

Appendix 6

Deliverability Questionnaire Responses Large Sites Not Started 1 April 2017 and SWDP allocated sites

Site Name/ Planning application number:	Settlement (name of town/village):	SWDP Ref	Name of Agent/Promoter if applicable:	Name of developer(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 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 outlets (house builders including Registered Social Landlords) do you envisage on 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
										2017-18:	2018-19:	2019-20:	2020-21:	2021-22:	Total number of completions 2017-22:			
15/01305 Land south of Badsey Road	Badsey	SWDP59/x	Stansgate Planning	Cameron Homes	Site available now	No	No	Spring/ summer 2018	1	0	19	17	0	0	36	05/06/2017	Site has full planning permission and a developer on board. The site is relatively small and is deliverable within five years.	36
16/00470 Manor Farm, Main Street, Bishampton, Pershore, WR10 2LX	Bishampton	SWDP61/02	Steve Haskey Design Ltd	Unknown	Site available now	No	Unknown	September 2017	1		12				12	07/06/2017	Site has full planning permission and although the developer is not yet known. The site is relatively small and is deliverable within five years.	12
14/01419 Land Adjacent, Langham, Worcester Road	Drakes Broughton	SWDP60/14	Bovis Homes Limited	Bovis Homes Limited	Site available now	No	No	November 2015	1	24	32	34	0	0	90	11/03/2015	Bovis have not provided an update to their delivery intentions since 2015. However they have sought pre-application advice for Reserved Matters in 2016. It is anticipated that they will submit reserved matters shortly. Therefore in line with the council's cautious approach the council has assumed 18 months before completions will be delivered. Given the size of the site and Bovis delivery rates on similar sized sites in Wychavon in excess of 40 dwellings can be delivered per annum. Therefore it is reasonable to assume that all 90 dwellings can be delivered in 5 years.	90
14/01611 Land Adjacent, Glassier, Worcester Road	Drakes Broughton	n/a	n/a	Sanctuary Hones (part of Sanctuary Group)	Site available now	Yes. A requisition is required for the foul drainage with Severn Trent Water. We are yet to enter into the Requisition Agreement - the timescales for completion of the requisition could be circa 12 months but are subject to various unknowns	See info regarding foul drainage requisition as a site specific constraint	June 2018 (dependent on the Severn Trent Water drainage requisition works.)	1	0	0	35	40	35	110	31/05/2017	There is now a developer on board. They have yet to submit Reserved Matters but allowing for the requisition agreement to be resolved Officers consider first completions will be seen in 24 months. Officers have assumed a build rate of 40 dwellings per annum thereafter. Therefore 120 dwellings can be delivered within 5 years.	120
16/02073 Land north of Pulley Lane and Newland Lane Droitwich Spa	Droitwich Spa	SWDP49/2		Taylor Wimpey												No response	Although there has been no response from the developer this site has been granted Reserved Matters in February 2017. Given the track record of Taylor Wimpey in the District it is reasonable to consider that development will commence within 12 months and 40 dwellings will be completed per annum thereafter.	160
16/01678 Land off Blake Avenue and, Long Sling, Droitwich Spa	Droitwich Spa		n/a	Fortis Living												No response	Although there has been no response the site is being promoted by an RSL and given past delivery rates in the District a site this size is easily deliverable within 5 years.	11
13/02538 Raven Hotel, St Andrews Street	Droitwich Spa		Origin3	Greyfort Properties	Site available now	No	No	January 2017	13	39					51	10/05/2016	The promoter has not provided an update. This is a conversion of an existing building. Given there has not yet been a start the assumptions are no longer considered realistic and achievable. The site has full permission but in adopting a cautious approach Officers have decided to discount this site from supply until more up to date information can be provided to demonstrate that this site will be delivered within 5 years.	0
15/03029 Land rear of Roman Meadow, Eckington	Eckington	SWDP60/15	Lonestar Planning													No response	There has been no response but allowing 18 months for Reserved Matters to be granted and a start to be made on site there are still 42 months for 25 dwellings to be completed. Given the size of this site it is easily deliverable within 5 years.	25

