

## Appendix 6

## Deliverability Questionnaire Responses Large Sites Not Started 1 April 2020 and SWDP Allocated Sites

Site Name/ Planning application number:	Settlement (name of town/village):	SWDP Ref	Name of Agent/Promoter/Developer if applicable:	Name of housebuilder(s) (please state if no developer on board at this stage).	Is the site available now e.g. are there no current long term occupiers of the land i.e. more than 2 years?	Are you aware of any abnormal/extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Are there any known viability issues or site specific constraints with the development of the site and if so, what are they?	When do you expect to start work on site? Please take into account any viability constraints or infrastructure requirements, lead in times required to gain Reserved Matters approval (if required), signing a Section 106 agreement (if required) and satisfying pre-commencement conditions.	How many housebuilders including Registered Social Landlords will/are likely to develop the site?	How many completions do you expect to achieve each year (April to April)?					Date of update	Commentary	Number Assumed for Wychavon 5 year land supply calculation in planning permissions not started	
										2020-21:	2021-22:	2022-23:	2023-24:	2024-25:				Total number of completions 2020-25:
14/01122/OUT Land to the west of Apostles Oak Cottage, The Common, Abberley	Abberley	SWDP 59/2			Site available now / Site available in ___ years/ months	Yes / No / Unknown Please state if yes.	Yes / No / Unknown Please state if yes.	Month & Year							N/A	The site 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.	25	
19/00451/RM Land at (Os 7452 6790), Clows Top Road, Abberley	Abberley	SWDP 59a	Elan Homes Midlands Ltd	Elan Homes Midlands Ltd	Site available in January 2021	Unknown	No	September 2020	1	0	26	0	0	0	26	06/07/2020	The 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.	26
17/00598/RM Land at (Os 7504 5325), Clay Green Farm, Folly Road, Alfrick	Alfrick	n/a													N/A	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 given the scale of the development it is considered easily deliverable within five years.	21	
19/00561/FUL Land at (Os 8263 5872), Main Road, Hallow	Hallow	SWDP 59zzi													N/A	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.	33	
17/00550/FUL & 18/00814/RM Albion Lodge Retirement Home	Hanley Swan	n/a													N/A	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.	31	
17/00649/RM Land at (Os 7680 4763) Broadlands Drive	Malvern	SWDP 52y	Sanctuary Homes	Sanctuary Homes	Site available now	Yes; drainage infrastructure and off-site highways works	Yes relating to off-site highways works	March 2019	1	0	33	0	0	0	33	03/07/2020	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.	33
18/01865/FUL Land at (OS 7935 4694), North End Lane, Malvern	Malvern	SWDP 52/2	Harris Lamb Ltd	Lovell Partnerships	Site available now	No	No	January 2021	1	0	50	0	0	0	50	24/06/2020	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.	50
18/01088/FUL QinetiQ, St Andrews Road, Malvern, WR14 3PS	Malvern	SWDP 53														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.	118	

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										2020-21:	2021-22:	2022-23:	2023-24:	2024-25:				Total number of completions 2020-25:
18/00614/RM Land At (Os 8209 5098) Crown Inn, 21 Malvern Road, Powick	Powick	n/a	Rooftop Housing Association	Jessup Brothers Ltd	Site available now	Yes / No / Unknown Please state if yes.	Yes / No / Unknown Please state if yes.	July 2020	1	0	18	0	0	0	18	09/07/2020	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.	18
17/00372/OUT Land North East of Upton Marina, East Waterside, Upton Upon Severn, Worcester, WR8 OPB	Ripple	SWDP 58c													N/A	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.	0	
16/00502/FUL Land south of Morningside	Tenbury Wells	n/a	Stonewater	Jessup Brothers Ltd	Site available now	No	Yes; culvert needs to be created before site construction can begin.	June 2020	2	0	48	0	0	0	48	24/06/2020	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.	48
18/00045/FUL Land At (Os 5912 6726), Oldwood Road, Tenbury Wells	Tenbury Wells	SWDP 57a	Sanctuary Group	Sanctuary Group	Site available now	No	No	October 2020	1	0	72	0	0	0	72	24/06/2020	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.	72
18/00626/FUL Royal Oak Hotel, Market Street, Tenbury Wells, WR15 8BQ	Tenbury Wells	n/a													N/A	The site has full planning permission. No update received, however given the scale and nature of the development it is considered easily deliverable within five years.	15	

