

# Addendum to the South Worcestershire Five Year Housing Land Supply Report April 2023



## 1. Introduction

- 1.1 This addendum has been prepared by the South Worcestershire Councils (SWCs) in light of a number of factors impacting the published Five Year Housing Land Supply Report December 2022 which covers the monitoring year from 1 April 2021 to 31 March 2022. A new report covering the 2022/23 year will be published later in 2023 and will include new planning permissions granted in that year.

### Site Delivery

- 1.2 During the beginning of 2023, a number of appeals were made to the Secretary of State for applications within Malvern Hills. These appeals scrutinised the Malvern Hills District Council 5YHLS of 5.06 years and new evidence was presented that two sites, both in Tenbury Wells and included in the 5YHLS, could not be brought forward at the same rate as previously identified.
- 1.3 One of the sites, 18/01389/OUT Land at the Oaklands, was included in the supply for 35 dwellings, but the developer has since stated that they cannot build out the site at all in the next 5 years, contrary to their original stance. The second site is the allocated Land at the Haven for 40 dwellings. No application has been determined for this site, however the developer stated (in July 2022) that they would expect the whole site to be built out within 5 years. They now state that only 15 dwellings on the site will be completed in the next 5 years.
- 1.4 According to the National Planning Policy Framework, sites can be considered deliverable where a site has outline planning permission for major development or has been allocated in the plan where there is clear evidence that housing completions will begin on site within the next 5 years. The evidence that the SWCs collect include deliverability questionnaires developers return stating the number of dwellings expected to be built out in the coming years.
- 1.5 At the point in time when the SWCs published their 5YHLS Report (December 2022) these sites were, to the Council's knowledge, deliverable within the 5 year period. Therefore, at publication the December 2022 5YHLS was, to the best of the Councils knowledge, correct.

### Technical errors

- 1.6 Further to the above, due to a technical error with the monitoring systems a small number of minor sites which had lapsed were incorrectly included in the 5YHLS for both Malvern Hills and Wychavon. These minor sites are

also detailed in Appendix 1, and total 12 dwellings for Malvern Hills and 13 dwellings for Wychavon.

- 1.7 Some sites within Malvern Hills were also identified as not needing a 5% lapse rate in the 2022 Report, however, these do need a lapse rate applied and have been moved from Row D to Row E of the 5YHLS calculation.
- 1.8 Within Worcester City, one site was not included in the commitments table, while a further site was included as being wholly under construction, however part of the site is already built out. These sites are detailed in Appendix 1.

**Updated base data**

- 1.9 In March 2023 the Office for National Statistics updated their House price to workplace-based earnings ratio dataset. The PPG states that the most recent version of this data should be used when using the standard method (Reference ID: 2a-004). Therefore, the housing need for the SWCs has been recalculated using the new affordability ratios.
- 1.10 Further to the change in affordability data the PPG also requires that the current year (2023) be used when calculating the housing need baseline with the household growth projections (Reference ID: 2a-004). These updated figures are shown in the table below.

	Annual Baseline Need	Affordability Adjustment Factor	Total Annual Dwelling Need
Malvern Hills	274	1.40875	386
Worcester	288	1.191875	343
Wychavon	359	1.359375	488
<b>SWDP Total</b>	<b>921</b>		<b>1,217</b>

- 1.11 The updated housing need and supply figures are presented in section 2 along with recalculations of the five year housing land supply for the three authorities and jointly across the SWCs area.

## 2. 5YHLS Recalculation

- 2.1 The Malvern Hills 5YHLS has been recalculated considering the amendments detailed in Section 1.
- 2.2 The amendments to the 5YHLS table are as follows:
- a) Row D has been reduced by 181 dwellings:
    - i. 145 NS were included when a lapse rate should have been applied, therefore these are moved to Row E:
    - ii. 35 removed from NS due to changes in circumstances of the developer: and
    - iii. 1 dwelling removed from the NS.
  - b) Row E has increased by 133:
    - i. 145 NS dwellings are included in Row E; and
    - ii. 12 are removed due to these being on expired sites.
  - c) Row F has also been reduced by 25 dwellings, as only 15 dwellings on the allocated site are expected to come forward.
- 2.3 The recalculation of the Malvern Hills 5YHLS results in a supply of 5.24 years.

