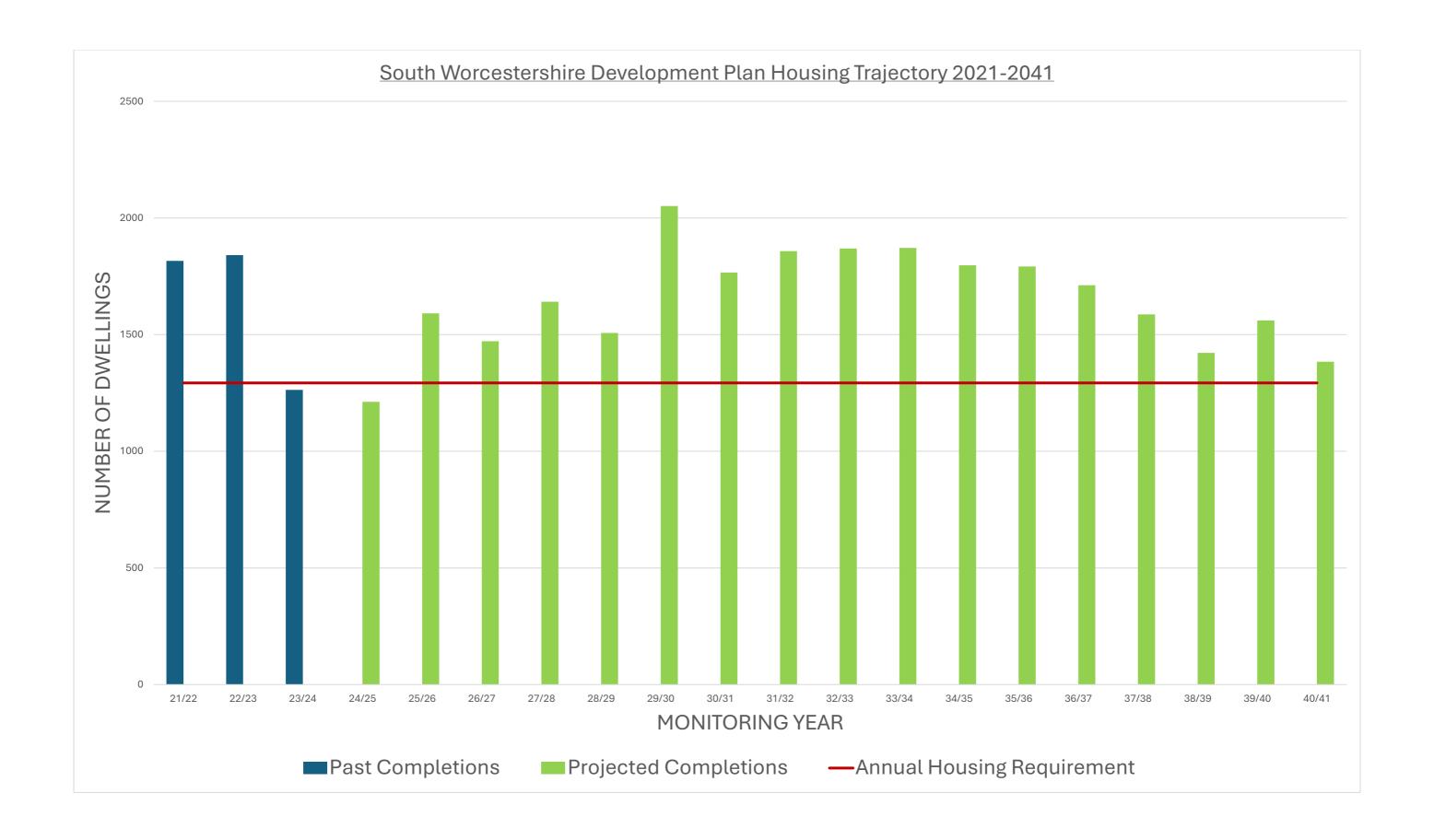
## **South Worcestershire Development Plan Review Housing Trajectory**

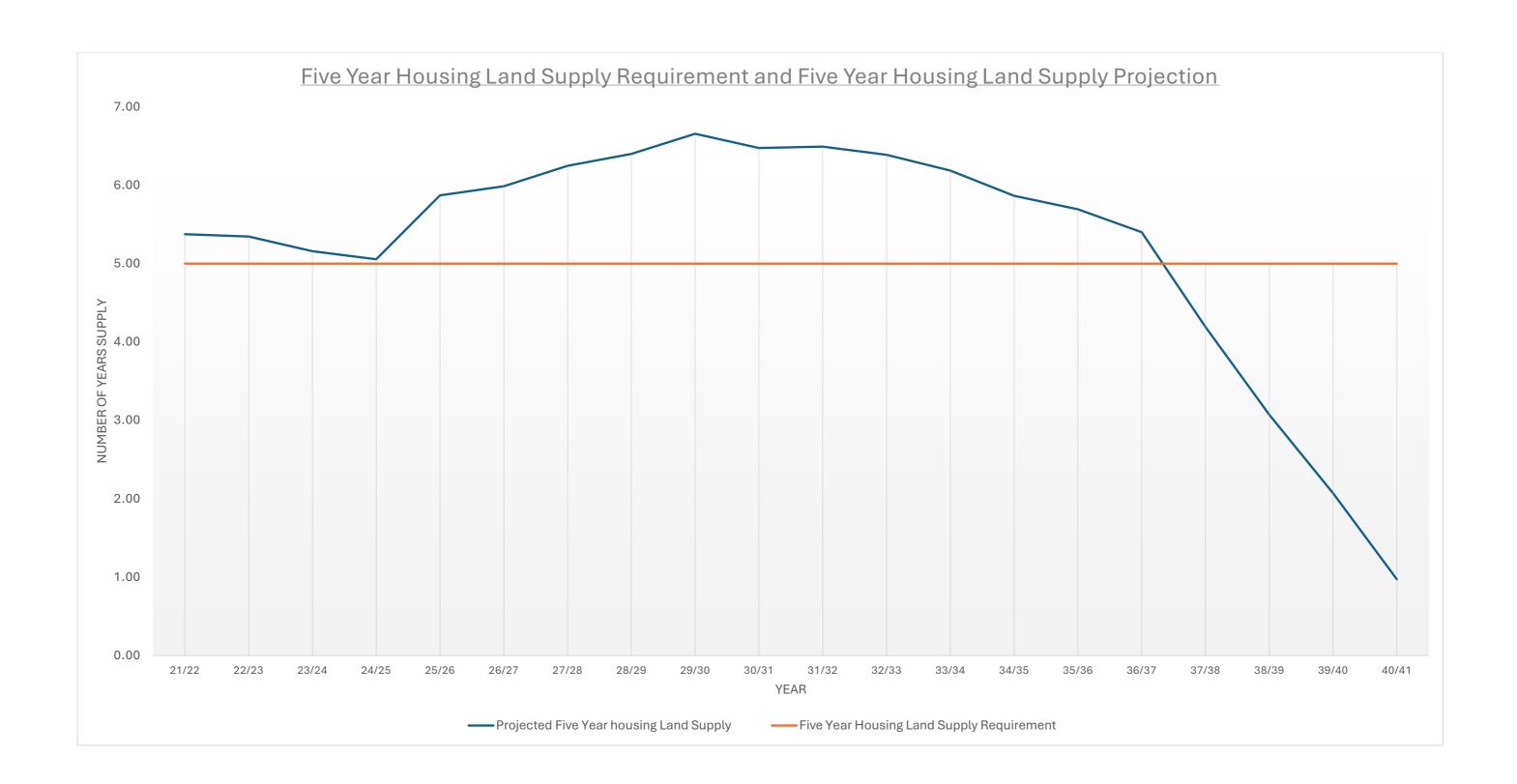
This summary table provides an indication of the expected housing delivery across the Plan period (2021-2041). Consequently, the trajectory takes into account all the completions and extant planning permissions up to 31 March 2024, existing SWDP site allocations, new proposed SWDPR site allocations, and windfalls when calculating the expected housing delivery over the Plan period by year. Please note that projections are indicative and may be updated through statements of common ground and other evidence as it comes forward accordingly. Projections are correct according to available information and evidence as at 9 October 2024.

