

Site	Written Statement ID/ Participant	Participant Deliverability summary	Councils Response
Worcestershire Parkway (SWDPR51)	WS5/32 Savills on behalf of St Modwen	The delivery of housing completions commencing in 2028/29 with a peak completion of 400 dwellings per annum [dpa] to enable delivery of 5,000 dwellings by 2041. As set out in the SoCG the CLG supports the SWC housing delivery trajectory in EXAM24 / EXAM24A insofar that the Worcestershire Parkway allocation (SWDPR51) can deliver dwelling completions within the first five years of the plan being adopted subject to the SWC providing a commitment to expediting the progression of the WPSPD and associated strategy documents and the determination of future planning applications. Subject to being able to submit a residential planning application and Wychavon District Council determining that application in timely manner, St. Modwen considers that the Woodhall Neighbourhood would be capable of delivering its first homes in 2027/28.	Noted
Worcestershire Parkway New Settlement (SWDPR 51)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	Submissions made elsewhere by Lioncourt concerning likely delays to the delivery of housing on this site. The site is highly complex with multiple land owners, no collaboration or equalisation agreement for delivery of significant expected infrastructure. Significant infrastructure will need to be provided to make the development deliverable and sustainable as a new settlement no facilities, services or utilities are available are required capacities. No planning application submitted, such an application will be complicated and time-consuming to approve and	Of the four strategic sites WP is required to deliver 500 homes in the first five years. WP is identified by the government as an accelerator site for housing delivery, as such there is a commitment from central government to support the forward funding for key infrastructure that needs to be delivered in an early stage of the Plan period. In the early years there are housebuilders with freehold interests at WP such as Bellway, Homes England and Summix. This means that their land can be brought forward relatively quickly including

to implement subject to RM's and conditions. No clear evidence on viability. All 500 dwellings should be removed from the 5YHLS

the preparation of planning applications before the Plan is adopted and the WPSPD approved. This point is addressed in the SWCs response to Matter 9 Q 93. The Combined Landowner Group (CLG) have stated in their SoCG with the SWCs that they support the SWCs' position in respect of the 5YHLS upon adoption in that the WP allocation can deliver dwellings completions within the first five years of the plan **Para 3.6 page 7 SoCG EXAM 67.**

The urban extensions of Worcester South and Worcester West are both under construction and their build out will continue as set out in the housing trajectory. The SWCs acknowledge that the urban extensions were slow to commence build out owing to the lack of viability discussions in advance of the planning applications which led to protracted discussions. In addition, the Judicial Review added to the length of time before build out could commence but that judgement has now been received and situation resolved. These lessons have been learnt to ensure WP build out does not get delayed.

A considerable amount of work has been done with the Combined Landowner Group (CLG). This has culminated in the completion of three Statements of Common Ground between the SWCs and CLG. The three SoCG all relate to the delivery of Worcestershire Parkway and incorporate an overarching agreement dated 6th February and two statements dated 28th February relating to the

			<p>framework S106 approach to be followed with the other relating to housing land supply and delivery trajectory. In addition the landowners have collectively completed a Memorandum of Understanding that sets out how they will work together to deliver Worcestershire Parkway.</p> <p>In addition the SWCs have worked with the CLG (and will continue to do so) on the costings that have gone into the IDP to ensure they are as robust as possible. The costings have been benchmarked against build out at other strategic sites and will be reviewed and updated over time as the IDP is updated.</p>
Worcestershire Parkway new settlement (SWDPR51)	WS5/9 Harris Lamb on behalf of Vistry Group	There will be no housing delivery from the Worcestershire Parkway new settlement within the 5 year period	As above.
Worcestershire Parkway New Settlement (SWDPR51)	WS5/13 Marrons on behalf of Lone Star Land	Estimated to begin delivering in 2028/29, with 200 completions in 2028/29 and 300 completions in 2029/30, with 500 dwellings therefore considered deliverable within the five year period. As set out in our Matter 9 Hearing Statement, the site does not meet the definition of deliverable. The site has no current planning status, and no planning application has been submitted on the site to date. The planning process for the site is likely to be drawn out; coupled with infrastructure delivery requirements, first delivery of homes on this site is likely some time away. There is no clear evidence that housing completions will begin on the site	As above.

