

MALVERN HILLS DISTRICT COUNCIL

HOUSING LAND SUPPLY MONITOR

2013/ 2014

Data Monitored up to 31/03/2014



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INTRODUCTION

The Malvern Hills Housing Land Supply Monitor is the principal information source for the annual housing supply update within Malvern Hills District. This report contains analysis of the housing land situation at 31st March 2014. This study examines the trend in planning permissions, housing completions, progress in the provision of affordable housing and the contribution made towards the supply of housing on previously developed land.

This report examines Malvern Hills District's supply of available and deliverable housing land and provides an update on Malvern Hills' five year housing land supply. The status of each site is obtained from status update checks carried out by planning officers in April to May of each year.

This report has been produced to take into account the continued joint working of Malvern Hills District Council, Worcester City Council and Wychavon District Council in preparing the South Worcestershire Development Plan (SWDP) and tracking progress towards meeting the proposed housing requirements of South Worcestershire from 2006 to 2030.

Please note that the uplift in the housing requirements recommended by the Inspector examining the South Worcestershire Development Plan (SWDP) in his further interim conclusions (28th March 2014) is referenced in section five but at this stage the distribution of the housing between the three south Worcestershire Councils has not been finalised and therefore only 'policy-off' housing requirements are outlined.

For additional information, please see the appendices that accompany this main report for a full breakdown of the data used in the study.

For further information relating to the housing requirement, and approaches to calculating the five year housing land supply, please see the council's Position Statements on Housing Land Supply, available on the [MHDC website](#).

PART ONE

MALVERN HILLS DISTRICT - DWELLING COMPLETIONS 2013/14

1.1 This section examines the number and make up of dwellings completed within Malvern Hills District in 2013/14. The section is split into two themes, firstly total annual new build completions and secondly demolitions, conversions and change of use. The combined result of these two themes provides a net additional dwellings figure for 2013/14. The net figure, along with previous net figures, is used to monitor against relevant housing targets.

Total Annual New Build Completions in 2013/14

1.2 In the twelve months up to 31st March 2014, a total of 198 dwellings (gross) were completed in Malvern Hills District. The gross completions average per annum since 2006/07 is 228 dwellings. For gross new build completions, Malvern Hills' total for 2013/14 is 145 dwellings. Taking into account demolitions, changes of use and conversions, the net increase to the dwelling stock during 2013/14 is **184 dwellings**.

1.3

Year	Total Annual New Build Completions (gross)	Demolitions	Net Conversion losses / gains	Net Change of use losses / gains	Total Completions*	Net Additional Dwellings**
2006/07	160	2	4	21	187	183
2007/08	212	21	21	87	330	299
2008/09	182	16	27	63	272	256
2009/10	174	17	2	63	245	222
2010/11	107	7	4	33	149	137
2011/12	209	5	0	25	254	229
2012/13	145	5	14	22	191	176
2013/14	145	2	25	16	198	184
TOTAL	1,334	75	97	330	1,826	1,686

Table 1: Net Additional dwellings completed April 2006 to March 2014

*'Total Completions' is a gross figure which takes into account all dwellings built (including replacement dwellings and demolitions).

**The formula used to establish total net additional dwellings is as follows:

Total annual new build completions (gross)

+ Conversion losses and gains

+ Change of use losses and gains

– Demolitions.

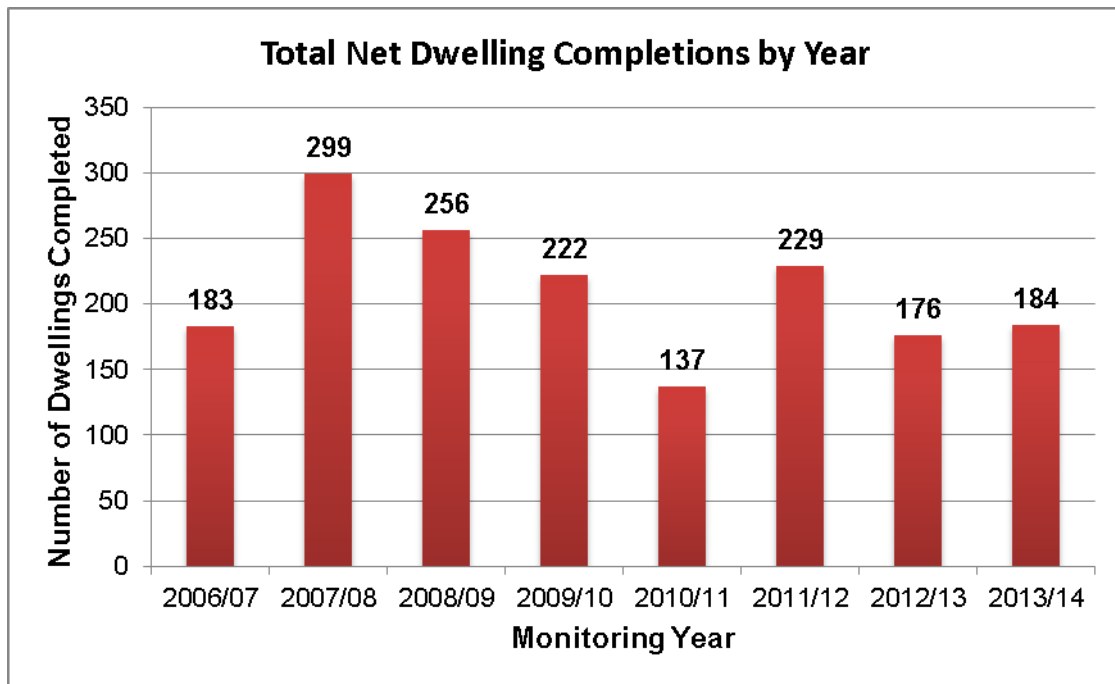


Figure 1: Net Additional Dwellings by Year since 2006/07

- 1.4 The total amount of new builds in this monitoring period 2013/14 equates to 145 dwellings on 36 sites. This is the same outcome as 2012/13, but with the total spread out over an increased number of sites. 2013/14 saw a 4 per cent increase in net additional dwellings when compared to the previous monitoring year. It is likely that this upward trend will continue over the next few years at a greater rate, with net dwelling completions set to increase as a result of an anticipated uplift in the number of planning permissions contributing to the supply.

- 1.5 In terms of future supply contributing to the housing stock for Malvern Hills, the remaining housing land allocated in the adopted Local Plan (1996-2011) is mostly built out and the South Worcestershire Development Plan (SWDP) containing future proposed housing allocations is currently at the examination stage and has yet to reach formal adoption. However, a number of planning applications have now been granted permission on some of the proposed SWDP allocation sites, with a number of these sites included in the 2013/14 supply. Additionally, there are further sites that have a resolution to grant permission subject to the signing of a Section 106 Agreement. While these sites are expected to be counted as official commitments in the 2014/15 monitoring period, these sites have also been included as an additional component of the Five Year Supply for 2013/14 as they are considered to be partly or wholly deliverable within five years. **Appendix 'D'** provides a list of these sites.
- 1.6 Planning applications have also been submitted on a number of large windfall (i.e. non-SWDP) sites. Of those listed in **Appendix 'E'**, most of the sites have been approved at Planning Committee or as a delegated decision (subject to Section 106 agreements), but some sites have been allowed on appeal by the Planning Inspectorate. Most sites were not approved (i.e. signed S106) during the 2013/14 monitoring period but have been included as an additional component of the Five Year Supply for 2013/14 as they are considered to be partly or wholly deliverable within five years (sites have been monitored up to 30th June 2014). It is anticipated that this upturn in supply of housing sites will subsequently increase the annual future dwelling stock completions in Malvern Hills in future years. For information relating to **affordable housing** (completions and commitments), please see pages 16 to 20.
- 1.7 **Figure 2** below illustrates the gross number and proportion of new dwellings completed on previously developed (brownfield land) and greenfield land categorisations, which includes residential garden land sites. For the purposes of this chart, gross completions are made up of

new build dwellings, gains from change of use and gains from conversions.

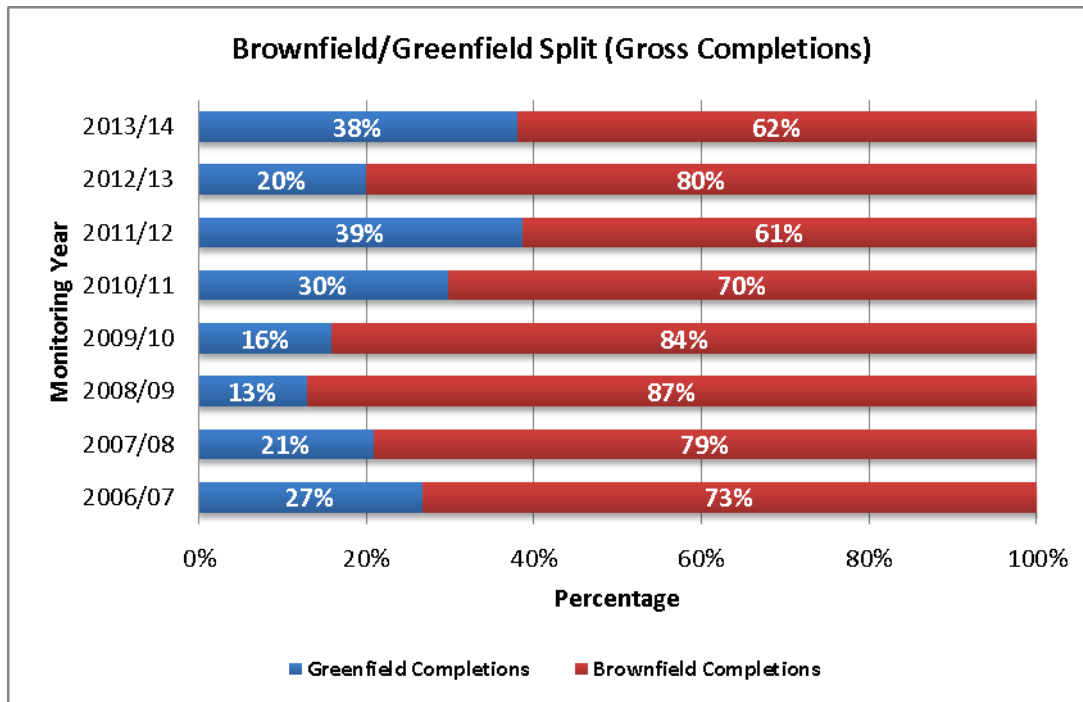


Figure 2: Gross Brownfield and Greenfield land completions since 2006/07.