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Projected Completions	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41
SWDPR Strategic Allocations	39	248	310	210	210	360	320	570	720	820	990	1070	1120	1085	1060	1040	934	810	860	808
Worcester City SWDPR Allocations	11	5	309	25	38	98	185	0	16	0	90	90	90	150	170	110	91	50	104	45
Wychavon SWDPR Allocations	89	235	102	236	586	379	345	114	274	162	140	120	100	0	0	0	0	0	66	0
Malvern Hills SWDPR Allocations	47	95	68	56	111	184	243	281	347	134	80	80	80	80	80	80	80	80	0	0
Large Windfall Allowance (10 or more dwellings)	0	0	0	0	0	0	242	242	242	242	242	242	242	242	242	242	242	242	242	242
Small Windfall Allowance (9 or less dwellings)	240	228	207	248	248	248	240	240	240	240	240	240	240	240	240	240	240	240	240	240
Worcester City Large Commitments (10+)	400	300	44	164	64	4	0	0	0	0	0	0	0	0	0	0	0	0	49	49
Wychavon Large Commitments (10+)	632	456	171	154	199	125	45	38	136	80	26	0	0	0	0	0	0	0	0	0
Malvern Hills Large Commitments (10+)	358	274	52	119	135	74	21	22	76	88	50	27	0	0	0	0	0	0	0	0
Annual Projected Completions	<u>1816</u>	<u>1841</u>	<u>1263</u>	<u>1212</u>	<u>1591</u>	<u>1472</u>	<u>1641</u>	<u>1507</u>	<u>2051</u>	<u>1766</u>	<u>1858</u>	<u>1869</u>	<u>1872</u>	<u>1797</u>	<u>1792</u>	<u>1712</u>	<u>1587</u>	1422	<u>1561</u>	<u>1384</u>
Cumulative Projected Completions	<u>1816</u>	<u>3657</u>	<u>4920</u>	<u>6132</u>	7723	<u>9195</u>	<u>10836</u>	<u>12343</u>	<u>14394</u>	<u>16160</u>	<u>18018</u>	<u>19887</u>	<u>21759</u>	<u>23556</u>	<u>25348</u>	<u>27060</u>	<u>28647</u>	<u>30069</u>	<u>31630</u>	33014



		Soi	uth W	orceste	ershir	e Devel	opmer	nt Plan	Review	rolling	five y	ear ho	using l	and su	pply					
	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41
Annual Housing Requirement	1293	1293	1293	1293	1293	1293	1293	1293	1293	1293	1293	1293	1293	1293	1293	1293	1293	1293	1293	1293
Commitments started	1576	1613	1056	735	512	606	565	340	415	351	370	362	360	325	300	300	275	160	160	108
Large Windfalls	0	0	0	0	0	0	242	242	242	242	242	242	242	242	242	242	242	242	242	242
Small Windfalls	240	228	207	248	248	248	240	240	240	240	240	240	240	240	240	240	240	240	240	240
Commitments not																				
started inc. windfalls	0	0	0	477	1079	866	1076	1167	1636	1415	1488	1507	1512	1472	1492	1412	1312	1262	1401	1276
Commitments with																				
5% lapse	0	0	0	453	1025	823	1022	1109	1554	1344	1414	1432	1436	1398	1417	1341	1246	1199	1331	1212
Total completions	1816	1841	1263	1188	1537	1429	1587	1449	1969	1695	1784	1794	1796	1723	1717	1641	1521	1359	1491	1320
Five Year Projected																				
Supply	7645	7258	7004	7190	7971	8129	8484	8690	9038	8792	8814	8672	8400	7963	7730	7333	5691	4170	2811	1320
5YHLS	7112	6788	6788	7112	6788	6788	6788	6788	6788	6788	6788	6788	6788	6788	6788	6788	6788	6788	6788	6788
Five Year Supply																				
Figure	5.38	5.35	5.16	5.06	5.87	5.99	6.25	6.40	6.66	6.48	6.49	6.39	6.19	5.86	5.69	5.40	4.19	3.07	2.07	0.97
No. dwellings +/-																				
5YHLS	534	470	216	78	1183	1341	1696	1902	2250	2004	2026	1884	1612	1174	942	545	-1097	-2618	-3977	-5468

\*Please note - the 2021/22 and 2024/25 5 year Target has a 10% buffer



SWDPR Site reference	Site Name	Planning Application Reference(s)	Status	Comments	C/NS/ UC	SITE TOTAL	TOTAL COMPLETIONS PRE 2021-22	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2021-2041
SWDPR 51	Worcestershire Parkway New Settlement		Proposed Allocation		NS	5000	0								200	300	400	400	400	400	400	400	400	400	400	450	450	5000
SWDPR 52	Throckmorton Airfield New Settlement		Proposed Allocation		NS	2000	0								200	300	400	150	150	200	200	200	200	200	200	250	250	2000
SWDPR 53	Rushwick Expanded Settlement		Proposed Allocation		NS	1000	0								50	100	100	100	100	100	100	100	100	100	50			1000
SWDPR 60 - SWDP 45/1	Worcester South Urban Extension	20/01786, 19/01803, 20/00775	SWDP Reallocation	(13/01617/OUT for 255 - 21/00539/RM for 89; 19/01803 for 36; 22/00842/RM for 130) (20/01786/FUL for 3) (MHDC/4/WWH 21/02274 for 79; 22/00630 for 19 C) (20/00775 for 92 WCC UC) (13/00656/OUT for 2204)	UC	2652	11	28	53	72	50	50	200	160	160	160	160	160	160	160	160	160	160	160	160	160	108	2641
SWDPR 60 - SWDP 45/2	Worcester West Urban Extension		SWDP Reallocation	16/01168/OUT for 1400 - 20/0200/RM for 311; 21/01584/RM for 216; 22/01475/RM for 46) (16/00972/OUT / 21/00901/RM for 150) (15/01419/OUT - 21/00709 for 434; 21/00912 for 483)	UC	2467	24	11	195	238	160	160	160	160	160	160	160	160	160	160	125	100	100	74				2443
SWDPR 54	Land at Mitton		Proposed Allocation	500 for SWDP, 500 for Tewkesbury DC	NS	500	0											20	100	100	100	100	80					500
						13119	35	39	248	310	210	210	360	320	570	720	820	990	1070	1120	1085	1060	1040	934	810	860	808	13584
						15115	33		240	310	210	210	300	320	370	720	020	330	1070	1120	1003	1000	1040	334	010	800	000	13304
WCHO01	Land at the rear (west) of Liverpool Road		Proposed Allocation	Deliverability letter received. Stated as being deliverable within 5 years (6 completions in 2027-28). Site owned by W.C. Housing and Property are doing some work that will include a testing layout and some indicative designs, this will include a pre-app (confidential) which might lead to an application.	NS	6	0							6														6
WCHO02	Land to the rear of 14-20 Barbourne Road		Proposed Allocation	Developer confirmed deliverability of this site	NS	5	0					5																5
WCHO03	Land off Oak View Way, Bromyard Road	20/00249/OUT, 22/00037/RM	Proposed Allocation	Under Construction	UC	120	0			95	25																	120
																					+		1		+			
WCHO04	Checketts Lane Industrial Estate		Proposed Allocation	Developer confirmed site is available, but no plans to bring forward currently. No timeframes proposed for development.	NS	39	0																			39		39
WCHO05	Shrub Hill Retail Park, Tallow Hill	21/00840 P98L0376	Proposed Allocation	Potential to be merged into wider Shrub Hill Opportunity Zone. Increase capacity at the Shrub Hill Opportunity Zone. SDP led to discussion with landowner. Site will come forward at an approporiate time to them.	NS NS	60	0														20	40						60
