

Appendix 3

Large Sites with Planning Permission with Officer Commentary on Delivery

Planning Application Number	Site Address	Parish	Description	Not Started at April 2020	Under Construction at April 2020	Completions 2019/20	Large Site	planning status	wholly completed	previously allocated	Number included in 5 year supply as permissions not started	Officer Comment
14/01122/OUT	Land to the west of Apostles Oak Cottage, The Common, Abberley	Abberley	Outline application with all matters reserved for a proposed residential development of up to 25 dwellings.	25	0	0	TRUE	1	FALSE	TRUE	25	The site now has full planning permission for 25 dwellings further to the granting of Reserved Matters in April 2020 (19/00674/RM). No update received from the agent, however given the scale of development it is considered easily deliverable within five years.
19/00451/RM	Land at (Os 7452 6790), Clows Top Road, Abberley	Abberley	Reserved Matters application for appearance, landscaping, layout and scale following a grant of planning permission 16/00816/OUT for the erection of 26 dwellings and access.	26	0	0	TRUE	2	FALSE	TRUE	26	This site has full planning permission and the developer is anticipating work will commence on site in September 2020, which full completion in 2021/22. These assumptions are broadly in line with that of the Council, and as such the site is easily deliverable within five years.
17/00598/RM	Land at (Os 7504 5325), Clay Green Farm, Folly Road, Alfrick	Alfrick	Approval of reserved matters, access, appearance, landscape, layout & scale for the erection of 21 dwellings, comprising 6 affordable houses and associated infrastructure following outline permission (14/00894/OUT).	21	0	0	TRUE	2	FALSE	FALSE	21	The site now has full planning permission for 21 dwellings further to the granting of Reserved Matters in May 2019. No update received from the agent, however give the scale of the development it is considered easily deliverable within five years.
13/01327/FUL	Church House Farm, Church Road, Clifton Upon Teme, Worcester, WR6 6DJ	Clifton upon Teme	Development of 17 dwellings on the site of an existing farmstead, including 11 new-build, restoration, conversion of 3 curtilage listed barns, subdivision of farmhouse. Provision of a new farmhouse, farm worker's cottage.	15	2	0	TRUE	3	FALSE	TRUE	15	The site is underway and, given the scale of development, is easily deliverable within five years.
14/01056/FUL	Land At (Os 7113 6189), The Village, Clifton Upon Teme	Clifton upon Teme	Residential development to provide 20 new homes.	0	3	7	TRUE	3	FALSE	FALSE	0	The site is now well underway and is easily deliverable within five years.
15/01471/REM	Land west of Pound Lane opposite Pound Meadow, Clifton upon Teme	Clifton upon Teme	Approval of reserved matters following outline permission 14/00936/OUT for residential development for 48 dwellings of which 40% to be affordable dwellings.	0	0	1	TRUE	2	TRUE	FALSE	0	Site now wholly complete.

Planning Application Number	Site Address	Parish	Description	Not Started at April 2020	Under Construction at April 2020	Completions 2019/20	Large Site	planning status	wholly completed	previously allocated	Number included in 5 year supply as permissions not started	Officer Comment
18/00579/RM	Land at (Os 7529 6624), Worcester Road, Great Witley	Great Witley	Reserved matters application for Appearance, Landscaping, Layout and Scale following Outline approval 15/01173/OUT allowed on appeal ref. APP/J1860/W/16/3164820 (for Outline application with all matters (except access) reserved for a residential development of 12 affordable dwellings and associated works)	0	0	12	TRUE	2	TRUE	FALSE	0	Site now wholly complete.
18/00851/FUL	Land At (Os 8276 5850) North of Orchard Close, Main Road, Hallow, WR2 6LD	Hallow	Residential development of 65 dwellings, open space, access from Main Road and all associated infrastructure.	0	0	23	TRUE	3	TRUE	TRUE	0	Site now wholly complete.
19/00561/FUL	Land at (Os 8263 5872), Main Road, Hallow	Hallow	Erection of 33 dwellings and associated works.	33	0	0	TRUE	3	FALSE	TRUE	33	No update received, however work has now commenced on site and given the scale of development the site is considered easily deliverable within five years.
19/01063/RM	Land At (Os 8110 4252), Welland Road, Hanley Swan	Hanley Castle	Reserved matters application for the appearance, landscaping, layout and scale of the 16 dwellings permitted under outline permission 17/00382/OUT.	3	13	0	TRUE	2	FALSE	TRUE	3	This site is now underway with 13 dwellings under construction and 3 not started. Given the scale of development, the site is easily deliverable within five years.

