

**Tewkesbury Borough Council
Statement of Common Ground**

with

Centaur Homes South West

1. Introduction

- 1.1. This statement of common ground is between Tewkesbury Borough Council (TBC) and Centaur Homes South West(CH) (represented by SF Planning in relation to the allocation of ‘Land adjacent to the Swan Inn, Coombe Hill’ for housing development within the Pre-Submission Tewkesbury Borough Plan (PSTBP). The land is proposed to be allocated as site COO2 under Policy RES1 of the PSTBP. The indicative capacity of the allocation in the PSTBP was 26 dwellings, which was what was proposed in a pre-application enquiry. However, this was subsequently amended to 25 dwellings including associated landscaping, access, parking and amenity space on land adjacent to the Swan Inn, Coombe Hill.
- 1.2. The application received a Council resolution to grant planning permission in July 2019, and Members agreed to revised section 106 contributions in October 2020.
- 1.3. In light of the resolution, TBC would like to confirm that allocation COO2 is deliverable. TBC and CH 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 COO2

- 3.1 To demonstrate that the site is ‘deliverable’ as defined in the NPPF, CH have advised on the delivery trajectory set out at Table 1. On the presumption that the Tewkesbury Borough Plan is adopted in 2021, the start date for the delivery trajectory has been set at 2021-22.

Table 1 - Delivery trajectory for Site COO2

Site name	Location	Capacity	Delivery				
			2021-22	2022-23	2023-24	2024-25	2025-26
Land adjacent to Swan Inn	Coombe Hill	25 dwellings	25				

- 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 COO2 will therefore assist TBC in demonstrating a five year supply of deliverable housing sites.

2. Areas of Common Ground

- 2.1. TBC and CH are agreed on the following matters:
 - The pending planning application for the site (Application ref. 18/00173/FUL) demonstrates that the site is developable as defined in the NPPF
 - The pending application also demonstrates that the site can sustainably accommodate 25 dwellings.

- 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: 18 December 2020

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- The pending application also demonstrates that the site can sustainably accommodate 25 dwellings.
 - 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.

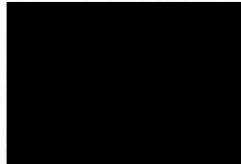
3. Areas of Disagreement

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On behalf of Tewkesbury Borough Council



Jo Symons
Planning Policy Manager
Tewkesbury Borough Council
Date: 18 December 2020



Mick Snape
Director
Central Area