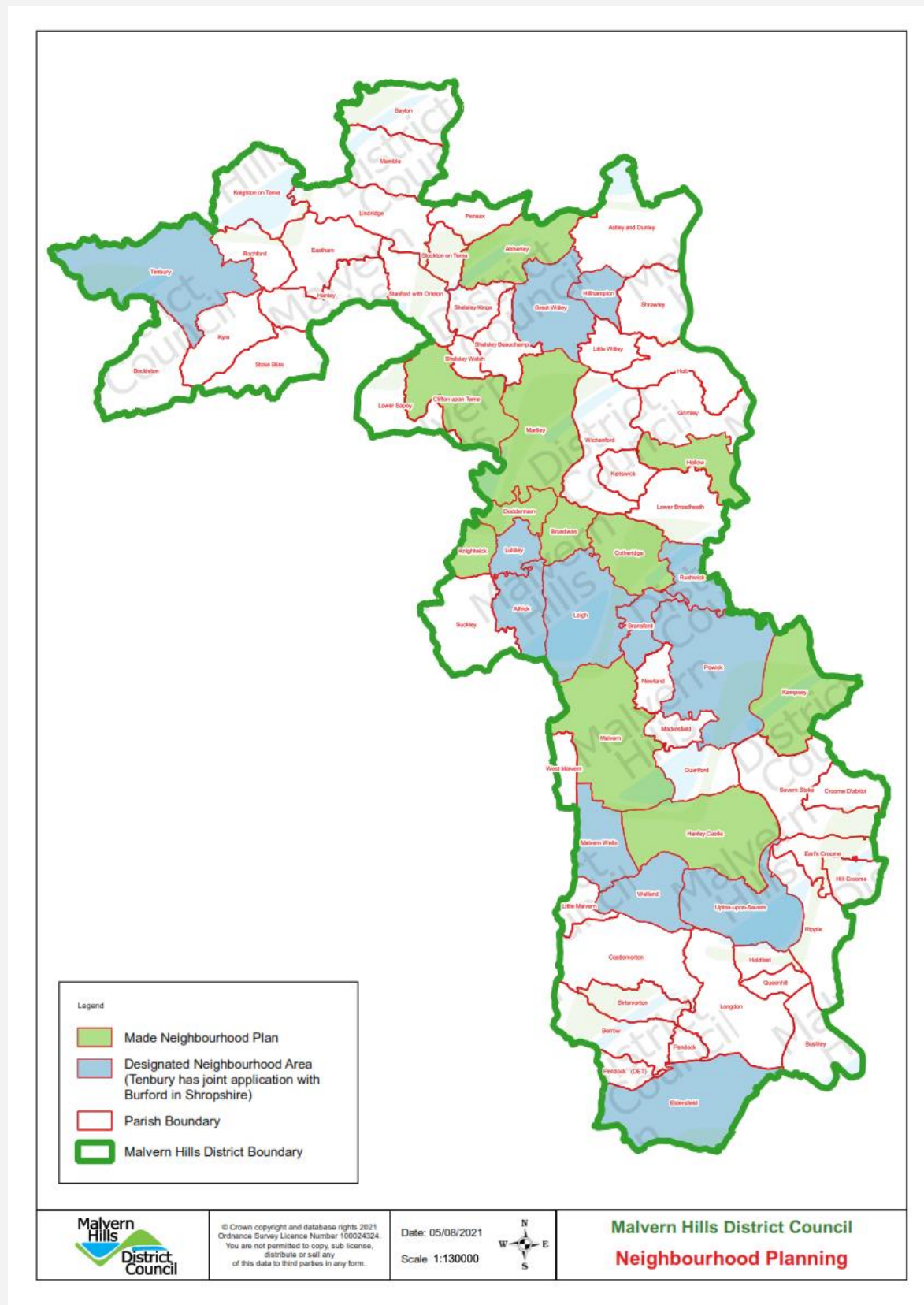


Figure 2

3.4. 40 Neighbourhood Areas have been designated in South Worcestershire; of which 18 are in Malvern Hills; 21 are in Wychavon; and 1 in Worcester. In total, 20

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Neighbourhood plans were adopted (made) by the close of the 2021/22 monitoring year; 8 in Malvern Hills and 12 in Wychavon.