	<b>Malvern Hills 5YHLS Calculation updated March 2023</b>	Dwellings	Average per annum
<b>A</b>	Malvern Requirement using Standard Method		386
<b>B</b>	5 year target using Standard Method (1 April 2022 to 31 March 2027) (A x 5)	1,930	
<b>C</b>	5 Year target + 5% Buffer (B x 1.05)	<b>2,027</b>	<b>405</b>
<b>D</b>	Planning Permissions UC (dwellings which are under construction and those not started on UC sites expected to come forward within the next 5 years) (MH 433UC + 271NS; WWA MH 41UC + 1050NS)	<b>1,795</b>	
<b>E</b>	Dwellings on sites Not Started (NS) which are expected to come forward in the next 5 years (MH 254, WWA MH 0)	254	
<b>F</b>	Deliverable allocated sites in the adopted SWDP not started at 1 April 2022 (SWDP57/2 in Malvern Hills) Only 15 dwellings on the one site are expected to come forward in the next 5 years	15	
<b>G</b>	Total deliverable sites not started (including 5% lapse rate) ([E+F] x 0.95)	<b>256</b>	

<b>H</b>	Windfalls (35 x 2 years)	<b>70</b>	
<b>I</b>	Total Supply (D + G + H)	2,121	
<b>J</b>	Total supply less 5 year requirement (I – C)	94	
<b>K</b>	<b>Number of Years Supply (I / 405)</b>	<b>5.24</b>	

2.4 The Worcester City 5YHLS has been recalculated considering the amendments detailed in Section 1.

2.5 Row D has been reduced by 18 dwellings, as 3 dwellings have been included in the supply and 21 dwellings removed, both sites are under construction. The recalculation of the Worcester City 5YHLS results in a supply of 3.26 years.

	<b>Worcester City 5YHLS Calculation updated March 2023</b>	Dwellings	Average per annum
<b>A</b>	Worcester Requirement using Standard Method		343
<b>B</b>	5 year target using Standard Method (1 April 2022 to 31 March 2027) (A x 5)	1,715	
<b>C</b>	5 Year target + 5% Buffer (B x 1.05)	<b>1,801</b>	<b>360</b>
<b>D</b>	Planning Permissions UC (dwellings which are under construction and those not started on UC sites expected to come forward within the next 5 years) (WCC 330 UC + 538 NS)	<b>868</b>	
<b>E</b>	Dwellings on sites Not Started (NS) which are expected to come forward in the next 5 years (191)	191	
<b>F</b>	Deliverable allocated sites in the adopted SWDP not started at 1 April 2022 (SWDP59/19 in Wychavon)	0	
<b>G</b>	Total deliverable sites not started (including 5% lapse rate) ((E+F) x 0.95)	<b>181</b>	
<b>H</b>	Windfalls (63 x 2 years)	<b>126</b>	
<b>I</b>	Total Supply (D + G + H)	1,175	
<b>J</b>	Total supply less 5 year requirement (I – C)	-626	
<b>K</b>	<b>Number of Years Supply (I / 360)</b>	<b>3.26</b>	