		within five years. Ongoing discussions with developers is not clear evidence. 500 dwellings deliverable within the five year period therefore disputed.	
Rushwick Expanded Settlement (SWDPR 53)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	Again this is a complex site with multiple land owners, links to significant infrastructure improvements no collaboration or equalisation agreement for delivery of significant expected infrastructure. Significant infrastructure will need to be provided to make the development deliverable and sustainable including new station. No planning application submitted, no housebuilder on board. All 150 dwellings should be removed from the 5YHLS	The majority of the site is in the control of a single developer, Barwood Land. The employment land is owned by the county council. Therefore, the first two points are not applicable. The SoCG with Network Rail and county council, as well as the SoCG with Barwood Land and county council address the issue of infrastructure delivery. Transport modelling shows that there will not be significant highway impacts that cannot be mitigated. The station delivery is being phased towards the end of the plan period, with a transport hub with bus services providing enhanced services from the expanded settlement. The development is also considered to be sustainable in the context of the SWDP allocations for Worcester West and South that were found to be sound. Barwood Land are in the process of preparing a planning application, informed by the masterplan appended to the submitted SoCG.
Rushwick expanded settlement (SWDPR53)	WS5/9 Harris Lamb on behalf of Vistry Group	There will be no housing delivery from the Rushwick expanded settlement within a 5 year period.	Barwood Land are in the process of preparing a planning application, informed by the masterplan appended to the submitted SoCG.
Rushwick Expanded Settlement (SWDPR53)	WS5/13 Marrons on behalf of Lone Star Land	Estimated to begin delivering in 2028/29, with 50 completions in 2028/29 and 100 completions in 2029/30, with 150 dwellings therefore considered deliverable within the five year period. However, the site has no current planning status, and no planning application has been submitted on the	Barwood Land are in the process of preparing a planning application, informed by the masterplan appended to the submitted SoCG.

		site to date. There is no clear evidence that housing completions will begin on the site within five years. Developer confirmation of the proposed trajectory of delivery is not clear evidence. 150 dwellings deliverable within the five year period therefore disputed.	
Land at Mitton (SWDPR 54)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	Limited information, no application yet submitted. Housebuilder but expected completions per annum appear high and should be reduced to 50 dpa, therefore 120 from site in 5YHLS	A pending planning application for the site (23/00682/OUT) includes updated information, with the consultation ending 21/3/2025.
Land at Mitton (SWDPR54)	WS5/9 Harris Lamb on behalf of Vistry Group	Initial completion is expected from this site in the monitoring year 2027/2028. This site is yet to receive planning permission. This is unrealistic based on typical development times for sites of this scale	As above
Worcester South Urban Extension (SWDPR60)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	Major development south of Worcester which has taken a long time to progress with significant delays particularly to the principal part of the scheme for circa 2200 dwellings which although has finally been granted permission, has shown no further meaningful progress to start on site. Site in multiple ownership. No housebuilder has submitted any reserved matters. Major infrastructure costs to deliver, site previously subject to viability submissions. 75 dwellings in 2025 is completely unrealistic and folly. The site has many land, infrastructure, conditions, technical approvals for highways, and other delays such that there should be no delivery confirmed from this site in the 5YHLS – 600 should be	<p>Worcester South has begun completions on the site, with a total of 255 completions on site to date. There are a total of 284 dwelling commitments remaining on reserved matters and full planning permissions, with the remaining 2,203 dwellings on the 13/00656/OUT permission.</p> <p>The developer questionnaire for 13/00656/OUT details the expectation to have multiple outlets/brands on the site.</p> <p>Due to the current delivery of the site, implementation of planning permissions, and responses to the developer questionnaires of delivery, the Council therefore consider the site</p>

		removed from the supply. Other site contributions reasonable and progressing	deliverable as detailed I the 5YHLS report (EXAM30A)
Worcester South Urban Extension (ref. 13/00656/OUT) (SWDPR60)	WS5/31 Savills on behalf of Rainier Developments	600 units are included within the 5 year supply figure (minus a 5% lapse rate). No detailed comments are provided to demonstrate that this is deliverable.	As above.
Worcester West Urban Extension (SWDPR60)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	Taken considerable time to come forward but is now on site. All sites in close proximity to each other although more than one developer. Concerns that expected annual completions exceed more typical 40 dpa, with site dwellings pursuant to 16/01198/OUT being delivered by Bloors in excess for a single developer outlet. Considerable variance in suggested annual delivery needs caution and sense check of developer returns. Will compete with resales in future years. LPA suggest a total of 995 dwellings in total delivery in the next 5 years from what is effectively one single site with three developers – Maximum more realistically would be 50 dpa per outlet amounting to 750 dwellings	Worcester West has delivered 468 dwellings on site to date. There are a total of 1,067 dwelling commitments remaining on reserved matters permissions, with the remaining 755 dwellings on the 16/01168/OUT. This monitoring year, 2023/24, a total of 238 completions on Worcester west were recorded, with 195 dwellings completed in the 2022/23 monitoring year. The developer questionnaires received from housebuilders on site provide the detail of the delivery of the site. The Council therefore consider the site deliverable as detailed I the 5YHLS report (EXAM30A)

Worcester			
Site	Written Statement ID/ Participant	Participant Deliverability summary	Councils Response
Powell and Harber, Land off Brickfields Road, Blackpole (ref.	WS5/31 Savills on behalf of	Outline planning permission for no.24 dwellings granted 20/01/2023. However, the site is noted as not being deliverable in the short term as the existing business on site needs to relocate.	The site has outline planning permission (21/00558/OUT) for 24 dwellings, while the site is allocated for 16 dwellings.