WCHO06	Powell and Harber, Land off Brickfields Road, Blackpole	21/00558/OUT	Proposed Allocation	Outline PP 24 dwelling granted 20/01/2023. Allocated for 16. Site not deliverable in the short term as existing business needs to relocate. Completions expected 29/30.	NS	16	0									16												16
WCHO07	Woodside Point, Williamson Road	Site for 75	Proposed Allocation	22/00337/FUL - Proposed erection of a two-storey office extension to existing industrial unit and associated alterations to existing building. Approved 02/08/2022 and completed in 22/23. No response to development questionnaire. Site was put forward late in the plan process, so may be considered at next review stage		0	0																					0
WCREAL01	Ribble Close and Gas Holder Site	Site for 40	SWDP Reallocation	No response to development questionnaire. Site unlikely to come forward	NS	0	0																					0
WCREAL02	Sansome Walk Swimming Pool	21/00916/FUL for 40	SWDP Reallocation	Site demolished, awaiting remediation works prior to construction. PP for 40, allocated 33	NS	33	0	<u>-</u>				33																33
WCREAL03	Old Brewery Service Station, Barbourne Road	P14E0123 - lapsed 2018 Site for 12	SWDP Reallocation	No response to development questionnaire. Has had previous permissions which lapsed.	NS	0	0																					0
WCREAL04	Malvern Gate, Bromwich Road	P13C0338 - lapsed 2017 Site for 45	SWDP Reallocation	Email response states that commercial ventures are now being sought, not housing.	NS	0	0																					0
WCREAL05	County Council Offices, Bilford Road		SWDP Reallocation	Site is cleared, being sold. Expected only up to 9 on site, due to SWDP38 policy restrictions of development of only 50% of the site.	NS	15	0																			15		15
WCREAL06	Laugherne Garage, Bransford Road	Site for 10	SWDP Reallocation	No response to development questionnaire. The site is still an active	NS	0	0																					0
WCREAL07	Land at Earl's Court Farm	Site for 13	SWDP Reallocation	No response to development questionnaire. Site unlikely to come	NS	0	0																					0
WCREAL08	Land adjacent to the Masonic Hall	Site for 30	SWDP Reallocation	No response to development questionnaire. Still in use a a Masonic	NS	0	0																					0
MODEALOS	Tin 7ib- Chili	D16K0303 23/22231	SWIDD Deelle	Hall. Site unlikely to come forward  Allocated for 12, application for 8. Site			0						13															12
WCREAL09	Zig Zag site, St John's	P16K0302, 22/00884	SWDP Reallocation	now demolished.	NS	12	0						12												1			12
WCREAL10	Royal Worcester Porcelain - Gap Site		SWDP Reallocation	Site is currently in use a car park. Developer confirmed delivery within 3 years	NS	10	0						10															10
11100511111	Land formerly associated with Tolladine	20/2005	CHIDE 2 "					44	-												+				+			10
WCREAL11	Golf Course	20/00352	SWDP Reallocation	Completed	С	16	0	11	5																			16

SWDPR Site reference	Site Name	Planning Application	Status	Comments	C/NS/ UC	SITE TOTAL	TOTAL COMPLETIONS	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2021-2041
		Reference(s)		Respondent (agent for Canal and River Trust) has stated delivery will be pushed	UC		PRE 2021-22																					
WCMU01	Land at Navigation Road, Diglis		Proposed Allocation	back due to further investigation needed at planning permission stage and evidence required. Estimated delivery from 2031/32. Further work ongoing relating to objections from Historic England (HE) which may affect site capacity. TBC. Discussions ongoing with HE and the Canal and River Trust.	NS	495	0											50	50	50	50	50	50	50	50	50	45	495
WCMU02	Lowesmoor Wharf	20/00649/FUL - Withdrawn in January 2024 - too high a density for 238 residential apartments and other issues.	SWDP Reallocation	20/00649/FUL - Planning application withdrawn January 2024. No response to questionnaire.	NS	100	0														40	40	20					100
WCMU04	Trinity House/Cornmarket/Lowesmoor	Site for 50. To remain as a site in the plan, but not for housing	SWDP Reallocation	No response to questionnaire (Trinity House) Opportunity Zone / Area - related to wider public improvements.	NS	0	0																					0
WCMU06	Shurb Hill Oppoutunity Zone	P12G0199, 19/00693 & 19/00694	SWDP Reallocation	Under construction - Part of site PP for 469 apartments - phase A for 214. Phase 2 for 76 expected 26/27, Phase 3 for 179 in 27/28. Remainder of delivery in the Opportunity Zone will 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 WCHOOS). TBC.		750	0			214			76	179				40	40	40	40	40	40	41				750
WCMU07	Blockhouse/Carden Street Oppourtunity Zone	Site for 120	SWDP Reallocation	No confirmation of site being developable.	NS	0	0																					0
						1677	0	11	5	309	25	38	98	185	0	16	0	90	90	90	150	170	110	91	50	104	45	1677
WYPHM01	Hill Top Farm, Newland Lane	W/22/00143/OUT; W/22/02760/RM; W/23/00813/RM; W/23/01379/RM; W/24/00085/RM	Proposed Allocation, UC	Proposed allocation - OUT and RM for 4 rather than 5. Amended	UC	4	0			3	1																	4
WYPHM02	Land off Tagwell Road	20/00183/OUT - up to 100 dwellings. 23/00247/RM PENDING	Proposed Allocation	23/00247/RM pending PP	NS	112	0					15	30	30	30	7												112
WYPHM03	Land at Mayflower Road	Proposed allocation for 5	Proposed Allocation	Owned by local council. Current use as open space. Will not be brought forward	NS	0	0																					0
WYPHM04	Land North / South of Union Lane	Site for 400, likely reduce to 250	Proposed Allocation	Discussion ongoing relating to site capacity. Unlikely to be delivered at that number. Have engaged with officers over last couple of years, last meeting Nov 23. Landowner believe market will only support 120 town houses. Brownfield site, within town centre location. So approval likely to be granted. Landowner are not housebuilders so will likely sell permission on.	NS	400 (250)	0											50	100	100								250
WYPHM05	Hadzor Locks (Hanbury Road)		Proposed Allocation		NS	300	0						50	70	40	40	40	40	20									300
WYPHM06	Land at Keepers Cottage, Newland Road		Proposed Allocation	24/01015/OUT PENDING for 50 dwellings	NS	34	0					20	14															34
