

Tewkesbury Borough

Housing Monitoring Report

2020/21

MAY 2022



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Tewkesbury Borough Council

Planning Policy

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EXECUTIVE SUMMARY

- This Housing Monitoring Report, sets out the progress of approved residential planning applications and allocations within the Tewkesbury Borough Council administrative area between 1 April 2020 and 31 March 2021.
- Between 1 April 2020 and 31 March 2021, the gross dwelling completion figure for Tewkesbury Borough was 315 dwellings. During the same period, 14 dwellings were lost, either through change of use, demolition or residential redevelopment. As a result, the net completion figure for Tewkesbury Borough was 301 dwellings for the period 1 April 2020 to 31 March 2021.
- Between 2011 and 31 March 2020 an additional 5874 net dwellings have been provided within the borough. This is against a housing requirement set out through the Joint Core Strategy for the same period totalling 4950.
- The total existing commitments at 1 April 2021 was 1684 dwellings.
- 126 of the net completions between 1 April 2020 and 31 March 2021 were within Rural Service Centres or Service Villages.
- During the period 2020/21, of the 315 completed dwellings, 186 (59%) dwellings were completed on greenfield land and 129 (41%) gross dwellings were completed on previously developed (brownfield) land. Of the dwellings completed on previously developed land, 14 (11%) were completed through other redevelopment of non-residential sites, 65 (50%) dwellings through change of use, 1 (less than 1%) dwellings through conversion, 42 (33%) dwellings through residential redevelopment, 4 (3%) dwellings through residential subdivision, 1 (less than 1%) dwelling through derelict/vacant development and 2 (2%) dwellings through infill.
- Of the 1684 commitments, 1434 are within large sites (10+ dwellings). 4 new permissions for large sites have been given between 1 April 2020 and 31 March 2021, of which 3 permissions are part of Joint Core Strategy Allocations in Twigworth and Innsworth, and 1 as part of a proposed Local Plan Allocation.

INTRODUCTION

What is the Housing Monitoring Report?

- 1.1 The previous Housing Monitoring Report for the 2019/20 monitoring year was published in December 2020. The Housing Monitoring Report is usually published alongside the Employment Monitoring Report of which the most recent was published in November 2019. As has been the case in previous years, for the 2020/21 monitoring year, these reports will be published as separate reports. This report contains Tewkesbury Borough's housing monitoring for the period 1 April 2020 to 31 March 2021. Due to the impact of COVID-19 the Employment Monitoring Report for the 2019/20 year has been combined with the 2020/21 year report.
- 1.2 The purpose of the Housing Monitoring Report, is to set out the progress of approved residential planning applications and allocations within the Tewkesbury Borough Council administrative area between 1 April 2020 and 31 March 2021. This monitoring is undertaken on an annual basis in order to maintain an up-to-date record of housing development in the borough.
- 1.3 The data contained in this report is current as of 31 March 2021 and is used to inform the Five Year Housing Land Supply.

Adopted Plan Context

Joint Core Strategy

- 1.4 The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) was adopted in December 2017 and covers the period from 2011-2031. The JCS forms part of the statutory development plan for each council and provides the strategic planning framework for each council's local plan. It contains a number of strategic allocations to help meet housing and employment needs as well as a suite of strategic development management policies to guide future development in the JCS area.
- 1.5 Following on from adoption, the JCS authorities are now taking forward the review. The JCS authorities published an 'Issues and Options' consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for 8 weeks between Monday 12 November 2018 and Friday 11 January 2019.
- 1.6 All information relating to the JCS examination and review is available to view on the JCS website: <https://www.jointcorestrategy.org/>

Tewkesbury Borough Plan to 2011

- 1.7 The Tewkesbury Borough Local Plan to 2011 was adopted in March 2006. Following adoption, the local plan retained development plan status for three years from adoption. Tewkesbury Borough Council applied to the secretary of state to extend the saved policies beyond 31 March 2009 and, under powers given by the 2004 Planning and Compulsory Purchase Act, the secretary of state directed which policies could be saved beyond this period. However, a number of these saved policies have now been superseded by policies contained within the adopted JCS. All information related to the Tewkesbury Borough Plan is available to view on the Council's website: <https://www.tewkesbury.gov.uk/#saved-policies-of-tb-local-plan>

