

# Tewkesbury Borough Interim Five Year Housing Land Supply Statement

**March 2023**

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## **1. Introduction**

- 1.1. Under Paragraph 74 of the National Planning Policy Framework (NPPF) Local Planning Authorities are required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their local housing need as calculated using the standard method.
- 1.2. This statement sets out the position on the five-year housing land supply for Tewkesbury Borough as of 11<sup>th</sup> December 2022 (five years since the adoption of the JCS) and covers the five-year period between 1 April 2022 and 31 March 2027.
- 1.3. Figure 2, on page 7/8 of this statement sets out that Tewkesbury can demonstrate a 6.68-year supply of housing land.

## **2. Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS)**

- 2.1. The three authorities of Cheltenham Borough, Gloucester City and Tewkesbury Borough have jointly prepared a JCS as part of the development plan for the area which was adopted in December 2017. The JCS, which covers the period from 2011 to 2031, is the strategic-level plan and sets out the identified needs for housing and economic growth and the spatial strategy for delivery.
- 2.2. The strategy for housing distribution as set out in the JCS sees growth focused in and around the urban areas of Cheltenham and Gloucester, with strategic allocations within the administrative boundary of Tewkesbury Borough to meet the housing needs of Cheltenham Borough and Gloucester City respectively.
- 2.3. The Tewkesbury Borough Plan 2011-2031 was adopted on 8 June 2022 and allocates sites in accordance with the spatial strategy set out in the Joint Core Strategy.
- 2.4. For the purposes of housing monitoring, up until 11 December 2022, the three authorities calculated their housing land supply against the housing requirement figures set out in Policy SP1 of the JCS (for Tewkesbury Borough this was 495 dwellings per annum).
- 2.5. Since the publication of Tewkesbury Borough's most recent Five Year Housing Land Supply Statement (August 2022)<sup>1</sup>, the JCS has passed its 5-year anniversary on 11 December 2022. Paragraph 74 on the National Planning Policy Framework sets out that where strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating), local planning authorities should calculate their supply of deliverable sites against their local housing need as calculated using the standard method.
- 2.6. The JCS authorities are currently undertaking a full review of the plan which will include review of the approach to distributing housing to meet local needs. A Regulation 18 consultation is programmed for Spring 2023.

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<sup>1</sup> Available to download here: [Planning policy — Tewkesbury Borough Council](#)

### 3. The Standard Method

- 3.1. The standard method, set out in Planning Practice Guidance, uses a formula to identify the minimum number of houses expected to be planned for by a local authority (annual local housing need, or 'LHN'). This figure is calculated using household growth projections and is adjusted to account for local affordability.
- 3.2. The standard method sets out that the minimum local housing need for Tewkesbury is 578 dwellings per annum. Tewkesbury Borough Council consider this minimum housing need to be the most up to date and robust figure on which to base the five-year housing supply calculation.

### 4. Previous Delivery

- 4.1. Table 1 below shows Tewkesbury Borough Council's previous housing completions over the JCS plan period, from 2011, set against the annual requirement identified in the JCS.

**Table 1 - Previous Housing Completions**

<b>Year</b>	<b>JCS Requirement</b>	<b>Annual Completions</b>	<b>Delivery against requirement</b>
2011/12	495	319	-176
2012/13	495	463	-32
2013/14	495	517	+22
2014/15	495	567	+72
2015/16	495	630	+135
2016/17	495	730	+235
2017/18	495	933	+438
2018/19	495	980	+485
2019/20	495	434	-61
2020/21	495	301	-194
2021/22	495	386	-109
<b>Total</b>	<b>5445</b>	<b>6260</b>	<b>+815</b>

### 5. Five Year Housing Land Supply – Requirement

- 5.1. Table 1 shows that housing completions in Tewkesbury Borough, excluding completions on urban extension JCS site allocations, have totalled 6,260 over the plan period so far (as at 31<sup>st</sup> March 2022) and has resulted in a 815 dwelling surplus against the total requirements over the 11 years of the plan period so far.
- 5.2. Prior to the five-year anniversary of the JCS, Tewkesbury Borough Council took into account this past over-supply of housing and discounted it from its housing requirement figure.
- 5.3. Given the switch to the standard method, the Borough Council no longer deducts past over supply from its annual housing need.

- 5.4. Using the standard method, the minimum housing need for Tewkesbury Borough in any given five-year period is 2,890 dwellings. This figure is the 578 annual housing need multiplied by five.

## **6. Housing Land Requirement with NPPF Buffers**

- 6.1. Paragraph 74 of the NPPF also requires that the five-year requirement includes an additional buffer moved forward from later in the plan period. This buffer should be either:
- 5% - to ensure choice and completion in the market; or
  - 10% - where the local planning authority wishes to demonstrate a five-year supply through an annual position statement or recently adopted plan; or
  - 20% - where there has been significant under delivery of housing over the previous three years.
- 6.2. Footnote 41 of the NPPF provides that as from November 2018 significant under delivery of housing will be measured against the Housing Delivery Test (HDT), where this indicates that delivery was below 85% of the housing requirement. The 2021 HDT results for Tewkesbury Borough, as set out further at section 12 below, is 159%<sup>2</sup>. Therefore, the consideration of a 20% buffer is not relevant.
- 6.3. It should also be noted that the Housing Delivery Test is used as a measurement of housing delivery alongside the test of maintaining a five year supply of deliverable sites. Whilst a failure to satisfy either of the tests can engage the presumption in favour of sustainable development, they are two different mechanisms used in different ways.
- 6.4. At this time the Borough Council has not sought to progress an annual position statement as described under NPPF Paragraph 75 and thus seek to apply a 10% buffer.
- 6.5. Applying a 5% buffer to the Local Housing Need for Tewksbury results in a five-year requirement figure of 3034.5 dwellings.

## **7. Deliverable Housing Supply**

- 7.1. The glossary to the NPPF sets out the definition of what is considered to be a deliverable housing site. It states that:
- To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
- a) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until

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<sup>2</sup> [Housing Delivery Test 2021 results](#) (n.b. for the purposes of reporting housing delivery to the government, Tewkesbury Borough Council's annual return of net housing completions includes units on all sites within its administrative boundary. This notably includes completions on urban extension site allocations in the Joint Core Strategy).

permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

- b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

7.2. Paragraph 71 of the NPPF also sets out that “*where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.*”

## 8. Housing Supply Sources

- 8.1. The following sources of supply have been included within the five-year housing land supply calculation in Figure 1:

### A - Major Sites (10+) with a detailed planning permission

Larger sites where a reserved matters or full permission has been granted.

### B – Non-major sites (5-9) with outline or detailed planning permission

Sites between 5 and 9 dwellings where any planning permission has been granted.

### C – Major Sites (10+) with an outline planning permission

Larger sites where an outline permission has been granted and there is clear evidence that housing completions will begin on site within five years.

### D - Smaller sites (1-4 dwellings) with extant Planning Permission

Smaller sites where planning permission has been granted but the site is not yet under construction. For these sites a lapse rate of 22% has been calculated and total delivery from these sites has been discounted accordingly. This approach to lapse rates of small sites has been established through the JCS examination and is noted in the Inspector’s Report<sup>3</sup>.

### E - Windfall Allowance

A small site windfall allowance has been included within the supply and is based on an analysis of historic windfall delivery since 2003. This has produced an average annual windfall delivery of 46 dwellings. However, the windfall supply does not make a contribution in the trajectory until 2024/25 and has been discounted by the number of extant dwellings from small sites. This approach to windfall has been established through the JCS examination.

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<sup>3</sup> JCS Inspector’s Report available to download here: [Inspector issues final JCS examination report — Joint Core Strategy](#)

### F – Local Plan Allocations

Sites that have been allocated in the Tewkesbury Borough Plan 2011 to 2031 (Adopted 8<sup>th</sup> June 2022) with clear evidence of deliverability that do not otherwise have planning permission.

### G – JCS Allocations

Sites within the boundary of Tewkesbury Borough that have been allocated in the JCS 2011 to 2031 with clear evidence of deliverability that do not otherwise have planning permission.

- 8.2. Figure 1 below sets out how each of the categories above align with the NPPF definition of a deliverable site.

**Figure 1 – Sources of Housing Land Supply against NPPF definition of ‘deliverable’**

NPPF definition category	TBC Housing Land Supply source category
a) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).	A, B, D
b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.	C, F, G

- 8.3. Anticipated delivery from these sources of supply over the five-year period from 2022/23 to 2026/27 is 4,055, as set out in Figure 2 on page 7/8 and further information on the sites within categories C, F and G is provided across a series of site pro-formas at appendix 2.

## **9. Housing Delivery**

- 9.1. Where no site specific information is present, the following assumptions are made for the delivery of sites and their anticipated trajectory:

### Lead-in times

- 9.2. Deliverable sites without planning permission and under 100 dwellings will have 1 year lead-in from planning consent to first house being completed. For sites over 100+ there will be an 18 month lead-in period from planning consent to the first house being delivered.