1.8 The proportion of new housing completed on greenfield land had been in decline for the monitoring years up to 2009/10. However during 2010/11 and 2011/12, the number of greenfield completions as a proportion of total completions rose, with 2011/12 recording the highest percentage to date. 2012/13 saw an improvement of brownfield land completions (primarily due to the 99 dwellings completed on the Malvern Vale/North Site development), taking the proportion back up to 80%. For 2013/14, the brownfield/greenfield split almost mimics that of 2011/12, including a higher than average proportion of greenfield site completions. Since 2006/07, 77% of all gross completions have been on previously developed (brownfield) land. However, it is anticipated that completions on large greenfield sites (5 dwellings or more) will increase in the next five years following the current (and forecast) rise in planning applications and subsequent permissions on such sites. This will be a combination of SWDP sites and large windfall sites.

Year	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	Total to Date
Greenfield Land	50	69	35	39	44	98	39	75	449
Brownfield Land	137	261	237	206	104	156	152	123	1,376
TOTALS	187	330	272	245	148	254	191	198	1,825

Table 2: Gross dwelling completions on greenfield and brownfield land since 2006/07.

1.9 **Table 3** and **Figure 3** indicate that in recent years, Malvern Hills has increasingly relied on allocated Local Plan sites (1996-2011) as an important component of the housing land supply. However, this has changed in 2013/14 with no local plan sites recorded as complete within the year. There are still a few Local Plan sites remaining that are yet to commence or be fully built out but it is expected that SWDP sites and (to a lesser extent) large windfall sites will constitute the majority of the supply in future years. In terms of windfalls (permissions on unallocated sites), the completions breakdown on sites in 2013/14 has been fairly evenly spread between small (1 to 4) and large windfalls (10 plus) with medium categories (between 5-9 dwellings) only counting for 7% of the total. 93% of the completions in 2013/14 were from windfalls.

Year	Proposed SWDP Sites (2006-2030)	MHDC District Local Plan Allocated Sites (1996-2011)	Windfall Sites*			Total Windfalls
			10 Dwellings or More	5 to 9 Dwellings	1 to 4 Dwellings	
2006/07	0 (0%)	0 (0%)	18 (10%)	169 (90%)		187 (100%)
2007/08	0 (0%)	14 (4%)	70 (21%)	246 (75%)		316 (96%)
2008/09	0 (0%)	59 (22%)	96 (35%)	118 (43%)		214 (78%)
2009/10	0 (0%)	93 (38%)	66 (27%)	86 (35%)		152 (62%)
2010/11	0 (0%)	62 (42%)	14 (9%)	10 (7%)	63 (42%)	87 (58%)
2011/12	0 (0%)	93 (37%)	33 (13%)	24 (9%)	104 (41%)	161 (63%)
2012/13	0 (0%)	99 (52%)	0 (0%)	21 (11%)	71 (37%)	92 (48%)
2013/14	14 (7%)	0 (0%)	80 (40%)	13 (7%)	91 (46%)	184 (93%)
TOTALS	14 (1%)	420 (23%)	377 (20%)	1,016 (56%)		1,393 (76%)

Table 3: Total number of gross completions by planning policy housing type

*This includes Brownfield, Greenfield and Residential Garden Land Completions

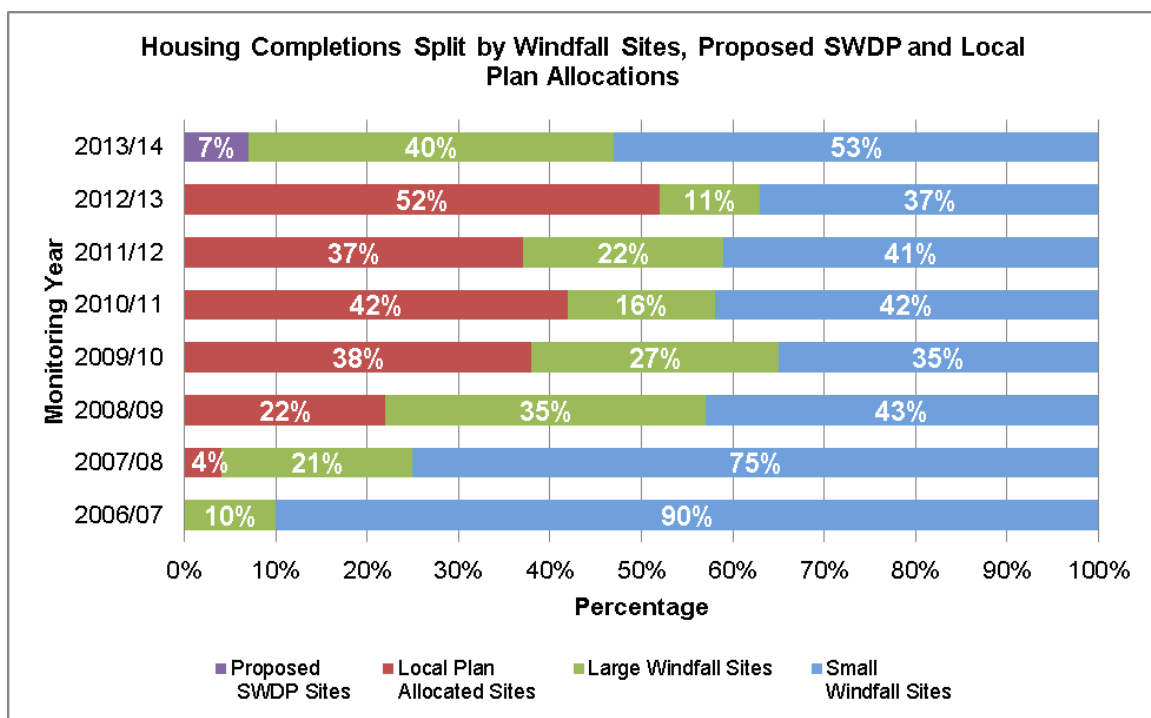


Figure 3: Small windfall sites (0 to 4 dwellings), large windfall sites (5 or more dwellings), local plan allocated sites and proposed SWDP sites completions as a percentage of the total per year.

1.10 **Table 4** below shows a further breakdown of completed dwellings by type and size. Analysis of all properties built this year shows that of the total 198 dwellings completed (gross), 165 were houses (83%), 32 were flats (16%) and 1 site was unknown (1%).

Dwelling Type	No. of Bed Units				Total
	1 Bed	2 Bed	3 Bed	4 Bed & more	
Houses & Bungalows	4	34	68	59	165
Flats & Maisonettes	9	23	0	0	32
Unknown					1
Totals	13	57	68	59	198
Totals As %	7%	29%	34%	30%	100%

Table 4: Completed dwellings by type and size 2013/14

1.11 As illustrated by **Tables 4 and 5**, there has been a slight decrease in the number of flatted developments when compared to the previous monitoring period. The largest element of built dwellings continue to be from two, three and four-plus bedroomed houses and bungalows. It is important to monitor these trends to ensure the appropriate types of dwellings are meeting the needs of the district in line with emerging policy SWDP 14: Housing Mix. **Table 5** shows the breakdown of completed dwellings by type since 2006/07.

Year	Houses & Bungalows	Flats & Maisonettes	Unknown/Not Categorised*	Total (Gross)
2006/07	150	18	19	187
2007/08	247	63	20	330
2008/09	146	117	9	272
2009/10	195	33	17	245
2010/11	128	19	2	149
2011/12	218	34	2	254
2012/13	142	48	1	191
2013/14	165	32	1	198
TOTALS	1,391	364	71	1,826

Table 5: Completed dwellings by type since 2006/07

*These are sites where either dwelling type information was unavailable or sites were not categorised, e.g. mobile homes.