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15/00923 Former Gas Depot, Common Road	Evesham														No response	Although this application an extension of time application that was approved at January 2016 committee no update has been received with regard to delivery. Therefore officers are adopting a cautious approach and discounting this site until evidence can be provided to suggest that this site will be delivered within 5 years.	0	
14/01848 Evesham Marina, Kings Road	Evesham		New Dawn Homes	New Dawn Homes	18 months	No	No	2018/19	1		10	7			17	21/06/2017	The site has full permission for 12 dwellings and has a developer on board but has not yet started (14/01848/PN). The developer has suggested a higher number but officers have been cautious and assumed 12 dwellings will easily delivered on this greenfield site.	12
14/02525 Brooklands Farm, Cheltenham Road, Evesham	Evesham	n/a	n/a	Newland Homes	Site available now	No	Yes, viability proved only 20% GI could be provided within scheme	June 2017	2	20	20	7			47	07/06/2017	The developer has indicated a start is being made. There is activity on site and Newland homes are advertising, therefore the assumptions set out by the developer are considered robust and the site can easily be delivered within 5 years.	47
14/02751 Land Between Kings Road and, Northwick Road, Evesham	Evesham															No response	There has been no response from the promoter of this site and because developing this site requires the demolition of sheds and buildings that are likely to have tenants/ lease agreements Officers are taking a cautious approach and deducting this site from the five year supply until there is more certainty.	0
16/00779 Land south of Blacksmiths Lane, Lower Moor	Lower Moor	SWDP61/11		Kendrick Homes												No response	Although there has been no response the developer is advertising on site and on their website that this site is coming soon. Therefore Officers are confident that this site will be delivered within 5 years.	11
15/00473 Windrush, Kidderminster Road, Hampton Lovett, Droitwich Spa, (extension to Doverdale Park Homes Site)	Hampton Lovett			Doverdale Park Homes												No response	This is an extension to an existing site and the area has been cleared. There is no evidence to suggest this site is not deliverable within 5 years given the small number involved.	10
15/02324 Land off, High Street	Honeybourne			Landowner	tbc	Site available now	No	No	August 2017	1					14	Telephone call 7/6/17	The landowner has confirmed that precommencement conditions are being discharged and developers are anticipated to commence in August 2017. Given the size of the site 14 dwellings can easily be delivered within 5 years.	14
16/01712 Witherfields, Witherbed Lane	Inkberrow	SWDP59/22														No response	Site now has Reserved Matters in March 2017. Although the applicant has not responded to the questionnaire the site is continuing to progress. Allowing 12 months for completions on site this site is deliverable within 5 years as it is only for 37 dwellings.	37
14/02069 Land Adjacent, Norton Farm Cottages, Harvington Lane	Norton	n/a	n/a	no developer on board at this stage	Available Now	No	No	tbc	2		20				20	25/05/2017	The site has full permission for 20 dwellings approved December 2015. There are no known constraints to prevent this site being developed and although there is no developer on board the land owner has confirmed that all pre commencement conditions have been discharged including access. As soon as a buyer has been found the site will commence. As a material start has been made Officers can see no reason why this site will not sell and be completed within 5 years.	20
14/00308 Worcestershire Hunt Kennels, Kennels Lane, Fernhill Heath	North Claines		RCA Regeneration Ltd	David Wilson Homes (Mercia)	Site available in 6 months	No	No	End 2017	2						Not known	24/05/2016	Although no update has been received there is a developer on board, and it is understood that some works have commenced on site in June 2017. The site has full permission won on appeal. Officers would usually assume 12 months for a start on site, however as the developer has indicated this may be later in 2017 we are happy to take this more cautious approach. Assuming a completion rate of 40 dwellings per annum from 2018 this site can easily be built out in the 3 remaining years.	86