Build-out rates

- 9.3. The build-out rates used are based on local circumstances and evidence including that provided by developers. Where no delivery trajectory developer update has been provided the following assumptions to be made: 25 dwellings in the first year and 50 dwellings per annum per developer. On sites which constitute parcels of larger developments already under construction (e.g. Coopers Edge, Brockworth and Homelands, Bishop’s Cleeve) a delivery rate of 50 dwellings in the first year has been assumed.
- 9.4. This approach to lead-in times and build-out rates has been established through the Assessment of Land Availability (ALA) process and has been subject to review by the independent ALA sites assessment panel. Through the annual monitoring of planning consents and the ALA process further information on site delivery, particularly for larger sites, may be obtained which provides additional detail and greater certainty.
- 9.5. A Housing Supply Deliverability Schedule is provided, at Appendix 1 to this statement which sets out the housing trajectory for each site which contributes towards the five year land supply. An individual breakdown of smaller sites (1-4 dwellings) has not been presented as they consist of the delivery of 154 dwellings (inclusive of a 22% lapse rate) from sites largely of 1 to 2 dwellings and is not considered necessary.

**10. Five Year Land Supply Calculation**

- 10.1. The five-year land supply calculations have been provided at Figure 2. This demonstrates that, when set against its housing requirement plus a 5% buffer, Tewkesbury Borough Council can demonstrate 6.68 years supply of housing land, equating to an oversupply of 1,021 dwellings (rounded).

**Figure 2 – Five Year Land Supply Calculation (2022/23 to 2026/27)**

	DWELLINGS	TOTALS
<b>1. Requirement (2022/23 to 2026/27)</b>		
Standard Method = 578 dwellings per annum x 5 years	2,890	
<b>Total Including 5% NPPF Buffer</b>		<b>3034.5</b>
<b>2. Deliverable Supply (2022/23 to 2026/27)</b>		
A - Major Sites with (10+) with a detailed planning permission	495	

B - Non-major sites (5-9) with outline or detailed planning permission	136	
C - Major Sites (10+) with an outline planning permission	912	
D - Dwellings on small sites (0-4) with permission (extant permission incl. 78% implementation rate)	154	
E - Small site windfall allowance	138	
F – Local Plan (Tewkesbury Borough Plan) Allocations	220	
G – JCS Allocations	2000	
<b>Total Deliverable Supply</b>		<b>4055</b>
<b>3. 5 Year Supply Calculation</b>		
(Deliverable Supply/Total Requirement) x 5 Years		
<u>0% Buffer</u> 140.3% Supply <b>7.02 Years Supply</b> +1165 dwellings	<u>5% Buffer</u> 133.6% Supply <b>6.68 Years Supply</b> +1020.5 dwellings	



**Appendix 1 – Delivery trajectories**

Supply Category	Permission Reference	Site Name	Location	Net Site Capacity	Total Completed Plan Period To Date	2021-22 Net Delivery	Trajectory for five-year period 2022/23 to 2026/27					Pro-forma reference
							2022-23	2023-24	2024-25	2025-26	2026-27	
A	19/00772/FUL	Land Parcel 0088 Willow Bank Road Alderton Tewkesbury Gloucestershire	Alderton	28	0	0	25	3				
A	12/00866/FUL	Former Magistrates Court	Tewkesbury	19	6	0	0	7				
A	15/01002/APP	Land Parcels 4331 4619 And 583, Pamington Lane	Ashchurch Rural	150	106	32	12					
A	17/00922/APP	Land Adjoining 59 Gretton Road Gotherington	Gotherington	10	4	4	6					
A	18/00794/APP & 20/00294/FUL	Land east railway, Ashchurch	Ashchurch Rural	44	0	0	25	19				
A	14/01233/FUL	Part Parcel 7346 Evesham Road Bishops Cleeve Cheltenham Gloucestershire	Bishop's Cleeve	26	11	11	15					
A	18/01146/FUL	Land At Deans Farm (Cleevelands Phase 3) Evesham Road Bishops Cleeve Cheltenham Gloucestershire	Bishop's Cleeve	166	153	124	13					

<b>A</b>	21/00214/APP	Land At Stoke Road Bishops Cleeve GL52 7DG	Bishop's Cleeve	215	0	0	50	50	50	50	15	
<b>A</b>	18/01239/FUL	Land Adjacent To Hucclecote Road And Golf Club Lane Brockworth	Brockworth	166	0	99	40	25	2			
<b>A</b>	19/00758/OUT	Land At Homelands Farm Gotherington Lane Bishops Cleeve Cheltenham Gloucestershire GL52 8EN	Bishop's Cleeve	65	17	17	48					
<b>A</b>	14/00838/FUL	Land to the West of Farm Lane	Leckhampton	377	337	119	40					
<b>B</b>	21/00175/PIP	Brookelands Tewkesbury Road Norton Gloucester Gloucestershire GL2 9LG	Norton	9	0	0	0	9				
<b>B</b>	20/00212/OUT	Land West of Persh Lane	Maisemore	8	0	0	0	8				
<b>B</b>	21/01554/FUL	Manor Farm Buildings Alstone Tewkesbury Gloucestershire	Teddington	7	0	0	7					
<b>B</b>	20/01281/PIP	Part Parcel 0003 Church Lane Minsterworth Gloucester Gloucestershire	Minsterworth	8	0	0	0	8				
<b>B</b>	21/00938/FUL	Poplar Farm New Road Woodmancote Cheltenham	Woodmancote	8	0	0	8					

		Gloucestershire GL52 9PX											
<b>B</b>	22/00125/OUT	Tyn Y Cae Natton Ashchurch Tewkesbury Gloucestershire GL20 7BG	Ashchurch Rural	6	0	0	0	6					
<b>B</b>	19/00367/FUL	Walnut Farm Tewkesbury Road Norton Gloucester Gloucestershire GL2 9LG	Norton	7	0	0	7						
<b>B</b>	16/00324/FUL	1 Swilgate Road Tewkesbury Gloucestershire GL20 5PQ	Tewkesbury	8	-1	0	0	9					
<b>B</b>	18/01107/APP	Vine House, Tewkesbury Road, Twigworth, GL2 9PX	Twigworth	5	0	0	5						
<b>B</b>	18/01168/APP	Pound Cottage Main Road	Minsterworth	7	3	0	4						
<b>B</b>	16/00670/OUT	Land At Hector Farm Hygrove Lane Minsterworth Gloucester Gloucestershire	Minsterworth	9	0	0	0	9					
<b>B</b>	15/01091/FUL	Land To The Rear 125/126 High Street Tewkesbury GL20 5JU	Tewkesbury	6	0	0	0	6					
<b>B</b>	17/00711/FUL	Brookelands, Tewkesbury Road, Norton, GL2 9LG	Norton	5	0	0	5						
<b>B</b>	20/00257/APP	Land at Appithorne, Main Road, Minsterworth, GL2 8JG	Minsterworth	5	0	0	5						
<b>B</b>	17/00983/FUL	Land At Apple Tree Inn Main Road	Minsterworth	5	0	0	5						

		Minsterworth Gloucestershire GL2 8JQ											
<b>B</b>	17/01078/FUL	Land Off Broadway Road Part Parcel 9070 Toddington Cheltenham GL54 5DT	Stanway	6	0	0	6						
<b>B</b>	21/00302/APP	Racecourse Garage Evesham Road Bishops Cleeve Cheltenham Gloucestershire GL52 8LZ	Bishop's Cleeve	6	1	1	5						
<b>B</b>	19/00690/PIP	PETT Archive And Study Centre Church Lane Toddington Cheltenham Gloucestershire GL54 5DH	Toddington	5	0	0	5						
<b>B</b>	19/00550/PIP	Land To The West Of The A48 Minsterworth Village Hygrove Lane Minsterworth Gloucester Gloucestershire	Minsterworth	6	0	0	6						
<b>B</b>	20/00010/FUL	Thomson And Banks 27 Church Street Tewkesbury Gloucestershire	Tewkesbury	7	0	0	7						
<b>B</b>	19/01105/FUL	Garage Site Behind Abbey View Back Lane Winchcombe Cheltenham Gloucestershire	Winchcombe	6	0	0	6						

<b>C</b>	18/00043/OUT	Fitzhamon Park	Ashchurch Rural	90	0	0	0	0	25	50	15	C.1
<b>C</b>	20/00140/OUT	Land Off A38 Coombe Hill Gloucester Gloucestershire	Leigh	95	0	0	0	55	40			C.2
<b>C</b>	19/01084/OUT	Land To The North Fleet Lane Twyning Tewkesbury Gloucestershire	Twyning	47	0	0	0	0	25	22		C.3
<b>C</b>	21/00451/OUT	Land To The North West Of Fiddington Fiddington Tewkesbury Gloucestershire	Ashchurch Rural	280	0	0	0	0	40	120	120	C.4
<b>C</b>	17/00520/OUT	Land At Fiddington Ashchurch	Ashchurch Rural	850	0	0	0	100	100	100	100	C.5
<b>F</b>	N/A	TEW1 Odessa Farm	Tewkesbury	100	0	0	0	0	25	50	25	F.1
<b>F</b>	21/00496/FUL	WIN1 Land off Delavale Road	Winchcombe	100	0	0	0	20	40	40		F.2
<b>F</b>	22/00686/FUL – pending determination for 25 dwellings	SHU2 Land north of Leckhampton Lane	Shurdington	20	0	0	0	10	10			F.3
<b>G</b>	18/01285/APP	Land north of Innsworth Lane (Phase 1)	Innsworth	253	102	88	115	12	13	11		G.1
<b>G</b>	19/00996/APP	Land north of Innsworth Lane (Phase 2)	Innsworth	175	17	17	8	60	52	38		
<b>G</b>	21/00133/APP	Land north of Innsworth Lane (Phase 3)	Innsworth	179	0	0	17	55	54	50	3	
<b>G</b>	21/00821/APP	Land north of Innsworth Lane (Phase 4)	Innsworth	144	0	0	0	0	25	50	50	