Emerging Planning Policy – Tewkesbury Borough Plan

- 1.8 The Council has prepared a revised Tewkesbury Borough Plan (TBP) that will sit underneath the strategic-level JCS and replace the remaining saved policies of the Tewkesbury Borough Local Plan to 2011. The TBP is now at an advanced stage having been through the examination process. The Inspector's Final Report on the examination was received on 12 April 2022. The Tewkesbury Borough Local Plan will be referred to a Full Council meeting on 8 June 2022 for adoption. The TBP will help to meet the level of growth set out in the JCS by providing specific policy guidance for new development in the area and make smaller-scale site allocations. The policies in the TBP set out specific requirements for new development and provide more detail than the policies in the JCS. All information related to the emerging Tewkesbury Borough Plan is available to view on the Council's website: <https://www.tewkesbury.gov.uk/local-plan#tewkesbury-borough-plan>

HOUSING MONITORING

Summary of Housing Monitoring

- 2.1 Between 1 April 2020 and 31 March 2021, the gross dwelling completion figure for Tewkesbury Borough was 315 dwellings. During the same period, 14 dwellings were lost, either through change of use, demolition or residential redevelopment. As a result, the net completion figure for Tewkesbury Borough was 301 dwellings for the period 1 April 2020 to 31 March 2021. Between 2011 and 31 March 2020 an additional 5874 net dwellings have been provided within the borough. This is against a housing requirement set out through the JCS for the same period totalling 4950.
- 2.2 Note figures included throughout this report do not include windfall allowance, Joint Core Strategy Strategic Allocation contribution or any duty to co-operate contributions to/from neighbouring authorities established through the Joint Core Strategy.

Summary of Net Housing Completions and Commitments

2.3 Tables 1, 2 and 3 below set out the key figures for completions and commitments for residential development in the Borough for; the most recent monitoring period 1 April 2020 to 31 March 2021 and the plan period from 2011 to 2031.

Table 1 Summary of total net housing completions over the plan period to date and commitments for Tewkesbury Borough set against the latest adopted housing target for Tewkesbury Borough in the Joint Core Strategy.

	Net Number of Homes
Total completions 1 April 2011 to 31 March 2021	5874
Total existing commitments at 1 April 2021	1684
Total completions and commitments	7558
Joint Core Strategy minimum housing requirements 1 April 2011 to 31 March 2031	9899

Table 2 Summary of housing completions for Tewkesbury Borough on small and large sites over the plan period up until 31 March 2020 and for the most recent year 2020/21.

	Net Number of Homes
Large site (10+ dwellings) completions 1 April 2011 to 31 March 2020	4959
Small site (1 – 9 dwellings) completions 1 April 2011 to 31 March 2020	614
Completions 1 April 2011 to 31 March 2020	5573
Large site (10+ dwellings) completions 1 April 2020 to 31 March 2021	186
Small site (1 – 9 dwellings) completions 1 April 2020 to 31 March 2021	115
Completions 1 April 2020 to 31 March 2021	301
Total completions 1 April 2011 to 31 March 2021	5874

Table 3 Summary of housing commitments for Tewkesbury Borough on small and large sites at 1 April 2021.

	Net Number of Homes
Large site (10+ dwellings) existing commitments at 1 April 2021	1434
Small site (1 – 9 dwellings) existing commitments at 1 April 2021	250
Total existing commitments at 1 April 2021	1684

Housing Delivery Over the Plan Period

2.4 Table 4 below shows the total number of net completions for each individual monitoring year within the plan period against the JCS annual target.

Table 4 Summary of total net housing completions for Tewkesbury Borough by monitoring year set against the Joint Core Strategy annual target for Tewkesbury Borough broken down by monitoring year.

Monitoring Year	Total Net Completions	JCS Annual Target
2011 – 2012	319	495
2012 – 2013	463	495
2013 – 2014	517	495
2014 – 2015	567	495
2015 – 2016	630	495
2016 - 2017	730	495
2017 - 2018	933	495
2018 - 2019	980	495
2019 - 2020	434	495
2020-2021	301	495
TOTAL	5874	4950

Breakdown of Housing Land Monitoring by Location

2.5 Tables 5 and 6 below show the total completions and commitments by area; Table 5 shows key statistics by parish and Table 6 for sites which contribute to Rural Service Centres and Service Villages.

Breakdown of Completions and Commitments by Parish

Table 5 Summary of housing completions and commitments by parish for the period 1 April 2020 to 31 March 2021 and the plan period 2011 to 2031.