WYPHM07	Canal Basin (Netherwich)		Proposed Allocation	Developers say site to be delivered with Baxenden site	NS	60	0										40	20										60
WYPHM08	Land to the west of Lingfield Road		Proposed Allocation	Developer support allocation	NS	61	0						20	20	21													61
WYPHM09	Land at Common Road	for 7	Proposed Allocation	No response to development questionnaire. Site unlikely to come forward	NS	0	0																					0
WYPHM10	Land off Enstone Way, Hampton, Evesham	18/01915	Completed	Completed	С	28	28																					0
WYPHM11	Land off Swan Lane / High Street	21/02252	Proposed Allocation Under Construction	Under construction (WDC/502/HOU). Allocated for 41, PP for 56	UC	56	0			26	30																	56
WYPHM12	Riverside Shopping Centre		Proposed Allocation	Homes England currently drawing up a masterplan	NS	70	0										40	30										70
WYPHM13	Land at Cheltenham Road (Chemtura)	for 48	Proposed Allocation	No response to development questionnaire. Site unlikely to come forward	NS	0	0																				1	0
WYPH01	Land off Wyre Road	22/01597	Proposed Allocation	PP 22/01597 for 111 homes (covers a larger site than proposed allocation)	NS	72	0				40	32																72
WYPH02	Land off Wyre Road North	W/22/UU038/FUE - 28	Proposed Allocation	24/01001/OUT PP pending decision for 35 on slightly larger site	NS	28	0									28												28
WYPH03 / WYPH04 / WYPH05	Land West of Dowling Drive (Land South of the Holloway)		Proposed Allocation	PP for part of site 28 dwellings approved; 24/00270/FUL PENDING for whole site 120 dwellings	NS	112	0				20	40	40	12													1	112
WYPHM14	Land at rear 34 Bretforton Road and Land at Brewers Lane	Two live applications for 165 homes total (W/23/00936/OUT – 90) and (W/23/01822/OUT – 75).	Proposed Allocation	PP Pending decision Reserved Matters approval is anticipated Summer 2025, with construction commencing later that year and the first 25 completions in 2026/27.	NS	120	0						25	50	15	15	15											120
WYPHM15	Land off Kennel Lane		Proposed Allocation	Unlikely to come forward currently, could be included later in the plan period	NS	30	0																			30		30
WYPHM16	Land adjacent to Station Road		Proposed Allocation	Planning application programmed for 2020	NS	84	0					50	34															84
WYPHM17	Fresh Fields Stonebow Road	23/00843/OUT	Proposed Allocation	23/00843/OUT REFUSED, currently at APPEAL	NS	25	0					15	10															25

SWDPR Site reference	Site Name	Planning Application	Status	Comments	C/NS/	SITE TOTAL	TOTAL COMPLETIONS	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33 2033-34	2034-3	35 203	35-36	2036-37 2037-38	2038-39	2039-40	2040-41	2021-2041
WYPHM18	Thornleigh Farm, Stonebow Road	Reference(s)	Proposed Allocation	23/01681 pending for 51 net (Planning	UC NS	25	PRE 2021-22 0					25								+		$\rightarrow$					25
WYPHM19	Land West of Dilmore Lane	21/02974/FUL	Proposed Allocation	PP pending for 40, deferred at Committee		40	0				40									+		_					40
WIFNINIS	Land West of Difficire Lane	21/029/4/FUL	Proposed Allocation	We are currently waiting for the site to receive a legal Allocation before a planning application is submitted albeit	INS	40	U U				40																40
WYPHM20	Land off Southall Drive		Proposed Allocation	that this land is not in the Green Belt, but we have had no encouragement from SWDLP to prepare and submit a planning application at this time.		52	0					40	12														52
WYPHM21	Land off Inn Lane, Roselands		Proposed Allocation	Developer confirmed deliverability of site	NS	7	0						7							1							7
WYPHM22	Land to the rear of Withyfields, Withybed Lane	W/16/01712/OU and W/16/03026/RM	Proposed Allocation	Allocated in Plan for 23 permission for 30. Not to amend the trajectory until UC	NS	23	0				10	13															23
WYPHM23	Land off Withybed Lane		Proposed Allocation		NS	57	0						27	30													57
WYPHM24	Land immediately adjacent to southern side of Boat Lane		Proposed Allocation	Site remains available, confirmation from owner	NS	10	0																		10		10
WYPHM25	Land south of Three Cocks Lane	W/22/02253/FUL	Proposed Allocation	PP for 34 dwellings	NS	32	0				16	16															32
WYPHM26	Land off Laurels Road		Proposed Allocation	One of joint landowners confirmed availability and intention to submit planning application for 37 dwellings. No	NS	37	0									37											37
WYPHM27	Land North of Woodhall Lane	20/02916/FUL	Completed	PP approved for 45, Allocated for 36	С	45	0		38	7																	45
WYPHM28	Land to the rear of Cutts Pool	23/02209	Proposed Allocation	23/02209/FUL PP PENDING	NS	24	0									24						$\neg$					24
WYPHM29	Double Gates Farm, Pershore Road		Proposed Allocation	Site remains available, confirmation from owner	NS	18	0															$\top$			18		18
WYPHM30	Land rear of Sunnyhill House, Stoke Road, Wychbold	18/02398, 19/02027, 22/01280	Permitted, UC	Permitted, under construction	UC	33	0				13	20															33
WYPH06	Land North of New Street	,	Proposed Allocation		NS	18	0					18															18
WYPH07	Land West of Ivy Lane	22/00202/OUT	Proposed Allocation	22/00202/OUT Permitted, Outline WDC/550/HOU	NS	30	0									30											30
WYPH08	Land North East of Main Street		Proposed Allocation	The landowners anticipate commencing development in 2025 with completion within 6 months.	NS	5	0					5															5
WYPH09	Site off Main Street and Mill Lane		Proposed Allocation	24/00632/FUL PP Pending	NS	52	0					33	19														52
WYPH10	Land at the Daves, Middle Lane		Proposed Allocation	Landowner still supportive of site	NS	13	0					13								_							13
WYPH11	Land at Middle Lane / Field Barn Lane		Proposed Allocation	DD appropried for 62 units \$106	NS	25	0					25															25
WYPH12	Land off Church Road	22/01706/FUL	Proposed Allocation	PP approved for 62 units. S106 agreement pending full detailed application will be submitted	NS	40	0					40								_							40
WYPH13	Land at Mill End Racing Stables  Land adjacent to Defford Motors, Upton		Proposed Allocation	in 2024	INS	27	0					27								_							27
WYPH14	Road	W/23/01143/PIP	Proposed Allocation	PIP approved 8 dwellings  2014 app over larger site refused,	NS	8	0									8											8