21/00558/OUT) (WCHO06)	Rainier Developments	Completion of no.24 dwellings is shown in 2029/30, though no evidence is provided to show that this is will be achieved.	The developer questionnaire detailed that the site would be deliverable in approximately 5 years, as the business needs to be relocated, but that completions are expected in 2029/30. The allocation is for 16 dwellings.
Powell and Harber, Land off Brickfields Road, Blackpole (WCHO06)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	No evidence or assurance of business relocation.	As above.
Land off Brickfields Road, Blackpole, Worcester (WCH006)	WS5/9 Harris Lamb on behalf of Vistry Group	It is advised that the development of the site is reliant upon the existing owner occupier locating elsewhere. This matter is under ongoing review. On the basis that the owner has no where to relocate to at the current time, it should not be considered a deliverable site	As above.
Royal Worcester Porcelain- Gap site (WCREAL10)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	Little assurance site and no clear evidence of delivery within 5 years	Pre-application discussions have taken place with the landowner. Response to the developer questionnaire relates to the wider area, stating that 'there are 6 plots in total, planning will be submitted sporadically' and that 'work has started' on the wider redevelopment, which is totalling 50 dwellings. The allocation is for 10 dwellings.
Shrub Hill Opportunity Zone (WCMU06)	WS5/19 Planning Prospects on behalf of	Development described by Councillor Ali in Worcester News (December 2024) as a ghost development. None of the development to date released for sale. Significant untested market in mixed commercial area. No evidence of sales	The site (Sheriff Gate development) is currently under construction, there were 213 completions in 2023/24, which make up Phase 1 of the site. Phase 2 for 76 expected 26/27; Phase 3 for 179 in 27/28. Remainder of delivery in the Opportunity Zone will

	Lioncourt Homes	rates or any real commitment for further construction on further phases 2 and 3. Application was varied to allow a phased development. Development specifically being delivered in phases. Permission allows 10 years for submission of RM's	be in other locations in the site boundary with different timeframes (currently unknown). Potential scope to increase site boundary and capacity of the Opportunity Zone (including incorporation of WCHO05). The allocation is for 750 dwellings.
St Placides, Battenhall Avenue, Worcester (LW)	WS5/9 Harris Lamb on behalf of Vistry Group	Has planning permission for the development of 51 dwellings- 47 apartments and 4 bungalows (Ref 21/01023- FUL). The development has not started. This planning permission is due to time expire on 30th November 2025.	Removing this site from the five year supply before the planning permission has expired would not be appropriate. The inclusion of lapse rates on allocations and planning permissions which have not started is to ensure that any sites which are included in the 5YHLS calculation, but end up not coming forward in the next five years do not inflate the 5YHLS result. This is a large windfall site, with planning permission for 51 dwellings.

Malvern			
Site	Written Statement ID/ Participant	Participant Deliverability summary	Councils Response
Land south of Madresfield Road (MHPH01)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	Whilst the Estate have confirmed some progress in the absence of a housebuilder and no precise dates for further work or progress on the site, there is no clear evidence to suggest delivery in 5 years	The site is proposed to have its own Policy – Policy 8Xi after SWDPR56 Newlands. The developer questionnaire response in December 2023 detailed delivery expected to be at 40 dwellings per annum beginning in 2026/27. It was confirmed that ‘an application will be prepared alongside a developer on adoption of the Local Plan’.

			<p>The site is not solely dependent on securing access along land owned by the Malvern Hills Trust. Access to the proposed allocation can be achieved from the existing residential road network through Teme Avenue. However, other potential access locations would need to be across land in control of the Malvern Hills Trust.</p> <p>The allocation is for 160 dwellings.</p>
Land south of Madresfield Road, Malvern (MHPH01)	WS5/13 Marrons on behalf of Lone Star Land	<p>Estimated to begin delivering in 2026/27 at 40 dwellings per annum, with 160 dwellings therefore considered deliverable within the five year period. However, the site has no current planning status, and no planning application has been submitted on the site to date. There is no clear evidence that housing completions will begin on the site within five years. Developer confirmation of the proposed trajectory of delivery is not clear evidence. 160 dwellings deliverable within the five year period therefore disputed.</p>	As above.
Land at Cales Farm (MHPH02)	WS5/9 Harris Lamb on behalf of Vistry Group	<p>Has an outline resolution for the development of 200 dwellings. The Council is expecting this site to be completed within the 5 year period. This is unrealistic.</p>	<p>The site has its own Policy, SWDPR55.</p> <p>The site has planning permission (23/01777/OUT) which Committee resolved to grant October 2024 and is awaiting S106 completion. The S106 is being finalised and will be signed this week.</p> <p>The developer questionnaire states that the outline permission was expected in 2023/24 with reserved matters permission expected 24/25, enabling development to start on site in 25/26.</p>