<b>G</b>	22/01225/APP	Land at Innsworth (Phase 5)	Innsworth	257	0	0	0	25	100	100	32	
<b>G</b>	19/00935/APP	Part Parcel 5188, Tewkesbury Road, Twigworth (Phase 1A)	Twigworth	79	101	78	50	50	37			
<b>G</b>	20/00524/APP	Land at Twigworth (Phase 1B)	Twigworth	154								
<b>G</b>	20/00473/APP	Land at Twigworth (Phase 1B)	Twigworth	5								
<b>G</b>	21/00079/APP	Land at Twigworth (Phase 2)	Twigworth	147	5	5	50	50	42			
<b>G</b>	19/00953/APP	Yew Tree Farm, Tewkesbury Road, Twigworth	Twigworth	74	16	16	25	33				
<b>G</b>	22/00774/PIP	Land off Ash Lane, Down Hatherley	Twigworth	4	0	0	0	4				
<b>G</b>	22/00364/APP	Land at Twigworth (Phase 3)	Twigworth	340	0	0	0	0	25	50	50	
<b>G</b>	16/00738/OUT / 19/00738/APP	Parcel 3745 Land at Pirton Fields, Cheltenham Road East	South Churchdown	465	134	116	100	100	100	31		G.2
<b>G</b>	19/00537/APP	Phase 1, Land at Perrybrook	North Brockworth	135	73	34	50	12				G.3
<b>G</b>	18/00864/APP	Phases 2 & 5, Land at Perrybrook	North Brockworth	240	94	23	50	50	38			
<b>G</b>	18/00109/APP	Phase 3, Land at Perrybrook	North Brockworth	225	92	31	50	50	33			

## Appendix 2 – Site Proformas

<b>Proforma contents</b>	
Fitzhamon Park, Ashchurch	C.1
Land Off A38, The Leigh	C.2
Land To The North Fleet Lane, Twyning	C.3
Land To The North West Of Fiddington	C.4
Land At Fiddington	C.5
TEW1 Odessa Farm	F.1
WIN1 Land off Delavale Road	F.2
SHU2 Land north of Leckhampton Lane	F.3
A1 Innsworth & Twigworth	G.1
A2 South Churchdown	G.2
A3 North Brockworth	G.3

<b>Site Name</b>	Fitzhamon Park
<b>Pro-forma reference</b>	C.1
<b>Parish</b>	Ashchurch Rural

<b>Total units in 5-year period</b>	90
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<b>Site status</b>	Outline Consent
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<b>Total units allocated for development</b>	N/a
<b>Total units with outline consent</b>	90
<b>Total units with detailed consent</b>	0
<b>Total completions to date</b>	0

<b>Outline application reference</b>	18/00043/OUT
<b>Outline permission date</b>	28 January 2022
<b>Full application reference</b>	N/a
<b>Full permission date</b>	N/a
<b>Reserved Matters reference</b>	N/a
<b>Reserved Matters permission date</b>	N/a

<b>Assessment of deliverability</b>
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<b>1. Planning status as at 8 June 2022</b>
Outline consent for the development of up to 90 houses, a care home, community land and associated works.

<b>2. Current Planning status</b>
Outline consent for the development of up to 90 houses, a care home, community land and associated works.

<b>3. Progress towards a planning application</b>
The site has outline permission for the construction of up to 90 dwellings, granted January 2022. A condition attached to the outline permission requires applications for the approval of the reserved matters for the first phase to be made to TBC before the expiration of three years from the date of this permission.
Although no Reserved Matters planning application have yet to be submitted to the Council, pre-application advice was issued to an affordable housing provider in March 2022.

<b>4. Site promoter's progress with other site assessment work</b>
The following site assessment work was submitted for consideration in support of the outline application.



- Transport Assessment
- Landscape and visual appraisal
- Archaeological evaluation report
- Tree survey
- Flood risk assessment
- Ecological assessment

The Council is not aware of any progress with other site assessment work.

### 5. Site viability

The Council is not aware of any viability issues affecting this site.

### 6. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

### 7. Infrastructure dependencies and enablers

The following infrastructure provision / contributions have been secured through a S106 agreement:

- On site Public Open Space including a local equipped area for play (LEAP)
- Off site playing pitch contribution
- Serviced land for community use
- Recycling and waste bins
- Pre-school, primary and secondary education contribution
- Library contribution

The Council is not aware of any significant infrastructure dependencies affecting the site.

### 8. Site promoter comments

*Council asks for confirmation of the following trajectory:*

Site name	Permission Reference	Location	Net Site Capacity	Delivery	2022-23	2023-24	2024-25	2025-26	2026-27
				Overall Delivery To Date					
Fitzhamon Park	18/00043/OUT	Ashchurch	90	0	0	0	25	50	15

The site promoter's response was as follows:

Your projections look right in as much as we are looking to sell/complete around Oct/Nov this year with site commencement early 2023.

**Dated** August 2022

### 9. Officer conclusion on deliverability

Outline permission for 90 dwellings, together with a care home, community land and associated works, was approved on this site through a relatively uncontroversial planning application.

Officers recognise there is a risk of delay with solely an outline permission however there has been clear progress towards submission of a further planning application on the site (pre-application advice issued in March 2022).

Applying past lead-in rates officers have concluded that it is reasonable to assume a start on site in 2024/25. Based on past build out rate assumptions and the relatively modest scale of development, the Council considers it a realistic trajectory, for 25 dwellings to be built out by 31 March 2025, a further 50 dwellings in 2025/26 and the remaining 15 dwellings by 2026/27. The site promoter has concurred with officers' anticipated trajectory.

**10. Trajectory**

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0	0	0	0	25	50	15	0	0	0	0

<b>Site Name</b>	Land off A38
<b>Pro-forma reference</b>	C.2
<b>Parish</b>	Coombe Hill

<b>Total units in 5-year period</b>	95
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<b>Site status</b>	Detailed consent, under construction
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<b>Total units allocated for development</b>	95
<b>Total units with outline consent</b>	95
<b>Total units with detailed consent</b>	95
<b>Total completions to date</b>	0

<b>Outline application reference</b>	20/00140/OUT
<b>Outline permission date</b>	1 June 2021
<b>Full application reference</b>	N/a
<b>Full permission date</b>	N/a
<b>Reserved Matters reference</b>	22/00194/APP
<b>Reserved Matters permission date</b>	22 June 2022

<b>Assessment of deliverability</b>
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<p><b>1. Planning status as at 8 June 2022</b></p> <p>Outline permission for the development of up to 95 dwellings on this site was allowed on appeal in June 2021. The site is also allocated in the Tewkesbury Borough Plan for 95 dwellings.</p> <p>Reserved matters application pending determination.</p>
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<p><b>2. Current planning status</b></p> <p>Outline permission for the development of up to 95 dwellings on this site was allowed on appeal in June 2021. The site is also allocated in the Tewkesbury Borough Plan for 95 dwellings.</p> <p>A reserved matters application for approval of up to 95 dwellings and associated infrastructure was received in February 2022. Detailed consent was approved on 22 June 2022 and construction on the site has since begun.</p>
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<p><b>3. Progress towards a planning application</b></p> <p>The Council is not aware of any progress towards further planning applications.</p>
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<p><b>4. Site promoter's progress with other site assessment work</b></p> <p>The Council is not aware of any progress with other site assessment work.</p>
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<p><b>5. Site viability</b></p> <p>The Council is not aware of any viability issues affecting this site.</p>
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<p><b>6. Ownership constraints</b></p> <p>The Council is not aware of any land ownership constraints affecting development.</p>
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**7. Infrastructure dependencies and enablers**

The Council is not aware of any significant infrastructure dependencies affecting this site.

**8. Site promoter comments**

*July 2022: Council asks for confirmation of the following trajectory*

	Delivery				
Capacity	2022-23	2023-24	2024-25	2025-26	2026-27
95	0	25	50	20	0

The developer (Vistry) responded with the following;

Please see our current delivery of completions for the site at Coombe Hill set out in the table below.

Our build programme shows the first plots being completed in April 2023 and the last plots being completed in November 2024.

	Delivery				
Capacity	2022-23	2023-24	2024-25	2025-26	2026-27
95	0	55	40	0	0

**Dated**

August 2022

**9. Officer conclusion on deliverability**

This is a site which now benefits from detailed planning consent for up to 95 dwellings. The site is now under construction and the Council is not aware of any clear evidence that homes will not be delivered within five years. The developer on site has confirmed anticipated completion of all dwellings by November 2024. The site is therefore deliverable by definition of the NPPF.

**10. Trajectory**

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0	0	0	55	40	0	0	0	0	0	0

<b>Site Name</b>	Land To The North of Fleet Lane
<b>Proforma reference</b>	C.3
<b>Parish</b>	Twyning

<b>Total units in 5-year period</b>	47
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<b>Site status</b>	Outline Consent
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<b>Total units allocated for development</b>	N/a
<b>Total units with outline consent</b>	47
<b>Total units with detailed consent</b>	0
<b>Total completions to date</b>	0

<b>Outline application reference</b>	19/01084/OUT
<b>Outline permission date</b>	5 <sup>th</sup> April 2022
<b>Full application reference</b>	N/a
<b>Full permission date</b>	N/a
<b>Reserved Matters reference</b>	N/a
<b>Reserved Matters permission date</b>	N/a

<b>Assessment of deliverability</b>
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<b>1. Planning status as at 8 June 2022</b>
Outline consent for the development of 47 dwellings, granted on appeal, dated 5 <sup>th</sup> April 2022.

