

**Tewkesbury Borough Council
Statement of Common Ground**

With

Edenstone Homes Ltd

1. Introduction

- 1.1. This statement of common ground is between Tewkesbury Borough Council (TBC) and Edenstone Homes Ltd (EH) (represented by McLoughlin Planning) in relation to the allocation of 'Land adjacent to Hucclecote Road and Golf Club Lane, Brockworth' for housing development within the Pre-Submission Tewkesbury Borough Plan (PSTBP). The land is proposed to be allocated as site BRO1 under Policy RES1 of the PSTBP. The indicative capacity of the allocation in the PSTBP was 166 dwellings. An application was submitted in December 2018 and provides for 166 dwellings of which 40% would be for affordable housing provision, 163 m² of flexible commercial/community uses (A1, A2, A3, A4, A5, B1, & click D1), public open space and associated infrastructure. The application has received a Council resolution to grant planning permission.
- 1.2. In light of the resolution to approve, TBC would like to confirm that allocation BRO1 is deliverable. TBC and EH 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.

2. Deliverability of Site BRO1

- 3.1 To demonstrate that the site is 'deliverable' as defined in the NPPF, EH have 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 BRO1

| Site name | Location | Capacity | Delivery | | | | |
|---|------------|---------------|----------|---------|---------|---------|---------|
| | | | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
| Land adjacent to Hucclecote Road and Golf Club Lane | Brockworth | 166 dwellings | 50 | 50 | 66 | | |

- 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 BRO1 will therefore assist TBC in demonstrating a five year supply of deliverable housing sites.

3. Areas of Common Ground

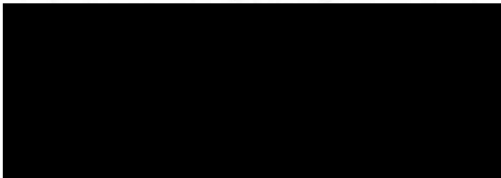
- 3.1. TBC and EH are agreed on the following matters:
- The Council resolution to approve planning application for the site (Application ref 18/01239/FUL.) demonstrates that the site is developable as defined in the NPPF

- The Council resolution to approve the application also demonstrates that the site can sustainably accommodate 166 dwellings.
- The site is deliverable as defined in the NPPF. It is available for development and it will be delivered within the five year period starting from the adoption of the Tewkesbury Borough Plan.

4. Areas of Disagreement

4.1. There are no areas of disagreement.

On behalf of Tewkesbury Borough Council



Matthew Barker
Planning Policy Manager
Tewkesbury Borough Council

Date:

On behalf of Edenstone Homes Ltd



Katie Peters
Land & Planning Manager
Edenstone Homes Ltd

Date: 6/11/2020