

Appendix 3: Responses to Deliverability Questionnaires

SWDPR Ref:	Site Name	Settlement (name of town/village)	Planning app no.	Is the site available now?	Abnormal / extraordinary infrastructure requirements which could reduce the delivery rate of dwellings within five years?	Viability issues or site specific constraints with the development of the site?	When do you expect to start work on site?	How many house builders inc. RPs will / are likely to develop the site?	26/27	27/28	28/29	29/30	30/31	Total 25-31 from response	SWC Commentary / Notes	Total being taken forward in 5YHLS
MHHA04	Land at the Haven, Oldwood Road	Tenbury Wells		Yes	No	No	Sep-25	1						0	Questionnaire received May 2024. No planning applications pending, therefore not included in the 5YHLS.	0
MHHA06	Land South of the Oaklands	Tenbury Wells	18/01389	Yes	No	No	Jul-26	1 to 2						0	Questionnaire response received July 2023. Telephone update in 2025. Access via another site, no planning permission pending - site is not included in 5YHLS.	0
MHHA07	Land off A4104, North East of Upton Marina	Upton-upon-Severn	17/00372; 20/02056/OUT (pending)	Yes	Yes - Drainage issues	No								0	Response to questionnaire in May 2024, no further updates from developer. Outline permission granted on site 30/04/2019. New outline currently pending. Site not included in the 5YHLS.	0
MHHA11	Land adjacent to Henwick Mill House, Martley Road	Lower Broadheath	M/22/01884/FUL	Yes	No	No	Jun-26	1		2	39			41	Questionnaire response 11/12/2025. Full planning application pending determination, therefore pushed back two years in the 5YHLS.	41
MHHA13	Land adjacent to Highbrae	Clows Top												0	Response received 11/12/2026 - site was dismissed on appeal. A new application is being prepared.	0
SWDPR 60	Land South of Madresfield Road	Malvern		Yes	No	No								0	No response from developer	0
MHPH03	Land at 186 Madresfield Road	Malvern												0	No response from developer	0
SWDPR 61	Land to the South side of Guarlford Road	Malvern								35	45	45		125	Response received 2023. Request for a screening opinion (M/25/01219/SCR) received and determined 19/12/2025. This provides evidence the site is actively being brought forward. Completions have been pushed beyond the 5YHLS.	0
MHPH05	Land off Mayfield Road	Malvern		Yes	No	Yes - Flood Risk on the site	Jun-27			8	8			16	Questionnaire response received 08/12/2025. Proposed the expected delivery rates pushed beyond 5YHLS to accommodate timescales for an application	0
MHPH07	Hope Meadow Drive / Hope Lane	Clifton-upon-Teme	18/01515/FUL for part completed. Pre-app for remainder.	Yes	No	No	Jan-27	1				9		9	Questionnaire response received 09/12/2025. Pre-app on the remainder of the site, therefore pushed back to the end of the 5 year period.	9
MHPH09	Glen Rise, 32 Hallow Lane	Lower Broadheath		Yes	No	No								0	Questionnaire response received 05/12/2026. Do not expect this site to come forward within the 5 year period.	0
MHPH11	Lawn Farm (Phase 3), Drake Street	Welland	24/00902/FUL (pending for 39)										39	39	Update from case officer on this site. There are some issues being worked through on the full	0

