

Malvern Hills  
Wider Worcester  
Area Five Year  
Housing Land  
Supply Note

2018

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## **1. Introduction**

1.1 This note provides an explanation of the five year housing land supply (5YHLS) position for Malvern Hills Wider Worcester Area (WWA) as set out in the adopted South Worcestershire Development Plan (SWDP). The Planning Inspector identified that in addition to each of the South Worcestershire Councils (Malvern Hills, Worcester City and Wychavon) five year housing land supply calculations, two additional sub-area calculations would need to be provided for Wychavon WWA and Malvern Hills WWA. Both sub-areas abut Worcester City's administrative boundary and comprise allocated sites which are primarily to meet the needs of Worcester City rather than those of Malvern Hills District or Wychavon District which are addressed separately. The Inspector set out that Wychavon's WWA would need to be monitored from 2015-16 as the housing allocations within this sub-area had already started to deliver, whilst Malvern Hills' WWA does not need to be assessed until 2019 i.e. following the first year's requirement. The Malvern Hills WWA is made up of two urban extensions; SWDP45/1 Broomhall Community and Norton Barracks Community (Worcester South) for around 2,600 dwellings and SWDP45/2 Temple Laugherne (Worcester West) for around 2,150 dwellings. This note sets out the housing requirement for the five year period 1 April 2018 to 31 March 2023, and details the current planning applications and permissions granted to date.

## **2. Housing Requirement**

2.1 The adoption of the SWDP (February 2016) meant that the new sub-area of Malvern Hills WWA was created and a housing requirement was established. A policy-on target of 4,450 dwellings is required to be delivered between 2006 and 2030 (Policy SWDP3 (Table 4b(ii))). As this is a new area the Inspector agreed that the 4,450 dwellings should be delivered in the Plan period but due to likely lengthy lead in times the requirement would apply from 2018. Therefore an annual target of 371 per annum is set out for the years 2018 to 2030 (Policy SWDP3 (Table 4b(ii))).

## **3. Planning Permissions and Current Planning Applications**

3.1 There are a number of current planning applications and permissions granted on the Malvern Hills WWA allocations, set out in Table 1 below:

Table 1 – Planning Permissions and Current Planning Applications

SWDP Ref.	Planning Application Ref.	Planning Application Location	Planning Application Proposal	Current Status
SWDP 45/1	13/00656/OUT	Land to the South of the City of Worcester, Bath Road, Broomhall, Worcestershire	Outline planning application, including demolition of existing buildings and the construction of up to 2204 dwellings.	Resolution to Approve subject to Section 106 Agreement (Northern Area Planning Committee 7 March 2018)
SWDP 45/1	13/01617/OUT	Land north of Taylors Lane, south of and part north of A4440 Broomhall Way, Worcestershire	Outline application with all matters reserved except for access, for a mixed use development comprising residential development up to 255 dwellings.	Resolution to Approve subject to Section 106 Agreement (Northern Area Planning Committee 31 May 2017)
SWDP 45/1	17/00119/OUT	Astons Coaches, Clerkenleap, Bath Road, Broomhall, Worcester, WR5 3HR	Proposed residential development of up to 66 dwellings and 32 bed care home (C2 use) including demolition of existing buildings. All matters reserved apart from access.	Approved 10 April 2018
SWDP 45/2	15/01419/OUT	Land At (OS 8202 5595 West Of Worcester) Martley Road Lower Broadheath	Outline application with all matters reserved (except points of access) for an urban extension to Worcester of up to 965 dwellings.	Current Application Pending Determination
SWDP 45/2	15/01588/OUT	Land at Broad Lea, Oldbury Road, Worcester, WR2 6JS	Outline application for up to 17 houses and 8 flats with all matters reserved except for access.	Current Application Pending Determination
SWDP 45/2	16/00972/OUT	Land to the west of Grove Farm, Worcester, bound by Bromyard Road to the North and Grove Way to the west	Outline application for a residential development of up to 150 dwellings with all matters reserved except for access.	Resolution to Approve subject to Section 106 Agreement (Northern Area Planning Committee 6 September 2017)

<b>SWDP 45/2</b>	16/01168/OUT	Land At (OS 8202 5595 West Of Worcester), North of Oldbury Road and South of Martley Road, Lower Broadheath, Worcestershire	Outline application with all matters except access reserved, for the development of up to 1,400 new homes.	Current Application Pending Determination
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## 4. Summary

4.1 This note sets out the 5YHLS position for Malvern Hills WWA, detailing that the annual requirement for this sub-area totalling 371 dwellings commences in 2018-19 and that a full calculation will be provided following the first year's requirement in April 2019. The note also details the current planning applications and permissions on the two Malvern Hills WWA allocations which are at various stages of the process.