Planning Application Number	Site Address	Parish	Description	Not Started at April 2020	Under Construction at April 2020	Completions 2019/20	Large Site	planning status	wholly completed	previously allocated	Number included in 5 year supply as permissions not started	Officer Comment
17/00550/FUL & 18/00814/RM	Albion Lodge Retirement Home, Hanley Swan, WR8 0DN	Hanley Castle	A hybrid application comprised of a detailed full planning application for the erection of 16 C2 extra-care apartments and an Reserved Matters planning application for the erection of 24 C3 extra-care apartments (including the property known as "The Close") to the north east of the existing residential care home known as Albion Lodge. The hybrid application includes a new access, drainage, landscaping, parking and other associated works / Reserved matters application for approval of appearance, landscaping, layout and scale for the erection of 24 extra-care apartments to the north east of the existing residential care home known as Albion Lodge following the approval of outline planning permission 17/00550/FUL on 12th September 2018.	31	0	0	TRUE	3	FALSE	FALSE	31	The site now has full planning permission for the erection of 40 extra care apartments, of which 16 are C2 use and 24 are C3 use. Initial works have now been undertaken. 7 of the 16 extra care apartments in C2 use are included within the supply (16 divided by 2.32 - average household size in Malvern Hills District), and given the scale and nature of the development it is considered easily deliverable within five years.
17/01952/FUL	Land At (Os 8513 4982), Kings Hill, Kempsey	Kempsey	Proposed development of 38 residential dwellings (31 Affordable Rented Homes and 7 Intermediate Affordable Homes (shared ownership), new vehicular access and proposed re-route of Public Rights Of Way.	15	23	0	TRUE	3	FALSE	FALSE	15	This site is now well underway, and given the site of the site it considered easily deliverable within five years.
16/01328/REM	Land at Elm Hurst Farm, Hereford Road, Leigh Sinton	Leigh	Application for approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 35 dwellings following outline permission 14/00324/OUT (allowed on appeal APP/J1860/A/14/2219414 for the erection of up to 35 dwellings).	30	5	0	TRUE	2	FALSE	FALSE	30	This site is now underway, and given the size of the site it considered easily deliverable within five years.