			<p>Given the imminent signing of the S106, a reserved matters application is expected shortly. Delivery of this site is therefore considered to be realistic.</p> <p>The allocation is for 200 dwellings.</p>
Land south of Guarlford Road, Malvern (MHPH04)	WS5/13 Marrons on behalf of Lone Star Land	<p>Estimated to begin delivering in 2026/27, with 35 completions in 2026/27 and 45 dwellings per annum thereafter, with 170 dwellings therefore considered deliverable within the five year period. However, the site has no current planning status, and no planning application has been submitted on the site to date. There is no clear evidence that housing completions will begin on the site within five years. Developer confirmation of the proposed trajectory of delivery is not clear evidence. 170 dwellings deliverable within the five year period therefore disputed.</p>	<p>The developer questionnaire was returned in December 2023 and details that extensive survey works have already been undertaken, including access appraisal; drainage strategy; flood risk assessment; ecological impact assessment; biodiversity net gain calculation; desk based heritage review; landscape and visual impact assessment; odour assessments; tree surveys; and master plan documents. An application to Malvern Hills Trust has also been progressed to establish a new easement. Work was also being progressed with a land contamination assessment, with expected submission of a full application in early 2025, leading to discharge of conditions and preparation of the site by March 2026. There is also only one land owner and one delivery partner related to this site. WS4/5 promotes the land interests at Guarlford Road, stating that advanced discussions are being help with a major housebuilder.</p> <p>The proposed delivery schedule of 35 dwellings being completed in 2026/27, and following with 45 dwellings per year thereafter, is therefore considered by the councils as appropriate.</p> <p>The allocation is for 180 dwellings.</p>
Land to the South side of	WS5/19 Planning Prospects on	Limited information and no clear evidence of applications and delivery in timeframes	As above

Guarlford Road (MHPH04)	behalf of Lioncourt Homes		
Land to the South side of Guarlford Road (MHPH04)	WS4/5 Fisher German for Nigel Cullock & Property Bond	The principle of development of the Draft Allocation is fully supported by the landowner, advanced discussions with a major housebuilder.	As above
Land off Mayfield Road (MHPH05)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	No housebuilder and no timeframes agreed to progress the site - No clear evidence of delivery within 5 years	<p>The developer response for MHPH05 was received in December 2023 and states that a planning application will be made once the SWDPR is adopted. Pre-application discussions have taken place, and a Tree survey and ecological assessment have been carried out.</p> <p>Should the delivery timescales be pushed back a year or two, this will not impact the 5YHLS, as will remain within the five years.</p> <p>The allocation is for 16 dwellings.</p>
Lawn Farm (Phase 3), Drake Street, Welland (MHPH11)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	Previous application provides no clear evidence of likely acceptability of proposals	<p>The site has a currently pending planning application (24/00902/FUL) which covers a site larger than the proposed allocation for 39 dwellings.</p> <p>The developer questionnaire received December 2023 indicates that full site assessments reports have been prepared, with the site in single ownership and a legal contract in place to bring the site forward. The indicative timeframe to completed the site was detailed as 2025/26, even with pushing this back one year due to the pending planning permission, this would not impact the 5YHLS.</p> <p>The allocation is for 17 dwellings.</p>

Land to centre of Bayton (MHP H13)	WS5/9 Harris Lamb on behalf of Vistry Group	The developer response advises that ‘no formal action has been taken regarding site assessment, however my clients/owners would very much like the land to be included/retained in the plans of future residential site.’ There is no suggestion of any intent to submit an application, and the likelihood of an application being prepared, determined and implemented in time for housing delivery to occur on this site within a five year period seems remote.	<p>A developer questionnaire was received in July 2024, which confirmed that the site remained available and in single ownership. No site assessment works have been undertaken but an indication that completion on the site in 2027/28 would be achievable.</p> <p>Given the size of the site and the information from the developer questionnaire, the site will come forward in the next five years once allocated in the SWDPR.</p> <p>The allocation is for 10 dwellings.</p>
Land to centre of Bayton (MHPH13)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	No clear evidence of delivery within 5 years	As above.
Land south of Old Malvern Road, Powick (inc. Colletts Green) (MHPH14)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	Only outline application which was in any event refused. Information does not provide clear evidence of delivery in 5 years. Appeal pending.	<p>Planning permission refused in October 2024 (23/01055/OUT) for up to 80 units covering this site and incorporating a further area beyond the allocation. The refusal notice explains that by reason of the quantum of development, its density and physical extent to the east of Collett’s Green, which would result in the loss of important undeveloped open countryside between Collett’s Green and Powick leading to the coalescence of these settlements, compromising their open, rural agricultural setting. the overdevelopment of the site.</p> <p>The developer questionnaire was received in May 2024, before the planning permission was refused. It explains how reserved matters were expected to be</p>

