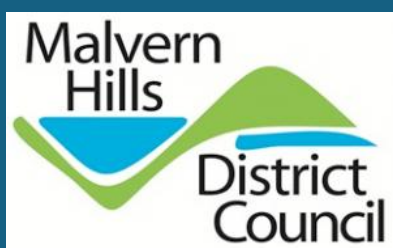


# SOUTH WORCESTERSHIRE COUNCILS: FIVE YEAR HOUSING LAND SUPPLY REPORT



Monitoring Period 2025/26  
5YHLS Period 2026/27 - 2030/31  
PUBLISHED JUNE 2026

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## 1. Introduction

- 1.1 This report provides a full explanation of the Five-Year Housing Land Supply (5YHLS) calculation for the South Worcestershire Councils (SWCs; namely Malvern Hills District Council, Worcester City Council and Wychavon District Council) as required by the National Planning Policy Framework (NPPF). It sets out the housing requirement, delivery to-date and identifies deliverable housing sites for a five-year period 1 April 2026 to 31 March 2031. The report includes an appropriate in-depth analysis of sites with planning permission and those that are allocations in the adopted South Worcestershire Development Plan Review (SWDPR) 2026 to provide additional evidence about deliverability and to ensure that the supply calculation is robust.
- 1.2 On 12 December 2024 the National Planning Policy Framework (NPPF) was updated. The NPPF requires, at Paragraph 78, that:
- “...Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old...”*
- 1.3 The SWDPR was submitted for examination in September 2023 and a number of hearings have been held. The SWDPR was adopted in March 2026 and formally establishes a single joint approach to the 5YHLS. Therefore, the SWCs are required to identify a supply of specific deliverable sites sufficient to provide a minimum of 5 years’ worth of housing against the housing need identified in Policy SWDPR 02 Employment and Housing Requirements, including any past deficit or excess from the base date 1 April 2025.
- 1.4 The Housing Delivery Test (HDT) is calculated on a SWCs wide basis, with a 2023 measurement of 133% published in December 2024. Read more about Housing Delivery Test: 2023 measurement on [Housing Delivery Test: 2023 measurement - GOV.UK](#).

## 2. Housing Requirement

- 2.1 Under Paragraph 78 of the NPPF and in accordance with Paragraph 002 (68-002-20241212) of the Planning Practice Guidance (PPG) Local Planning Authorities (LPAs) are required to identify and update annually a supply of specific deliverable sites to provide a minimum of 5 years' worth of housing against their local housing need set out in adopted policies or against a local housing need figure, using the standard method.
- 2.2 The SWDPR was adopted in March 2026 and identifies an annual housing requirement of 1,178 dwellings across South Worcestershire at Policy SWDPR 02.
- 2.3 As part of the Examination of the SWDPR, the local housing need for South Worcestershire was rebased at 1 April 2025, resulting in a housing requirement of 1,147 dwellings per year. The site at Mitton is allocated for 1,000 dwellings in total, 500 of which will count towards Tewkesbury Borough Council's housing need. The annual housing requirement for the remainder of the plan period was therefore derived from the local housing need of South Worcestershire plus 500 dwellings for Tewkesbury Borough Council's unmet need, equating to 1,178 dwellings annually.

### 3. Buffer

3.1 The Housing Delivery Test (HDT) is an annual measurement of housing delivery in the area of relevant plan-making authorities and looks at how many homes were delivered in the last three years against the homes required in the same period. Paragraph 78 of the NPPF states that:

*“...The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*

- a) 5% to ensure choice and competition in the market for land; or*
- b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.”*

3.2 The HDT measurement for 2023 is 133%. This is the most recent measurement published (December 2024). Therefore, part b) of paragraph 78 of the NPPF does not apply. However, the SWDPR was adopted in March 2026 and has a housing requirement of 1,178 dwellings per annum. The local housing need figure for South Worcestershire is currently calculated at 2,150 dwellings per annum, as calculated using the updated 21 May 2026 housing stock data and 26 March 2026 median workplace-based affordability ratios, using the latest standard method for calculating housing needs. Read more about the local housing need on [Housing and economic needs assessment - GOV.UK](#).