- 1.12 The total average gross density¹ of completed sites and or completed phases for larger schemes on the total gross site area was **14 dwellings per hectare**. This calculation only includes fully completed sites and completed phases of larger sites. For this calculation there were 162 dwellings completed (net) on 11.54 hectares of land (gross site areas).
- 1.13 Using the above method, the average gross density for completions on fully completed small sites (those sites of 4 dwellings or less) was **9 dwellings per hectare** (77 dwellings net on 8.45 hectares, gross), while the average density of dwellings on fully completed large sites (those sites of 5 or more dwellings) was approximately **27 dwellings per hectare** (85 dwellings net on 3.09 hectares, gross).
- 1.14 As well as the average density, density by band is monitored. The result of the bands for 2013/14 is shown in **figure 4** below:

¹ Gross density is the number of net units on site divided by the gross site area (i.e. no discounts for on site provision such as green infrastructure and roads/pathways).

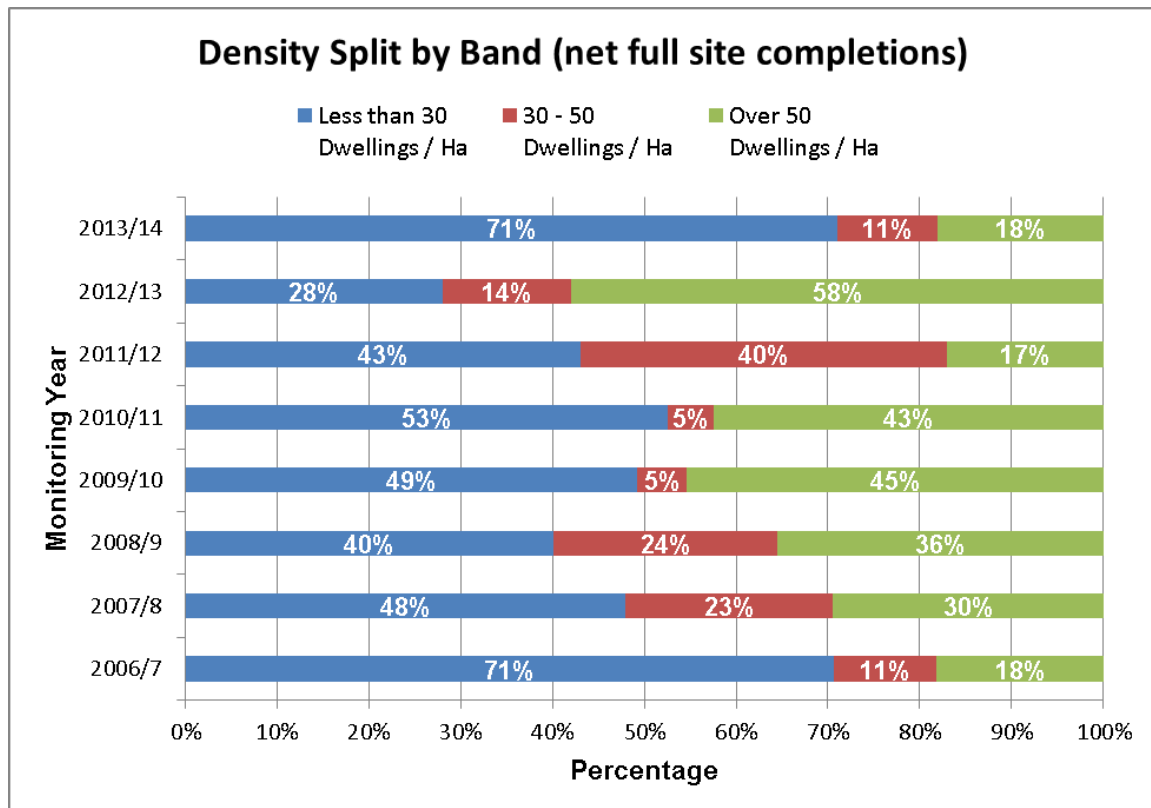


Figure 4: Average density of completed dwellings on completed sites and or completed phases (gross site areas)

1.15 While there is no particular recognisable pattern with regard to density by band in Malvern Hills district, the primary policy objective is establishing the most appropriate densities in the correct locations.

How many new dwellings have been added to Malvern Hills District's housing stock during 2013/14?

1.16 This is calculated as the sum of new build completions (gross), minus demolitions, plus any net gain through residential conversions and changes of use into and out of dwellings. **Paragraph 1.22** illustrates the formula used to establish the annual net increase in housing stock.

Demolitions

1.17 In the twelve months ending 31st March 2014, **2 dwellings on 2 sites** were demolished.

Conversions

- 1.18 Conversion Gains: In the twelve months ending 31st March 2014, **25 dwellings on 17 sites** were provided by way of conversions of residential buildings to create additional units.
- 1.19 Conversion Losses: In the twelve months ending 31st March 2014, **0 dwelling was lost** by way of conversion from residential buildings to other uses.

Change of Use

- 1.20 Change of Use Gains: In the twelve months ending 31st March 2014, change of use from other previous uses accounted for **16 dwellings on 12 sites** (all dwellings were on small sites). Out of this total, only 1 dwelling (1 site) was in a greenfield location.
- 1.21 Change of Use Losses: In the twelve months ending 31st March 2014, there were **0 recorded dwellings lost** due to change of use.

Net Additional Dwellings

- 1.22 The formula used is: **A - B + C + D = E (Net Completions)**

A:	New Build Completions (gross)	145
B:	Demolitions	2
C:	Changes of Use (net gain)	16
D:	Conversions (net gain)	25
E:	(145 – 2 + 16 + 25)	184

Therefore net additional dwellings figure for 2013/14 is: **184 dwellings**

Changes to the Permitted Development Rights (at April 2014)

- 1.23 On 30th May 2013, a number of changes to the Town and Country Planning (General Permitted Development) Order were introduced, some of which will effect the monitoring of the dwelling stock throughout the district. It is now possible for premises in B1(a) office use to change to C3 residential use without requiring planning permission (subject to a prior approval process covering flooding, highways and transport issues and contamination). Further exceptions for changes of use from agricultural to B1a use (and thus subsequently to residential use) have also been introduced. These new permitted development rights will apply until 30th May 2016 but do not apply on land in certain areas, including certain military sites, safety hazard areas and areas described as Article 1(6A) land.
- 1.24 From 6th April 2014 a further round of Permitted Development Rights changes came into effect. This included new legislation which permits shops (A1) and financial and professional services (A2) up to 150 square metres to be converted to homes and agricultural buildings up to 450 square metres to change to up to 3 dwellings. As previously stated, all of these changes will be subject to restrictions and conditions and require a notification process to the Council.
- 1.25 These changes follow on from a previous measure to allow two flats to be created above a shop without the need for planning permission (the limit was previously one flat). This change to permitted development rights came into force on 1st October 2012 and applies to A1 (retail units) and A2 (financial/professional services units) commercial properties.
- 1.26 The cumulative effect of these changes will mean the council cannot control the principle of the change in these circumstances. Monitoring arrangements will be reviewed for future reports to ensure any new dwellings from this source are identified and included as a source of supply.

PART TWO

MALVERN HILLS DISTRICT'S DWELLINGS - COMMITMENTS AT APRIL 2014

2.1 At 31st March 2014 there were 700 dwellings with unimplemented (extant) detailed or outline planning permission, 260 dwellings under construction and 36 dwellings capacity on 3 allocated local plan sites (1996-2011) without planning permission. Therefore, the **gross** number of dwellings committed through these sources of supply (i.e. those sites with planning consent or an allocated local plan site) totals **996**, compared with 611 in 2012/13. Figure 5 below shows the trend in housing commitments since 2006.

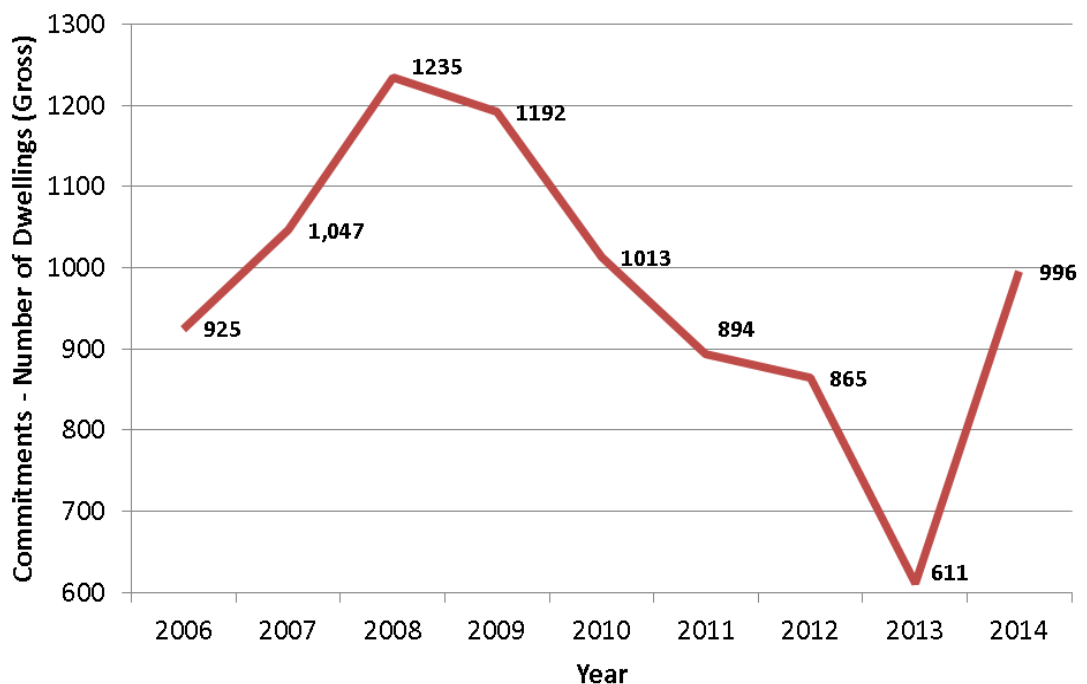


Figure 5: Malvern Hills District's annual supply of dwelling commitments (gross) since April 2006.