Planning Application Number	Site Address	Parish	Description	Not Started at April 2020	Under Construction at April 2020	Completions 2019/20	Large Site	planning status	wholly completed	previously allocated	Number included in 5 year supply as permissions not started	Officer Comment
09/01679/FUL	Site Office 1 At Malvernbury, 61 Abbey Road, Malvern, WR14 3HH	Malvern	Conversion to form 8 apartments, 3 Town Houses and 1 Coach House.	0	0	4	TRUE	3	TRUE	FALSE	0	Site now wholly complete.
16/00144/FUL	Land at Day Of Salvation Ministries Ltd, Ranelagh Road, Malvern, Worcestershire, WR14 1BQ	Malvern	Erection of 14 dwellings.	0	2	12	TRUE	3	FALSE	FALSE	0	The site is now well underway and is easily deliverable within five years.
16/01443/REM	Land At (Os 7833 4688), Pickersleigh Grove, Malvern, Worcestershire	Malvern	Approval of Reserved Matters for appearance, landscaping and scale following approval of outline permission ref 13/00900/OUT for demolition of 48 flats and erection of a residential development of 92 residential units - 44 net.	2	0	12	TRUE	2	FALSE	TRUE	2	The site is now well underway and is easily deliverable within five years.
17/00066/REM	Land At (Os 7805 4853), Eastward Road, Malvern	Malvern	Reserved Matters application for appearance, scale, landscaping, layout and associated works following a grant of permission for erection of 49 dwellings and access APP/J1860/W/15/3002412 (amended description).	7	0	42	TRUE	2	FALSE	FALSE	7	Development of this site is now well underway with just 7 dwellings outstanding. The site is easily deliverable within five years.
17/00440/FUL	Land At (Os 7946 4473), Brook Farm Drive, Malvern	Malvern	Residential development comprising 81 dwellings including 32 affordable dwellings with access off Brook Farm Drive. Provision of road and drainage infrastructure and on site green infrastructure.	0	4	40	TRUE	3	FALSE	TRUE	0	The site is now well underway and is easily deliverable within five years.
17/00649/RM	Land At (Os 7680 4763), Broadlands Drive, Malvern	Malvern	Reserved Matters application for a residential development of 33 dwellings (use class C3) appearance, landscaping, layout and scale.	33	0	0	TRUE	2	FALSE	TRUE	33	The site has full planning permission and work has commenced on site, however development has been delayed due to off-site highways works. The developer anticipates full completion of the site in 2021/22 which is broadly in line with the Council's assumptions. The site is easily deliverable within five years.

Planning Application Number	Site Address	Parish	Description	Not Started at April 2020	Under Construction at April 2020	Completions 2019/20	Large Site	planning status	wholly completed	previously allocated	Number included in 5 year supply as permissions not started	Officer Comment
18/01039/RM	Land At (Os 7864 4854), Lower Howsell Road, Malvern	Malvern	Reserved Matters application for Erection of 110 dwellings (including 40% Affordable) together with parking, landscaping and public open space (approval of appearance, landscaping, layout and scale pursuant to outline planning permission 14/01231/OUT) - Appeal Ref. APP/J1860/W/15/3139020.	0	27	83	TRUE	2	FALSE	TRUE	0	The site is now well underway and is easily deliverable within five years.
18/01092/FUL	Land At (Os 7962 4497), Mill Lane, Malvern	Malvern	Full application for 63 new affordable homes (including affordable/social rents and shared ownership), public open space and associated works to accommodate surface water drainage, internal access and other ancillary works.	12	51	0	TRUE	3	FALSE	TRUE	12	This site is now underway, and given the size of the site it considered easily deliverable within five years.
18/00577/FUL	Portland House, 129 Church Street, Malvern, WR14 2BA	Malvern	Demolition of single storey side extension and rear stair tower. Change of use from Local Authority Offices to form 12 Residential Apartments (C3 use) together with alterations and extensions and associated external works and parking.	0	12	0	TRUE	3	FALSE	TRUE	0	The site is now well underway and is easily deliverable within five years.
18/01088/FUL	Qinetiq, St Andrews Road, Malvern, WR14 3PS	Malvern	Demolition of existing buildings and re-development of the site with 310 dwellings (Use Class C3) (including 20% provision of affordable housing) and a 66-bed care home facility (Use Class C2).	338	0	0	TRUE	3	FALSE	TRUE	118	The site has full planning permission, granted September 2019, for the erection of 310 dwellings and a 66 bed C2 care home. No update received from the developer, however there have been several recent applications to modify the approved scheme and construct a spine road. Assuming a cautious delivery rate of 30 dwellings per annum from 2022/23, which includes an additional 12 months for demolition of existing buildings, along with the construction of the C2 care home (28 units assumed), 118 dwellings are considered deliverable within five years.
18/01177/GPDO	Brunel House, Portland Road, Malvern, WR14 2TB	Malvern	Notification for Prior Approval for the proposed change of use from office use (B1) to residential (C3) to create 14 flats/apartments.	0	0	14	TRUE	3	TRUE	TRUE	0	Site now wholly complete.