<b>2. Current planning status</b>
Outline consent for the development of 47 dwellings, granted on appeal, dated 5 <sup>th</sup> April 2022.
There is a reserved matters application for 47 zero carbon dwellings (22/01004/APP) pending determination.

<b>3. Progress towards a planning application</b>
The Council is not aware of any progress towards further planning applications.

<b>4. Site promoter's progress with other site assessment work</b>
Detailed site assessment work has been submitted and agreed as part of the outline consent including: <ul style="list-style-type: none"> <li>• Flood risk assessment</li> <li>• Archaeological evaluation</li> <li>• Ecological appraisal</li> <li>• Landscape and visual impact assessment</li> <li>• Arboricultural report</li> <li>• Road safety audit</li> </ul>

As part of the reserved matters application currently under consideration, the following has been submitted:

- Landscape and visual impact assessment update
- Arboricultural report

#### 5. Site viability

The Council is not aware of any viability issues affecting this site.

#### 6. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

#### 7. Infrastructure dependencies and enablers

The following infrastructure provision / contributions have been secured through a S106 agreement:

- Public open space provision
- Recycling contribution
- Home to school transport contribution and travel plan provisions
- Library contribution

The Council is not aware of any significant infrastructure dependencies affecting the site.

#### 8. Site promoter comments

*August 2022 – Council asks for confirmation of the following trajectory:*

Site name	Permission Reference	Location	Net Site Capacity	Delivery					
				Overall Delivery To Date	2022-23	2023-24	2024-25	2025-26	2026-27
Land north of Fleet Lane	19/01084/OUT	Twynning	52	0	0	0	25	25	2

The developer (Newland Homes) responded with the following;

Timing would be correct, the development only has consent for up to 47 homes.

**Dated**

August 2022

#### 9. Officer conclusion on deliverability

Following the outline permission for up to 47 dwellings in April 2022, the developer has submitted a reserved matters application and as yet there are no matters of significant concern or objection raised by key consultees.

Based on past lead in and build out rates officers consider it reasonable to assume development will start on site by 2024/25 and completion of all dwellings will be achieved by 2026.

Newland Homes have corrected the Council's anticipated trajectory for delivery of the site put to them in July 2022, only to reflect the correct number of approved homes.



**10. Trajectory**

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0	0	0	0	25	22	0	0	0	0	0

<b>Site Name</b>	Land To The North West Of Fiddington
<b>Proforma reference</b>	C.4
<b>Parish</b>	Ashchurch Rural

<b>Total units in 5-year period</b>	280
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<b>Site status</b>	Outline consent
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<b>Total units allocated for development</b>	N/a
<b>Total units with outline consent</b>	460
<b>Total units with detailed consent</b>	0
<b>Total completions to date</b>	0

<b>Outline application reference</b>	21/00451/OUT
<b>Outline permission date</b>	2 <sup>nd</sup> March 2022
<b>Full application reference</b>	N/a
<b>Full permission date</b>	N/a
<b>Reserved Matters reference</b>	N/a
<b>Reserved Matters permission date</b>	N/a

<b>Assessment of deliverability</b>
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<b>1. Planning status as at 8 June 2022</b>
Outline consent for up to 460 dwellings, a primary school, associated works, ancillary facilities and infrastructure, open space, recreation facilities and landscaping.

<b>2. Current planning status</b>
Outline consent for up to 460 dwellings, a primary school, associated works, ancillary facilities and infrastructure, open space, recreation facilities and landscaping. There are around 40 conditions to the outline approval, some of which require discharging.

<b>3. Progress towards a planning application</b>
The Council is aware that a submission to discharge the master plan condition is being prepared by Barratt Homes.

<b>4. Site promoter's progress with other site assessment work</b>
The Council is not aware of any progress towards other site assessment work.

<b>5. Site viability</b>
The Council is not aware of any viability issues affecting this site.

<b>6. Ownership constraints</b>
The Council is not aware of any land ownership constraints affecting development.

<b>7. Infrastructure dependencies and enablers</b>
The vehicle access arrangements utilise the access points and proposed works to the A46(T) which were approved as part of a planning permission for a Garden Centre and Retail Outlet Centre (planning reference: 13/01003/OUT) which was subsequently amended by a further application (Planning reference: 17/01203/FUL) - the 'Outlet Centre'

permission. The access arrangements include two signalised access points on the A46(T). The two access points will be joined by an on-site link road with roundabouts at each end.

From the western roundabout a new link road (which will be the responsibility of the Local Highway Authority) will cross the Tirl Brook providing access to the proposed Appeal development through the consented 'Land at Fiddington' development (Planning reference: 17/00520/OUT).

As part of the appeal, heard January 2022, the appellants witness set out that their client was contractually obliged to deliver the spine road with "acceleration rights which will allow them to step in and complete the works themselves if they believe this deadline [spine road] will not be achieved".

Approval of the reserved matters application for the spine road infrastructure was granted on 31 October 2022.

## 8. Site promoter comments

*August 2022 - Council asks for confirmation of estimated delivery trajectory.*

The response received from the developer (Barratt Homes) is as follows:

Further to your email, please find below my amends to your projected build figures for Fiddington, in red. We anticipate building out faster than your estimates, as the site will be dual branded, with Barratt and our sister company David Wilson building simultaneously.

Please note that these are of course subject to a) Hitchins having the infrastructure in place for us to access the land, and b) us obtaining RM planning consent in a timely manner.

Site name	Permission Reference	Location	Net Site Capacity	Delivery					
				Overall Delivery To Date	2022-23	2023-24	2024-25	2025-26	2026-27
Land north west of Fiddington	21/00451/OUT	Ashchurch	460	0	0	0	40	120	120

**Dated**

August 2022

## 9. Officer conclusion on deliverability

The existence of the spine road agreement, as referred under infrastructure dependencies above, is clear evidence that the site can, now permitted via appeal, be delivered.

Barratt Homes have indicated an intention to start on site by September 2024 and have put forward a trajectory which would see delivery of the site earlier than the Council had initially anticipated. Although Barratt has caveated the anticipated build out with timely approval of its reserved matters applications, the delivery trajectory remains broadly in line with average lead in times for the district (18 month lead-in period from planning consent to first house being delivered).

The Council recognises that only a portion of the site is likely to come forward and a build out rate of 40 in the first monitoring year, and thereafter 120dpa over the following two years, is considered to be a reasonable assumption given the dual delivery between Barratt and David Wilson.

**10. Trajectory**

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0	0	0	0	40	120	120	120	60	0	0

<b>Site Name</b>	Land at Fiddington
<b>Proforma reference</b>	C.5
<b>Parish</b>	Ashchurch Rural

<b>Total units in 5-year period</b>	400
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<b>Site status</b>	Outline consent Detailed consent (part)
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<b>Total units allocated for development</b>	N/a
<b>Total units with outline consent</b>	850
<b>Total units with detailed consent</b>	114
<b>Total completions to date</b>	0

<b>Outline application reference</b>	17/00520/OUT
<b>Outline permission date</b>	22 January 2020
<b>Full application reference</b>	N/a
<b>Full permission date</b>	N/a
<b>Reserved Matters reference</b>	N/a
<b>Reserved Matters permission date</b>	N/a

<b>Assessment of deliverability</b>
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<p><b>1. Planning status as at 8 June 2022</b></p> <p>Outline permission for up to 850 dwellings, a primary school, local centre (comprising up to 2,000 sq m gross internal floor area (A1, A2, A3, A4, A5 and D1 uses) with no single A1 comparison unit exceeding 500 sq m gross internal area), supporting infrastructure, utilities, ancillary facilities, open space, landscaping, play areas, recreational facilities (including changing facilities and parking).</p> <p>Progress with pre-commencement conditions of outline permission as follows:</p> <ul style="list-style-type: none"> <li>• Condition 7 - approval of details subject to condition 7 (phasing plan) – <b>pending determination (21/00137/CONDIS)</b></li> <li>• Condition 8 - approval of details subject to condition 8 (Site Wide Masterplan Document) – <b>Condition discharged 23 July 2021 under 20/00082/CONDIS</b></li> <li>• Condition 12 - approval of details subject to condition 12 (Written Scheme of Investigation) – <b>Condition discharged 12 February 2021 under 21/00031/CONDIS</b></li> <li>• Condition 13 - Application for approval of details subject to condition 13 (Ecological Constraints and Opportunities Plan (ECOP) - <b>Condition discharged 17 March 2021</b></li> <li>• Condition 18 - Application for approval of details subject to condition 18 (roundabout R1 access arm) <b>pending determination (21/00053/CONDIS)</b></li> <li>• Application for approval of details subject to condition 31 (Flood Risk Assessment &amp; Drainage Strategy - compensatory flood storage works) - <b>pending determination (21/00053/CONDIS)</b></li> </ul> <p>The following Reserved Matters applications have been submitted (commentary on progress provided in red text):</p>
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- 21/01488/APP - Reserved matters application for the spine road infrastructure pursuant to application 17/00520/OUT - **pending determination**
- 21/01551/APP – Reserved matters application for Phase 2 (parcel H1) for access, appearance, landscaping, layout and scale for the erection of 114 no. Dwellings (use class C3) - **pending determination – matters of concern raised by County Highways authority**
- 22/00439/APP – Reserved matters application for parcel H2 for appearance, landscaping, layout and scale for the erection of 209 no. Dwellings and associated works and infrastructure - **pending determination – matters of concern raised by County Highways and Ecologist**

## 2. Current planning status

Outline permission for up to 850 dwellings, a primary school, local centre (comprising up to 2,000 sq m gross internal floor area (A1, A2, A3, A4, A5 and D1 uses) with no single A1 comparison unit exceeding 500 sq m gross internal area), supporting infrastructure, utilities, ancillary facilities, open space, landscaping, play areas, recreational facilities (including changing facilities and parking).