2.6 The Wychavon 5YHLS has been recalculated considering the amendments detailed in Section 1.

2.7 Row E has been reduced by 13 dwellings. The recalculation of the Wychavon 5YHLS results in a supply of 3.81 years.

	<b>Wychavon 5YHLS Recalculation updated March 2023</b>	Dwellings	Average per annum
<b>A</b>	Wychavon Requirement using Standard Method		488
<b>B</b>	5 year target using Standard Method(1 April 2022 to 31 March 2027) (A x 5)	2,440	
<b>C</b>	5 Year target + 5% Buffer (B x 1.05)	<b>2,562</b>	<b>512</b>
<b>D</b>	Planning Permissions UC (dwellings which are under construction and those not started on UC sites expected to come forward within the next 5 years) (WDC 540UC + 878NS; WWA WDC 50UC + 38NS)	<b>1,506</b>	

<b>E</b>	Dwellings on sites Not Started (NS) which are expected to come forward in the next 5 years (WDC 231, WWA WDC 0)	231	
<b>F</b>	Deliverable allocated sites in the adopted SWDP not started at 1 April 2022 (SWDP59/19 in Wychavon)	65	
<b>G</b>	Total deliverable sites not started (including 5% lapse rate) $[(E+F) \times 0.95]$	<b>281</b>	
<b>H</b>	Windfalls (82 x 2 years)	<b>164</b>	
<b>I</b>	Total Supply (D + G + H)	1,951	
<b>J</b>	Total supply less 5 year requirement (I – C)	-611	
<b>K</b>	<b>Number of Years Supply (I / 512)</b>	<b>3.81</b>	

2.8 The SWCs 5YHLS has also been updated due to the changes detailed in Appendix 1.

2.9 The recalculation of the SWCs 5YHLS results in a supply of 4.11 years.

	<b>South Worcestershire Council's 5YHLS Calculation updated March 2023</b>	Dwellings	Average per annum
<b>A</b>	SWC Local Housing Need based on 2023 projections and 2022 affordability ratio		1,217
<b>B</b>	5 year target using Standard Method (1 April 2022 to 31 March 2027) (A x 5)	6,085	
<b>C</b>	5 Year target + 5% Buffer (B x 1.05)	<b>6,389</b>	<b>1,278</b>
<b>D</b>	Planning Permissions UC (dwellings which are under construction and those not started on UC sites expected to come forward within the next 5 years) (1,394UC + 2775NS)	<b>4,169</b>	
<b>E</b>	Dwellings on sites Not Started (NS) which are expected to come forward in the next 5 years	676	
<b>F</b>	Deliverable allocated sites in the adopted SWDP not started at 1 April 2022	80	
<b>G</b>	Total deliverable sites not started (including 5% lapse rate) $[(E+F) \times 0.95]$	<b>718</b>	
<b>H</b>	Windfalls (180 x 2 years)	<b>360</b>	
<b>I</b>	Total Supply (D + G + H)	5,247	
<b>J</b>	Total supply less 5 year requirement (I – C)	-1,142	
<b>K</b>	<b>Number of Years Supply (I / 1,278)</b>	<b>4.11</b>	

### **3. Updated lapse rates**

- 3.1 As several small sites have lapsed which were not captured in the December 2022 Report, the lapse rate data has been updated. Please find the updated data in Appendix 2.
  
- 3.2 The updated lapse rate results in an average lapse rate of 3.36% across the SWCs, with an updated average lapse rate of 4.45% in Malvern Hills District and 2.47%. The SWCs retain the stance that a 5% lapse rate is a sufficient rate to be applied to all sites which have not started in the 5YHLS calculation.

## Appendix 1 – Sites to be removed or changed from the December 2022 5YHLS

Malvern Hills District Council – Amendment to Five Year Housing Land Supply Report December 2022						
Parish Description	Planning Reference	Site Number	Location	Proposal	Status	Reason for removal / change
Bayton CP	19/00090/GPDQ	MHDC/92/HOU	Teddton Manor Farm, Clows Top, Kidderminster, DY14 9NQ	Notification for Prior Approval for the proposed change of use of an Agricultural Building to 1no dwelling house.	Lapsed – removal of 1 dwelling from the 5YHLS	Site was included in the 5YHLS commitments table, but should have been marked as a lapsed
Holt CP	18/01857/FUL	MHDC/83/HOU	Thatch Lodge, Holt Heath, Worcester, WR6 6NL, NB Site on sharp bend on busy road top of hill, , but within walking distance of Holt Fleet pub.,	Subdivision of existing property in to 2no. dwellings	Lapsed – removal of 1 dwelling from the 5YHLS	Site was included in the 5YHLS commitments table, but should have been marked as a lapsed