WYPH15	Land off Main Street, Defford Motors		Proposed Allocation	brownfield site, no response form land owner currently  A pre-planning meeting with Wychavon	NS	8																			8		
WYPH16 WYPH17	Land off Upton Road  Land adjacent to and West of Galton Arms	23/01343/OUT	Proposed Allocation  Proposed Allocation	Planning is intended once the SWDPR is adopted, if the site is included. 23/01343/OUT Granted subject to S106	NS NS	11	0					11					12				_						11
WYPH18	Blacksmiths Lane	22,72273,733	Proposed Allocation	for 22	NS	42	0					42								+							42
WYPH19	Land West of Upton Snodsbury Road	20/00585	Proposed Allocation	Under Construction	uc	34	0	4	11	9	10																34
WYPH20	Long Hyde Road		Proposed Allocation	Awaiting adoption of SWDPR	NS	11	0						11														11
WYPH21	Speed-the-Plough, Plough Road		Proposed Allocation		NS	26	0									26											26
WYPH22	Meadowcroft, Bishampton Road	18/00747/FUL - 1 dwelling W/23/01778/PIP - 9 dwellings.	Proposed Allocation	18/00747 completed for 1 dwelling No TDC application submitted for PIP	uc	12	1					5	6														11
WYPH23	Top Croft, Cleeve Road		Proposed Allocation	19/01501/PIP EXPIRED Landowner confirms deliverability	NS	6	0									6											6
WYPH24	Land at junction of Cleeve Road and School Lane		Proposed Allocation	Landowner confirms deliverability	NS	17	0							17								_					17
WYPH25	Springfield Nurseries, Main Street		Proposed Allocation	Allocated in Sedgeberrow NDP  Site in multiple ownerships, no confirmation of delivery. Brownfield in	NS	28	0							28													28
WYHMA01	Garage, High Street	for 20	SWDP Reallocation	Town, so could come forward without allocation	NS	0	0														_						0
WYHMA02 WYHMA03	Garage Court, Abbots Road  Land to the north of Pershore	for 13 15/01036 & 19/01718	SWDP Reallocation SWDP Reallocation	Part of site Under Construction	NS UC	251	0	4	107	57	28					40	15			+	+	+					251
				Unlikiely to come forward, no movement				-	107		20					70	1.5			+	+	+					
WYHMA04 WYHMA05	Boxing Club, Kidderminster Road  Oakham Place	for 10	SWDP Reallocation SWDP Reallocation	in last 20 years. Brownfield site  Will not come forward.	NS NS	0	0															-					0
WYHMA06	Acre Lane	for 20	SWDP Reallocation	Long term lease with Scouts and Guides until 2040. Will not come forward within plan period		0	0																				0
WYHMA07	Willow Court, Westwood Road	for 10	SWDP Reallocation	Unlikely to come forward	NS	0	0															$\top$					0
WYHMA08	Employment site, top of Kings Road	19/01410 (PAR/37/481/HOU)	SWDP Reallocation	Part of site complete - 7 dwellings remain	UC	83	0	50	26							7											83
WYHMA09	Land off Davies Road (former leisure centre)		SWDP Reallocation		NS	36	0						7	21	8												36
WYHMA10	Land at Offenham Road East	19/01541, 21/01301	SWDP Reallocation	Completed	С	33	0	8	25																		33
WYHMA11	Land behind Lichfield Avenue	22/02098	SWDP Reallocation	PAR/37/478/HOU 22/02098 for 22	NS	14	0				9	13															22

SWDPR Site reference	Site Name	Planning Application Reference(s)	Status	Comments	C/NS/ UC	SITE TOTAL	TOTAL COMPLETIONS PRE 2021-22	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2021-2041
WYHMA12	Land off Abbey Road	18/00549	SWDP Reallocation	Permitted, Not Started	NS	200	0 0					60	67	67									+					194
WYHMA13	Laurels Avenue	10,00343	SWDP Reallocation	RM pending PP expected	NS	19	0				19					-					-			+				19
WYHMA14	Station Road		SWDP Reallocation		NS	6	0									6												6
WYHMA15	Land off Roman Meadow, Pershore Road	19/00968, 20/02358	SWDP Reallocation	Completed	С	38	0	18	20																			38
WYHMA16	Site adjacent Nine Acres	20/04240/5111	SWDP Reallocation	Considered	NS	8	0	5	8			8												1				13
WYHMA17	Garage site off A422 and land to the rear	20/01348/FUL	SWDP Reallocation	Completed	С	13		5	8																			13
						2725	29	89	235	102	236	586	379	345	114	274	162	140	120	100	0	0	0	0	0	66	0	2948
MHPH01	Land South of Madresfield Road		Proposed Allocation		NS	180	0						40	40	40	40	20											180
MHPH02	Land at Cales Farm	OPA Submitted Dec 2023	Proposed Allocation	23/01777/OUT Pending - Planning	NS	200	0					20	60	60	60								1	+				200
		OFA Submitted Det 2023	.,	Committee October 10								20	- 00	- 50	00	-												
МНРН03	Land at 186 Madresfield Road		Proposed Allocation		NS	18	0		-							18												18
MHPH04	Land to the South side of Guarlford Road		Proposed Allocation		NS	180	0						35	45	40	40	20											180
МНРН05	Land off Mayfield Road		Proposed Allocation		NS	16	0						16															16
МНРН06	Land west of Terrills Lane	M/22/00289/OUT (forms part of larger site)	Proposed Allocation	PP pending for 125 dwellings	NS	10	0						10															10
МНРН07	Hope Meadow Drive / Hope Lane	18/01515 (MHDC/16/HOU)	Proposed Allocation	Part completed, for 23. Remiainder of site	UC	55	0	1	13	9						32												55
MHPH08	Land south of Stourport Road		Proposed Allocation	NS and no PP 23/01309/OUT refused 10/06/2024 for	NS	44	0									40	4						+	1				44
MHPH09	Glen Rise, 32 Hallow Lane		Proposed Allocation	100 units on larger site	NS	12	0					12											+		1			12
				PP approved for 83, increased from 71 to					-	-													+		1			
MHPH10	Land South of playing field	M/23/00863/FUL	Proposed Allocation	83 as UC	UC	83	0				40	40	3										_	_				83
MHPH11	Lawn Farm (Phase 3), Drake Street	23/01572/FUL	Proposed Allocation	PP Pending	NS	17	0					17																17
MHPH12	Land to the north of Stocks Farm		Proposed Allocation	Developers confirm deliverability	NS	18	0							9	9													18
MHPH13	Land to centre of Bayton		Proposed Allocation	Developer confirmed deliverabiltiy	NS	10	0						10															10
MHPH14	Land South of Old Malvern Road		Proposed Allocation	PP pending 23/01055/OUT for up to 80	NS	25	0					15	10										1					25
			.,	units (covers CFS0511 and CFS0514)																			+	+				
MHPH15	Land at Milestone		Proposed Allocation	PP 23/00699 refused; looking to submit a further application for 60	NS	50	0									40	10											50
																-												