			<p>submitted spring 2025, with commencement of the site late summer 2025. Due to the planning permission being refused, the Councils expect the site to be pushed back by at least one if not two years. This will not impact the 5YHLS, as will remain within the five years.</p> <p>The allocation is for 25 dwellings.</p>
<p>Glen Rise, 32 Hallow Lane, Lower Broadheath (MHPH09)</p>	<p>WS5/19 Planning Prospects on behalf of Lioncourt Homes</p>	<p>No clear evidence of delivery within 5 years</p>	<p>The site promoter details in their developer questionnaire response (June 2024) that a planning application for the site will be forthcoming in the next 12-18 months. A previous planning application on the site was withdrawn in 2018, as the application was considered to be prematurely submitted in advance of the SWDPR Reg 19 consultation. Site assessment work has been carried out and access can be attained from Hallow Lane. Commencement of the site is expected late 2025 to early 2026.</p> <p>Should the delivery timescales be pushed back a year to allow for a planning application, this will not impact the 5YHLS, as will remain within the five years.</p> <p>The allocation is for 12 dwellings.</p>
<p>Broomfields Farm Shop, School Plantation, Holt Heath (MHPH16)</p>	<p>WS5/19 Planning Prospects on behalf of Lioncourt Homes</p>	<p>Allocation provides no certainty on timing of any progress on delivery. No housebuilder – No clear evidence of delivery within 5 years</p>	<p>The developer questionnaire response, received in December 2023 states that no works have started yet, as the formal allocation is being awaited. It also stated that the site is likely to be sold to a single/medium developer once allocated, and given the scale of development build out from start to finish would be 12-18 months.</p>

			<p>Given the size of the site and the information from the developer questionnaire, the site will come forward in the next five years once allocated in the SWDPR.</p> <p>The allocation is for 22 dwellings.</p>
<p>Land at the Haven, Oldwood Road, Tenbury Wells (MHHA04)</p>	<p>WS5/19 Planning Prospects on behalf of Lioncourt Homes</p>	<p>Lioncourt have tried to work with the landowner for some time to bring this site forward but he is reluctant to do so, partly because of the overage and generally being not ready for moving home, upheaval etc... Lioncourt are no longer involved and we are not aware of any other party taking a position on the site. No confidence in delivery in 5 year period</p>	<p>Developer suggested will have completions 26/27 and 27/28, however moved back a year due to site difficulties Land subject to overage, not available until summer 2025.</p> <p>The delivery timescale being moved back does not impact on the 5YHLS, as completions will remain within the five years.</p> <p>The allocation is for 40 dwellings.</p>
<p>Land at the Haven, Oldwood Road, Tenbury Wells (MHHA04)</p>	<p>WS5/9 Harris Lamb on behalf of Vistry Group</p>	<p>Completions are expected to start in 26/27. The housing trajectory update (Exam 2D) advised that there is no planning permission for this site and there is no house builder on board. Furthermore, there is an overage restricting the start date.</p>	<p>As above</p>
<p>Land south of Oaklands, Tenbury Wells (MHHA06)</p>	<p>WS5/19 Planning Prospects on behalf of Lioncourt Homes</p>	<p>This site is to the north of The Haven. Lioncourt had a highways pre-app for this site, and the site cannot be accessed. They were working in collaboration with both landowners to bring the sites forward, via the Haven access. This however has now fallen through. Previous permission lapsed. No clear timeframes and no clear evidence of delivery within 5 years</p>	<p>Developer suggested will have completions 26/27 and 27/28, however moved back two more years due to site difficulties. Access has been confirmed as needing to be through the adjacent site MHHA04.</p> <p>The allocation is for 35 dwellings.</p>

Land south of Oaklands, Tenbury Wells (MHH A06)	WS5/9 Harris Lamb on behalf of Vistry Group	The outline planning permission on this site has lapsed which calls into question its deliverability. The access to this site would need to be taken through the adjoining allocation at Haven	As above.
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Wychavon			
Site	Written Statement ID/ Participant	Participant Deliverability summary	Councils Response
Land off Tagwell Road (WYPHM02), Droitwich	WS5/19 Planning Prospects on behalf of Lioncourt Homes	Very limited information, RM submitted close to expiry, and RM pending for a considerable period of time with no timetable for delivery.	<p>Outline planning permission 20/00183/OUT for up to 100 dwellings. Reserved Matters pending (23/00247/RM).</p> <p>Developers questionnaire (from June 2024) suggests that they intend to begin delivery on site mid 2025, with all technical assessment work completed and financial contributions secured through S106 associated with the outline consent which include affordable housing, education, off site and highways.</p> <p>The site is currently in the process of being purchased. The Councils consider the site trajectory to remain as that detailed in the developer questionnaire form June 2024.</p> <p>The allocation is for 112 dwellings.</p>
Tagwell Road, Droitwich (WYPHM02)	WS5/20 – WS5/29 RCA on behalf of multiple clients	Given the stage of the reserved matters application is still undetermined and the fact that a number of pre-commencement conditions have not been discharged, it is unlikely that this site will deliver 15 dwellings during this monitoring year and delivery is	As above.