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															application. Therefore removed from the 5YHLS until these have been overcome.	
MHPH12	Land to the north of Stocks Farm	Suckley												0	No response from developer	0
MHPH13	Land to centre of Bayton	Bayton												0	Email following telephone conversation July 2024. Site remains deliverable, but currently has seasonal grazing. Site not included in the 5YHLS.	0
MHPH16	Broomfields Farm Shop, School Plantation	Holt Heath												0	No response from developer	0
SWDPR 55	Worcestershire Parkway New Settlement	Stoulton									200	300	400	900	Information and evidence submitted during the SWDPR Examination in 2025. Multiple planning applications pending across Worcestershire Parkway, including for the town centre. Site is part of the Government's New Homes Accelerator Programme.	900
SWDPR 56	Rushwick Expanded Settlement	Rushwick		Yes	No	No	Sep-28					25	75	100	Questionnaire received 09/02/2026. Number of dwellings in the 5YHLS amended to 25 as no planning application has been submitted yet. Continuous meetings with developers indicate pre-app in July/august, with planning application submitted in Dec 2026.	25
SWDPR 57	Land at Mitton	Mitton	23/00682/OUT; 23/00683/OUT (primary school); 25/00596/OUT	Yes	No	No	Jun-28	1 (3 outlets)			25	100	100	225	Questionnaire response received 11/12/2025 Permission currently pending and discussions with developers ongoing.	225
SWDPR 57	Mitton (A)	Mitton	23/00682/OUT	Yes	No	No	Jun-27	2 (4 outlets)			25	75	75	175	Questionnaire received 15/12/2025. Permission currently pending and discussions with developers ongoing.	175
WCHO01	Land at the rear (west) of Liverpool Road	Worcester								6				6	Information provided by the developer, no planning application pending, therefore not included in the 5YHLS.	0
WCHO02	Land to the rear of 14-20 Barbourne Road	Worcester	25/00988/PIP											0	No response from developer	0
WCHO04	Checketts Lane Industrial Estate	Worcester												0	No response from developer	0
SWDPR 65	Land at Navigation Road, Diglis	Worcester												0	No response from developer	0
WCMU02	Lowesmoor Wharf	Worcester	20/00649/FUL - Withdrawn in January 2024 - too high a density for 238 residential apartments and other issues.											0	No response from developer	0

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WCREAL05	County Council Offices, Bilford Road	Worcester												0	No response from developer	0
WCREAL10	Royal Worcester Porcelain - Gap Site	Worcester												0	No response from developer	0
WYHMA08	Employment site, top of Kings Road	Evesham	19/01410 (PAR/37/481/HOU)											0	Permission on part of site. 7 dwellings remain on the rest of the site. Not included in the 5YHLS.	0
WYHMA09	Land off Davies Road (former leisure centre)	Evesham		Yes	Unknown	Yes - Brownfield site with demolition. Vacant building credit.								0	Questionnaire response May 2024, expecting the site to come forward. Some viability issues raised on vacant building credit. No further response, therefore not included in the 5YHLS.	0
WYHMA13	Laurels Avenue	Offenham	24/02415/FUL							19				19	Planning permission for this site has been granted subject to S106.	19
WYHMA14	Station Road	Ashton under Hill												0	This site is not expected to come forward within the 5YHLS	0
WYHMA16	Site adjacent Nine Acres	Overbury		Yes	No	Yes - Building costs are high and requirements for affordable housing make difficult to balance financially						9		9	Questionnaire response received 03/12/2025. Given the response on viability and no planning application submitted, removed from the 5YHLS.	0
WYPH02	Land off Wyre Road North	Pershore	W/24/01001/OUT.								10	21		31	Application granted subject to S106. Response received 16/02/2026, completions pushed back to the end of the 5YHLS	31
WYPH10	Land at the Daves, Middle Lane	Cropthorne								13				13	Response received 12/12/2025. Site remains deliverable and developable. Application is anticipated to be submitted 2027, therefore moved back beyond the 5YHLS.	0
WYPH11	Land at Middle Lane / Field Barn Lane	Cropthorne							25					0	Response received 12/12/2025. Site remains deliverable and developable. Application is anticipated to be submitted 2026. No planning application currently, so not included in the 5YHLS	0
WYPH13	Land at Mill End Racing Stables	Elmley Castle	W/24/02574/FUL	Yes	No	No	September 2026			27				27	Questionnaire confirmed 13/12/2023. Site trajectory pushed back one year in the 5YHLS as full planning permission was granted at Planning Committee subject to S106.	27
WYPH15	Land off Main Street, Defford Motors	Defford	W/23/01143/PIP											0	No response from developer	0