МНРН16	Broomfields Farm Shop, School Plantation		Proposed Allocation	Awaiting formal allocation	NS	22	0							22														22
MHPH17	Land off A4103	M/22/00187/OUT and 23/01559/RM	Proposed Allocation	RM PP 52 dwellings	NS	52	0							40	12													52
MHHA01	Former Railway Sidings, Peachfield Road	for 20	SWDP Reallocation	PP 20/00063/FUL to redevelop part of site for employment, no response to	NS	0	0																					0
	Torrier namely statings, recentled node	101 20	3W51 Neurocation	developer on housing delivery												-												
MHHA02	Victoria Road Car Park	for 21	SWDP Reallocation	Developer stated no longer intend to develop site	NS	0	0																					0
MHHA03	Barracks Store, Court Road	19/01298 / 23/01780	SWDP Reallocation	Complete. Site was allocated for 28	С	33	0	10	21	2																		33
				Davalanar cuggastad will have																								
				Developer suggested will have completions 26/27 and 27/28, however																								
MHHA04	Land at the Haven, Oldwood Road		SWDP Reallocation	moved back a year due to site difficulties Land subjecto to overage, not avaiable	NS	40	0							27	13													40
				until summer 2025																								
MHHA05	Land at Mistletoe Row	18/00045, 20/00371	SWDP Reallocation	SWDP 57a Completed	С	72	0	27	25	20																		72
				Developer suggested will have																				1				
МННА06	Land South of the Oaklands	18/01389	SWDP Reallocation	completions 26/27 and 27/28, however moved back two more years due to site	NS	35	0								10	25												35
	Land off A4104, North East of Upton			difficulties					-							-					-			_				
MHHA07	Marina	17/00372	SWDP Reallocation	Pending PP 22/00883/OUT for 70	NS	70	0								40	30												70
MHHA08	Land at the Orchard	21/01267/FUL	SWDP Reallocation	PP granted for 9, allocated for 6. Changed	UC	9	0				9																	9
IVINNAU8	Land at the Orchard	21/01207/FUL	SWUP Reallocation	from 6 to 9 as UC in 23/24	UC	,					,																	
МННА09	Land West of Apostle Oak Cottage	19/00674 (14/01122)	SWDP Reallocation	Complete	С	25	0	9	16																			25
		(2.7,01122)		No response to development				-	+	-													+		1			
MHHA10	Strand Cottages, Peachley Lane	Site for 6	SWDP Reallocation	questionnaire. Site unlikely to come	NS	0	0																					0
MHHA11	Land adjacent to Henwick Mill House,		SWDP Reallocation	forward  PP Pending 22/01884/FUL	NS	42	0								40	2							+	+				42
	Martley Road	24/24/22/22/2							-	-					40	+ -							+		1			
MHHA12	Land at Wheatfield Court	21/01801 / 21/01276	SWDP Reallocation	NS; 15 dwellings, 14 net	NS	14	0		-		7	7													1			14
MHHA13	Land adjacent to Highbrae		SWDP Reallocation	PP pending 21/01930/FUL for 18 units	NS	17	0								17													17
MHHA14	Land off Pearl Lane	17/01710	SWDP Reallocation	Complete	С	57	0		20	37																		57
MHMX01	Development at North East Malvern	15/01625/OUT	SWDP Reallocation	PP 15/01625 only approved 22/02/2024	NS	800	0									80	80	80	80	80	80	80	80	80	80			800
						2206	0	47	95	68	56	111	184	243	281	347	134	80	80	80	80	80	80	80	80	0	0	2206
						3388	0	0	0	0	0	0	0	242	242	242	242	242	242	242	242	242	242	242	242	242	242	3388
						3368								242	242	242	242										242	
						4779	0	240	228	207	248	248	248	240	240	240	240	240	240	240	240	240	240	240	240	240	240	4779

SWDPR Site reference	Site Name	Planning Application	Status	Comments	C/NS/	SITE TOTAL	TOTAL COMPLETIONS	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32 2032-33	2033-34	033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2021-2041
one reference	Land at Cranham Drive	Reference(s) P17N0594	Completed	Completed	UC C	34	PRE 2021-22 14	20						+					-									20
	Lowesmoor Trading Estate, St Martin's  Gate	P15D0510 20/00301; 22/00169/VARCO; P19D0005	Permitted, Not Started	Permitted, Not Started - deliverability form re-sent Sept 2024. Awating update.	NS	98	0	- 20																		49	49	98
	Land off Oak View Way	P18C0175	Under Construction	Under Construction	UC	175	90	72		9	4																	85
	14/01122; 19/00674/RM;	P17J0577	Completed	Completed (87 one bed units equivalent	С	38	0	,,,	38	-																		38
	M/22/00642/RM	P15C0371	Under Construction	of 38 C3 units) Under Construction		54	21		36	21	12																	33
	Former Ice Works, Bromyard Road 3-4 Shaw Street	P19D0033	Completed	Completed	UC C	25	0	25		21	12																	25
	Citation House, 39 Foregate Street	P18D0107	Completed	Completed	С	38	0		38																			38
	Former car park and land to the rear of 1- 11 Cecil Road	P18D0101 / 22/00761	Under Construction	Under Construction	UC	17	0				17																	17
	Site of DEFRA, Whittington Road	P18G0322	Completed	Completed	С	135	48	87																				87
	Mount Battenhall, Battenhall Avenue	19/00670	Under Construction	Under Construction Phase 1 for 49 complete, Phase 2 NS	uc	106	0	21	28		40	17																106
	Images Club, 19 The Butts	19/00247	Completed	Completed (83 bed student accommodation building - equating to 33 C3 dwellings)	С	33	0		33																			33
	Worcester North Park and Ride, John	19/01019	Completed	Completed	С	41	0	41																				41
	Comyn Drive  Land north of Newtown Road	P18Q0226	Completed	Completed	С	61	45	16		_						_			+	-						-		16
	Old Northwick Farm, Northwick Road	P19E0021	Completed	Completed	C	62	0	10	62																			62
	Rear of 31 Hopton Street	P18K0195	Completed	Completed	C C	25	9	25		_									-									25 0
	County Council Offices, Sherwood Lane Crown Packaging, Perrywood Walk	P18C0468 P17G0258	Completed Completed	Completed Completed	C	9 213	78	76	59																			135
	Former NALGO Sports Ground, Battenhall	P18B0289	Completed	Completed	С	31	21	7	3																			10
	112-118 and 155-161 Rose Avenue and		·	· ·						-						-			+									
	Land Adjoining Rose Avenue, Tolladine	P18H0280	Completed	Completed	С	21	0	10	11																			21
	4 Mayfield Road, Worcester	20/00246	Under Construction	Under construction	UC	22	0		_	_	22								+	-								22
	Fire Station/Crowngate/Angel Place/The Butts	21/00094	SWDP Reallocation	Completed	С	28	0		28																			28