Progress with pre-commencement conditions of outline permission as follows:

- Condition 7 - approval of details subject to condition 7 (phasing plan) – **Condition discharged 7 December under 21/00137/CONDIS**
- Condition 8 - approval of details subject to condition 8 (Site Wide Masterplan Document) – **Condition discharged 23 July 2021 under 20/00082/CONDIS**
- Condition 12 - approval of details subject to condition 12 (Written Scheme of Investigation) – **Condition discharged 12 February 2021 under 21/00031/CONDIS**
- Condition 13 - Application for approval of details subject to condition 13 (Ecological Constraints and Opportunities Plan (ECOP) - **Condition discharged 17 March 2021**
- Condition 18 - Application for approval of details subject to condition 18 (roundabout R1 access arm) **pending determination**
- Application for approval of details subject to condition 31 (Flood Risk Assessment & Drainage Strategy - compensatory flood storage works) - **pending determination**
- Application for approval of details subject to conditions 9 (details of a recycling strategy), 14 (Green Infrastructure and Biodiversity delivery scheme), 15 (Landscape and Ecological Management Plan (LEMP), 27 (Construction Method Statement), 29 (surface water drainage strategy) – **pending determination**
- Non-material amendment to Condition 9 (Waste & Recycling Strategy) – **pending determination**

The following Reserved Matters applications have been submitted (commentary on progress provided in red text):

- 21/01488/APP - Reserved matters application for the spine road infrastructure pursuant to application 17/00520/OUT – **Approved 31 October 2022**
- 21/01551/APP – Reserved matters application for Phase 2 (parcel H1) for access, appearance, landscaping, layout and scale for the erection of 114 no. Dwellings (use class C3) - **matters of concern raised by County Highways authority all resolved and RM application approved 5 January 2023.**
- 22/00439/APP – Reserved matters application for parcel H2 for appearance, landscaping, layout and scale for the erection of 209 no. Dwellings and associated works and infrastructure - **matters of concern raised by County Highways and**

Ecologist all resolved and application recommended for delegated approval at Planning Committee in February 2023.

### 3. Progress towards a planning application

As above

### 4. Site promoter's progress with other site assessment work

The Council is not aware of any progress towards other site assessment work.

### 5. Site viability

The Council is not aware of any viability issues affecting this site.

### 6. Ownership constraints

The Council is not aware of any land ownership constraints affecting this site.

### 7. Infrastructure dependencies and enablers

Key infrastructure provision which will need to be delivered as part of this site include:

- Construction of spine road
- Construction of MUGA, NEAP and LAP
- Development of new Primary School (to be delivered by Local Education Authority)

### 8. Site promoter comments

*August 2022 – Council asks for confirmation of the following trajectory:*

	Permission Reference		Net Site Capacity	Overall Delivery To Date	2022-23	2023-24	2024-25	2025-26	2026-27
Land at Fiddington	17/00520/OUT	Ashchurch	850	0	0	50	50	50	50

The response received from the developer (Persimmon Homes) is as follows:

The site is being built out by two Persimmon regions (South Mids and Severn Valley). We currently have two RM applications in for different phases – these should both be determined around the same time in Autumn this year.

Therefore we expect to be building out the respective phases concurrently and the trajectory will increase slightly:

Site name	Permission Reference	Location	Net Site Capacity	Delivery					
				Overall Delivery To Date	2022-23	2023-24	2024-25	2025-26	2026-27
Land at Fiddington	17/00520/OUT	Ashchurch	850	0	0	100	100	100	100

**Dated**

August 2022

### 9. Officer conclusion on deliverability

This site now benefits from detailed permission in part (114 dwellings). With detailed planning consent for the spine road now in place, construction of the spine road is expected to be delivered in phases alongside delivery of the new dwellings.

In addition to the first residential phase with detailed consent, there is a further Reserved Matters application nearing a positive determination. Various conditions of the outline permission have been and are currently being discharged.

The developer Persimmon Homes has confirmed that it will be delivering the site across two of its regional divisions. With delivery of the first two phases expected to come forward concurrently from 2023/24, as confirmed by the developer, it is considered reasonable to assume that a build out rate of 100dpa can be achieved.

Officers conclude that it is also not unreasonable to expect the determination of reserved matters for later phases concurrent to delivery on site.



**10. Trajectory**

<b>2011/ 12</b>	<b>2012/ 13</b>	<b>2013/ 14</b>	<b>2014/ 15</b>	<b>2015/ 16</b>	<b>2016/ 17</b>	<b>2017/ 18</b>	<b>2018/ 19</b>	<b>2019/ 20</b>	<b>2020/ 21</b>	<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	0	0	0	0	0	0	100	100	100	100	100	100	100	100

<b>Site Name</b>	TEW1 Odessa Farm
<b>Proforma reference</b>	F.1
<b>Parish</b>	Tewkesbury

<b>Total units in 5-year period</b>	100
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<b>Site status</b>	Tewkesbury Borough Plan 2011-2031 allocation
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<b>Total units allocated for development</b>	100
<b>Total units with outline consent</b>	0
<b>Total units with detailed consent</b>	0
<b>Total completions to date</b>	0

<b>Outline application reference</b>	N/a
<b>Outline permission date</b>	N/a
<b>Full application reference</b>	N/a
<b>Full permission date</b>	N/a
<b>Reserved Matters reference</b>	N/a
<b>Reserved Matters permission date</b>	N/a

#### **Assessment of deliverability**

<b>1. Planning status as at 8 June 2022</b>
This site is allocated in the Tewkesbury Borough Plan for the development of approximately 100 dwellings (allocation reference TEW1).

<b>2. Current planning status</b>
This site is allocated in the Tewkesbury Borough Plan for the development of approximately 100 dwellings (allocation reference TEW1).

<b>3. Progress towards a planning application</b>
The site promoter, SF Planning, has confirmed their plan to submit a planning application on the site around April 2023.

<b>4. Site promoter's progress with other site assessment work</b>
The following site assessment work was prepared through promotion to allocate the site in the Tewkesbury Borough Plan:  Landscape Sensitivity Study – Tewkesbury and Ashchurch Heritage Impact Assessment SFRA Level 2  Engagement between the Council and landowner through the Local Plan process is documented in a Statement of Common Ground (signed November 2020) <sup>4</sup> which sets out agreement of several key matters:

<sup>4</sup> Available here: [Tewkesbury Borough Plan examination library — Tewkesbury Borough Council](#)

- The allocation of site TEW1 is consistent with the JCS spatial strategy is set out at Policy SP2. Tewkesbury is the top tiered settlement within the Borough's settlement hierarchy based on its high level of services, facilities, local employment opportunities and good transport links. The site therefore represents a sustainable location for new housing development.
- The Preferred Options consultation on the Draft Borough Plan suggested an allocation of 12 hectares of land at Odessa Farm, 3 hectares more than the draft allocation illustrated on the Submission version proposals map.
- The precise site capacity and precise boundary of the allocation site would be best determined through the detailed masterplanning of the site and as part of any planning application relating to the proposed development of TEW1. AMPS has commissioned a design team and this process is underway.
- Masterplanning may indicate that variations to the allocation boundary are necessary. This relates to the need to accommodate constraints, suitable vehicular access, open space, landscaping and/or urban design matters.
- The proposal is capable of addressing the site specific requirements set out at Policy TEW1
- The boundary of the Registered Battlefield does not extend into the site and the reference to it within Policy TEW1 should be omitted. The modifications to Policy TEW1 set out at Appendix 2 are acceptable in this respect to both parties.
- The site is deliverable and developable 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.
- TBC is currently unable to demonstrate a five year supply of land for housing.
- Notwithstanding the comments at paragraphs 3.3 and 3.4 above, both parties would be prepared to consider a larger allocation based on masterplanning and site constraint information as it becomes available.

The current site promoter has confirmed that they are working through some issues with Severn Trent – see section 7 below.

#### **5. Site viability**

The Council is not aware of any viability issues affecting this site.

#### **6. Ownership constraints**

The Council is not aware of any land ownership constraints affecting development.

#### **7. Infrastructure dependencies and enablers**

The current site promoter has advised that they are working through issues with Severn Trent, regarding underground assets, however these issues are not sufficient to have altered the promoter's anticipated timeline towards submitting an application and subsequent delivery of dwellings on the site.

#### **8. Site promoter comments**

*July 2022: Council asks for confirmation of the following trajectory*

Capacity	Delivery				
	2022-23	2023-24	2024-25	2025-26	2026-27
100	0	25	50	25	0

The site promoter's response was as follows:

With regard to TEW1, we are expecting that the trajectory for this site will run a

little longer than you have predicted below. If we are optimistic, we might get an application in by the end of this year. It will then take a number of months to be determined, and with the lack of officers in DM, perhaps 6 months, plus time to complete the legal agreement. This would put us late into next year before the site is sold with an outline planning permission. The developer would then need to make its own application, get it prepared, submitted and determined, and then discharge planning conditions. This means delivery on site deep into 2024 at the earliest. I would therefore shift the trajectory so that it runs at least one year later than you have suggested:

	Delivery				
Capacity	2022-23	2023-24	2024-25	2025-26	2026-27
100	0	0	25	50	25

This is an optimistic timetable, as you will know things can slide (as they have done already with this site!)