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WYPH16	Land off Upton Road	Defford							11					0	Questionnaire numbers confirmed 11/12/2023. Site trajectory pushed back outside of 5YHLS as no planning application pending.	0
WYPH18	Blacksmiths Lane	Lower Moor		Yes	No	No	Mar-28				22	20		42	Questionnaire response received 05/01/2026. No planning application currently, so not included in the 5YHLS	0
WYPH20	Long Hyde Road	South Littleton		Yes	No	No	Oct-28					5		5	Questionnaire response received 11/12/2025. No application currently so not included in 5YHLS	0
WYPH21	Speed-the-Plough, Plough Road	Tibberton	W/25/00254/OUT									36		36	Outline planning permission granted. Therefore expect an RM and completions to begin in 29/30	36
WYPH24	Land at junction of Cleeve Road and School Lane	North and Middle Littleton												0	Response received 12/12/2023. Year for completions contested, but respondent did not confirm when these would be brought forward. Site not included in the 5YHLS.	0
WYPH25	Springfield Nurseries, Main Street	Sedgeberrow		Yes	No	No	Dec-26							0	Questionnaire response received 05/12/2025. Given no planning application pending not included in the 5YHLS	0
SWDPR 64	Land North / South of Union Lane	Droitwich Spa												0	No response from developer	0
SWDPR 63	Hadzor Locks (Hanbury Road)	Droitwich Spa	PP Pending W/26/00295/OUT for 475											0	Planning permission is currently pending on the site for 475. This is for outline permission for more than the allocation. Due to the resource and evidence base behind submitting a planning application, this shows the developers are working to bring the site forward. Discussions are ongoing, and due to the increase from the allocation, no completions have been included in the 5YHLS.	0
WYPHM0 7	Canal Basin (Netherwich)	Droitwich Spa												0	No response from developer	0
WYPHM0 8	Land to the west of Lingfield Road	Evesham	W/25/00234/FUL								20	20	22	62	Questionnaire response received 26/06/2024. Full planning permission pending. Site is therefore expected to come forward within 5 years	62
WYPHM1 5	Land off Kennel Lane	Broadway												0	Developers have been in discussion with the council. Site has not been included in the 5YHLS however.	0
WYPHM1 6	Land adjacent to Station Road	Broadway	25/00107/FUL	Yes	No	No	Mar-26	1		54	34	25		113	Full permission granted subject to S106. Questionnaire received 08/12/2025. Whole site expected to be completed within 5 years	113
WYPHM2 0	Land off Southall Drive	Hartlebury										40		40	Response received 12/12/2023. No planning application pending. Site trajectory pushed back a few years outside of the 5YHLS	0

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WYPHM2 3	Land off Witybed Lane	Inkberrow		Yes	Yes - Drainage and electric network capacity	No	Jul-27	1		24	24			48	Questionnaire received 11/12/2025. Pushed back as no planning application currently in, not included in 5YHLS	0
WYPHM2 4	Land immediately adjacent to southern side of Boat Lane	Offenham												0	Response received 21/12/2023. Respondent did not confirm when these would be brought forward. Not included in the 5YHLS.	0
WYPHM2 6	Land off Laurels Road	Offenham	W/24/01637/OUT	Yes	No	No	Aug-26	1						0		0
WYPHM2 8	Land to the rear of Cutts Pool	Upton Snodsbury	W/23/02209/FUL	Yes	No	No	Aug-26				15	10		25	Questionnaire received 11/12/2025. Full planning permission pending. Site trajectory pushed back a year in the 5YHLS.	15
WYPHM2 9	Double Gates Farm, Pershore Road	Upton Snodsbury		Yes	No	No	Jan-27							0	Questionnaire received 03/12/2025. No figures in the trajectory, therefore not included in the 5YHLS.	0
															<b>Total</b>	<b>1678</b>