3.3 The SWDPR examined against the September 2023 NPPF under transitional arrangement. As the housing requirement in the SWDPR was examined under an earlier version of the 2024 NPPF and is less than 80% of the most up to date

local housing need figure calculated using the standard method, Paragraph 78 c) is in effect for South Worcestershire from 1 July 2026 and a 20% buffer is required on the 5YHLS.

## 4. Lead in times and delivery of sites

4.1 The NPPF Glossary defines ‘Deliverable’ as sites for housing that are:

*“...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. In particular:*

*a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”.*

4.2 Therefore, for sites which have a full planning permission or a reserved matters, all dwellings on these permissions are included in the 5YHLS, unless a site is expected to be delivered over a longer period of time, or where it has been found that development has stalled.

4.3 For sites which have outline permission or a permission in principle, unless the Councils have received information on progress to reserved matter or technical details consent, then none of these dwellings have been included in the 5YHLS. For sites which are allocated in the SWDPR and do not benefit from planning permission, questionnaires were sent out in December 2025 to gain an update on the delivery of these sites. Where clear evidence has been presented, such as resolutions to grant subject to Section 106 agreements or in-depth discussions with developers alongside evidence base documents, some

allocation sites have been included in the 5YHLS where they do not currently have the benefit of planning permission.

## 5. Housing completions and commitments

- 5.1. A full list of all sites with planning permission which were monitored in 2025/26 are in Appendix 1. This includes sites which are completed, under construction and not started (at 31 March 2026). Appendix 1 also details the extent of housing expected within the next five years. This information has been used to inform the 5YHLS tables in Section 7.
- 5.2. Across the SWCs, a total of 1,237 dwellings were completed in 2025/26. The breakdown of completions is shown below in Table 1.

Table 1: Completions in the SWCs for monitoring year 25/26

Policy area	Completions in 25/26
Malvern Hills	733
Wychavon	429
Worcester City	75
<b>Total</b>	<b>1,237</b>

- 5.3. Policy SWDPR 02 identifies that past deficit or excess from the base date 1 April 2025 will be included in the 5YHLS calculation. The annual housing requirement is identified as 1,178 dwellings. Therefore, there were 59 dwellings completed in 2025/26 above the minimum annual housing requirement of 1,178 dwellings, which can be included into the 5YHLS calculation. Row G of the 5YHLS calculation includes these 59 dwellings, and a recalculation of this row will be undertaken annually once each monitoring year has been completed.
- 5.4. Across the SWCs, a total of 11,460 dwellings have been granted planning permission. Of these dwellings, 10,182 have not started, with 1,278 dwellings currently under construction. Of the 11,460 dwellings with planning permission, a total of 5,650 are expected to be completed within the next five years and are included in row D of the 5YHLS table as commitments.

### Allocated sites

- 5.5. There are 53 allocated sites in the SWDPR which did not benefit from planning permission on or after 1 April 2026. Deliverability questionnaires were sent to all allocations in the SWDPR in December 2025 to ascertain the delivery of these allocated sites. Although a number of responses indicated that development would commence within the next 5 years, only where there is a pending planning permission or additional information and evidence on the delivery of these sites have they been included in the 5YHLS. This is to ensure that the figures are as robust as possible.
- 5.6. Where an allocated site has a pending planning permission; permission is granted subject to a S106 agreement; and/or additional evidence and information has been provided, some housing has been included in the 5YHLS for the allocations not currently benefiting from planning permission. Row F of the 5YHLS calculation shows the quantum of dwellings included from allocations, and further details can be viewed in Appendix 3.