2.2 The level of commitments peaked in April 2008 with the annual housing commitments declining on an annual basis, until 2014. A significant factor of this decline can be attributed to the general impact of economic constraints felt in this time period, coupled with the fact that the majority of

the Local Plan allocated site commitments (1996-2011) have now been built out and the emerging new Local Plan (the South Worcestershire Development Plan) has not yet reached formal adoption. The South Worcestershire Development Plan is currently at examination and is scheduled for adoption in 2015. However, this trend has been reversed in 2013/14, with supply increasing for the first time since 2008. This can be partly explained by the implementation of new planning guidance in the form of the National Planning Policy Framework (NPPF), which came into force in March 2012, coupled with an implied growth in confidence of the housing land market as a result of the new national policies that give a presumption in favour of sustainable development. **Table 6** below illustrates that more dwellings are now gaining planning consent than either being built out or permissions for them expiring. This trend is predicted to continue over the coming years via a combination of proposed SWDP allocation sites coming forward and, to a lesser extent, unanticipated sites (windfalls) gaining planning permission.

Annual change in Housing Commitments during 2013/14	Number of Dwellings
Planning consents granted on new sites*	+643
Expired planning consent	-34
Built out planning consent	-198
Outstanding Local Plan Allocations	+36
Total annual change in housing supply	+447

Table 6: Annual change in Malvern Hills District Housing Commitments (Calculations are based on gross figures)

*Excludes any renewal/time limit extension permissions

- 2.3 At 31st March 2014, approximately 42% (297 out of 700) of all dwellings with outstanding planning permission (gross) are located on previously developed (brownfield) land. This figure takes into account recent changes to the definition of previously developed land and specifically exclusion of private residential gardens, in line with national policy set out

in the NPPF (See **table 7** below). The figure is down 23% compared with 65% in 2012/13.

- 2.4 Out of the 845 net commitments at 31st March 2014 (outstanding and under construction sites, excludes local plan sites), approximately 75 dwellings with outstanding permission involve the use of garden land, 9% of the total outstanding supply. 78% of all commitments are on large sites (5 dwellings or more) whilst small sites (1 to 4 dwellings) comprising 22% of all commitments.

Net Commitments	Detailed permission	Outline permission	Total Housing	% total
Greenfield land	388	71	459	54%
Garden Land	73	2	75	9%
Brownfield land	184	127	311	37%
TOTAL	645	200	845	100%
Large sites (5+)	279	382	661	78%
Small sites (1 to 4)	166	18	184	22%
TOTAL	445	400	845	100%

Table 7: Housing land commitments at 31st March 2014

Monitoring Affordable Housing Provision

- 2.5 In the 2013/14 monitoring year, **53 affordable homes were delivered** across sites in the district, approximately **27%** of the total gross supply for 2013/14 (**table 8**). **Figure 6** below shows affordable housing delivery in Malvern Hills district since 2006/07. While there is no particular trend in the number of affordable homes being delivered throughout the monitoring periods, the proportion of affordable homes delivered has not fallen below 20 per cent of all net completions since 2006/07, except for in 2012/13. 2013/14 therefore represents a return more akin to pre 2012/13 levels in terms of completions when compared to the previous monitoring years. It is worth noting that in 2011/12, 115 affordable dwellings were delivered, which was the highest annual delivery since 2007/08. On average, approximately 58 affordable dwellings have been delivered per annum

since 2006/07. Affordable housing provision is set to increase in forthcoming monitoring periods as there is a known supply of outstanding commitments for affordable housing coming forward in future years. **Table 9** below sets out these sites. In addition, **table 10** also outlines the affordable housing element of the North Site (Malvern Vale), which is expected to come forward in future monitoring periods.

Location	Planning App Ref	Social Rented Housing	Intermediate Housing	Affordable Rent Housing	Total Homes Delivered
Bank House Bowling Club, Bransford	12/00562/FUL	10	0	0	10
North Site Phase 7, Leigh Sinton Road, Malvern	12/01240/FUL	15	14	0	29
Land rear of 26-30 Mountbatten Road, Malvern	12/01703/FUL	2	0	0	2
Land adjacent Green Hedges, Claphill Lane, Rushwick	12/01661/FUL	7	0	0	7
Redundant road/land behind Orford Way and Elgar Avenue, Malvern	12/01717/FUL	3	0	0	3
6-7 Baxters Walk, Malvern	12/00907/FUL	2	0	0	2
Total		39	14	0	53

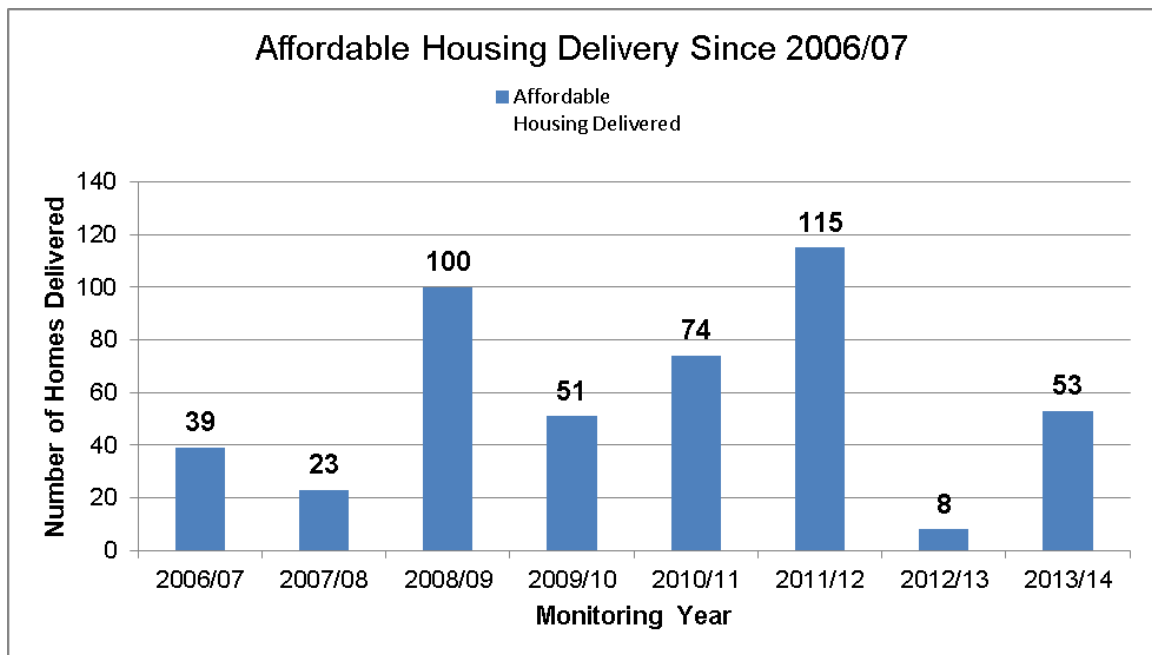
Table 8: Total Affordable Housing Completions during 2013/14

Affordable Housing Definitions

1. **Affordable Rented Housing** is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80 per cent of the local market rent (including service charges, where applicable).
2. **Social Rented Housing** is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements

to the above, as agreed with the local authority or with the Homes and Communities Agency.

3. **Intermediate Housing** is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.



Monitoring Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	TOTALS
Affordable Housing Delivered	39	23	100	51	74	115	8	53	463
Total Net Completions	183	299	256	222	137	229	176	184	1,686
% Affordable Housing of total net completions	21.3	7.7	39.1	23.0	54.0	50.2	4.5	28.8	27.6

Figure 6: Affordable Housing Delivery since 2006/07.

Please note that the above data has been revised from previous monitoring years following a reassessment of affordable housing completions.