Planning Application Number	Site Address	Parish	Description	Not Started at April 2020	Under Construction at April 2020	Completions 2019/20	Large Site	planning status	wholly completed	previously allocated	Number included in 5 year supply as permissions not started	Officer Comment
18/01865/FUL	Land at (OS 7935 4694), North End Lane, Malvern	Malvern	Residential development of 50 dwellings (100% affordable), access, car parking, landscaping, open space and associated works.	50	0	0	TRUE	3	FALSE	TRUE	50	The site has full planning permission for 50 dwellings. The promoter has indicated that work will commence on site in January 2021, with all 50 completions anticipated in 2021-22. Even in adopting a more cautious approach and assuming completions from 2021-22 at 30 dwellings per annum, the site is easily deliverable within five years.
19/00691/FUL	39 Pickersleigh Road, Malvern, WR14 2RP	Malvern	Demolition of redundant doctor's surgery and the erection of 16no. apartments.	0	16	0	TRUE	3	FALSE	FALSE	0	The site is now well underway and is easily deliverable within five years.
19/01100/FUL	Former Malvern Community Hospital, Lansdowne Crescent, Malvern	Malvern	Demolition of the former Malvern Community Hospital and replacement with a 51 bed care home (C2 Use) together with ancillary accommodation, landscaping and parking. Variation of condition 2 of planning permission 18/01508/FUL to allow for changes to built footprint, fenestration, eaves height, access and car parking layout, as well as tree removal.	0	22	0	TRUE	3	FALSE	TRUE	0	The site is now under construction. All 51 extra care apartments are C2 use, and as such 22 are included within the supply as under construction (51 divided by 2.32 - average household size in Malvern Hills District). Given the scale and nature of the development it is considered easily deliverable within five years.
18/00614/RM	Land At (Os 8209 5098), Crown Inn, 21 Malvern Road, Powick	Powick	Reserved matters application for the erection of 18no. dwellings, following outline approval 14/01360/OUT, to include details of appearance, scale, layout and landscaping.	18	0	0	TRUE	2	FALSE	FALSE	18	The site now has full planning permission for 18 dwellings. Although there are some concerns related to completion of the S38 and S278 Agreement, the promoter is anticipating work to commence on site in July 2020 with full completion in 2021/22. These assumptions are broadly in line with those of the Council, and given the size of the site any delay to commencement of development should not impact the deliverability of the site in full within five years.
16/00737/FUL	Land At (Os 8302 5128), Malvern Road, Powick	Powick	Application for the residential development on land at Winsmore, Powick for 49 affordable dwellings.	0	25	24	TRUE	3	FALSE	TRUE	0	The site is now well underway and is easily deliverable within five years.
17/01876/RM	Land at (OS 8166 5113), Sparrowhall Lane, Powick	Powick	Reserved Matters application including scale, layout, landscaping and appearance, boundary conditions for the erection of 39 dwellings.	0	16	23	TRUE	2	FALSE	TRUE	0	The site is now well underway and is easily deliverable within five years.