	International House, 13 Pierpoint Street,	20/00167	Under constuction	Under constuction	UC	15	0				15																	15
	Worcester, WR1 1YD Victoria House, 63-66 Foregate Street,	·							1	-						_		<del>                                     </del>	+	-						-		
	Worcester	22/00049	Completed	Completed	С	14	0			14																		14
	St. Placides, Battenhall Avenue, Worcester, WR5 2HP	21/01023	Permitted, Not Started	Permitted, Not Started	NS	51	0					47	4															51
			Permitted, Under	76 Bedroom C2 Care Home (42 C3																								42
	Perdiswell House, Droitwich Road	22/01078	Construction	equivalent)	UC	42	0				42																	
	42-44 Barbourne Road, Worcester	22/00900	Permitted, Not Started	Permitted, Not Started	NS	12	0				12																	12
						1400	326	400	300	44	164	64	4	0	0	0	0	0 0	0	0	0	0	0	0	0	49	49	1074
	Leedons Caravan Park, Broadway	96/00597/LU	Under Construction	Under Construction. CoU of 49 holiday to residential units, developer has confirmed no intention of converting at this time, but may do so in future.	UC	249	130	37	5	4	5	5	5	5	4													70
	Windrush, Kidderminster Road, Hampton	15/00473	Under Construction	Under Construction	UC	10	1			1	3	3	3															10
	Lovett Worcestershire Hunt Kennels, Kennels	4.4/00000	61. 6 1/6. !! !\	C: C: 1/C: II I						_			3	+		40	40	7	+				1					07
	Lane, Fernhill Heath	14/00308	Site Started (Stalled)	Site Started (Stalled)	NS	87	0									40	40	,										87
	Land adjacent Glassier, Drakes Broughton	17/02505	Complete	Complete	С	110	22	62	13	13																		88
	Raven Hotel, St Andrews Street, Droitwich Spa	13/02538 20/02623/FUL	Under Construction	Under Construction, revised permission awaiting \$106 to be signed New planning permission granted 30/05/2024 for 48 dwellings for 48 dwellings and employment use	UC	48	0					20	28															48
	Red Lion, Droitwich Road, Bradley Green,	14/00452 / 22/00698	Completed	Completed	С	10	0		1	10																		10
	Redditch  Land adjacent to Sims Metals UK (South		·	· ·					+							-			+									
	West) Limited, Long Marston Long Carrant Park, Cheltenham Road,	16/01618 & 17/01269	Under Construction	Under Construction	UC	380	22	43	108	31	40	40	40	40	16													358
	Ashton under Hill	17/00602	Completed	Completed	С	52	45	4	3																			7
	Allesborough Farm, Allesborough Hill,	17/00432	Completed	Completed	С	27	19	8																				8
	Pershore Orchard House, 2 Victoria Square,							12	1											_								12
	Droitwich Spa	19/02139	Completed	Completed	С	12	0	12	1														1					12
	Land between Sling Lane & The Old Drive, Droitwich Road, Fernhill Heath	19/01066	Completed	Completed	С	40	34	6																				6
	23-25 Swan Lane, Evesham	19/02713	Completed	Completed	С	27	0	27																				27
	Land south of Village Street, Harvington	20/00501, 21/02049 20/01124 & 21/000816	Completed	Completed	C C	35 60	0		30 22	5 38									-									35 60
	Land off Stratford Road, Honeybourne 29-38 Manor Road, Middle Littleton	20/01124 & 21/000816	Completed Completed	Completed Completed	C	11	0	11		36							<u></u>											11
	Land at Swinesherd Way	16/02949, 17/02099 & 19/02535	Completed	Completed (PAR/88/26A/HOU)	С	300	166	50	84																			134
	Copcut Lane, Droitwich Spa	14/02188, 16/01369, 17/00027, 17/00345, 17/01186, 18/01713, 19/00684, 19/02292 &	Completed	Complete	С	771	644	85	61																			146
	Yew Tree Hill, Droitwich Spa	21/01097 & 20/02792 15/01187, 15/01418 & 16/02073 & 20/02737	Completed	Completed (PAR/32/231A/HOU, PAR/32/321C/HOU & PAR/32/321D/HOU)	С	774	690	79	5																			84
	Cheltenham Road, Evesham	14/02525 & & 15/02761 & 18/01722 & 21/01211	Under Construction	Under Construction (PAR/37/480A/HOU) (47 under 14/0252 completed)	UC	507	144	92	77	69	50	50	25															363
	The Racks, Ombersley	18/00795	Completed	Completed	С	30	24	6	-											-T								6
	Land south of B4084, Drakes Broughton	18/00635	Completed	Completed (PAR/31/78A/HOU)	С	90	60	23	7							<u> </u>			+									30
	Walworth, Shinehill Lane, South Littleton	20/00518	Completed	Completed	С	23	0	3	20																			23
	Land North of Pulley Lane and Newland Land, Droitwich Spa	18/00082/RM	Completed	Completed	С	66	0	66																				66
	Garage site off A422 and land to the rear,	17/01255	Completed	Complete (demolition of existing	С	8	0	8											1									8
	Upton Snodsbury  Norchard Farm, Norchard Lane, Crossway		Completed	dwelling, gross 9, net 8)					1	-																		
	Green Green	21/02150	Completed	Completed	С	10	0	10																				10
	The Royal British Legion, Salwarpe Road,	20/00123	Permitted, Not Started	Outline	NS	22	0									22												22
	Droitwich Bretforton Road, Badsey	20/00776	Permitted, Not Started		NS	24	0									24			_									24
			,					-	-							•			-									

/DPR Site reference	Site Name	Planning Application Reference(s)	Status	Comments	C/NS/ UC	SITE TOTAL	TOTAL COMPLETIONS PRE 2021-22	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38 2	2038-39 20	039-40	2040-41	2021-204
	Evesham Marina, Kings Road, Evesham	21/01545	Permitted, Not Started		NS	2	0				2																	2
				22/01557/FUL for 9 dwellings rather than																								
	Evesham Marina, Kings Road, Evesham	21/01546 22/01557	Permitted, Not Started	7. Only change when UC	NS	7	0				7													,			,	7
	4 Avon Street, Evesham, WR11 4LQ	21/00686	Permitted, Not Started		NS	23	0				10	13																23
	Land At Almonry Close, Pershore	20/02517	Permitted, Under construction	Demolition of 36 dwellings, erection of 54 - net 18 dwellings Site UC	UC	18	0				9	9												,			,	18
	James Charach		Not Started	Neighbourhood Plan Allocation -	NS	6	0								6													6
	Jarvis Street			Eckington Neighbourhood Plann Allocation -			0		_						42													12
	Site for between 10 and 12 Vacant Land Off, Froxmere Road, Crowle	20/00143/FUL	Not Started	Pebworth	NS	12	0		_		6	6			12													12 12
	vacant Land On, Froxinere Road, Crowle	20/00724/OUT /	Under Construction	RM for Access only, OUT PP for 100	UC	12					0	- 0																