**Dated** August 2022

*December 2022 – Council asks for update and further commentary on the revised trajectory.*

The site promoter’s response is as follows:

I would say that the trajectory below is the absolute best we can hope for on delivery. The issue for our client, the County Council is that they are not a developer so once the site is sold any number of factors will come into play which are not in their control.

At the moment we are working through some issues with Severn Trent that have taken a lot longer than expected, but we are getting there. The current plan is to work towards public consultation early in the New Year, and submission around April 2023. I would expect the application to take several months to determine based on time-scales currently being experienced with other applications in the Borough, so once the legal agreement is completed we are looking at late 2023/early 2024 for an outline planning permission. The site will then be marketed and sold with the developer needing to submit their own reserved matters application or full application, followed by the need for condition compliance. Even if the developer moves quickly with the planning application process realistically you are therefore probably looking at late 2024/2025 before the permissions are all lined up. Delivery/ground works/other consenting processes (such as Highways works agreements) will add on time.

However, as I say, there is some heavy caution here as things go outside of the County Council’s hands once the site is sold.

**Dated** December 2022

**9. Officer conclusion on deliverability**

This is a site which has gone through a rigorous assessment process and found to be suitable for allocation in the Tewkesbury Borough Plan.

The proposed allocation was supported by extensive evidence that was prepared to during promotion of the site and updated as part of the examination in 2021 which addressed issues of concern through a Statement of Common Ground.

In finding the Tewkesbury Borough Plan allocation sound, the examining Inspector recognised the scope for (*inter alia*) further growth on the low ridge to the south at Odessa Farm<sup>5</sup>. Although the Inspector asserts that it is not essential for soundness for the TBP to ensure a five-year housing land supply at the time of adoption, he requires a Main Modification to the plan (MM8), to update the sources of housing land supply in Tewkesbury Borough as at April 2020, to include this site.

There remains a clear intent by the landowner to progress a planning application and, although the landowner's current agent, SF Planning, has set out what they believe to be an optimistic timetable for gaining planning permission on the site and subsequent delivery of the development, a trajectory for delivery of 100 dwellings on the site by March 2027 is put forward.

Officers consider it a reasonable assumption that following submission of an application in April 2023, an implementable planning permission could be secured by April 2024. In line with paragraphs 9.2 and 9.3 of this report, the site could reasonably be expected to deliver 25 units in the year 2024/2025 and the remaining 75 dwellings by March 2027.

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<sup>5</sup> TBP Inspector's Final Report available to view here: [Tewkesbury Borough Plan examination library — Tewkesbury Borough Council](#)

**10. Trajectory**

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0	0	0	0	25	50	25	0	0	0	0

<b>Site Name</b>	WIN1 Land off Delavale Road
<b>Proforma reference</b>	F.2
<b>Parish</b>	Winchcombe

<b>Total units in 5-year period</b>	100
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<b>Site status</b>	Tewkesbury Borough Plan 2011-2031 Allocation
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<b>Total units allocated for development</b>	80
<b>Total units with outline consent</b>	0
<b>Total units with detailed consent</b>	0
<b>Total completions to date</b>	0

<b>Outline application reference</b>	N/a
<b>Outline permission date</b>	N/a
<b>Full application reference</b>	21/00496/FUL
<b>Full permission date</b>	N/a
<b>Reserved Matters reference</b>	N/a
<b>Reserved Matters permission date</b>	N/a

<b>Assessment of deliverability</b>
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<p><b>1. Planning status as at 8 June 2022</b></p> <p>This site is allocated in the Tewkesbury Borough Plan 2011-2031 for the development of approximately 80 dwellings (allocation reference WIN1).</p> <p>Engagement between the Council and landowner through the Local Plan process is documented in a Statement of Common Ground (signed November 2020)<sup>6</sup> which sets out no areas of disagreement.</p> <p>A full planning application for the development of 100 dwellings has since been submitted by Bromford Housing on 15 April 2021.</p>
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<p><b>2. Current planning status</b></p> <p>This site is allocated in the Tewkesbury Borough Plan 2011-2031 for the development of approximately 80 dwellings (allocation reference WIN1).</p> <p>Engagement between the Council and landowner through the Local Plan process is documented in a Statement of Common Ground (signed November 2020)<sup>7</sup> which sets out no areas of disagreement.</p> <p>A full planning application for the development of 100 dwellings has since been submitted by Bromford Housing on 15 April 2021.</p>
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<sup>6</sup> Available to view here: [Tewkesbury Borough Plan examination library — Tewkesbury Borough Council](#)

<sup>7</sup> Available to view here: [Tewkesbury Borough Plan examination library — Tewkesbury Borough Council](#)

In a meeting of Planning Committee on 21 June 2022, it was resolved to delegate authority to the Development Manager to permit the application, subject to any additional/amended planning conditions and the completion of a S106 agreement. Approval of the full planning permission is anticipated imminently.

**3. Progress towards a planning application**

As above

**4. Site promoter's progress with other site assessment work**

The Council is not aware of any progress with other site assessment work.

**5. Site viability**

The Council is not aware of any viability issues affecting this site.

**6. Ownership constraints**

The Council is not aware of any land ownership constraints affecting development.

**7. Infrastructure dependencies and enablers**

The resolution to permit is subject to the completion of a section 106 legal agreement to secure the following:

- The provision of affordable housing in perpetuity.
- The maintenance and provision of the LEAP in perpetuity
- Long term funding, management and monitoring of the green infrastructure and open space forming part of the development to offset recreational pressure on Cleeve Common SSSI.
- £509,488.32 towards Winchcombe Abbey Primary School/Winchcombe Primary Planning Area
- £315,171.84 to Winchcombe Secondary School/Tewkesbury Secondary Planning Area (11-16).
- £19,600 to improving existing library provision
- £370 vouchers per dwelling to be spend on sustainable travel options to encourage model shift to give residents choice and incentivise non-car trips
- £20,000 planning obligation for the provision of bus stops
- Contribution towards playing pitches, Winchcombe Astro Winchcombe Sports Hall. (Subject to ongoing discussions whether these requests are necessary, reasonable and directly related to the development)
- Recycling facilities contribution

**8. Site promoter comments**

August 2022 - The agent acting on behalf of the developer provided the following amended Council's trajectory as follows.

Capacity	Delivery				
	2022-23	2023-24	2024-25	2025-26	2026-27
80	0	30	40	10	0
100		20	40	40	

Dated

August 2022

**9. Officer conclusion on deliverability**



This is a site which has gone through a rigorous assessment process and found to be suitable for allocation in the Tewkesbury Borough Plan.

As of 21 June 2022, there has been a resolution to delegate authority to the Development Manager to permit an application for 100 dwellings, subject to any additional/amended planning conditions and the completion of a S106 agreement. S106 agreements were sealed on 28 February 2023 and approval of the full planning permission is anticipated imminently.

Officers have received confirmation of the developer's anticipated trajectory for the delivery of 100 dwellings on the site which broadly aligns with average build rates.

**10. Trajectory**

<b>2011/ 12</b>	<b>2012/ 13</b>	<b>2013/ 14</b>	<b>2014/ 15</b>	<b>2015/ 16</b>	<b>2016/ 17</b>	<b>2017/ 18</b>	<b>2018/ 19</b>	<b>2019/ 20</b>	<b>2020/ 21</b>	<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	0	0	0	0	0	0	20	40	40	0	0	0	0	0

<b>Site Name</b>	SHU2 - Land north of Leckhampton Lane
	F.3
<b>Parish</b>	Shurdington

<b>Total units in 5-year period</b>	20
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<b>Site status</b>	Tewkesbury Borough Plan 2011-2031 allocation
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<b>Total units allocated for development</b>	20
<b>Total units with outline consent</b>	0
<b>Total units with detailed consent</b>	0
<b>Total completions to date</b>	0

<b>Outline application reference</b>	N/a
<b>Outline permission date</b>	N/a
<b>Full application reference</b>	22/00686/FUL
<b>Full permission date</b>	N/a
<b>Reserved Matters reference</b>	N/a
<b>Reserved Matters permission date</b>	N/a

<b>Assessment of deliverability</b>
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<b>1. Planning status as at 8 June 2022</b>
<p>This site was allocated in the Tewkesbury Borough Plan 2011-2031, adopted 8 June 2022.</p> <p>Engagement between the Council and landowner through the Local Plan process is documented in a Statement of Common Ground (signed October 2020)<sup>8</sup> which sets out no areas of disagreement.</p> <p>The applicant, Pye Homes submitted a full planning application also on 8 June 2022, for the development of 25 dwellings.</p>

<b>2. Current planning status</b>
<p>This site was allocated in the Tewkesbury Borough Plan 2011-2031, adopted 8 June 2022.</p> <p>Engagement between the Council and landowner through the Local Plan process is documented in a Statement of Common Ground (signed October 2020)<sup>9</sup> which sets out no areas of disagreement.</p> <p>The applicant, Pye Homes submitted a full planning application also on 8 June 2022, for the development of 25 dwellings.</p>

<sup>8</sup> Available to view here: [Tewkesbury Borough Plan examination library — Tewkesbury Borough Council](#)

<sup>9</sup> Available to view here: [Tewkesbury Borough Plan examination library — Tewkesbury Borough Council](#)

In a meeting of Planning Committee on 17<sup>th</sup> January 2023 it was resolved to delegate authority to the Development Manager to PERMIT the application, subject to the receipt of formal landscape comments and the completion of a Section 106 Agreement.

