

APPENDIX I
Housing Land Supply Monitor 2015 - Data Report

Five Year Housing Land Supply Summary Table (2015-2020)

Five Year Housing Land Supply Requirements (1st April 2015 to 31st March 2020)		SWDP 'STAGE 2' HEARINGS 'UNCONSTRAINED' POLICY 'OFF' APPROACH (OAHN) 2006 – 2030 (24 Years) ¹³	SWDP 'STAGE 2' HEARINGS 'MALVERN HILLS SUB-AREA' POLICY 'ON' APPROACH (OAHN) 2006 – 2030 (24 Years)
		COLUMN 1: 'SEDFIELD' METHOD APPLIED	COLUMN 2: 'SEDFIELD' METHOD APPLIED
Plan Period Target		8,590 (358 per annum)	5,650 (235 per annum)
Completions to Date		1,944	1,944
Residual Target		6,646	3,706
Over/Under Supply ¹		1,278 under supply	171 under supply
Five Year Target +5% ²		3,221 (358 x 5 + 1,278 + 5% (153)) 644 per annum	1,608 (272 x 5 + 171 + 5% (77)) 322 per annum ³
Five Year Target +20%		3,682 (358 x 5 + 1,278 + 20% (614)) 736 per annum	1,837 (272 x 5 + 171 + 20% (306)) 367 per annum
Commitments (Net)	(Outstanding) ⁴	1,151 (1,316) Discounts = 165. These are: 18 dwellings (5% lapse rate): NOT applied to adopted local plan sites and proposed SWDP sites with planning permission (953) ⁵ 147 dwellings discounted from sites/parts of sites that may not be developed within the five year period. ⁶	1,151 (1,316) Discounts = 165. These are: 18 dwellings (5% lapse rate): NOT applied to adopted local plan sites and proposed SWDP sites with planning permission (953) 147 dwellings discounted from sites/parts of sites that may not be developed within the five year period.
	(Under Construction)	281	281
	Total	1,432 (1,151 + 281)	1,432 (1,151 + 281)
Local Plan Sites (H3, H4 and H10, H13) ⁷		0	0
Windfall Allowance (Brownfield) Net		70 (35 per annum for current 5 year period – 2 out of the 5 years)	70 (35 per annum for current 5 year period – 2 out of the 5 years)
Proposed SWDP Site Allocations with permission post 31st March 2015 included in supply ⁸		118 (net)	0
Proposed SWDP Site Allocations with permission (subject to S106) post 31st March 2015 included in supply ⁹		8 (net)	0

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Other Large sites Approved (some subject to S106) ¹⁰	199 (net)	0
Proposed SWDP Sites at planning application stage included	0	0
Proportion of the Wider Worcester Area Urban Extensions (Worcester West and Worcester South) ¹¹	923 (Worcester West = 585, Worcester South = 338)	0
Proportion of Malvern North East Urban Extension ¹²	196	0
Total Supply	2,946	1,502
Balance	-275	-106
Years supply (+5%)	4.57	4.66
Balance	-736	-335
Years supply (+20%)	4.00	4.09

[1] The under supply is calculated by comparing previous net completions against the plan period target per annum since the start of the plan Period (i.e. 2006).

- For 'policy off', this consists of $358 \times 9 = 3,222 - 1,944 = 1,278$ under supply.
- For 'policy on', this consists of $235 \times 9 = 2,115 - 1,944 = 171$ under supply.

[2] The 5% and 20% allowance has been added onto the five year requirement AND the under supply.

[3] The five year target (Column 2) is based on the SWDP Housing Trajectory (August 2015) Malvern Hills sub-area (excluding WWA) 'Policy-On' targets of:

2015/16 to 2017/18 = 308 per annum (3 years)

2018/19 to 2019/20 = 217 per annum (2 years)

Total = 1,358 (or 272 per annum)

[4] The lapse rate (5%) is based on the Inspectors findings and recommendations from the South Worcestershire Development Plan Stage 1 Hearings. The lapse rate has not been applied to adopted local plan sites (1996-2011) and proposed SWDP sites with planning permission.

[5] 18 dwellings (5% lapse rate): NOT applied to adopted local plan sites and proposed SWDP sites with planning permission (953).

[6] 147 dwellings discounted from sites/parts of sites where it is considered the dwellings may not be developed within the five year period, as per the SWDP Housing Trajectory Update (July 2015) and the updates provided by responses to the site deliverability letter survey. Please see Appendix F for further information relating to the discounted sites.

[7] Local Plan sites – most of the outstanding sites are also now proposed SWDP re-allocation sites (H3, H4, H10, and H13). H12 is now part of SWDP 53 – QinetiQ. H6 expired in October 2014 but has not been re-allocated. None of these sites currently have planning permission so are not being counted.

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[8] Contains those SWDP sites with full planning permission (including S106) approved post 31st March 2015. Data monitored up to 8th July 2015. Site refs are SWDP 60/8, SWDP 60c, SWDP 52d, and SWDP 59b. Discounts:

- Church House Farm site (SWDP 59b) reduced by two to 15 dwellings as per SWDP housing trajectory delivery as the remaining two dwellings are not part of a continuous development.
- SWDP 52d total reduced by 13 dwellings for supply purposes as proposed SWDP housing trajectory delivery surpasses 2020 (end of five year period).

Please see Appendix D for further information.

[9] Proposed SWDP allocations with planning permission subject to S106. Site refs: SWDP 60a. Data monitored up to 8th July 2015. Please see Appendix D for further information.

[10] Includes all other large sites (5 dwellings or more net) post 31st March 2015 considered deliverable within five years, some subject to a S106 agreement. Data monitored up to 8th July 2015. Please see Appendix E for further information.

[11] Proportion of Worcester South and Worcester West Urban Extensions proposed to be delivered within five years as per the SWDP Housing Trajectory Update (July 2015) in Malvern Hills district.

‘POLICY OFF’

- Proportion of Worcester South and Worcester West Urban Extensions proposed to be delivered within five years as per the SWDP Housing Trajectory Update (July 2015) in a ‘policy-off’ approach, i.e. no sub-area division to a Wider Worcester Area.

SWDP 45/1: Worcester South: 2016/17 = 10, 17/18 = 72, 18/19 = 128, 19/20 = 128 Total = 338

SWDP 45/2: Worcester West: 2016/17 = 85, 17/18 = 140, 18/19 = 160, 19/20 = 200 Total = 585

‘POLICY ON’

- For the ‘policy-on’ approach (i.e. incorporating sub-areas into the Plan), the Wider Worcester Area urban extensions are not factored into the five year supply as they are part of a separate sub-area calculation.

[12] Proportion of SWDP 56 Malvern North East Urban Extension proposed to be delivered within five years as per the SWDP Housing Trajectory Update (July 2015).

‘POLICY OFF’

- SWDP 56: 2017/18 = 25, 2018/19 = 75, 2019/20 = 96 Total = 196

‘POLICY ON’

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[13] The figures in this table are indicative variations of the OAHN with incorporation of a 'policy-on' approach and will be kept under review as regards progress of the SWDP.

Other Notes

- The windfall allowance average is the same as for 2013/14 (35 per annum) but has only been counted for two out of the five years for 2014/15. This is in order to avoid duplication of small site commitments and to provide consistency with the SWDP housing trajectories (July 2015).
- The buffer (5% and 20%) has been added to the five year requirement and the under supply. It wasn't added to the under supply portion in the 2013/14 report.