	Calsillis, 1 and The Neuk, 3 Bretforton Road, Badsey, Worcestershire, WR11 7XG	23/01572/RM	Not Started	Gross, 99 NET Not Started (amended to 00 dwelligns in trajectory)	NS	99	0									40	40	19						,			,	99
	Land off Kingshurst Drive and rear of 66	22/00896/FUL/	Not started	FUL PP, UC	UC	21	0				10	11																21
	Bretforton Road, Badsey Land at (OS 9214 5555) Church Road,	21/01836/FUL							-	-																		
	Crowle	22/02683/FUL	Not Started	Permitted, Not Started	NS	30	0				10	20															<u></u>	30
	Land At (Os 9939 4588) Boradway Lane, Fladbury	21/02924/FUL	Not Started	Permitted, Not started	NS	34	0					20	24											,			,	44
	Parish Hall, Plough Lane, Upton Warren	21/00176	Not Started	Permitted, Not started	NS	10	0		24							10												10
	The Ford House, Station Road, Pershore Land Off Green Lane Adjacent To, Firs	20/02784 (WDC/460/HOU)	Hadas Carata atias	Dood of CANDO AT IT	C	21	0		21		2	2																21
	Farm, Ombersley Road, Worcester	20/01409	Under Construction	Part of SWDP 45/5	UC	4	0				2	2																4
						4082	2001	632	456	171	154	199	125	45	38	136	80	26	0	0	0	0	0	0	0	0	0	2062
	Land at Car C 10	42/0:522	Hadas Co:	Hadar Co	110			2			2																	
	Land at Stanford Court  Land at Kings Hill	13/01623 17/01952	Under Construction Completed	Under Construction  Completed	UC C	15 38	6 36	3 2	1	3	2																	9
	Land to the south of the Crown Public	18/00614	Completed	Complete	С	18	0		18																			18
	House			Site for 40 C2 units- with 1.8 ratio																						+		
	Albion Lodge Retirement Home	17/00550 & 18/00814	Under Construction	equates to 22 C3 dwellings Site undr	UC	22	0				22													,			,	22
	Land south of Morningside	16/00502	Completed	construction Completed	С	48	0	48	_																	-		48
	Land At Pixham Ferry Lane/Old Road South	16/01396	Completed	Completed	С	99	83	16																				16
	Clay Green Farm, Folly Road	17/00598	Completed	Complete	С	21	0	11	10																			21
	Royal Oak Hotel, Market Street	18/00626	Under Construction	Under construction, unlikely to come	UC	15	0																					15
	Walsh's Yard, Poolbrook Common Road	18/01330	Completed	forward in next 5 years  Completed	С	6	5	1								5	5	5										1
	Former BMX Track off Mayfield Road	18/01865	Completed	Completed	С	50	10	40																				40
	Lansdowne Crescent (former hospital site)	19/01100	Completed	Completed	С	51	0	51																,			,	51
	Land at Lower Howsell Road (former	18/01039	Completed	Completed	С	110	97	13																				13
	allotments)  Broadlands Drive	17/00649	Under Construction	Under Construction	UC	33	0	8	12	12	1															-		33
				Under Construction; 2024 survey		347 (376																						
	Malvern Technology Centre (QinetiQ)	18/01088	Under Construction	recalculated to match plan, some completions counted in 2023 should have	UC	total, reduced due	2	81	185	10	20	20	20	9										,			,	345
		40/00454		been 2024.	C	to 66 C2)	•	- 11	45																			26
	Land at Walshes Farm	19/00451	Completed	Complete Under Construction, developer not sure		26	0	11	15							-	-	-	_									26
	Land at Church House Farm	13/01327	Under Construction	when will be completed.	UC	17	0	24	_							5	5	5	2									17
	Land south of Greenhill Lane Land adjacent to Upper Wick Lane	19/00561 14/01299	Completed Completed	Completed Completed	C	33 14	12 10	21 4																				21 4
	Land off Bransford Road	17/01193	Completed	Completed	С	96	69	27																				27
	124 Worcestser Road, Malvern Land rear of Cornfield Close, Wellad	20/1295 19/01770	Compelted Completed	Completed Completed	C	12 14	0	12 9	5																	-		12 14
	Land at Greenhill Lane, Hallow	21/01268 (MHDC/252/HOU)	Completed	NP allocation HAL1, under construction	С	55	0		28	27																		55
		, .,252,50)		, , , , , , , , , , , , , , , , , , , ,					+																			
	Industrial units adjacent Dumbleton	21/01729	Not Started	21/01729 prior notification for 15;	NS	15	0				5	10															,	15
	House, Eardiston, Tenbury Wells	21,01723		23/01597/FUL PENDING for 13								-0															,	
	Land at Claphill Lane, Rushwick	19/01378 / 22/00776	Under Construction		UC	120	0				28	40	40	12														120
	Welland Road / Picken End corner		Not Started	Neighbourhood Planning Allocation -	NS	10	0								10													10
			Not Started	Hanley Castle Neighbourhood Planning Allocation -	NS		0								9													9
Be	etween Hillview Close and St Gabriel's Churc	h	Not Started	Hanley Castle		9			-												_							
	Worcester Road west, Hanley Castle		Not Started	Neighbourhood Planning Allocation - Hanley Castle	NS	3	0								3													3
	Priory View, 40 Priory road, Malvern	21/01127	Not Started	Apartment block of 10 dwelligns, net 9	NS	9	0		_			9														-T		9
	Land to the year of Folias Arms Hetal 14			Demolition of 4 non residential buildings																				,			,	
	Land to the rear of Foley Arms Hotel, 14 Worcester Road, Malvern	20/00074	Not Started	and erection of 17 dwelligns (11 dwelling houses and 6 flats) as well as 3	NS		0				5	5	7											,			,	17
				commercial units		17										l					L_	<u></u>	<u></u>					
	Grove, Malvern	20/00660	Not Started	24/04207/047-5	NS	21	0				7	7	7													$\Box$		21
Lan	nd At (Os 7794 5048), Lower Interfields, Malv	21/01287/OUT / 22/01880/RM	Under Construction	21/01287/OUT for up to 45; 22/01880/RM for Phase 1 for 33	UC	45	0				19	14				6	6				<u></u>							45
	d at (OS 7499 5981) Berrow Green Road, Ma	21/02245	Not Started		NS	52	0									20	32											52
	Land Os 8223 5896, Oakleigh Heath, Hallow	22/01646	Not Started	Permitted, not started FUL	NS	40	0				10	30															,	40
	Land At (Os 8044 6965) Arley Common,	22/00573	Not Started	PP Outline	NS	4:-	0									40	40	40	25									145
	Astley Cross			Neighbourhood Planning Allocation -		145			_																	+		
	Land North of Cornfield Close, Welland			Welland	NS	13																						
																												4
						1626	330	358	274	52	119	135	74	21	22	76	88	50	27	0	0	0	0	0	0	0	0	1296
						1626	330	358	274	52	119	135	74	21	22	76	88	50	27	0	0	0	0	0	0	0	0	1296