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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Barracks Store, Court Road	Malvern	SWDP 52*	Piper Homes and Square Bay	Piper Homes	Site available now	No	Yes - brownfield site with generic associated remediation.	Subject to granting of planning permission.	Unknown	Unknown					Unknown	20/07/2020	The site promoter has indicated that the site could come forward within five years and there is a current planning application pending determination (19/01298/FUL) for 33 dwellings. Having said that, there may be some viability issues relating to the brownfield nature of the site, and in the absence of more specific delivery information the Council are adopting a cautious approach and not including this site within the five year calculation.	0
Former Railway sidings, Peachfield Road	Malvern	SWDP 52m														N/A	No update received and given there are no current planning applications on site it has not been included in the five year calculation.	0
Victoria Road Car Park	Malvern	SWDP 52s														N/A	No update received and given there are no current planning applications on site it has not been included in the five year calculation.	0
Development at North East Malvern	Malvern	SWDP 56	RPS Planning & Development Ltd													10/08/2020	This site is subject to a current planning application (15/01625/OUT) which was approved at Planning Committee in January 2019 subject to the completion of a Section 106 agreement. The agent has advised that the Section 106 is still at negotiation stage and a trajectory of delivery of the site is unavailable at this point. Although delivery of an element of the site is likely within five years, in keeping with a cautious approach the site is not included in the five year calculation.	0
Land at the Haven, Oldwood Road	Tenbury Wells	SWDP 57/2	Land owner	None appointed at this stage	Site available now	No	No	April 2022	Unknown	0	0	8	0	40	8	30/06/2020	The landowner has indicated that the site is likely to come forward in April 2022 with 48 completions in the five year period to 31 March 2025, however in the absence of a planning application and in keeping with a cautious approach, the site is not included in the five year calculation.	0
Land south of the Oaklands	Tenbury Wells	SWDP 57c														N/A	No update received, and although the site is subject to current planning application 18/01389/OUT for up to 35 dwellings, in the absence of any further detail from the agent and in keeping with a cautious approach the site is not included in the five year calculation.	0
Land at the Orchard	Abberley Common	SWDP 59/1	Eden Homes	Eden Homes	Site available now	Yes - site topography impacts on developability of parts of site.	Yes - viability issues relating to land value expectations.	Subject to overcoming site constraints and viability issues, March 2021	1	0	Approx. 10	0	0	0	Approx. 10	20/07/2020	The developer has indicated that, subject to overcoming site constraints and viability issues, development may commence on site in March 2021 with approximately 10 dwellings to be delivered in 2021/22. Since the update, planning application 19/01746/FUL for 11 new dwellings on site has been withdrawn. Given this uncertainty and in keeping with a cautious approach, this site is not included in the five year calculation.	0
Land adjacent to Henwick Mill House, Martley Road	Lower Broadheath	SWDP 59*														N/A	No update received and given there are no current planning applications on site it has not been included in the five year calculation.	0
Strand Cottages, Peachley Lane	Lower Broadheath	SWDP 59/11														N/A	No update received and given there are no current planning applications on site it has not been included in the five year calculation.	0
Land at Hope Lane	Clifton-upon-Teme	SWDP 59/3														N/A	No update received, however the site is subject to a current planning application 18/01515/FUL for 23 dwellings. The DM Officer has advised that the Section 106 agreement is nearing completions and that a positive decision is likely to be issued within weeks. On that basis and given the size of the site, it is considered deliverable within five years and is including in the five year calculation.	23

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Land adjoining Severne Green	Bayton	SWDP 60/1			Site available now / Site available in ___ years/ months	Yes / No / Unknown Please state if yes.	Yes / No / Unknown Please state if yes.	Month & Year							N/A	No update received and given there are no current planning applications on site it has not been included in the five year calculation.	0	
Land at Wheatfield Court	Callow End	SWDP 60/3	Land owner	None appointed at this stage	Site available now	No	Yes, buyer pulled out in early 2020 due to blanket TPO on site so having to remarket.	Unknown	Unknown	Unknown					Unknown	29/06/2020	The landowner has indicated that the site is available now with no abnormal infrastructure requirements, however as there is not yet a confirmed purchaser of the site and in the absence of any planning application, in keeping with a cautious approach the site is not included in the five year calculation.	0
Land adjacent to Highbrae	Clows Top	SWDP 60/4													N/A	No update received and given there are no current planning applications on site it has not been included in the five year calculation.	0	
Land off Pearl Lane	Astley Cross	SWDP 61/*	Bromford Housing Association	Bromford Housing Association	Site available now	No	Unknown	Early 2021 subject to granting of current planning application 17/01710/FUL	1	0	35	22	0	0	57	09/07/2020	The developer has indicated that work will commence on site in early 2021 subject to the granting of current planning application 17/01710/FUL for 57 dwellings. The DM Officer has confirmed that the Section 106 agreement is nearing completion and that a decision is likely to be issued within the next month or so. On that basis, and even in assuming a more cautious first completions in 2022/23 with 30 dwellings delivered per annum, the site is easily deliverable within five years.	57

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