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15/00766 Land off Main Road Ombersley (known as The Racks (east))	Ombersley				Site available now / Site available in ____ years/ months	Yes / No / Unknown Please state if yes.	Yes / No / Unknown Please state if yes.	Month & Year							No response	Although no update has been received there are no known constraints to bringing this site forward. This site has outline permission for 30 dwellings . Allowing 18 months before a start is made on site this site is easily deliverable within 5 years.	30	
13/00132 Land Adjacent to, Sims Metals UK 9South West) Limited, Long Marston	Pebworth	n/a	n/a	Persimmon Homes	Site available now	Yes Connectivity to adjacent land and HSE objection to gas pipeline.	Yes depending on Connectivity to adjacent land and HSE objection to gas pipeline.	2019/20	2			60	60	60	180	12/06/2017	Persimmon has submitted 2 Reserved Matters applications which have yet to be determined. However, there are issues with bringing this site forward around connectivity and the gas pipeline. Therefore, due to the uncertainty around this officers have been cautious and discounted the whole site from the five year calculation, until there is evidence to demonstrate otherwise.	0
14/00643 Land adjoining, Conningsby Drive	Pershore	SWDP46/5		Site about to be sold to developer to complete 25/6/16											17/06/2016	No update has been received but last year the site was about to be sold to a developer - sale was expected to be complete 25 June 2016. Bromford Housing now have a sign up saying coming soon on site and have submitted Reserved Matters. Assuming 18 months for Reserved Matters and pre commencement conditions expect first completions in 2018. Given the application is only for 25 dwellings these can easily be delivered within the five years.	25	
13/01578 Land at, Hurst Meadows, Wyre Road,	Pershore	SWDP47/1	Landsdowne Rodway	Taylor Wimpey (subject to contract)	Site available now	No	No	January 2018	1		40	40	40		120	22/05/2017	There is a developer on board (subject to contract) and the agent has anticipated that the site will commence in January 2018. Officers have been slightly more cautious and assumed a start in October 2018. However there is still sufficient time for the whole site to be complete within 5 years assuming a build rate of 40 dwellings per annum.	120
12/02727 Land adjoining, 49 Main Street	Sedgeberrow	SWDP60/24		no update received											No response	No up to date information received. However a Reserved Matters application has been received on 12 June 2017. There is no evidence to suggest that this site is not deliverable within 5 years. Given the small size of the site , 20 dwellings is achievable within 5 years.	20	
15/01877 Forest Lodge, Shinehill Lane	South Littleton		unknown	Unknown											08/06/2017	The former agent has stated that the site has been sold but it is not known who to. The site has full permission and is only for 20 dwellings therefore this can easily be delivered within 5 years.	20	