Planning Application	Address	Description	Number of affordable dwellings proposed/remaining (gross)	Total number of dwellings on site (gross)	Status
12/01717/FUL	Redundant road/land behind Orford Way and Elgar Avenue, Malvern	Proposed affordable housing - 5 no 3 bedroom 5 person semi-detached and terraced houses	2	5	Under Construction (3 completed)
10/01499/FUL	Alexandra Gardens/Brookside, Gloucester Close, Malvern	Demolition of Alexandra Gardens and Brookside and replacement with an affordable mixed tenure independent living scheme	81	101	Under Construction
12/01706/FUL	Land at adjacent 250 Elgar Avenue, Malvern	Proposed 3 bedroom affordable dwelling	1	1	Under Construction
12/01661/FUL	Land adjacent Green Hedges, Claphill Lane, Rushwick	Residential development of 28 dwellings, including 11 affordable dwellings	4	28	Under Construction (7 completed)
12/01704/FUL	Land at Wren Avenue, Malvern	Proposed affordable house development of 2 no. semi detached 3 bedroom houses	2	2	Outstanding
13/00069/FUL	Land adjacent the Crown Public House, Malvern	Residential development of 45 dwellings (including 18 affordable dwellings)	18	45	Outstanding
12/00876/OUT	Land at Oldwood Road, Tenbury Wells	Outline application for residential development of 44 dwellings (including 18 affordable dwellings)	18	44	Outstanding
12/01087/OUT	Land at Lawn Farm, Drake Street, Welland	Outline application for residential development of up to 50 houses	20	50	Outstanding
13/01223/OUT	Eight Oaks Farm, Eight Oaks, Castlemorton	Outline application with all matters reserved by the erection of an affordable home	1	1	Outstanding
13/00417/OUT	Land at Main Road, Kempsey	Outline application for the erection of up to 120 dwellings	48	120	Outstanding
10/01577/OEX	S&T Buildings, QinetiQ, St Andrews Road, Malvern	Extension of time limit to commence development on application 05/00329/OUT - 28 residential units	12	28	Outstanding
10/01581/OEX	Barrack Stores, QinetiQ, St Andrews Road, Malvern	Extension of time limit to commence development on application 05/00383/OUT - 28 residential units	12	28	Outstanding

10/00093/FUL	Land rear of 5 Florence Close, Kempsey	Residential development of 7 no. dwellings	3	7	Outstanding
12/00837/FUL	Sheffield House, 36 Court Road, Malvern	Change of use and alterations to existing C2 residential institution to create 6 self contained C3 flats	6	6	Outstanding
09/01603/FUL	Post Office Cottage, Newnham Bridge, Tenbury Wells	Residential development for 5 dwellings	2	5	Outstanding (Site is under construction but not affordable element)
11/00872/OUT	123A Main Road, Kempsey, Worcestershire, WR5 3LQ	Outline Planning application for 6 new residential dwellings (4 Detached houses and 2 Bungalows)	2	6	Outstanding
TOTALS			232	477	

Table 9: Affordable Housing Commitments at 31st March 2014

Planning Application	Address	Status	Number of <u>Affordable</u> Units Proposed	Total Number of Units Proposed
12/01488/REM	North Site Phase 4a	Application Decision Pending S106	48 – Shared Equity Units	48
12/01650/REM	North Site Phase 6	Application Approved 12/04/2013 - Outstanding	7	26
TOTALS			55	74

Table 10: North Site (Malvern Vale) – Additional Affordable Units Proposed (Post 31st March 2014 Monitoring)

PART THREE

DETERMINING MALVERN HILLS DISTRICT'S HOUSING REQUIREMENT

- 3.1 The National Planning Policy Framework (NPPF) came into force on 27th March 2012, stating that local planning authorities need to annually identify and update a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements. In addition to this, a buffer of 5 per cent (moved forward from later in the plan period, or 20 per cent for persistent under delivery) is also required to ensure choice and competition in the market for land.
- 3.2 In order to calculate a five year housing land supply, a requirement or 'target' needs to be identified against which supply can be measured. Paragraph 47 of the Framework indicates that 'requirements' should be identified in Local Plans, and that it is these requirements against which the five year supply should be measured.
- 3.3 The Localism Act (November 2011) set in motion the abolition of Regional Strategies that had hitherto provided regional and lower level housing targets for district areas. The adopted West Midlands Regional Strategy 2008 (WMRSS) was revoked on 20th May 2013. The Regional Strategy Phase 2 Revision had progressed to the post-examination 'Panel Report Stage' in 2009 before being discontinued in 2010. While the saved targets of the Malvern Hills District Local Plan are still saved and extant, they only cover the period 2006-2011. The Stage 1 hearings into the South Worcestershire Development Plan (SWDP) concluded in March 2014, having being reconvened from October 2013 following recommendations made by the Inspector relating to (among other matters) establishing the full Objectively Assessed Housing Need (OAHN) for South Worcestershire. In short, the SWDP housing need was recommended by the Inspector as a result of his Further Interim Conclusions from the reconvened March hearings, as 28,370 dwellings, with the requirement for Malvern Hills District being 8,590 dwellings of this total.

3.4 For the purposes of this report, the current starting point for assessing the Five Year Housing Land Supply is therefore the Objectively Assessed Housing Need outcome of 8,590 dwellings for Malvern Hills District. This is an 'unconstrained' figure and does not take into account adjustments relating to the proposed 'policy-on' approach in the SWDP, which puts forward the Wider Worcester Area re-distribution strategy. This policy approach is scheduled for examination at Stage 2 of the SWDP hearings. For further information, please visit the South Worcestershire Development Plan website's [Examination page](#).

PART FOUR

ASSESSING AND DELIVERING HOUSING LAND – COMPONENTS OF SUPPLY

- 4.1 The council's housing land supply database holds records of all sites with planning permission for residential development. This includes outstanding permissions, sites under construction, and also outstanding allocations in the MHDC Adopted Local Plan (July 2006) and proposed SWDP site allocations. For the purposes of the April 2014 to March 2019 (five year) housing land supply, all sites with full planning permission, sites under construction and allocated sites (both the Local Plan 1996-2011 and the SWDP) deemed deliverable over the next five years have been included, unless stated otherwise. These sites are a mixture of new build, change of use and residential conversions on both brownfield and greenfield sites. A further selection of large sites (proposed SWDP and large windfall sites) with either planning permission or the subject of a S106 post 31st March 2014 (sites monitored up to 30th June 2014) that have been deemed deliverable in whole or partially within the five years have also been included (see Appendices 'D' and 'E').
- 4.2 A 5% lapse rate has been applied to the outstanding commitments. This is based on the outcome of the reconvened stage 1 hearings into the SWDP where the Planning Inspector was satisfied with the evidence put forward regarding non-delivery rates and recommended that a 5% lapse rate average should be applied for all three councils. This lapse rate has not been applied to adopted Local Plan sites or proposed SWDP allocations with planning permission in the Five Year Supply calculation (188 dwellings of the overall total). A windfall allowance has also been included (see pages 29 - 31), but only for three years out of the five year period, to avoid the general double counting of small site permissions in the outstanding commitments that are already known to be coming forward. This allowance provides Malvern Hills with a greater degree of

certainty and strengthens the district's ability to substantiate a housing land supply.

- 4.3 Similar to previous years, allocated Local Plan (1996-2011) sites which are either still unimplemented or have the benefit of planning permission have been assessed for deliverability. There are eight Local Plan allocated sites still to be fully built out; five of which have planning permission (H1, H6, H11, H12 and H13); and three without planning permission (H3, H4 and H10). All unimplemented sites have been assessed against the deliverability criteria (see page 27) and are considered to be deliverable over the next five years with the exception of H11, which is being developed under use class C2 and is therefore not considered applicable to the general housing supply. Site H3 previously had planning permission for 20 dwellings but this expired in 2012 and remains unimplemented. The site has been re-added to the supply with the potential to deliver 15 dwellings, as previously outlined in the Local Plan (1996-2011). The MHDC Local Plan allocated sites and their current status are outlined below on pages 25 and 26 (**Table 11** and **Figure 7**).

Local Plan ID	Address	Allocation	Status (also see figure 5)
H1	North Site (All Phases except Phase 7)	Consent granted for up to 490 dwellings	Site Under Construction – 479 dwellings likely to be built (plus an additional 58 dwellings on Phase 7)
H2	Former Brooklyn Ford Garage, Worcester Road	49 dwellings	Site Completed
H3	Former Railway Sidings, Peachfield Road	Allocated for 15 dwellings	Site Outstanding - No Current Planning Permission
H4	Lower Howsell Road	Allocated for 6 dwellings	Site Outstanding – No Current Planning Permission
H5	Former Garage Site, Worcester Road	5 dwellings	Site Completed
H6	Former Garage Site, Newtown Road	Planning Permission granted for 13 dwellings	Site Outstanding
H7	Former Laundry, Yates Hay Road	38 dwellings	Site Completed
H8	Site at Worcester/Zetland Road	14 dwellings	Site Completed
H9	Mill farm, Guarlford Road	7 dwellings	Site Completed
H10	Hospital Site, Lansdowne Crescent	Allocated for 15 dwellings	Site Outstanding – No Current Planning Permission
H11	Former Treasurers Site, Victoria Road	Planning Permission granted for 54 dwellings	Site Under Construction (nearing completion) C2 Use Class – Not Included as a commitment or in the Five Year Supply
H12	QinetiQ S&T Site, St Andrews Road	Planning Permission granted for 28 dwellings	Site Outstanding
H13	Barrack Store Site, Court Road	Planning Permission granted for 28 dwellings	Site Outstanding