3.5. For the latest information relating to neighbourhood plans and their progress after the monitoring period please refer to the following website links:

Worcester City Council	<a href="https://www.worcester.gov.uk/planning/planning-policy/neighbourhood-planning">https://www.worcester.gov.uk/planning/planning-policy/neighbourhood-planning</a>
Wychavon District Council	<a href="https://www.wychavon.gov.uk/planning/planning-policy/neighbourhood-planning">https://www.wychavon.gov.uk/planning/planning-policy/neighbourhood-planning</a>
Malvern Hills District Council	<a href="https://www.malvernhills.gov.uk/planning/planning-policy/neighbourhood-planning">https://www.malvernhills.gov.uk/planning/planning-policy/neighbourhood-planning</a>

## 4. CIL/S106 Contributions

- 4.1. All three South Worcestershire Authorities have Community Infrastructure Levy (CIL) Charging Schedules. These were adopted on 16<sup>th</sup> May 2017 for Malvern Hills and Wychavon and 4<sup>th</sup> September 2017 for Worcester City. CIL is a tariff-based charge on development of new floorspace (per sq m) and was introduced to partly contribute towards the funding required to deliver the SWDP. Each council has adopted its own charging schedule and collects CIL by council area, however, monies are pooled centrally for the whole of south Worcestershire to potentially fund a wide range of infrastructure that is needed to meet the future growth needs of the three local authorities.
- 4.2. In South Worcestershire a total of £1,026,195 was collected from CIL contributions during the monitoring period. In Wychavon and Malvern Hills Districts the councils received £555,024.17 in total from CIL contributions, of which £143,147.08 was transferred to parishes as the neighbourhood portion. These contributions come from residential and retail development. In Worcester City £471,171.00 was collected from retail and student accommodation development. As the development took place in un-parished areas in the city £70,676 (15%) of these funds will be made available for neighbourhood schemes once the City Council has engaged with the communities where development has taken place and agreed how best to spend the neighbourhood portion. To date, no CIL monies have been spent on identified infrastructure projects in any of the SWCs. However, governance arrangements are in place and a list identifying and prioritising CIL spend on projects is expected to be agreed and included as an addendum in the Infrastructure Funding Statements for each Local Planning Authority (LPA) in spring 2023.

Table 5: CIL received and spent in Malvern Hills District, Worcester City and Wychavon District (Please note these figures have been rounded)

Local Authority	Total CIL Contributions Collected	CIL Contributions Paid to Parishes	CIL Spent
Wychavon District	£390,349	£111,531	£0
Malvern Hills District	£164,675	£31,616	£0
Worcester City	£471,171	£0	£0
Total	£1,026,195	£143,147	£0

- 4.3. The SWCs are required to annually produce a Regulation 62 statement by the end of December. Regulation 62 of the CIL Regulations (as amended) requires a Charging Authority to: "Prepare a report for any financial year ("the reported year") in which - it collects CIL, or CIL is collected on its behalf; or an amount of CIL collected by it or by another person on its behalf (whether in the reported year or any other) has not been spent." This information is now produced in an annual Infrastructure Funding Statement (IFS) for each LPA.
- 4.4. Alongside CIL, the SWCs use Section 106 agreements to mitigate the impacts of development and ensure that the planning policy requirements of the SWDP are fully met. S106 obligations can include provision of on-site affordable housing and non-financial obligations such as requirements for construction management plans

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and travel plans. S106 obligations can also include financial contributions. Financial contributions through S106 are secured for, and must be used for, defined purposes, such as provision of education facilities, traffic and transport / highways related works, public open space provision / improvement, sport improvements and facilities, cycling improvements and affordable housing (where accepted in lieu of on-site provision). The figures in Table 6 below show the S106 financial contributions collected and spent for the monitoring year 2021/22 for each authority.