		likely to be delayed beyond the timescales the council is alleging.	
Land off Tagwell Road, Droitwich (ref. 20/00183/OUT)	WS5/31 Savills on behalf of Rainier Developments	The site is shown as contributing 100 dwellings to the 5 year housing land supply (minus a 5% lapse rate). However, a reserved matters application was submitted in February 2023 (23/00247/RM) and is yet to be determined. The detailed comments state that an e-mail has been received from the agent stating they 'remain interested'.	As above.
Union Lane, Droitwich (WYPHM04)	WS5/20 – WS5/29 RCA on behalf of multiple clients	The trajectory acknowledges that the site may not deliver 400 dwellings (which is a statement of the obvious from our perspective) and that in reality the site could only deliver 120 town houses.	Further site assessment in terms of capacity has been done by Wychavon DC urban design team which has determined the appropriate capacity is for approx. 200 dwellings on the site. The allocation figure is being amended to reflect this as a proposed to main change to the policy (WS0/1). This site was not proposed to be delivering any housing with the 5YHLS.
Hadzor Locks, Hanbury Road, Droitwich (WYPHM05)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	Limited information, no application yet submitted. Housebuilder not on board at this stage. Site subject to significant constraints. No clear evidence of delivery within 5 years	The SWC have been in constructive dialogue with the promoters of the site Ainscough relating to the delivery. A SoCG has been signed, including the county council relating to education provision, and submitted to the examination (EXAM71) which demonstrates that the site is deliverable. Further Ainscough have responded to the MIQs (WS10/7 para 2.10) that pre-application discussions have been ongoing, and discussions have also been had in respect to a planning performance agreement. An planning application is being actively worked on, with initial technical reports completed and a full suite of technical reports instructed.

			<p>The Councils consider the site trajectory to remain as that detailed in EXAM30A.</p>
<p>Land to the west of Lingfield Road, Evesham (WYPHM08)</p>	<p>WS5/9 Harris Lamb on behalf of Vistry Group</p>	<p>It is advised that no developer is in place. The site has been subject to applications in the past which have faltered due to the strategic gap policy in the plan. This suggests that the acceptability of this site coming forward is uncertain and there can be no reliance on it delivering housing in the next five years. This site does not have planning permission. The previous planning application has been withdrawn (Reference 20/00367/FUL). It is highly questionable if this site is deliverable within the 5 year period.</p>	<p>The site promoter confirmed in their response to the developer questionnaire (June 2024) that the proposed delivery on site would begin in 2026/27, with expected delivery of 20 dwellings per annum. The reasoning behind this was given that although the site promoted does not have a developer signed up, lower rates of delivery would not be unrealistic.</p> <p>The site promoter is also aware of the progress of the SWDPR, and intend to progress pre-app, community engagement and preparation of a planning permission on the assumption that the EIP commences in Q1 of 2025. The site promoter states that realistically, a commencement on site would be at least 12 months after the adoption of the plan, so 2026/27. A conservative approach of splitting the 60 dwellings on the site over three years would not be unrealistic especially if there are two housebuilder flags delivering market and affordable housing.</p> <p>The SWCs are therefore confident that the proposed delivery of WYPHM08 is deliverable at the proposed timescales. Should the site be allocated, concerns over the strategic gap which were previously raised at planning application stage will not be an issue.</p> <p>The allocation is for 61 dwellings.</p>

Land to the west of Lingfield Road, Evesham (WYPHM08)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	Previous application withdrawn. No new timetable for application or clear evidence to delivery in 5 years	As above.
Land adjacent to Station Road, Broadway (WYPHM16)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	No application submitted – no evidence legal contracts resolved. No clear evidence of delivery within 5 years	<p>A planning application by Spitfire Homes is currently pending on this site (25/00107/FUL) for 114 dwellings, replacement sports pitches and clubhouse, including new vehicular access.</p> <p>Determination is expected early summer. The Councils therefore consider that the site will be delivered as detailed in EXAM30A, however if the trajectory for this site is pushed back a year, it will not impact the 5YHLS calculation.</p> <p>The allocation is for 84 dwellings.</p>
Fresh Fields Stonebow Road, Drakes Broughton (WYPHM17)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	Proposals at appeal - No clear evidence of delivery within 5 years	<p>Site benefits from planning permission for up to 25 dwellings (23/00843/OUT) which was granted at appeal on 22/01/2025.</p> <p>The delivery questionnaire suggested groundworks begun in summer 2025, and completion of all dwellings by winter 2026.</p> <p>Should the delivery timescale be moved back a year due to the outline only recently being allowed at appeal does not impact on the 5YHLS, as completions will remain within the five years.</p> <p>The allocation is for 25 dwellings.</p>