Table 11: Malvern Hills District Local Plan (2006) site status at April 2014

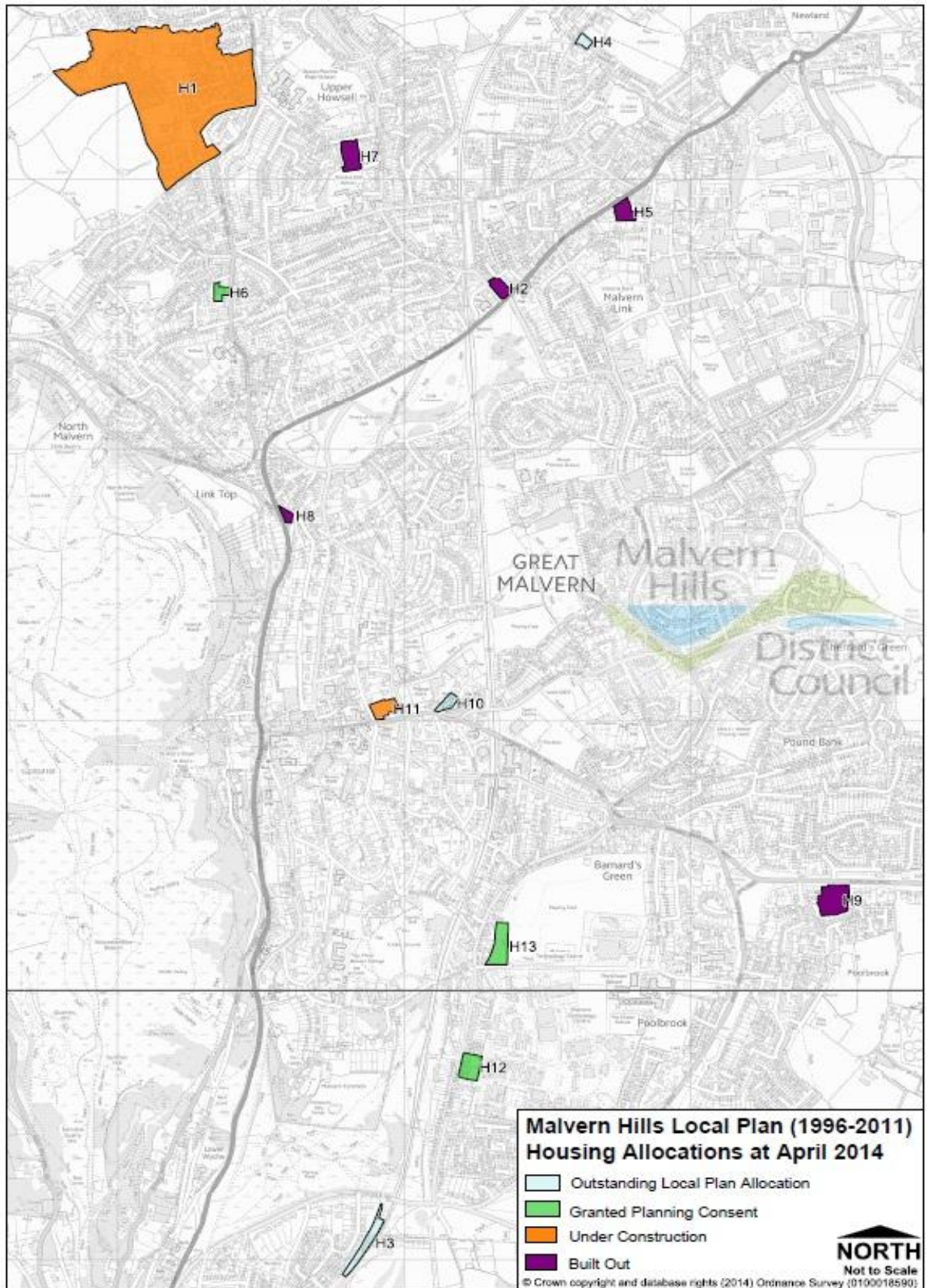


Figure 7: Malvern Hills District Local Plan (1996-2011) Housing Allocations - Site Status

Assessing Housing Land Supply (Deliverability Criteria)

- 4.4 Deliverability criteria (NPPF footnotes 11 and 12) are used to assess housing land supply to ascertain whether or not a site is included in the district's housing supply. For the purposes of inclusion in the five year supply, to meet the criteria outlined in footnote 11, sites need to be determined as **deliverable**. Three sub-tests are also factored into the criteria; whether or not sites are **available**, **suitable** and **achievable**. Footnote 12 sets out the criteria for **developable** sites, which are sites that are identified to come forward later in the plan period beyond the initial five year timeframe.
- 4.5 Footnote 11 of the NPPF states that for sites to be **deliverable** (i.e. included in the five year supply), the sites for housing supply should be *“available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that the development of the site is viable”*.
- 4.6 The NPPF states that *“Sites with planning permission should be considered **deliverable** until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans”*.
- 4.7 A ‘recovered’ appeal decision at Oaklands, Ersham Road, Hailsham on 18th June 2013 (APP/C1435/A/12/2186147) has confirmed that sites without the benefit of planning permission can be included in the supply, if they can be shown to be deliverable within the five year period.
- 4.8 A High Court Judgement in the case of Wainhomes (South West) Holdings limited v the Secretary of State for Communities and Local Government (Case CO/122207/2012) issued on 25th March 2013 also confirms that sites without planning permission can be included in supply if it can be demonstrated that they are deliverable.

4.9 For the purposes of the Housing Land Supply Monitor, for sites to be deemed "**available now**", there is no requirement for a grant of planning permission. It means that if there was planning permission there is no other legal or physical impediment integral to the site that would prevent immediate development. MHDC have considered sites which:

- are under construction;
- have planning permission
- are allocated sites in the adopted Local Plan (adopted July 2006) currently without planning permission but are; owned by a developer or have known developer interest; or are advertised for sale; and
- selected emerging SWDP allocations (see **Appendix 'D'**), subject to developer interest/applications.
- Large windfall sites (5 plus dwellings) post 31st March 2014 with planning permission or awaiting s106 sign off (**Appendix 'E'**).

4.10 For sites to be considered **suitable**, they should "*offer a suitable location for development now*". A site with planning permission is 'suitable'. A site allocated in a development plan is suitable unless there is specific evidence to suggest planning permission is unlikely to be forthcoming. Allocation in an emerging DPD is evidence of suitability, although the outcome of a particular planning application cannot be guaranteed. Sites which accord with the adopted development plan and come forward as windfall permissions will be suitable.

4.11 For sites to be considered **achievable**, they should "*be achievable with a realistic prospect that housing will be delivered on the site within five years*". This includes:

- (1) Sites with planning permission, which start with a presumption of deliverability according to the Framework.

(2) Other sites, including those allocated in an emerging DPD, require site specific justification, but the fact of their allocation is a starting point for evidence of deliverability.

(3) Planning applications on emerging SWDP sites is further evidence of achievability to which weight can properly be given.

(4) Large windfall sites (5 plus dwellings) post 31st March 2014 with planning permission or awaiting s106 sign off (**Appendix 'E'**).

Sites should also meet the following additional criteria:

- a) have no known ownership constraints (for example, owner is not willing to release the site for housing or the site is under multiple ownership);
- b) have no known physical or environmental constraints; and
- c) have no other conditions that would prevent the development occurring within the five year period.

4.12 Footnote 12 of the NPPF states that for sites to be considered **developable**, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged. Developable sites are not included in the five year housing land supply calculation (with the exception of elements of the unconstrained 'policy off' five year supply calculation, see table 15) but are a key component in delivering the long term housing strategy for Malvern Hills district and the other south Worcestershire authorities up to 2030.

Calculating Windfall Allowance

4.13 The National Planning Policy Framework (NPPF) permits local planning authorities to make allowances for windfall sites within their housing land supply if there is evidence that proves such sites consistently become

available in the local area and will provide a reliable source of supply (NPPF, paragraph 48). Malvern Hills District Council has made such allowances within their current five year housing land supply calculation (3 out of the 5 years as previously explained).

4.14 Malvern Hills District’s windfall allowance is calculated by determining the average rate of net small windfall completions over the monitored years of the plan period (2006/07 – 2013/14). The figure for windfalls (**table 12**) is heavily discounted; it excludes greenfield sites (including residential garden land) and only includes small brownfield windfalls on sites of below 5 dwellings. Larger windfall sites (5 dwellings and above) are not included in the calculation as these are normally expected to have been identified through the Strategic Housing Land Availability Assessment (SHLAA) or the Local Plan/emerging SWDP allocations process, although a number of large windfall sites have, and will continue to come forward and contribute to supply. The windfall figure is therefore considered to be a conservative estimate.

Plan period progress	Number of net dwellings completed	Windfall allowance: number of dwellings divided by years of plan period to date
2006/07 – 2013/14 (8 Years)	278 (small brownfield sites of 4 dwellings or less)	278/8 = 35 dwellings per annum

Table 12: Windfall allowance calculation

4.15 In terms of the submitted SWDP, in order to avoid the double counting of small site commitments, the first two years of the windfall allowance have not been included (2014/15 – 2015/16). Following this, a windfall allowance of **35 dwellings per annum** has been determined for the following ten years (2016/17 – 2025/26). Thereafter, a lower rate of **23 dwellings per annum** (approximately two thirds of the windfall allowance calculation) is applied (from 2026/27 – 2029/30), which takes into consideration the balance between windfall supply and the likely increase

in completions of allocated sites as the plan period progresses. To summarise:

35 dwellings per annum from 2016/17– 2025/26 (10 years) = 350 dwellings
23 dwellings per annum from 2026/27 – 2029/30 (4 years) = 92 dwellings

Total windfall allowance 2016/17 – 2029/30 = 442 dwellings

*Please see **Appendix 'C'** for a list of sites that provide evidence for the windfall allowance.*

Please note that the windfall allowance calculation may show some variation when compared to the housing trajectory set out in the SWDP evidence base in terms of the calculation variables used and how the allowance is distributed over the plan period timescale. Note that Worcester City Council and Wychavon District Council count sites of 9 dwellings or less as small windfall sites.