Pye Homes has been working with the Council to ensure that key consultee comments are addressed, particularly in relation to ecology, minerals and waste and highways.

The resolution to grant permission at Committee identified the following pre-commencement conditions that will be attached to the consent (as numbered in the Committee report):

- 4) Prior to commencement of any development a Construction (and demolition) Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include (but is not limited to):
  - a. Site access/egress
  - b. Staff/contractor facilities and travel arrangements
  - c. Dust mitigation
  - d. Noise and vibration mitigation
  - e. Mitigation of the impacts of lighting proposed for the construction phase
  - f. Measures for controlling leaks and spillages, managing silt and pollutants
  - g. Plans for the disposal and recycling of waste
  - h. Development shall take place only in accordance with the approved CEMP.
- 5) The construction work on the dwellings hereby permitted shall not commence until details of existing and proposed ground levels across the site relative to the adjoining land, together with the finished floor levels of the new dwellings relative to the Ordnance Datum Newlyn have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 7) No development shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall cover the first ten years of management following the commencement of construction and enabling works. Enhancement measures shall be included for existing natural habitats and created habitats, as well as those for protected species. All Ecological enhancements outlined in the LEMP shall be implemented as recommended in the LEMP and the number and location of ecological features to be installed shall be specified.
- 9) No development including demolition, site clearance, materials delivery or erection of site buildings, shall start on the site until measures to protect trees/hedgerows on and adjacent to the site have been installed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

### **3. Progress towards a planning application**

Pye Homes has been constructively engaging with the Council to resolve key issues on the full application. When a consent is issued, the applicant will need to prepare material to discharge any pre-commencement conditions.

**4. Site promoter's progress with other site assessment work**

As above

**5. Site viability**

The Council is not aware of any viability issues affecting this site.

**6. Ownership constraints**

The Council is not aware of any land ownership constraints affecting development.

**7. Infrastructure dependencies and enablers**

The resolution to permit is subject to the completion of a section 106 legal agreement to secure the following:

- £125,769.75 towards Secondary school education provision.
- Secure Affordable Housing Requirement of 10 Units (50% of the affordable units to meet M4(2) standards of accessibility).
- S278 Works Highways Improvements to the front triangle to including formalised parking and footpath connection.
- A Management Plan for Open Space
- Secure off-site habitat enhancements to ensure bio-diversity net gain including the Beechwood SAC.

**8. Site promoter comments**

*July 2022: Council asks for confirmation of the following trajectory*

Capacity	Delivery				
	2021-22	2022-23	2023-24	2024-25	2025-26
20		20			

The developer (Pye Homes) responded with the following;

Whilst we have submitted a planning application and its currently being determined by Tewksbury BC, we are yet to have clarity from the case officer on the determination timescales. Given this uncertainty, I have amended in red the trajectory in your below e-mail.

Capacity	Delivery				
	2022-23	2023-24	2024-25	2025-26	2026-27
20	0	10	10	0	0

**Dated**

August 2022

**9. Officer conclusion on deliverability**

This is a small site regarding which there were no areas of disagreement between the Council and the developer (Pye Homes) in the Statement of Common Ground submitted as part of the Tewkesbury Borough Plan examination.

The examining Inspector accepted the site as being deliverable and there is a clear intent by Pye Homes to develop the site in the short term.

The matters raised in relation to ecology, minerals and waste and highways are considered to be part of the normal course of determining a full planning application and do not represent fundamental areas of disagreement which might prejudice the delivery of the site. The Council has requested the relevant information.

Officers consider it a reasonable proposition that Pye Homes will deliver 20 dwellings between 2023/24 and 2024/25.

**10. Trajectory**

<b>2011/ 12</b>	<b>2012/ 13</b>	<b>2013/ 14</b>	<b>2014/ 15</b>	<b>2015/ 16</b>	<b>2016/ 17</b>	<b>2017/ 18</b>	<b>2018/ 19</b>	<b>2019/ 20</b>	<b>2020/ 21</b>	<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0

<b>Site Name</b>	A1 Innsworth & Twigworth
<b>Pro-forma reference</b>	G.1
<b>Parish</b>	Innsworth & Twigworth

<b>Total units in 5-year period</b>	1,336
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<b>Site status</b>	JCS Allocation
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<b>Total units allocated for development</b>	2,295
<b>Total units with outline consent</b>	2,295
<b>Total units with detailed consent</b>	1,811
<b>Total completions to date</b>	241

<b>Outline application reference</b>	15/01149/OUT (Twigworth Allocation) 15/00749/OUT (Innsworth Allocation) 19/00771/OUT 22/00774/PIP 21/00976/OUT	
<b>Outline permission date</b>	21/12/2017 21/12/2017 21/01/2022 23/09/2022 11/10/2022	
<b>Full application reference</b>	N/A	
<b>Full permission date</b>	N/A	
<b>Reserved Matters reference</b>	08/01285/APP 19/00935/APP 20/00473/APP 19/00996/APP 20/00524/APP 19/00953/APP 21/00079/APP 21/00133/APP 21/00821/APP 22/00364/APP 22/01225/APP	31/07/2019 23/12/2019 31/07/2020 14/09/2020 23/09/2020 20/10/2020 21/04/2021 01/04/2022 22/06/2022 20/07/2022 22/02/2023

<b>Assessment of deliverability</b>
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<p><b>1. Current planning status</b></p> <p>The A1 Innsworth &amp; Twigworth sites were allocated in the Joint Core Strategy 2011-2031. The allocation is for 2295 dwellings. The sites were granted outline permission in December 2017. Since outline permission was granted, a number of reserved matters have been submitted and approved.</p> <p>Construction has commenced on the sites and the first homes were delivered in 2020/2021. As of the 31 March 2022, 241 homes have been delivered.</p> <p>There are currently 1,570 homes with detailed permission that have yet to be built out on the site.</p>
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**2. Progress towards a planning application**

As above.

**3. Site promoter's progress with other site assessment work**

The Council is not aware of any progress toward other site assessment work.

**4. Site viability**

The Council is not aware of any viability issues affecting this site.

**5. Ownership constraints**

The Council is not aware of any land ownership constraints affecting this site.

**6. Infrastructure dependencies and enablers**

There are a number of infrastructure dependencies and enablers on this site, including:

- Contributions to new primary and secondary education schools and facilities
- Green infrastructure network of approx. 100 hectares, including the provision of play and recreation facilities
- Potential for a highway link through the Innsworth and Twigworth sites linking the A38 and A40
- Enhancements to the local public transport network
- Contributions to other facilities and services

These have been or will be obtained via S106 agreement.

**7. Site promoter comments**

Vistry Group:

Outline consent: 15/01149/OUT

Afternoon David,

Figures below for Twigworth....

Site start to Mar 22 = 101 plots

2022 = 88 plots ( including 19 Jan-March included in the 101 above)

2023 = 111 plots

2024 = 104 plots

2025 = 77 plots

2026 = 47 plots

2026 and beyond – 57 plots

**Dated**

26/09/2022

Bloor Homes:

Outline consent: 15/01149/OUT

Reserved matters consents:

<b>Phase</b>	2										
<b>Reserved matters ref</b>	21/00079/APP										
<b>Reserved matters capacity</b>	147										
<b>Developer</b>	Bloor Homes										
<b>Dwellings completed as of 31<sup>st</sup> March 2022</b>	5										
<b>Delivery trajectory (estimated dwelling completion by financial year)</b>											
31 <sup>st</sup> March 2023	31 <sup>st</sup> March 2024	31 <sup>st</sup> March 2025	31 <sup>st</sup> March 2026	31 <sup>st</sup> March 2027	31 <sup>st</sup> March 2028	31 <sup>st</sup> March 2029	31 <sup>st</sup> March 2030	31 <sup>st</sup> March 2031	31 <sup>st</sup> March 2032	31 <sup>st</sup> March 2033	
60	60	22	-	-	-	-	-	-	-	-	