Parish	Net Completions 2020/21	Net Dwelling Commitments Over Plan Period 2011-2031	Net Dwelling Completions Over Plan Period 2011-2021	Net Completions and Commitments Over Plan Period 2011 - 2031
Alderton	0	2	78	80
Ashchurch	45	843	135	978
Ashleworth	0	5	40	45
Badgeworth	0	6	331	337
Bishop's Cleeve	53	384	1507	1891
Boddington	1	0	3	3
Brockworth	18	175	836	1011
Buckland	0	1	3	4
Chaceley	0	2	0	2
Churchdown	12	3	50	53
Deerhurst	2	5	24	29
Down Hatherley	2	7	9	16
Dumbleton	0	2	6	8
Elmstone Hardwicke	2	-1	8	7
Forthampton	0	2	0	2
Gotherington	29	14	80	94
Great Witcombe	0	0	0	0
Gretton	1	1	35	36
Hasfield	0	0	1	1

Hawling	0	2	0	2
Highnam	0	0	90	90
Hucclecote	0	1	492	493
Innsworth	2	0	28	28
Leigh	3	26	10	36
Longford	5	0	600	600
Maisemore	14	2	53	55
Minsterworth	8	50	33	83
Northway	0	1	53	54
Norton	9	11	57	68
Oxenton	0	0	1	1
Prescott	0	1	2	3
Sandhurst	1	2	3	5
Shurdington	0	11	15	26
Snowhill	0	0	0	0
Southam	1	1	8	9
Stanton	1	1	6	7
Stanway	5	8	13	21
Staverton	0	3	10	13
Stoke Orchard	5	2	236	238
Sudeley	0	0	3	3
Teddington	0	4	4	8
Tewkesbury	7	41	212	253
Tirley	1	1	1	2
Toddington	5	5	49	54
Twigworth	0	8	8	16
Twyning	0	21	113	134
Uckington	0	5	5	10
Walton Cardiff	60	0	319	319
Winchcombe	5	20	284	304
Woodmancote	4	6	20	26
TOTAL	301	1684	5874	7558

Breakdown of Completions and Commitments for Service Villages and Rural Service Centres

Table 6 Summary of housing completions and commitments of sites which contribute to Service Villages and Rural Service Centres for the period 1 April 2020 to 31 March 2021 and over the plan period 2011 to 2031.

Settlement	Net Completions 2020/21	Net Dwelling Commitments Over Plan Period 2011-2031	Net Dwelling Completions Over Plan Period 2011-2021	Net Completions and Commitments Over Plan Period 2011 - 2031
Bishop's Cleeve	53	384	1507	1891
Winchcombe	3	18	264	282
Rural Service Centres TOTAL	56	402	1771	2173
Alderton	0	2	75	77
Coombe Hill	4	24	5	29
Gotherington	29	14	79	93
Highnam	0	0	88	88
Maisemore	14	2	48	50
Minsterworth	8	50	32	82
Norton	0	3	38	41
Shurdington	1	8	10	18
Stoke Orchard	6	1	235	236
Toddington (including New Town)	4	5	43	48
Twyning	0	5	86	91
Woodmancote	4	3	13	16
Service Villages TOTAL	70	117	752	869
TOTAL	126	519	2523	3042

Brownfield Sites

2.6 Tables 8 and 9 below detail the brownfield completions and composition for the monitoring year 2020/21.

Brownfield / Greenfield Completions

Table 7 Summary of housing completions for Tewkesbury Borough on brownfield and greenfield sites for the period 1 April 2020 to 31 March 2021.

	Number of Dwellings	Percentage (%)
Gross completions on brownfield sites 1 April 2020 to 31 March 2021	129	41
Gross completions on greenfield sites 1 April 2020 to 31 March 2021	186	59
Total Gross Completions 1 April 2020 to 31 March 2021	315	100%

Table 8 Breakdown of gross brownfield sites composition for completions 1 April 2020 to 31 March 2021.

Brownfield Composition	Gross Dwelling Completions 2020/21	Percentage (%)
Change of Use	65	50
Infill	2	2
Residential Redevelopment	42	33
Residential Subdivision	4	3
Conversion	1	<1
Other Non-Residential Redevelopment	14	11
Derelict/Vacant Development	1	<1
TOTAL	129	100%

Planning Permissions

2.7 Tables 10 and 11 below summarise the progress of outstanding planning permissions on large sites as well as outlining large sites which have been granted permission since the last monitoring report in 2020.

Table 9 Progress of outstanding planning permissions on large sites as of 1 April 2021.