Planning Application Number	Site Address	Parish	Description	Not Started at April 2020	Under Construction at April 2020	Completions 2019/20	Large Site	planning status	wholly completed	previously allocated	Number included in 5 year supply as permissions not started	Officer Comment
17/00372/OUT	Land North East of Upton Marina, East Waterside, Upton Upon Severn, Worcester, WR8 OPB	Ripple	Outline planning application for the erection of up to 70 residential units with all matters reserved except for means of access.	70	0	0	TRUE	1	FALSE	TRUE	0	The site has outline planning permission, granted April 2019, for up to 70 dwellings. No response received from the agent, and given the uncertainty surrounding its short-term delivery prospects, in keeping with a cautious approach the Council is discounting this site from the five year calculation.
14/01299/FUL	Land at Upper Wick Lane, Rushwick, WR2 5AL	Rushwick	Application for full planning permission for the construction of 14 residential units (4 affordable).	0	8	0	TRUE	3	FALSE	TRUE	0	This site is well underway, with 6 completions to date and the remaining 8 dwellings under construction. Although there has been limited progress on the 8 dwellings which are under construction in the monitoring year, given there are only 8 dwellings outstanding the remainder of the site is considered easily deliverable within five years.
17/01193/FUL	The Gardens, Bransford Road, Rushwick, Worcester, WR2 5TA	Rushwick	Erection of 96 dwellings, the formation of a new vehicular access onto Bransford Road, the laying out of public open space, landscaping and associated infrastructure.	64	23	9	TRUE	3	FALSE	TRUE	64	This site is now underway with 9 completions and 23 dwellings under construction during the monitoring. Assuming a cautious delivery rate of 30 dwellings per annum (reduced to 15 dwellings in 2020/21), the site is considered easily deliverable within five years.
13/01623/FUL	Land at Stanford Court, Stanford Bridge, WR6 6SG	Stanford with Orleton	Erection of 15 dwellings and associated works.	9	1	2	TRUE	3	FALSE	FALSE	9	This site is well underway, with 5 completions to date and 1 dwelling under construction. Given the size of the site, it is considered easily deliverable within five years.
16/00502/FUL	Land south of Morningside, Tenbury Wells, Worcestershire, WR15 8EW	Tenbury	Construction of 48 dwellings including access, landscaping and associated infrastructure.	48	0	0	TRUE	3	FALSE	TRUE	48	The site has full planning permission for 48 dwellings. The promoter has indicated that work will commence on site in June 2020, with all 48 completions anticipated in 2021-22. Even in adopting a more cautious approach and assuming completions from 2021-22 at 30 dwellings per annum, the site is easily deliverable within five years.
18/00045/FUL	Land At (Os 5912 6726), Oldwood Road, Tenbury Wells	Tenbury	Residential development to provide 72 dwellings accessed from Mistletoe Row and including open space, landscaping and ancillary infrastructure.	72	0	0	TRUE	3	FALSE	TRUE	72	The site has full planning permission for 72 dwellings. The promoter has indicated that work will commence on site in October 2020, with all 72 completions anticipated in 2021-22. Even in adopting a more cautious approach and assuming completions from 2021-22 at 30 dwellings per annum, the site is easily deliverable within five years.

Planning Application Number	Site Address	Parish	Description	Not Started at April 2020	Under Construction at April 2020	Completions 2019/20	Large Site	planning status	wholly completed	previously allocated	Number included in 5 year supply as permissions not started	Officer Comment
18/00626/FUL	Royal Oak Hotel, Market Street, Tenbury Wells, WR15 8BQ	Tenbury	Full application for the change of use of existing outbuildings and upper floor of the Royal Oak Hotel into 9 dwellings with existing ground floor bar area to be converted to B1 office space together with the erection of 6 new dwellings on former car park land to the rear.	15	0	0	TRUE	3	FALSE	FALSE	15	No update received, however given the scale and nature of the development it is considered easily deliverable within five years.
16/00402/FUL	Land to the south of Welland Road, Tunnel Hill, Between Westward House and Milestone Farm Buildings, Upton Upon Severn	Upton-upon-Severn	Erection of 43 dwellings - 25 private sale and 18 affordable (amended).	0	0	36	TRUE	3	TRUE	TRUE	0	This site is now wholly complete.
18/01316/RM	Pheasant Inn, Drake Street, Welland, Malvern, WR13 6LP	Welland	Reserved Matters Application for details of appearance, landscaping, layout and scale following a grant of Planning Permission 16/01203/OUT for the Erection of up to 14 No. Dwellings and Retention of Existing Public House.	0	0	14	TRUE	2	TRUE	TRUE	0	This site is now wholly complete.