Table 6: S106 financial contributions collected and spent in 2021/22 (Please note these figures have been rounded)

Local Authority	S106 Agreement Contributions Collected	S106 Agreement Contributions Spent
Wychavon District	£2,657,639	£1,048,377
Malvern Hills District	£841,955	£1,028,301
Worcester City	£791,146	£112,514
Total	£4,290,740	£2,189,192

## 5. Duty to Cooperate

5.1. The Localism Act introduced the ‘Duty to Co-operate’. This Duty requires local authorities to work with neighbouring authorities and other prescribed bodies to maximise the effectiveness of the preparation of their development plan documents and supporting activities so far as it relates to a strategic matter.

5.2. The SWCs continue to engage with neighbouring authorities as part of ongoing cooperation to inform plan-making and review. Activities will be documented when applicable in Statements of Common Ground with relevant Local Planning Authorities and other statutory bodies.

5.3. Dialogue regarding the plans / evidence base of adjacent Councils have taken place, this has included the following actions:

Table 7: Duty to Cooperate Dialogue

Duty to Cooperate Dialogue	When?	Action
Herefordshire Minerals Local Plan Response (Third Stage Consultation)	March 2017	Letter
Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main modifications Feb –April 2017	April 2017	Made submissions and attended hearings as required as part of the examination of the Plan
Herefordshire Council – Rural Areas Site Allocations DPD, Issues & Options consultation	July 2017	Letter
Black Country Core Strategy Issues and Options Consultation Response	September 2017	Letter
Herefordshire Council – Traveller Sites DPD consultation	December 2017	Letter
Minerals Local Plan Draft Site Screening Methodology	March 2018	Letter
Letter to all neighbouring Local Authorities on cross boundary strategic issues- as part of SWDP review and to adjoining Parishes	May 2018	Letter
Wyre Forest Local plan Review	August 2018	Letter
Stratford upon Avon Strategic Housing Land Availability Assessment consultation	August 2018	Filled out consultation form
Worcestershire County Council Minerals Local Plan Response to 4th Call for Sites	August 2018	Letter
Introductory Meeting with Rebecca McClean, Severn	September 2018	Meeting



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Trent Water (STW), regarding SWDP Review		
Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and SWDP review discussions	November 2018	Meeting
Initial Issues and Options stage Duty to Co-operate Consultations with all neighbouring Planning Authorities	December 2018	Meeting
Wyre Forest District Council Local Plan Review	December 2018 April 2019 September / October 2019 January 2020	Meetings / Responses to the Local Plan Review Consultation / Statement of Common Ground
Herefordshire Minerals and Waste Local Plan	March 2019	Letter
Worcestershire County Council – Minerals Local Plan	March 2019	Response to fourth stage of consultation
Worcestershire County Council	April 2019	Meeting with WCC for the SWDPR – Issues and Options
Stratford Upon Avon District Council	August 2019	Statement of Common Ground
Herefordshire Council	September 2019	Record of Officer Decision
Worcestershire County Council Minerals Local Plan -	October 2019	Statement of Common Ground
Highways England	November 2019	Consultation response to Gloucestershire A417 missing link.
Joint Court Strategy Councils (Cheltenham BC, Gloucester CC and Tewkesbury DC)	December 2019	Meeting
Gloucester City Council	December 2019	Pre-Submission Local Plan Consultation response
Stroud District Local Plan	January 2020	Response to Stroud District Local Plan Review – Draft Plan Consultation
Hereford Transport Strategy Review	February 2020	Letter
Stratford-on-Avon Site Allocations DPD	October 2020	Response to Regulation 18
Chepstow Transport Study	December 2020	Letter
Forest of Dean Local Plan	January 2021	Response to Preferred Option Consultation
Shropshire Local Plan	February 2021	Response to Regulation 19 Pre-Submission
Stratford-on-Avon Travellers SPD	March 2021	Formal Response
Bromsgrove Local Plan Review	June 2022	Formal Response
Stratford-on-Avon District Council and Warwick District Council	July 2022	Duty to Cooperate meeting

