

**Tewkesbury Borough Council  
Statement of Common Ground**

**With**

**Mr A Loveridge**

**1. Introduction**

- 1.1. This statement of common ground is between Tewkesbury Borough Council (TBC) and Mr A Loveridge (represented by Stansgate Planning) in relation to the allocation on land adjacent to Oxbutts Caravan Park, Woodmancote for housing development within the Pre-Submission Tewkesbury Borough Plan (PSTBP). The land is proposed to be allocated as site WOO1 under Policy RES1 of the PSTBP. The indicative capacity - in the PSTBP - of allocation WOO1 at land adjacent to Oxbutts Caravan Park, Woodmancote is 60 dwellings.
- 1.2. The Council has not yet received a planning application for this site and this SoCG sets out when that application will be provided.
- 1.3. In light of the resolution, TBC would like to confirm that allocation WOO1 is deliverable. TBC and Mr A Loveridge would like to present evidence to demonstrate that housing completions would take place on the site within the five year period following the adoption of the Tewkesbury Borough Plan.

**Deliverability of Site WOO1**

- 3.1 To demonstrate that the site is 'deliverable' as defined in the NPPF, Mr A Loveridge has advised on the delivery trajectory set out at Table 1. On the presumption that the Tewkesbury Borough Plan is adopted in late 2020/early 2021, the start date for the delivery trajectory has been set at 2021-22.

Table 1 - Delivery trajectory for Site WOO1

Site name	Location	Capacity	Delivery				
			2021-22	2022-23	2023-24	2024-25	2025-26
Land adjacent to Oxbutts Caravan Park	Woodmancote	60 dwellings		20	30	10	

- 3.2 As shown at Table 1, the site should be 'built out' well within the five year period from 2021/22 to 2025/26. Site WOO1 will therefore assist TBC in demonstrating a five year supply of deliverable housing sites.

**2. Areas of Common Ground**

- 2.1. TBC and Mr A Loveridge are agreed on the following matters:
  - That a planning application will be submitted by Stansgate Planning and that process will ratify that the site is developable as defined in the NPPF, and is in a suitable location for development.

- Planning permission will confirm the capacity of the site which will be in the region of the indicative figure of 60 dwellings as provided for in the PSTBP.
- The site is deliverable as defined in the NPPF. It is available for development now and it will be delivered within the five year period starting from the adoption of the Tewkesbury Borough Plan.

### 3. Areas of Disagreement

3.1. There are no areas of disagreement.

On behalf of Tewkesbury Borough Council



Jo Symons

Planning Policy Manager

Tewkesbury Borough Council

Date:

Mr A Loveridge

Woodmancote Park Homes

Date:



23.11.2020