Parish	Planning Ref.	Site Name	Gross Capacity	Total Completed	Outstanding
Ashchurch Rural	15/01002/APP	Land Parcels 4331 4619 And 583, Pamington Lane	150	106	44
Ashchurch Rural	18/00794/APP & 20/00294/FUL	Land east railway, Ashchurch	44	0	44
Ashchurch Rural	17/00520/OUT	Land At Fiddington Ashchurch	850	0	850
Bishops Cleeve	18/01146/FUL	Land At Deans Farm (Cleevelands Phase 3)Evesham RoadBishops CleeveCheltenhamGloucestershire	166	29	137
Bishops Cleeve	18/00249/OUT	Land At Stoke RoadBishops CleeveGL52 7DG	215	0	215
Bishop's Cleeve	14/01233/FUL	Part Parcel 7346 Evesham Road Bishops Cleeve Cheltenham Gloucestershire	26	0	26
Bishop's Cleeve	19/00817/APP	Local Centre Plots 7 And 8 Cleevelands Bishops Cleeve	30	30	0
Brockworth	08/01461/FUL	Brockworth District Centre - Whittle Square, Plot 5030	52	0	0
Brockworth	15/01274/APP	Coopers Edge - Parcels 25A, 25B, 26A, 26B, 27A, 27B	214	214	0
Brockworth	18/01239/FUL	Land Adjacent To Hucclecote Road And Golf Club Lane Brockworth	166	0	166
Gotherington	17/00922/APP	Land Adjoining 59 Gretton Road Gotherington	10	0	10
Gotherington	17/01162/APP	Parcel 7561 Malleson Road	50	50	0
Leigh	18/00173/FUL	Land Adjacent To The Swan Tewkesbury Road Coombe Hill Gloucester Gloucestershire	25	2	23
Maisemore	14/00965/FUL	Unit 1 To 3Bell House FarmOld RoadMaisemoreGloucesterGloucestershireGL2 8HS	16	14	2
Minsterworth	20/00244/APP	Moorcroft House Farm, Main Road, Minsterworth, GL2 8JG	10	0	10
Tewkesbury	12/00866/FUL	Former Magistrates Court	19	6	7
Walton Cardiff	16/00177/FUL	Part Parcel 3400, Columbine Road	261	261	0
Walton Cardiff	19/00627/APP	Land Adjacent To The John Moore Primary SchoolColumbine RoadWalton CardiffTewkesburyGloucestershire	30	30	0
		Total	2334	742	1534

Large Sites Granted Permission

Table 10 Large sites granted permission between 1 April 2020 and 31 March 2021.

Allocation?	Location	Planning Reference	Site Name	Current Total Capacity (Gross and Net)
JCS	Innsworth	19/00996/APP	Land North Of Innsworth Lane	175
JCS	Twigworth	19/00953/APP	Yew Tree Farm	74
JCS	Twigworth	20/00524/APP	Land At Twigworth	154
TBP	Leigh	18/00173/FUL	Land Adjacent The Swan	25

Progress of JCS Allocations and Duty to Cooperate Sites

2.8 Whilst not included in the figures, Table 12 below sets out the progress of the JCS Housing Allocations and Duty to Cooperate Sites.

Table 11 Progress of JCS Housing Allocations and Duty to Cooperate Sites as of 1 April 2021.

Site	Planning Reference	Status	Total Capacity	Completed During Year	Total Completed	Commitments Outstanding
Joint Core Strategy Housing Allocations						
A1 Innsworth and Twigworth	15/00749/OUT	Approved	1300	N/A	N/A	1047
	15/01149/OUT	Approved	725	N/A	N/A	646
	19/00996/APP	Approved	175	0	0	175
	19/00935/APP	Approved	79	28	28	51
	18/01285/APP	Approved	253	73	73	180
	19/00953/APP	Approved	74	0	0	74
	20/00473/APP	Approved	5	4	4	1
	20/00524/APP	Approved	154	3	3	151
A2 South Churchdown	16/00738/OUT	Permit	465	18	18	447
	19/00738/APP	Approved				
A3 North Brockworth	12/01256/OUT	Permit	1500	N/A	N/A	900
	18/00109/APP	Approve	225	48	61	164
	18/00864/APP	Approve	240	71	79	161
	19/00537/APP	Approve	135	39	39	96
Duty to Cooperate Housing Sites						
Land to the West of Farm Lane, Shurdington	14/00838/FUL	Permit	377	58	218	159

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While accurate at the time of publication, this report is subject to change due to continuing monitoring.