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Tewkesbury Borough Council	February 2022	Memorandum of Understanding regarding Mitton site
Tewkesbury Borough Council	April and June 2022	Duty to Cooperate meetings

## 6. Brownfield Land Register

- 6.1. The Town and Country Planning (Brownfield Land Register) Regulations 2017 introduced a requirement for all LPAs to prepare and annually maintain a Brownfield Land Register (BLR) from 31 December 2017. The BLR is a comprehensive list of all brownfield sites in a local authority area that are considered to be suitable for housing. The intention of the register is to help interested parties identify suitable sites more quickly and to speed up the delivery process of new homes.
- 6.2. The BLR is compiled in two parts; Part 1 includes sites categorised as previously developed land which are suitable, available and achievable for residential development; Part 2 allows LPAs to select sites from Part 1 and grant permission in principle (PiP) for housing led development. There are currently no sites that have been put forward for Part 2.
- 6.3. For further information on the Brownfield Land Register, please refer to the following website links:

Local Authority	Weblink to Brownfield Land Register
Wychavon District Council	<a href="https://www.wychavon.gov.uk/planning/planning-policy/brownfield-land-register">https://www.wychavon.gov.uk/planning/planning-policy/brownfield-land-register</a>
Malvern District Council	<a href="https://www.malvernhills.gov.uk/planning/planning-policy/brownfield-land-register">https://www.malvernhills.gov.uk/planning/planning-policy/brownfield-land-register</a>
Worcester City Council	<a href="https://www.worcester.gov.uk/planning/brownfield-register">https://www.worcester.gov.uk/planning/brownfield-register</a>

## 7. Self-build and Custom Housebuilding Register

7.1. The Government wants to enable more people to build and design their own homes and the Self-build and Custom Housebuilding Act 2015 (as amended) sets out how Councils should manage the demand for self-build and custom house building through the introduction of a Self-build Register. The Self-build Register provides an indication of the demand for self and custom build homes in Wychavon, Worcester City and Malvern Hills Districts and allows the Councils to develop its housing and planning policies to support the most appropriate self and custom build projects

7.2. The Regulations have been updated since 2015, the latest update coming in the form of 'The Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016', which came into force on 31st October 2016.

7.3. Section 2A of the Act imposes a duty on relevant authorities to grant sufficient development permissions in respect of serviced plots of land to meet the demand as evidenced by the number of entries on the register in a base period, (subject to the relevant conditions being satisfied, such as a Local Connection Test). The first base period was 1st April 2016 to 30th October 2016, with each subsequent base period the 12 months thereafter. The Self-Build and Custom Housebuilding Regulations 2016 came into force on 31st October 2016 and allowed the Register to be broken up into two parts;

- **Part 1** - for those who meet all criteria including any Local Eligibility Conditions
- **Part 2** - for those who meet all criteria excluding any Local Eligibility Conditions. For those on Part 2 of the Register, the Council does not have to meet certain requirements relating to the number of planning permissions granted for serviced plots.

7.4. Each council's Self-Build and Custom Housebuilding Register was established on 1st April 2016 and has been available ever since for individuals and organisations to register their interest via the online form.

7.5. The latest data, including the number of entries on the register and full details of planning permissions for self-or custom build housing can be found in the Progress Reports on the respective websites:

Local Authority	Weblink to Self-Build Register
Wychavon District Council	<a href="https://www.wychavon.gov.uk/planning/planning-policy/self-build-register">https://www.wychavon.gov.uk/planning/planning-policy/self-build-register</a>
Malvern Hills District Council	<a href="https://www.malvern hills.gov.uk/planning/planning-policy/self-build-register">https://www.malvern hills.gov.uk/planning/planning-policy/self-build-register</a>
Worcester City Council	<a href="https://www.worcester.gov.uk/planning/self-build-register">https://www.worcester.gov.uk/planning/self-build-register</a>

## 8. Housing Delivery

8.1. Housing monitoring occurs annually for the period 1 April to 31 March the following year. Monitoring includes the recording of planning applications for new dwellings, the number of new dwellings built, those under construction and the number of dwellings not yet started on permissioned sites. Table 8 **Error! Reference source not found.** below shows the number of completions between 1 April 2021 and 31 March 2022 for each of the SWCs and jointly.