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			Park on Holt Fleet pub car park.,			
Malvern CP	18/01785/FUL	MHDC/89/HOU	Oak Lodge, 85 Albert Road South, Malvern, WR14 3DX	Erection of dwelling	Lapsed – removal of 1 dwelling from the 5YHLS	Site was included in the 5YHLS commitments table, but should have been marked as a lapsed
Malvern CP	17/00693/FUL	MHDC/73/HOU	Myrtles, Como Road, Malvern, WR14 2TH	Demolition of existing dwellings Northcot and Myrtles (demolition of total 2 dwellings), and erection of 7 apartments and one townhouse, car parking and landscaping.	Lapsed – removal of 6 dwellings from the 5YHLS	Site was included in the 5YHLS commitments table, but should have been marked as a lapsed
Lindridge CP	18/00371/FUL	MHDC/85/HOU	The Moor, Eardiston, Tenbury Wells, WR15 8JJ	Lindridge CP	Lapsed – removal of 1 dwelling from the 5YHLS	Site was included in the 5YHLS commitments table, but should have been marked as a lapsed

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Severn Stoke CP	16/00076 & 17/01677	MIG/16/00076/HOU	Cedar Lodge, Severn Stoke, Worcester, WR8 9JA	Conversion of Coventry Barn to a single dwelling and a detached garage/car port / office with car parking and landscaping	Lapsed – removal of 1 dwelling from the 5YHLS	Site was included in the 5YHLS commitments table, but should have been marked as a lapsed
Great Witley CP	18/00861/FUL	MHDC/106/HOU	Orchard Farm Worcester Road Great Witley Worcester WR6 6HU	Change of use of agricultural building to live/work unit.	Lapsed – removal of 1 dwelling from the 5YHLS	Site was included in the 5YHLS commitments table, but should have been marked as a lapsed
Tenbury CP	18/01389/OUT	MHDC/11/HOU	Land At (Os 5959 6719), The Oaklands, Tenbury Wells, WR15 8FB	Construction of up to 35 open market and affordable dwellings, improvements to the existing vehicular and pedestrian access, formation of a surface water attenuation pool, provision of associated infrastructure and the establishment of	Updated information to remove 35 dwellings from 5YHLS	Information received via the developer questionnaires sent out and used in the December 2022 5YHLS Report indicated that this site would come forward and all 35 dwellings would be completed in the next 5 years. This no longer appears to be the case and therefore 35 dwellings are removed from the 5YHLS calculation.

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				landscaping, public open space and other green infrastructure.		
Tenbury CP	N/A	N/A	Land at the Haven, Oldwood Road, Tenbury Wells		Updated information to remove 25 dwellings from the 5YHLS - Allocated in SWDP for 40 dwellings. The Agent has now amended that only 15 dwellings can be completed in next 5 years	Information received via the developer questionnaires sent out and used in the December 2022 5YHLS Report indicated that this site would come forward and 48 dwellings would be completed in the next 5 years. The site was allocated in the SWDP for 40 dwellings, so 40 dwellings were used in the December 2022 5YHLS Report. This no longer appears to be the case, with the developer suggesting only 15 dwellings can be completed in the next 5 years.
Malvern CP	19/01905/FUL	MHDC/150/HOU	Mhhyat Foyer, The Haysfield, Malvern, WR14 1GF	Alteration of existing communal spaces and associated external alterations to create 3 additional	This site is currently under construction. However, the 3 additional	Ratio not applied, amend to reduce the UC figure by 1 dwelling, from 3 to 2 dwellings.