### Strategic Sites

- 5.7. SWDPR 55 Worcestershire Parkway, also known as Wychavon Town, is an allocation for a new town and is part of the Government's New Homes Accelerator programme. The accelerator programme is designed to overcome bureaucratic delays and access to specialist support to fast-track development. There are currently four planning applications pending across Wychavon Town, including a joint application by Homes England and Summix for the town centre and nearby neighbourhood. The Wychavon Town Supplementary Planning Document was adopted 24 June 2026 which will ensure the development of this allocation comes forward in a cohesive manner, with the allocation being well designed and well implemented.
- 5.8. There are currently no planning permissions or pending applications for SWDPR 56 Rushwick, however the Council has been working closely with the developers, with a pre-app and application expected later this year.

- 5.9. There are currently pending planning applications across the whole of the Mitton allocation, SWDPR 57. The Councils have been working proactively with Worcestershire and Gloucestershire County Councils, Natural England and National Highways England to overcome the barriers in bringing this site forward. The planning applications are programmed to be taken to a Planning Committee in summer 2026 for determination.
- 5.8 SWDPR 68A Broomhall (Worcester South Urban Extension) is located across the Worcester City, Malvern Hills and Wychavon administrative areas on the southern side of Worcester City. Several permissions on this site have already been completed, along with major infrastructure works and improvements to the A4440, the Ketch roundabout and the Carrington Bridge. A reserved matters application for the first phase of housing is expected later in the summer in relation to the 13/00656/OUT permission. Overall, there have been 399 housing completions on SWDPR 68A to date, 133 of which were completed in the 25/26 monitoring year.
- 5.9 SWDPR 68B Temple Laugherne (Worcester West Urban Extension) is currently under construction, with the whole of the site covered by outline permissions and reserved matters permissions. Worcester West has had a total of 932 completions so far, with 289 dwellings completed in the 25/26 monitoring year.

## 6. Windfalls

- 6.1. Windfall sites are sites not specifically identified in the development plan but come forward outside the plan process. An allowance can be made for windfall sites as part of anticipated supply. Compelling evidence of a reliable source of windfall sites must be presented, with the windfall allowance being realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.
- 6.2. The Inspectors conducting the Examination of the SWDPR confirmed that a total of 180 windfalls can be included up to year 10 of the plan period (to 2030/31) and 120 windfalls can be included in years 11 to 20 of the plan period. To ensure sites which have planning permission are not double counted, the windfall allowance will only be included in the last two years of the 5YHLS. Row E in the 5YHLS therefore includes 360 dwellings to capture windfall development in 2029/30 and 2030/31.
- 6.3. The SWCs monitor small windfall sites annually, which comprise of 9 dwellings or fewer, also known as minor planning permissions. Monitoring of windfall sites has been ongoing since 2006/07 for each of the LPAs and can be viewed in Appendix 4.

## 7. Five Year housing Land Supply calculations

7.1. The 5YHLS has been calculated for 1 April 2026 – 31 March 2031. The information in Table 2 below has been taken from the sections in the Report above.

Table 2: South Worcestershire Five Year Housing Land Supply Calculation

		Dwellings	Average per annum
A	South Worcestershire Housing Requirement from SWDPR02		1178
B	Five year target using annual housing requirement with 20% buffer (1 April 2026 to 31 March 2031) $([A \times 5] \times 1.2)$	7070	
C	Annual target		1414
D	Commitments within South Worcestershire	5650	
E	Windfalls (180 x 2 years)	360	
F	Allocations	1678	
G	Past over / under supply from 1 April 2025	59	
H	Total supply (D + E + F + G)	7747	
I	Total supply less 5 year requirement (H - B)	678	
J	Number of years supply (H / C)	5.48	

Please note that all figures have been rounded to the nearest whole number, however the unrounded figures have been used in the calculations. Therefore, there may appear to be some inconsistencies in the table above. Unrounded figures have been used in the calculations to ensure that the resultant figures are as accurate as possible.

## **8. Conclusions**

- 8.1. The South Worcestershire Councils can currently demonstrate a 5.48 year supply of deliverable sites against the housing requirement with a 20% buffer.
- 8.2. The 20% buffer has been used in the 5YHLS calculation as required under Paragraph 78 c) of the NPPF (2024) from the 1 July 2026.