Table 8: Completions for the SWCs for 2021/22, cumulatively between 2006 and 2022 and the cumulative SWDP Requirement up to 2022.

Policy Area	Total net dwellings completions 2021/22 (net)	Cumulative net dwelling completions 2006/7 - 2021/22	SWDP Requirement 2006-2030
Malvern Hills (exc. The WWA)	469	5,102	3,912
Wychavon (exc. The WWA)	994	10,016	7,340
WWA (Worcester City)	456	5,794	4,708
WWA (Malvern Hills)	39	74	1,484
WWA (Wychavon)	50	707	448
South Worcs. Total	2,008	21,693	17,894

8.2. As the SWDP is now more than 5 years old, instead of using the requirement in the SWDP, the LPAs must now use the Standard Method. This calculation sets the baseline using the 2014-based household projections with an affordability adjustment (and in some places an uplift and / or cap are applied) to give an annual local housing need figure. Table 9 below shows the completions for the SWCs and the total annual local housing need identified through the standard method. Please note that the WWA Malvern Hills and Malvern Hills completions are presented as one figure, as are the WWA Wychavon and Wychavon completion figures.

Table 9: Completions for 2021/22 and Local Housing Need derived from the Standard Method

Local Authority	Completions 2021-22	Total Annual Local Housing Need derived from Standard Method
Malvern Hills	508	414
Worcester	456	371
Wychavon	1,044	508
SWCs Total	2,008	1,293

8.3. The requirement derived through the standard method is used in the Five Year Housing Land Supply (5YHLS) calculations rather than the SWDP housing requirement (see rows A-C in Tables 11-14 below). Table 10 below provides the commitments this monitoring year split into those under construction and not started. The sites currently under construction do not have a 5% lapse applied to them in the 5YHLS calculation, while those sites which have not started do have a 5% lapse rate applied. Some of the commitments on under construction sites will not have started, and these are shown in the column whose heading is coloured green, while all commitments on sites which have not started are in the column whose heading is

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coloured blue. Sites or parts of sites which are not expected to be built out in the next 5 years are discounted from the 5YHLS calculations and included in the column whose heading is coloured red.

Table 10: Commitments for the SWCs at 31 March 2022

Local Authority	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	3,223	1,501	121	1,601
Worcester	359	988	538	191	259
Wychavon	591	1,662	916	244	502
SWCs Total	1,425	5,873	2,955	556	2,362

8.4. Tables 11-14 show the 5YHLS calculations for the Malvern Hills, Wychavon and Worcester City authorities, as well as a joint 5YHLS across the three SWCs. Please note that figures have been rounded, which can result in numbers not matching up exactly through the calculations. For further information on the 5YHLS, please refer to the full [5YHLS Report 2022](#).

Table 11: Malvern Hills District Council 5YHLS

	Malvern Hills 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, 1505 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	

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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	

Table 12: Worcester City Council 5YHLS

	<b>Worcester City 5YHLS</b>	<b>Dwellings</b>	<b>Average per annum</b>
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) (WCC 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.

Table 13: Wychavon District Council 5YHLS

	<b>Wychavon 5YHLS</b>	<b>Dwellings</b>	<b>Average per annum</b>
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	

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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.

Table 14: SWCs 5YHLS

	<b>South Worcestershire 5YHLS</b>	<b>Dwellings</b>	<b>Average per annum</b>
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.