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				bedrooms for residential purposes, within existing supported accommodation for young people. C2a.	bedrooms did not have the 1.8 ratio applied. This results in 2 dwellings rather than 3	
Lindridge CP	21/01729/GPZA	MHDC/255/HOU	Industrial Units Next Door to Dumbleton House, Eardiston, Tenbury Wells, WR15 8JH	Prior notification for the proposed demolition of buildings and the construction of new dwelling houses in its place.	15 dwellings input into 'no lapse rate' section, however, should have the 5% lapse rate applied.	Included without a lapse rate
Rushwick CP	19/01492/FUL	MHDC/167/HOU	Bedwardine House, Upper Wick Lane, Rushwick, Worcester, WR2 5SU	Two storey extension to care home	Site had ratio of 1.8 applied, resulting in 7 dwellings (rather than the 12 on the application) counted.	Included without a lapse rate

					Should have had 5% lapse rate applied	
Tenbury CP	18/00626/FUL	MHDC/152/HOU	Royal Oak Hotel, Market Street, Tenbury Wells, WR15 8BQ	Full application for the change of use of existing outbuildings and upper floor of the Royal Oak Hotel into 9 dwellings with existing ground floor bar area to be converted to B1 office space together with the erection of 6 new dwellings on former car park land to the rear.	15 dwellings input into 'no lapse rate' section. However, should have the 5% lapse rate applied.	Included without a lapse rate
Rushwick CP	19/01378/OUT	MHDC/233/HOU	Land At (OS 8205 5395), Claphill Lane, Rushwick	Residential development of up to 120 homes (Use Class C3), access, public open space, landscaping, car	108 of 120 dwellings expected to come forward in next 5 years. These should	Included without a lapse rate

				parking, surface water attenuation and associated infrastructure (all matters reserved except access).	have had the 5% lapse rate applied.	
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<b>Worcester City Council – Amendment to Five Year Housing Land Supply Report December 2022</b>					
<b>Ward</b>	<b>Planning Reference</b>	<b>Location</b>	<b>Proposal</b>	<b>Status</b>	<b>Reason for removal / change</b>
Battenhall	P18B0289 (15/B0288)	Former NALGO Sprots Ground, Battenhall, Worcester	Development of 31 units	The site has 28 completions, 3 under construction dwellings were not included in the 2022 5YHLS Report	Under construction dwellings were not included in the supply
Bedwardine	P15C0371	The Ice House, Bromyard Road	54 flat, 53 two bed, 1 one bed	54 dwellings were included as being under construction.	Double counting of dwellings on site, as part of site was already

				However, 21 of these dwellings were completed in 2020/21. This figure is therefore reduced to 33 UC	completed in 2020/21 monitoring year.
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**Wychavon District Council – Amendment to Five Year Housing Land Supply Report December 2022**

<b>Parish Description</b>	<b>Planning Reference</b>	<b>Site Number</b>	<b>Location</b>	<b>Proposal</b>	<b>Status</b>	<b>Reason for removal / change</b>
Abbots Morton	19/00967/FUL	WDC/177/HOU	Manor Farm Abbots Morton Road Abbots Morton WR7 4NA	Subdivision of garden and conversion of existing barn to a residential dwelling	Lapsed – removal of 1 dwelling from the 5YHLS	Site was included in the 5YHLS commitments table, but should have been marked as a lapsed
Defford	19/01111/GPDQ	WDC/174/HOU	Borders Farm Croome Road Besford	Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a	Lapsed – removal of 1 dwelling from the 5YHLS	Site was included in the 5YHLS commitments table, but should have been marked as a lapsed