Freshfields, Stonebow Road, Drakes Broughton (WYPHM17)	WS5/9 Harris Lamb on behalf of Vistry Group	Planning Application W/23/00843/OUT, proposing the development of the site, was refused at Appeal. This suggests it is not suitable and deliverable. Is expected to provide 25 dwellings during the 5 year period, however, the most recent application relating to the site was refused (23/00843) and we are not aware that a further application has been submitted.	As above.
Land off Southall Drive, Hartlebury (WYPHM20)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	Awaiting progress on SWDPR review, but no clear evidence of work or timeframes on delivery within 5 years.	<p>The developer questionnaire indicates that there are a number of housebuilders interested in the site, and they have all indicated that the site would be developed and completed in a two-year period. The site promoter is currently waiting for the site to become an allocation ahead of submitting a planning application, with site assessment work begun. The site promoter states that assuming a planning application in detail can be granted in 2025, the first completions for 2025/26 would remain at 40 dwellings per annum with the remainder in 2026/27.</p> <p>The site promoter also believes that the site has capacity for 70 to 75 dwellings, rather than the proposed 52 dwellings.</p> <p>The allocation is for 52 dwellings.</p>
Land off Inn Lane, Roselands, Hartlebury (WYPHM21)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	Limited information - No clear evidence of delivery within 5 years	The developer questionnaire response received September 2024 confirms that the site is deliverable, and that a planning application is expected to be submitted early 2025. Most of the site work has been completed with the site being available now. The proposed delivery of the site within 2026/27 is therefore not unrealistic.

			<p>The site promoter also suggests that the site has capacity for 9 dwellings, rather than the proposed 7.</p> <p>The allocation is for 7 dwellings.</p>
Land off Withybed Lane, Inkberrow (WYPHM23)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	Limited information and no housebuilder - No clear evidence of delivery within 5 years	<p>A response from the developer was received June 2024, stating that ecological surveys and other technical assessments were currently underway, with a planning application anticipated by the end of 2024. They stated an anticipated start date in 2026, subject to receipt of detailed planning consent, would result in a build out rate of around 30 plots per annum.</p> <p>The allocation is for 57 dwellings.</p>
Land at the Daves, Middle Lane, Crophorne (WYPH10)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	No planning application - No clear evidence of delivery within 5 years	<p>Confirmation of the deliverability of the site was sent in December 2023 and again in June 2024, stating that site survey, highway and infrastructure reports are all complete. It was suggested that a planning application would be submitted in 2024 or once weight can be attached to the planning policy/allocation, and that completions on site will be delivered shortly after permission is granted.</p> <p>The allocation is for 13 dwellings.</p>
Land off Upton Road, Defford (WYPH16)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	No timetable or progress to date - No clear evidence of delivery within 5 years	<p>The landowner confirmed in December 2023 that the site remained available and viable, stating that a per-planning meeting with Wychavon district council is intended once the SWDPR is adopted.</p> <p>The Councils had previously placed completions in the 2025/26 year, as per the developer</p>

			<p>questionnaire response, but look to move this back a year to allow for per-application discussions and a planning application to be submitted. Due to the size of the site, it is anticipated that this will still come forwards within the five years post adoption, therefore remains within the 5YHLS calculation.</p> <p>The allocation is for 11 dwellings.</p>
<p>Blacksmiths Lane, Lower Moor (WYPH18)</p>	<p>WS5/19 Planning Prospects on behalf of Lioncourt Homes</p>	<p>No housebuilder confirmed – no planning application progressing – limited information - No clear evidence of delivery within 5 years</p>	<p>The site promoter confirmed in June 2024 that offers have been made by developers to acquire the site subject to planning which are currently being considered. Walk over and desktop landscape, ecology and highway analysis has been undertaken, with suitable access from Blacksmith Lane. The site promoter states that a planning application is likely to be submitted in 2025, with expected completions in 2025/26.</p> <p>Completions could be pushed back a year to provide a more realistic timeframe of completions, but these completions would remain within the 5YHLS calculation.</p> <p>The allocation is for 42 dwellings.</p>
<p>Long Hyde Road, South Littleton (WYPH20)</p>	<p>WS5/19 Planning Prospects on behalf of Lioncourt Homes</p>	<p>No timetable for application - No clear evidence of delivery within 5 years</p>	<p>The site promoter responded to the developer questionnaire in December 2023, stating that delivery of the site within 2026/27 was more realistic than the previously suggested 2025/26. The site is in single ownership, with no viability concerns, and previous outline planning consent (13/01444/OU) and reserved matters (15/00221/RM) on a site slightly larger than the</p>