Inclusion of proposed SWDP site allocations and large windfall (non-SWDP) sites in the housing land supply calculation (post 31st March 2014)

- 4.16 Following a large number of planning permissions (some subject to outstanding S106 agreements) on proposed SWDP allocation sites post 31st March 2014, it is considered appropriate to include an element of the proposed housing land allocations within the SWDP for the purposes of calculating the five year housing land supply. By taking into account the proportion of the proposed SWDP site allocations that are considered deliverable within the current five year supply period, Malvern Hills District could deliver an additional supply of approximately **321 dwellings** phased over the period 2014 – 2019. This figure has discounted a proportion of dwellings from some larger sites that have planning consent but are considered to not be entirely deliverable within the five year period (see table 15 and associated footnotes for further details).

- 4.17 In addition to this, it is also the case that there are further permissions (some subject to S106 agreements) and planning applications that have already been submitted (most post 31st March 2014) on large windfall (i.e. 5 plus dwellings) non-SWDP sites that are considered to be deliverable within the five year period. These sites would add approximately a further **503 dwellings** to the supply. For a list of the included sites, see **Appendices 'D' and 'E'** of this report.

**Emerging South Worcestershire Development Plan (SWDP) -
Housing Requirement for the Plan Period (MHDC's Proportion)**

- 4.18 Following recommendations from the Planning Inspector post Stage 1 of the SWDP hearings relating to the production of the SWDP, Malvern Hills District's Objectively Assessed Housing Need stands at **8,590 dwellings** from 2006 to 2030. This is an unconstrained 'policy off' requirement which does not factor in the proposed re-distribution strategy between the three south Worcestershire Councils set out in the SWDP. The re-distribution strategy has yet to be scrutinised by the Planning Inspector but is proposed for examination as part of the eventual Stage 2 proceedings.
- 4.19 Over the first eight years of the plan period, Malvern Hills District has delivered 1,686 dwellings (net), leaving 6,904 dwellings out of the 8,590 required to meet the overall SWDP requirement. Taking into account commitments (those dwellings currently under construction and those with planning permission), plus an element of varying annual windfall allowance (see pages 29 to 31), Malvern Hills District needs to provide for an additional 5,641 dwellings to meet its housing requirement for the remainder of the SWDP plan period.
- 4.20 To address this requirement, sites for approximately 3,093 dwellings are proposed to be allocated within the emerging SWDP document (outside of the Wider Worcester Area). 419 dwellings need to be discounted off this

total to account for sites that are already in as commitments or are outstanding Local Plan sites that are to be re-allocated in the SWDP. This makes the revised total for the purposes of this calculation 2,674. With these additional proposed housing allocations taken into account, Malvern Hills would have a potential under supply of 2,967 dwellings over the plan period (see **table 13** below).

- 4.21 However, by applying the outstanding Local Plan housing allocations at 31st March 2014 without planning permission (36 dwellings in total) and a proportion of the Wider Worcester Area urban extensions that are proposed to be delivered in Malvern Hills district, an additional 4,621 dwellings can be accounted for. **Table 13** below therefore shows that Malvern Hills District will have a sufficient supply of sites to meet its housing requirement over the plan period for an Objectively Assessed Housing Need 'policy off' scenario when analysed over the plan period's timeframe. A 'policy on' scenario will be assessed at a time when the SWDP has suitably progressed.

Table 13: MHDC Housing Land Position at 31st March 2014

SWDP – Objectively Assessed Housing Need Requirement (2006-2030)	Unconstrained 'Policy Off' Target
	8,590
Net Completions to date (2006/07-2013/14)	1,686
Net Commitments at 31 st March 2014 <i>(Dwellings under construction)</i> <i>(Dwellings outstanding with planning permission)</i> Assuming a 5% non-implementation rate (on outstanding sites – no discount applied to adopted local plan or proposed SWDP sites with planning permission – 188 dwellings)	(172) (673) (649) <u>821</u>
Net Windfall Allowance: 1/4/2016 to 31/3/2030 <i>(first two years from current monitoring year discounted to avoid double counting of commitments)</i> 35 per annum from 2016/17 – 2025/26 = 350 23 per annum from 2026/27 – 2029/30 = 92	442
SWDP: Proposed Allocations (minus those that are in the planning commitments/completions above or are re-allocated Local Plan sites, 419 dwellings in total)	2,674
Residual Balance <i>((Completions (1,686) + Commitments (821) + Windfall Allowance (442) + SWDP Allocations (2,674)) - SWDP requirement (8,590))</i>	- 2,967
Outstanding Local Plan Housing Allocations at 31st March 2014 without planning permission	
H3 – Former Railway Sidings, Peachfield Road	15
H4 - Lower Howsell Road	6
H10 - Hospital site, Lansdowne Crescent	15
Total Local Plan Allocations	36
Proportion of the Wider Worcester Area Urban Extensions in MHDC (Policy Off)	
SWDP 45/1 – Worcester South	2,435
SWDP 45/2 – Worcester West	2,150
Wider Worcester Area Proportion Total	4,585
Total Potential Over/Under Supply	+1,654 Dwellings

Background Context of the Wider Worcester Area (WWA)

- 4.22 Following the outcome of the SWDP Stage 1 Hearings, at 8,590 dwellings, the housing requirement for Malvern Hills District accounts for approximately 30 per cent of the total 28, 370 dwellings set out in the Planning Inspector's recommendations from the SWDP Stage 1 hearings Further Interim Conclusions report for South Worcestershire. The SWDP has responded to this outcome by proposing a re-distribution 'policy on' strategy which redirects 2,990 dwellings of the housing requirement from the Malvern Hills sub area to the Wider Worcester Area (WWA) (to be examined at Stage 2 of the SWDP hearings).
- 4.23 Additionally, not all of the housing growth at Worcester City required under the Objectively Assessed Housing Need as recommended by the Planning Inspector following the outcome of the SWDP Stage 1 hearings can be delivered within the city's administrative boundary. While approximately 6,750 dwellings can be accommodated within Worcester City, the remainder (3,080) is proposed to be delivered through urban extensions immediately adjoining the city boundary located in the Malvern Hills and Wychavon Districts (i.e. the WWA). The total proposed re-distribution to the WWA is 5,450 dwellings, but the WWA supply is 6,070 dwellings, so the over supply of 620 dwellings can be transferred to Wychavon District, which has the available capacity. The breakdowns and adjustments for each sub area are set out below in **table 14**.

SWDP Housing Provision (2006-2030)	SWDP Stage 1 Hearings	SWDP 'Policy On'	Breakdown of Adjustments
Wychavon	9,950	10,600	620 gained from WWA (+ 30 extra dwellings to round up the total so 650)
Malvern Hills	8,590	5,600	2,990 to WWA
Worcester City	9,830	6,750	3,080 from Worcester City to WWA
Wider Worcester Area (WWA)	n/a	5,450	2,990 from MHDC 3,080 from WCC Then 620 unmet need to WDC
TOTAL	28,370	28,400	+ 30 for rounding up purposes

Table 14: Proposed Housing Strategy post SWDP Stage 1 Hearings (March 2014)

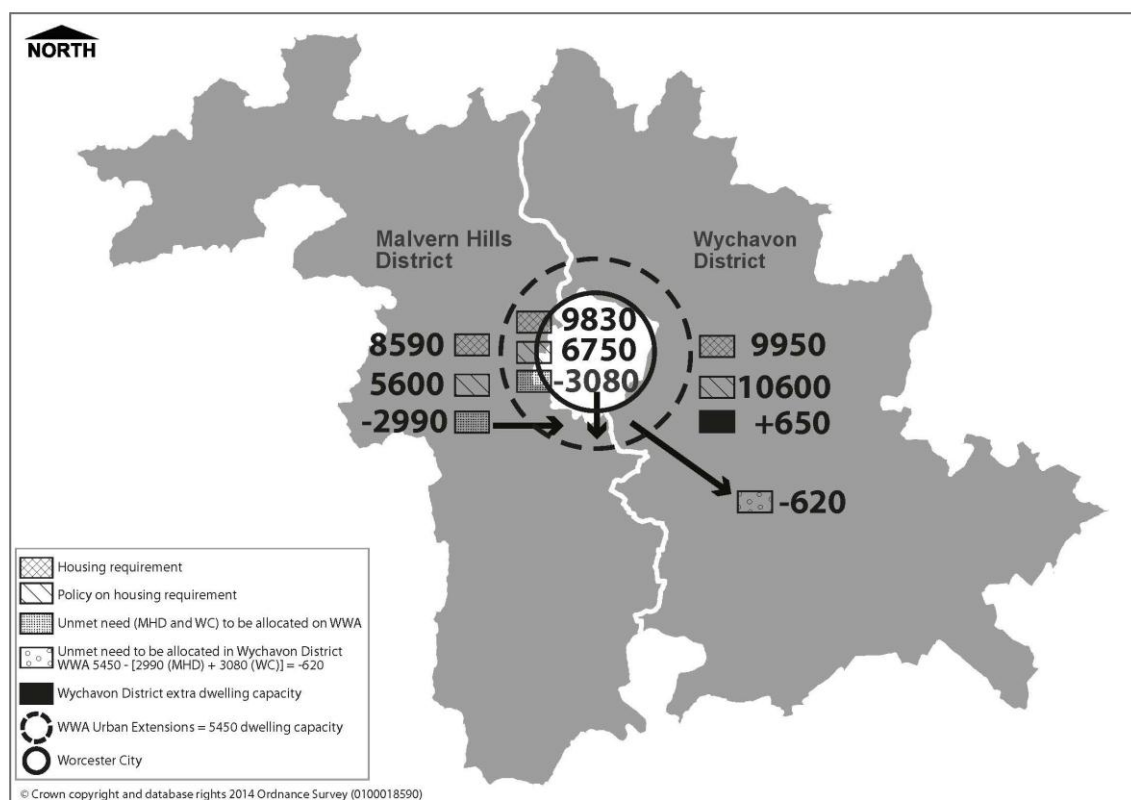


Figure 8: Proposed 'policy on' spatial distribution of South Worcestershire's Housing Requirements 2006-2030 (relates to Table 14 above)