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			Worcester WR8 9AS	Dwellinghouse (Class C3), and for Associated Operational Development.		
Drakes Broughton and Wadborough	19/00922/FUL	WDC/163/HOU	The Grange Chevington Lane Drakes Broughton WR10 2AE	Subdivision of The Grange to form two independent dwellings (C3) (Gated Access, Large Guard Dog)	Lapsed – removal of 1 dwelling from the 5YHLS (subdivision of 1 dwelling to 2, resulting in one net dwelling)	Site was included in the 5YHLS commitments table, but should have been marked as a lapsed
Hill and Moor	16/00845; 19/02622/RM	PAR/47/45A/HOU	Land off Chestnut Close Lower Moor Worcestershire	Application for approval of all reserved matters following outline approval W/16/00845/OU for the erection of 5 dwellings.	Lapsed – removal of 5 dwelling from the 5YHLS	Site was included in the 5YHLS commitments table, but should have been marked as a lapsed



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Strensham	18/00930/COU	WDC/135/HOU	Bredon Field Farm Mill Lane Strensham Worcester WR8 9LB	Conversion of 'at risk' Model Farm buildings to residential use (three dwellings)	Lapsed – removal of 3 dwellings from the 5YHLS	Site was included in the 5YHLS commitments table, but should have been marked as a lapsed
Upton Warren	19/01051/GPDQ	WDC/175/HOU	Cooksey Lodge Farm Berry Lane Upton Warren Bromsgrove B61 9HD	Notification for Prior Approval for a proposed change of use of agricultural building to two dwelling houses (Class C3) and for associated operational development	Lapsed – removal of 2 dwellings from the 5YHLS	Site was included in the 5YHLS commitments table, but should have been marked as a lapsed

## Appendix 2 – Addendum to Lapse Rates

	Malvern Hills Lapse Rates			Worcester City Lapse Rates			Wychavon Lapse Rates			South Worcestershire Lapse		
	Lapses	Total commitm ents	%	Lapses	Total commitm ents	%	Lapses	Total commitm ents	%	Lapses	Total commitm ents	%
2006/07	17	1286	1.32%	NO DATA			17	830	2.05%			
2007/08	24	1235	1.94%	NO DATA			6	1129	0.53%			
2008/09	28	1192	2.35%	57	1279	4.46%	69	987	6.99%	154	3458	0.00%
2009/10	118	1013	11.65%	18	1463	1.23%	30	947	3.17%	166	3423	0.00%
2010/11	103	894	11.52%	59	1219	4.84%	80	1355	5.90%	242	3468	0.00%
2011/12	76	865	8.79%	82	959	8.55%	37	1864	1.98%	195	3688	0.00%
2012/13	125	611	20.46%	33	1270	2.60%	14	3127	0.45%	172	5008	0.00%
2013/14	34	996	3.41%	27	1573	1.72%	57	3403	1.67%	118	5972	0.00%
2014/15	115	1684	6.83%	25	1405	1.78%	125	4869	2.57%	265	7958	0.00%
2015/16	16	1899	0.84%	24	1034	2.32%	45	5624	0.80%	85	8557	0.00%
2016/17	29	2037	1.42%	81	911	8.89%	207	5186	3.99%	317	8134	0.00%
2017/18	381	1449	26.29%	81	1237	6.55%	65	4001	1.62%	527	6687	0.00%
2018/19	15	1411	1.06%	66	1728	3.82%	73	2889	2.53%	154	6028	0.00%
2019/20	15	2989	0.50%	36	1753	2.05%	146	3135	4.66%	197	7877	0.00%
2020/21	31	4711	0.66%	10	1760	0.57%	100	2858	3.50%	141	9329	0.00%
2021/22	115	3628	3.17%	41	1347	3.04%	28	2240	1.25%	184	7215	0.00%
	<b>1242</b>	<b>27900</b>	<b>4.45%</b>	<b>640</b>	<b>18938</b>	<b>3.38%</b>	<b>1099</b>	<b>44444</b>	<b>2.47%</b>	<b>2917</b>	<b>86802</b>	<b>3.36%</b>