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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Garage High Street, Pershore	Pershore	SWDP46/1													20/06/2014	There has been no update on this site since 2014. There was pre-app in 2014 and a response from a developer who expressed their intentions to bring the site forward. However, as there has been no contact since 2014 Officers are taking a cautious approach and not assuming any completions in the 5 year supply.	0	
Garage Court Abbots Rd Pershore	Pershore	SWDP46/4	n/a	no developer on board yet	Site available now - in 4 years	Unknown	Yes Rights of Way for adjoining properties	Not known	1						18/05/2017	Rooftop have indicated that this site may not come forward for 4 years. As there is no certainty with this site it is not included in the 5 year supply	0	
Land off Vines Lane Droitwich Spa	Droitwich Spa	SWDP48/1													07/06/2016	This site has been sold to another employment land owner and has permission for employment use 16/01566/PN. Therefore Officers have not included a forecast in the five year supply and will look to take it out of the longer term trajectory unless there is further evidence to suggest otherwise.	0	
Boxing Club Kidderminster Rd Droitwich Spa	Droitwich Spa	SWDP48/2	Wychavon District Council	No developer on board at this stage	Site available now	No	Yes, Japanese Knotweed currently being treated	Site may form part of larger regeneration scheme along the Netherwich Basin therefore could be outside of five years.	1						0	20/06/2017	There is the possibility that this site will form part of a larger regeneration scheme along the Netherwich Basin which means that development will most likely not come forward in five years. Due to this uncertainty for the purposes of 5 year land supply it is assumed the site will be delivered after 2021.	0
Oakham Place Droitwich Spa	Droitwich Spa	SWDP48/3	Wychavon District Council	No developer on board at this stage	Site available now	No	No	2024	1						0	20/06/2017	There are no issues with this site. The adopted SWDP proposes 6 dwellings, the Council have indicated that the site will be delivered later in the plan period potentially 2024.	0
Acre Lane Droitwich Spa	Droitwich Spa	SWDP48/4	Wychavon District Council	No developer on board at this stage	Site is split between girl Guides and Scouts. New leases have been entered into which means the site will not come forward in the short term.	No	Some Japanese Knotweed on boundary not considered a constraint								0	20/06/2017	Taking into account the leases the site is not considered deliverable in the short term. Therefore it is not considered in the 5 year land supply.	0
Willow Court Westwood Road Droitwich Spa	Droitwich Spa	SWDP48/5	Wychavon District Council	No developer on board at this stage	This site is not available										0	20/06/2017	Only allocated for 10 dwellings in SWDP but the site is not currently considered to be available therefore it is not included in the five year calculation.	0
Canal Basin (Netherwich) Droitwich Spa	Droitwich Spa	SWDP48/6	Wychavon District Council	No developer on board at this stage	Site available now but may not come forward until the land can be linked up with the other surrounding properties to form a larger regeneration scheme/ masterplan	No	Yes adjacent occupiers	2020	2 (incl RSL) and possibly mixed use/ commercial developer							20/06/2017	Based on the plan for this to form part of a larger scheme and the time that this may take this development is not considered to be deliverable within 5 years.	0
Employment site, top of Kings Road Evesham	Evesham	SWDP50/2													No Response	No 2017 update has been received for this site. Part of the site has full permission for 12 dwellings and has a developer on board but has not yet started (14/01848/PN). Given the size of this greenfield part of the site it is easily deliverable within 5 years and is accounted for in Sites with permission. The remainder of the site which is predominantly brownfield could deliver higher numbers and has had pre-app. However in taking a cautious approach the remainder of the site is not included in the 5 year calculation.	0	

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Land Off Davies Road (former Leisure Centre) Evesham	Evesham	SWDP50/4	Wychavon District Council	No developer on board at this stage	Currently 5 year lease for commercial use. Site will not be available until later in the plan period	No	No	Later in plan period	2 (incl RSL)	0	0	0	0	0	0	20/06/2017	Currently on 5 year lease for commercial use. Site will not be available until later in the plan period	0
Land at Offenham Road East Evesham	Evesham	SWDP50/5	Alder King Planning Consultants	No developer at this stage	Site available now	No	Yes . Potential policy requirement to deliver 40% affordable housing and Green Infrastructure. Residential development is required to cross fund a community Church for which planning permission has been previously granted	Spring 2019	2		25	15			40	01/06/2017	The agent has indicated that the site may be developed for a greater number than it is allocated for. As the planning application for the residential part of site has not been submitted officers have taken a cautious approach and have not included this site in the 5 year calculation.	0
Land behind Lichfield Road Evesham	Evesham	SWDP50/6	Land owner	tbc	Site available now	No	No									03/06/2014	The front of the site has permission for a C2 care home (15/03163) which is not included in the housing supply numbers. However the rear of the site, including access to it, is still available for housing. As there has been no update received in 2017 the remainder of the site is not included in the 5 year land supply calculation	0
Land off Abbey Road - mixed use Evesham	Evesham	SWDP50/7	David Lock Associates	Hallam Land Management (part of Henry Boot PLC)	Site available now	No	No	Spring 2018	2		50	80	80	10	220	12/06/2017	(16/02814/OU) Planning application has been submitted but not yet determined. Officers anticipate that part of the site will be delivered within 5 years, however there is no certainty. Therefore officers are adopting a cautious approach and not including this site in the five year calculation.	0
Cheltenham Road	Evesham	SWDP51/1	Savills	Bloor Homes	Site available now	No	No	January 2019	2	0	0	30	100	100	230	12/06/2017	15/02761/OU There is currently an outline planning application which has yet to be determined. The agent has provided the developers latest intentions. Based on delivery rates by this developer on similarly large sites in the District it is realistic and cautious to assume that 40 dwellings could be delivered per annum on this site once it is up and running with 20 dwellings completed in 2019/20. Therefore 100 dwellings have been included in the 5 year calculation.	100