PART FIVE

FIVE YEAR HOUSING LAND SUPPLY UPDATE (2014-2019)

- 5.1 The NPPF does not contain definitive advice or guidance as to which plan target or methodology should be used for the purposes of calculating the five year housing land supply in the absence of an adopted development plan target. However, the recent National Planning Policy Guidance (Methodology – Stage 5: Final evidence base, paragraph 30) states that where evidence in Local Plans has become out-dated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. For the purposes of this report, this is the recently established Objectively Assessed Housing Need (OAHN) for the South Worcestershire Councils from the recommendations of the Inspectors Further Interim Conclusions of the reconvened SWDP Stage 1 Hearings in March 2014.
- 5.2 In summary, as previously stated, the Inspector's report recommended that the three South Worcestershire councils adopt an overall dwelling requirement that was established from a 'mid-point' between two Sensitivity Scenarios of dwelling projections based on demographic and employment based evidence in order to establish the full, objectively-assessed level of housing need for the Plan Period. This resulted in 28,370 dwellings for South Worcestershire for the period 2006-2030, of which 8,590 dwellings were apportioned to Malvern Hills District. This 'unconstrained' figure does not account for the re-distribution of some of Malvern's growth to the Wider Worcester Area urban extensions (and to a lesser extent Wychavon district), primarily due to environmental constraints and the need for Worcester to grow strategically beyond its administrative boundary.
- 5.3 The Previous Malvern Hills Five Year Housing Land Supply Position Statement (Nov 2013) discussed the methodology for assessing previous

performance and concluded that the 'Sedgefield' (frontloading any previous under supply into the first five years of the Plan period) approach should be used. An alternative 'Liverpool' approach scenario (spreading out the residual requirement across the Plan period) has not been used in the methodology for the calculations in this report.

- 5.4 It is considered that the district does not have a record of persistent under delivery when the plan period delivery rates are analysed over the previous monitoring years against the relevant adopted targets for the appropriate year (see **Appendix 'F'** for source tables). However, it is accepted that Malvern Hills District has under delivered against the stage 1 hearings 'unconstrained' target' (358 dwellings per annum, table 15), scenario. The district council would therefore be considered a "20%" authority for the purposes of the 'Sedgefield' five year supply calculations (as shown in table 15 below). However, as the OAHN requirement ('unconstrained') has only been in place since March 2014, it could be considered that MHDC have not persistently under delivered historically as there have been different plan period targets throughout the monitoring years in which to grade performance. The under supply will nonetheless be added to the five year supply calculation as predicated on the OAHN requirement. In order to substantiate an over/under supply outcome for each scenario in table 15, the over/undersupply calculations in the five year supply table use a consistent plan period baseline target (source tables also available in **Appendix 'F'**).
- 5.5 Based on the approach set out in the previous November 2013 Position Statement and the information and justification set out in this HLSDM, it is concluded that Malvern Hills District Council cannot currently demonstrate a five year housing land supply against a Sedgefield 'unconstrained' scenario (3.82 years at 5%, 3.52 years at 20%). Approximately 720 additional dwellings need to be added to the supply (as at 31st March 2014) to rectify the deficit for a 5% calculation, or 988 for a 20% calculation. **Table 15** below outlines the five year housing land supply position for Malvern Hills district. Please note that this is an indicative

housing land supply based on the OAHN as at March 2014 which factors in sites that are considered to be deliverable post the 1st April 2013 to 31st March 2014 monitoring period (Table 15 footnotes 5, 6 and 7). The five year housing land supply will be kept under review as per progress made on the SWDP.

Five Year Housing Land Supply Requirements (1st April 2014 to 31st March 2019)		SWDP POST STAGE 1 HEARINGS 'UNCONSTRAINED' APPROACH (OAHN) 2006 – 2030 (24 Years) ⁸
		COLUMN 1: 'SEDGEFIELD' METHOD
Plan Period Target		8,590 (358 per annum)
Net Completions to Date		1,686
Residual Target		6,904
Over/Under Supply ¹		1,178 <u>under supply</u>
Five Year Target +5% ²		3,058 (358 x 5 + 5% (90) + 1,178) 612 per annum
Five Year Target +20%		3,326 (358 x 5 + 20% (358) + 1,178) 665 per annum
Commitments (Net)	(Outstanding) ³	(673) 601 (5% lapse rate – 24 dwellings - not applied to adopted local plan sites and proposed SWDP sites with planning permission, 188) 48 dwellings also discounted off total from Land north of Brookend Lane, Kempsey site (120 total on site). ⁴
	(Under Construction)	172
	Total	773 (601 + 172)
Local Plan Sites (H3, H4 and H10)		36
Windfall Allowance (Brownfield) Net		105 (35 per annum for current 5 year period – 3 out of 5 years)
Proposed SWDP Site Allocations included in supply (some subject to S106) ⁵		321 (net)
Other Large sites Approved (some subject to S106) ⁶		503 (net)
Proportion of the Wider Worcester Area Urban Extensions (Worcester West and Worcester South) ⁷		600 (Worcester West = 300, Worcester South = 300)
Total Supply		2,338
Balance		-720
Years supply (+5%)		3.82
Balance		-988
Years supply (+20%)		3.52

Table 15: MHDC Five Year Housing Land Supply Summary Table 2013/14

[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).

[2] The 5% and 20% allowance is added onto the five year requirement only and not the under supply.

[3] The lapse rate for is based on the Inspectors findings and recommendations from the South Worcestershire Development Plan Stage 1 Hearings.

[4] 48 dwellings discounted off Land north of Brookend Lane, Kempsey site (120 total on site - 13/00417/OUT). This assumes two years discounted to obtain full planning permission then 24 dwellings per annum for the remaining three years (72). $72 + 48 = 120$. Data monitored up to 30th June 2014.

[5] Contains those SWDP sites with either full planning permission, sites subject to S106 and current planning applications post 31st March 2014. Additionally, 76 dwellings discounted off Land adj. the Lawns and Bight Farm Kempsey Sites (190 in total on site - 13/01130/OUT and 14/00021/OUT). This assumes two years discounted to obtain full planning permission then 38 dwellings per annum for the remaining three years (114). $76 + 114 = 190$. Data monitored up to 30th June 2014.

[6] Includes all large sites post 31st March 2014 considered deliverable within five years, some subject to a S106 agreement. Data monitored up to 30th June 2014.

[7] Approximately 600 dwellings to be delivered within five years. This assumes two years discounted for full permissions to be granted then 100 dwellings per annum over 3 years = 300 per Urban Extension, so 600 in total over the five years.

[8] The figures in this table are indicative of the Objectively Assessed Housing Need and will be kept under review as regards progress of the SWDP.

PART SIX

CONCLUSIONS

- 6.1 Based on the information contained in this report, it is indicated that Malvern Hills District Council cannot currently demonstrate a five year supply of land for housing based on the SWDP Stage 1 reconvened Hearings 'unconstrained' scenario for the Objectively Assessed Housing Need calculations (OAHN of 8,590; 3.82 years at 5% allowance and 3.52 years at 20% allowance 'Sedgefield' method).
- 6.2 Evidence from this Housing Land Supply Monitor indicates that the current stock of available housing land commitments has increased in 2013/14 (page 14). This is a result of an increase in planning permissions on large sites, both proposed SWDP allocations and windfall sites, some of which having being allowed on appeal by the Planning Inspectorate. It is anticipated that the stock of commitments will increase in forthcoming monitoring years as further sites come through the planning system, some of which will have been anticipated, other sites will be unforeseen. As demonstrated by **Appendices 'D' and 'E'** a combination of SWDP and non-SWDP sites are already coming forward, either as permissions, planning applications or pre-applications (SWDP sites only), demonstrating that the supply of deliverable housing land is readily available and set to increase in the forthcoming monitoring periods.
- 6.3 The planning applications and associated enquires that have been made and received for some of the SWDP sites are tending towards increased numbers above those set out in the SWDP. Certain sites have demonstrated to the council that modest increases in numbers can be supported, for appropriate schemes as set out in **Appendix 'D'**.
- 6.4 Following the conclusions of the SWDP Stage 1 reconvened hearings, it has been determined that Malvern Hills District needs to find additional sites to allocate within the SWDP in order to meet the increased housing

numbers from the Inspector's Objectively Assessed Housing Need conclusions. Following an additional proposed 'Call for Sites' consultation and subsequent site assessment, it is anticipated that sufficient available sites will be selected to contribute to the required housing uplift and the overall housing supply with the district. Sites will be subject to formal consultation and examination as part of the SWDP hearing process.

- 6.5 For further information regarding the data used in this Housing Land Supply Monitor, please see the accompanying appendices.