			<p>application site. These planning permissions lapsed in 2015.</p> <p>The allocation is for 11 dwellings.</p>
<p>Land at junction of Cleeve Road and School Lane, North and Middle Littleton (WYPH24)</p>	<p>WS5/19 Planning Prospects on behalf of Lioncourt Homes</p>	<p>SWCs appear to already question evidence. No housebuilder. No clear evidence that dwellings will be delivered in 5 year period</p>	<p>The site promoter responded to the developer questionnaire in December 2023, stating that a planning application would be made once the site were allocated in the SWDPR. Interest in developing the site has been shown by several local agents, developers and builders. The site is in single ownership and has existing vehicular access with expected delivery moved back to 2027/28, within the 5YHLS calculation.</p> <p>The allocation is for 17 dwellings.</p>
<p>Land at junction of Cleeve Road and School Lane, North and Middle Littleton (WYPH24)</p>	<p>WS5/19 Planning Prospects on behalf of Lioncourt Homes</p>	<p>No real assurances or commitments to timeframes or progress evident - No clear evidence of delivery within 5 years</p>	<p>As above.</p>
<p>Land off Davies Road, Evesham (WYHMA09)</p>	<p>WS5/19 Planning Prospects on behalf of Lioncourt Homes</p>	<p>Limited information - No clear evidence of delivery within 5 years</p>	<p>A developer questionnaire was returned to the Councils in June 2024 confirming that the site is available now, and stating that development is expected to begin in June 2026. The response also indicated that development will be proposed for 54 dwellings, however no planning application has currently been submitted.</p> <p>The allocation is for 36 dwellings.</p>
<p>Land off Abbey Road, Evesham (ref.</p>	<p>WS5/31 Savills on behalf of</p>	<p>The 5 year housing supply figure includes 194 units (minus a 5% lapse rate) from this site. A review of the planning history shows that reserved matters</p>	<p>18/00549/OUT for up to 200 dwellings was permitted in November 2019, with a reserved matters permission (22/00912/RM) approved for</p>

18/00549/OUT) (WYHMA12)	Rainier Developments	<p>have only been secured for 159 2 Rainier Developments dwellings (W/22/00912/RM) from an outline permission of 200 units. A revised reserved matters application (W/22/02308/RM) is currently under consideration for 200 dwellings but this has been under consideration since November 2022. The planning history does not indicate that 194 dwellings will be deliverable between 2025/26 and 2027/28. The detailed comments only state that 'Agent has responded'</p>	<p>159 dwellings on the southern part of the site in October 2024. A further reserved matters application is currently pending covering the full site (22/02308/RM) for 200 dwellings.</p> <p>159 dwellings under the RM can therefore be classed as under part a) of the NPPF glossary definition 'deliverable' and included in the five year supply. The developer responded to the questionnaire and indicated that wish to 'start construction as soon as planning allows', indicating completions of 66 dwellings in 25/26, 67 dwellings in 26/27 and 67 dwelling in 27/28. The developer also detailed all the site assessment work and pertinent technical workstreams they have conducted.</p> <p>The Councils therefore consider the site meets the 'deliverable' definition based on the planning permissions and information from the developer questionnaire.</p> <p>The allocation is for 200 dwellings.</p>
Site adjacent Nine Acres, Overbury (WYHMA16)	WS5/19 Planning Prospects on behalf of Lioncourt Homes	Conditional requirements for progress - No clear evidence of delivery within 5 years	The developer has indicated in their developer questionnaire response that the site is currently available now, with no known viability issues or infrastructure requirements which could impede delivery. The developer states that this development will come forward after the completion of Conderton Close, a site for 5 dwellings down the road in nearby Conderton which gained planning permission (23/00751/FUL)

			<p>in November 2024. Their response indicates delivery of the site within the 2028/29 monitoring year, which the Councils see no reason to discount.</p> <p>The allocation is for 8 dwellings.</p>
<p>The Raven Hotel, Droitwich (LW)</p>	<p>WS5/20 – WS5/29 RCA on behalf of multiple clients</p>	<p>The council have included 48 dwellings within the 5 year supply, but Wychavon Council have already had to intervene by serving the owner, Live Urban Two with a court order in November 2024 under Section 77 of the Building Act 1984 to make the former hotel safe. We have been involved in assessing the financial viability of the site (the scheme as approved) and the scheme as approved is not financially viable.</p>	<p>Last year there were increasing concerns regarding the safety of the Raven Hotel which came to a head with roofing material falling into the public highway on the 24th September 2024. Engagement with the owners culminated in Wychavon District Council securing a Court Order on the 12th November 2024 requiring that the building owner ‘shall carry out such work as may be necessary to obviate the danger at the Raven Hotel’ by the 8th December. Although some work was undertaken at the property by the owners, sufficient work was not undertaken to address all of these concerns and the Council appointed contractors to undertake the required works and will seek to recover the costs from the owner. As a result scaffolding is now in place and works have been undertaken to reinstate props within the building. The Council is continuing to both engage with the owners and explore the options available to bring forward a redevelopment scheme at the site that will secure the future of the historic core of this key listed building within Droitwich.</p> <p>The site has full planning permission (20/02623/FUL) which was granted May 2024, and therefore the site can be included under part a) of</p>

			<p>the definition of 'deliverable' in the NPPF. The site is therefore included in the 5YHLS calculation.</p> <p>The large windfall site has planning permission for 48 dwellings.</p>
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