### Brownfield/Greenfield

8.5. In line with SWDP 2, the SWCs will encourage the effective use and re-use of accessible, available and environmentally acceptable brownfield land. Where possible, brownfield sites will be prioritised before greenfield sites to ensure most effective use of land, in line with SWDP13. Table 15 identifies the distribution of housing on brownfield and greenfield land in the monitoring year.

Table 15: Number of completions on previously developed land and greenfield land by district for 2021/22

	Total of dwelling completions 2021/22	Total on previously developed land (PDL)	% On PDL*	Total on Greenfield	% On Greenfield	Total on Garden Land†	% of Garden Land
Malvern Hills (net)	469	223	47.5%	224	47.8%	22	4.7%
Malvern Hills WWA (net)	39	0	0%	39	100%	0	0%
Wychavon (net)	993	172	17.3%	787	79.3%	34	3.4%
Wychavon WWA (net)	50	0	0%	50	100%	0	0%
Worcester (net)	456	194	42.5%	259	56.8%	3	0.7%
South Worcestershire	2007	589	29.3%	1359	67.7%	59	2.9%

\*% on PDL for WDC & MHDC = Brownfield, Former Employment, Former Residential Building & Other Brownfield.

†Garden Land has been separated out as the NPPF definition of PDL means that some Garden Land is considered brownfield and some is not.

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### Affordable Housing

8.6. Part 4b (i) of SWDP 3 gives the total affordable housing requirement for the plan period of 8,800. If this figure is annualised (8,800/24 years), this suggests a yearly south Worcestershire requirement of 367 affordable dwellings (N.B. although there is no annual target in the plan). The delivery of 623 in the monitoring period is well above this annualised figure.

Table 16: Number of Affordable Homes completed per annum (2006/07 to 2021/22)

Sub area location	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2006 to 2022 Total
Worcester City	70	88	147	82	20	114	65	100	120	257	84	99	76	65	63	154	1604
Malvern Hills	39	23	100	51	74	115	8	53	95	117	90	188	180	152	254	196	1735
Wychavon	36	64	57	0	58	57	154	258	257	217	191	379	466	247	185	248	2874
WWA Malvern Hills	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	7	31
WWA Wychavon	0	0	0	0	0	0	0	0	0	51	65	25	44	37	31	18	271
South Worcestershire	145	175	304	133	152	286	227	411	472	642	430	691	766	501	557	623	6515

## 9. Employment Delivery

9.1. For the purposes of the AMR, employment land relates to business, industrial, storage and distribution uses, as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)<sup>1</sup>. This consists of use classes B1 (replaced by E(g) since 1<sup>st</sup> September 2020), B2 and B8.

9.2. The Annual Amount of Additional Employment Land is Shown in Table 17.

Table 17: Annual Amount of Additional Employment Land 2022

Local Authority		E(g)/(B1) (m <sup>2</sup> )	B2 (m <sup>2</sup> )	B8 (m <sup>2</sup> )	Mixed B (m <sup>2</sup> )	Total (m <sup>2</sup> )
Worcester City	Gains	142	165	0	0	307
	Losses	0	137	0	0	137
Malvern	Gains	3710*	560	220	892	5382
	Losses	396**	0	0	234	630
Malvern Wider Worcester Area	Gains	0	0	0	13308	13308
	Losses	0	0	0	0	0
Wychavon	Gains	2004***	941	4503	12218	19666
	Losses	450	0	0	0	450
Wychavon Wider Worcester Area	Gains	0	0	0	2774	2774
	Losses	0	0	0	0	0

\* includes 2257 sqm gain to E use.

\*\* 396 sqm is a loss to E use only.

\*\*\* includes 199 sqm gain to E use.

9.3. For Worcester City monitoring, the E use class (where applicable) only includes those completions considered to fall into the E(g) sub-category of the use class.

9.4. For Wychavon & Malvern Hills the E use is included as a whole and not broken down further into Ea to Eg categories.

9.5. For more details on Use Classes please visit the [Planning Portal website](#).

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<sup>1</sup> The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.