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Land adjacent Station road Broadway	Broadway	SWDP59/19	Wychavon District Council	No developer on board at this stage	Site available now / Site available in ____ years/ months	Yes / No / Unknown Please state if yes.	Yes / No / Unknown Please state if yes.	Month & Year								20/06/2017	Although background studies are well progressed with this site as there is no current application, the Council are adopting a cautious approach and not including this site in the 5 year calculation.	0
Laurels Avenue Offenham	Offenham	SWDP59/24	Wychavon District Council	No developer on board at this stage	Site available now	No.	Yes. Access will have to be gained off Laurels Avenue.	2020	1	0	0	0	0	19	0	20/06/2017	The Council intends to bring this site forward within 5 years, however as there is no planning application the Council is taking a cautious approach and has not included it in the five year calculation.	0
Land north of Woodhall Lane Ombersley	Ombersley	SWDP59/26	None	None	Site available in 2-3 years	No	No	2019-21	1	0	0	12	13	0	25	13/06/2017	This site will not be available for a few years although the land owner expects it to come forward within 5 years. As there is no application the council have adopted a cautious approach and it has not been included in the 5 year calculation.	0
Station Road Ashton Under Hill	Ashton Under Hill	SWDP60/09	Land owner	N/A	Site available now	No	No	Unknown							6	24/04/2013	This site has no issues and is easily achievable within 5 years, however no up to date information has been provided by the landowner (last provided April 2013) so in adopting a cautious approach this has not been included in the 5 year calculation.	0
Elmley Road Ashton Under Hill	Ashton Under Hill	SWDP60/10	RPS	Currently being marketed	Site available now	No	No	Autumn/ Winter 2017	1	0	5	9	0	0	14	22/05/2017	The site was granted outline permission on 31 May 2017 (16/02188/OU) for 14 dwellings. The agent has confirmed the site is being marketed. Given the small number, there is no evidence to suggest that this site is not deliverable within 5 years therefore the council have included it in the supply.	14
Site adjacent Nine Acres Overbury	Overbury	SWDP60/20	No agent - develop in house	No developer may do in house	Site available now	No	No	2020	1	0	0	0	8	0	8	30/05/2017	Although the landowners have set out intentions to deliver housing within 5 years as there is no application Officers have been cautious and not included in the 5 year supply.	0
Land adj The Workshops and Uplands Pinvin	Pinvin	SWDP60/22	Lone Star Land LLP	Lone Star Land LLP													No update has been received this year however a planning approval has been granted for up to 40 dwellings on this site on 1 June 2017 (16/01625/OU). Allowing 18 months until January 2019 before a start is made on site officers have assumed that all 40 dwellings can still be delivered within 5 years, therefore the site has been included in the supply.	40
Garage site off A422 and land to the rear Upton Snodsbury	Upton Snodsbury	SWDP60/28														No Response	No update for 2017 the site is not considered deliverable within 5 years	0
Land at Conderton Close, Conderton	Conderton	SWDP61/03	No agent - develop in house	No developer may do in house	Site available now	No	No	2019	1			6			6	30/05/2017	Although the landowners have set out intentions to deliver housing within 5 years as there is no application. Officers have been cautious and not included in the 5 year supply.	0

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Upper Street Road Defford	Defford	SWDP61/06			Site available now / Site available in ____ years/ months	Yes / No / Unknown Please state if yes.	Yes / No / Unknown Please state if yes.	Month & Year							No Response	No 2017 update received to date. Planning permission for this site expired therefore at this point in time it is not included in the 5 year supply.	0
Harrow Lane Himbleton	Himbleton	SWDP61/09														The site no longer has a planning application as this has been withdrawn and no update has been received on the site this year. Therefore it is considered that the site will be delivered later in the plan period and is not included in the 5 year calculation.	0
Land at Parks Farm Jobs Lane Kemerton	Kemerton	SWDP61/10		Self	Site available now	No	No	2019			5	4		9	21/06/2017	Land owner has indicated that the site is easily deliverable within 5 years and work will commence in 2019, however in order to remain consistent this has not been included in 5 year calculation as no formal advice has been sought.	0

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