<b>Dated</b>					20/09/2022					
<p><b>Taylor Wimpey:</b></p> <p>Strategic site monitoring - Innsworth</p> <p>Outline consent: 15/00749/OUT for 1,300 dwellings.</p> <p>Reserved matters consents:</p>										
<b>Phase</b>		Phase 1								
<b>Reserved matters ref</b>		18/01285/APP								
<b>Reserved matters capacity</b>		253								
<b>Developer</b>		Taylor Wimpey								
<b>Dwellings completed as of 31<sup>st</sup> March 2022</b>		102								
<b>Delivery trajectory (estimated dwelling completion by financial year)</b>										
31 <sup>st</sup> March 2023	31 <sup>st</sup> March 2024	31 <sup>st</sup> March 2025	31 <sup>st</sup> March 2026	31 <sup>st</sup> March 2027	31 <sup>st</sup> March 2028	31 <sup>st</sup> March 2029	31 <sup>st</sup> March 2030	31 <sup>st</sup> March 2031	31 <sup>st</sup> March 2032	31 <sup>st</sup> March 2033
115	12	13	11							
<b>Phase</b>		Phase 2								
<b>Reserved matters ref</b>		19/00996/APP								
<b>Reserved matters capacity</b>		175								
<b>Developer</b>		Taylor Wimpey								
<b>Dwellings completed as of 31<sup>st</sup> March 2022</b>		17								
<b>Delivery trajectory (estimated dwelling completion by financial year)</b>										
31 <sup>st</sup> March 2023	31 <sup>st</sup> March 2024	31 <sup>st</sup> March 2025	31 <sup>st</sup> March 2026	31 <sup>st</sup> March 2027	31 <sup>st</sup> March 2028	31 <sup>st</sup> March 2029	31 <sup>st</sup> March 2030	31 <sup>st</sup> March 2031	31 <sup>st</sup> March 2032	31 <sup>st</sup> March 2033
8	60	52	38							
<b>Phase</b>		5								
<b>Reserved matters ref</b>		21/00133/APP								
<b>Reserved matters capacity</b>		179								
<b>Developer</b>		Taylor Wimpey								
<b>Dwellings completed as of 31<sup>st</sup> March 2022</b>		0								
<b>Delivery trajectory (estimated dwelling completion by financial year)</b>										
31 <sup>st</sup> March 2023	31 <sup>st</sup> March 2024	31 <sup>st</sup> March 2025	31 <sup>st</sup> March 2026	31 <sup>st</sup> March 2027	31 <sup>st</sup> March 2028	31 <sup>st</sup> March 2029	31 <sup>st</sup> March 2030	31 <sup>st</sup> March 2031	31 <sup>st</sup> March 2032	31 <sup>st</sup> March 2033
17	55	54	50	3						
<b>Dated</b>					14/09/2022					
<p><b>Taylor Wimpey:</b></p> <p>Assuming everything goes smoothly, we're targeting all 'New Phase 5' plots delivered by March 2026.</p> <p>Latest unit trajectory below for Whittle Gardens, Innsworth:</p> <ul style="list-style-type: none"> <li>• 2023 – 139</li> <li>• 2024 – 119</li> <li>• 2025 – 99 (with planning)</li> <li>• 2026 – 3 (with planning) + 116 (Balance of Site)</li> <li>• 2027 – 120 (Balance of Site)</li> <li>• New Phase 5 – 257 (by March 2026)</li> </ul>										

Total delivery over next 5 years (including New Phase 5) – 853

We are anticipating a slow down over the next few months across the business, but less so with Innsworth considering the status of New Phase 5.

**Dated**

December 2022

#### **8. Officer conclusion on deliverability**

The site is a strategic allocation in the Joint Core Strategy 2011-2031. The site has outline permission for 2,295 dwellings, with detailed permission granted for 1,811 dwellings, of which 241 have been delivered. This leaves 1,570 dwellings that have detailed consent and remain to be built.

The NPPF states that all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years.

The parcels within this development that benefit from detailed consent are being delivered across several outlets (Taylor Wimpey, Bloor, Wain Homes, Bovis/Vistry) and each of the respective developers have started to deliver completions on site.

Officers are not aware of any evidence that would preclude all of the reserved matters parcels to deliver in line with confirmed trajectories from the respective developers. Where no confirmation has been received past average build out rates (50dpa per developer) have been broadly applied.

The trajectory for the overall allocation sets out that officers expect the majority of the detailed consents to complete within the five year period 2022/23 to 2026/27, with the exception of phase 3 at Twigworth (22/00364/APP).

**9. Trajectory**

<b>2011/ 12</b>	<b>2012/ 13</b>	<b>2013/ 14</b>	<b>2014/ 15</b>	<b>2015/ 16</b>	<b>2016/ 17</b>	<b>2017/ 18</b>	<b>2018/ 19</b>	<b>2019/ 20</b>	<b>2020/ 21</b>	<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	0	0	0	37	204	275	299	328	299	135	69	50	50	50

<b>Site Name</b>	A2 South Churchdown
<b>Pro-forma reference</b>	G.2
<b>Parish</b>	Churchdown

<b>Total units in 5-year period</b>	331
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<b>Site status</b>	JCS Allocation
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<b>Total units allocated for development</b>	1100
<b>Total units with outline consent</b>	465
<b>Total units with detailed consent</b>	465
<b>Total completions to date</b>	134

<b>Outline application reference</b>	16/00738/OUT	
<b>Outline permission date</b>	13/12/2018	
<b>Full application reference</b>	N/A	
<b>Full permission date</b>	N/A	
<b>Reserved Matters reference</b>	19/00738/APP	05/03/2020

<b>Assessment of deliverability</b>
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<b>1. Current planning status</b>
<p>The A2 South Churchdown site was allocated in the Joint Core Strategy 2011-2031. The allocation is for 1100 dwellings. The site was granted outline permission in December 2018 and since then, a reserved matters application has been submitted and approved. Construction has commenced on-site and the first homes were delivered in 2020/2021. As of the 31 March 2022, 134 homes have been delivered.</p> <p>There are currently 331 homes with detailed permission that have yet to be built out on the site.</p> <p>A full application for 145 dwellings (22/00667/FUL) was validated in July 2022 and is currently pending determination.</p>

<b>2. Progress towards a planning application</b>
As above.

<b>3. Site promoter's progress with other site assessment work</b>
The Council is not aware of any progress towards other site assessment work.

<b>4. Site viability</b>
The Council is not aware of any viability issues affecting this site.

<b>5. Ownership constraints</b>
The Council is not aware of any land ownership constraints affecting this site.

<b>6. Infrastructure dependencies and enablers</b>
<p>There are a number of infrastructure dependencies and enablers on this site, including:</p> <ul style="list-style-type: none"> <li>• Contributions to new primary and secondary education schools and facilities</li> <li>• Green infrastructure network of approx. 50 hectares</li> <li>• A landscape buffer along the route of the A40</li> </ul>

- Provision of other retail, community and healthcare services and facilities

**7. Site promoter comments**

No developer correspondence (Bellway/Ashway)

**Dated**

**8. Officer conclusion on deliverability**

The site is a strategic allocation in the Joint Core Strategy 2011-2031. The site has outlined permission for 1100 dwellings, with detailed permission granted for 465 dwellings, of which 134 have been delivered. This leaves 331 dwellings that have detailed consent and remain to be built.

The NPPF states that all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years.

The remaining 331 dwellings with detailed consent are being delivered across a single site by two outlets (Bellway and Ashway Homes) and although no confirmation was received from either developer, there is no evidence to show a slow down in delivery.

**9. Trajectory**

<b>2011 /12</b>	<b>2012 /13</b>	<b>2013 /14</b>	<b>2014 /15</b>	<b>2015 /16</b>	<b>2016 /17</b>	<b>2017 /18</b>	<b>2018 /19</b>	<b>2019 /20</b>	<b>2020 /21</b>	<b>2021 /22</b>	<b>2022 /23</b>	<b>2023 /24</b>	<b>2024 /25</b>	<b>2025 /26</b>	<b>2026 /27</b>	<b>2027 /28</b>	<b>2028 /29</b>	<b>2029 /30</b>	<b>2030 /31</b>
0	0	0	0	0	0	0	0	0	16	118	100	100	100	31	0	0	0	0	0

<b>Site Name</b>	A3 North Brockworth
<b>Pro-forma reference</b>	G.3
<b>Parish</b>	Brockworth

<b>Total units in 5-year period</b>	333
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<b>Site status</b>	Joint Core Strategy allocation Outline consent (part) Detailed consent (part) Under construction (part)
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<b>Total units allocated for development</b>	1,500
<b>Total units with outline consent</b>	1,500
<b>Total units with detailed consent</b>	600
<b>Total completions to date</b>	267

<b>Outline application reference</b>	12/01256/OUT	
<b>Outline permission date</b>	31 March 2016	
<b>Full application reference</b>	N/a	
<b>Full permission date</b>	N/a	
<b>Reserved Matters permission reference and date</b>	18/00109/APP	23 May 2019
	18/00864/APP	16 July 2019
	19/00537/APP	03 January 2020

<b>Assessment of deliverability</b>
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<b>1. Current planning status</b>
<p>North Brockworth was allocated in the Joint Core Strategy for a total of 1,500 dwellings. The site was granted outline permission in March 2016 and since then a number of reserved matters have been submitted and approved. Construction has commenced on the site and the first homes were delivered in 2019/20. As of 21 March 2022, 267 homes have been delivered.</p> <p>There are currently 333 homes with detailed permission that have yet to be built out on the site.</p> <p>A reserved matters application for 47 dwellings (20/00608/FUL) was submitted on 7 July 2020 but refused on 22 June 2021. The applicant has since lodged an appeal which is currently in progress.</p>

<b>2. Progress towards a planning application</b>
As above

<b>3. Site promoter's progress with other site assessment work</b>
The Council is not aware of any progress toward other site assessment work.

<b>4. Site viability</b>
The Council is not aware of any viability issues affecting this site.

<b>5. Ownership constraints</b>
The Council is not aware of any land ownership constraints affecting development.



## 6. Infrastructure dependencies and enablers

There are a number of infrastructure dependencies and enablers on this site, including:

- Provision of sports and recreation facilities
- New primary and secondary education school and facilities
- Provision of and contributions towards retail, healthcare and community facilities
- Provision of a green infrastructure network

## 7. Site promoter comments

In relation to the site with Reserved Matters permissioned under reference 18/00864/APP, the developer, Taylor Wimpey suggested an anticipated trajectory for completion of the remaining dwellings as follows:

Dwellings completed as of 31 <sup>st</sup> March 2022		102								
Delivery trajectory (estimated dwelling completion by financial year)										
31 <sup>st</sup> March 2023	31 <sup>st</sup> March 2024	31 <sup>st</sup> March 2025	31 <sup>st</sup> March 2026	31 <sup>st</sup> March 2027	31 <sup>st</sup> March 2028	31 <sup>st</sup> March 2029	31 <sup>st</sup> March 2030	31 <sup>st</sup> March 2031	31 <sup>st</sup> March 2032	31 <sup>st</sup> March 2033
71	59	8								

No comments were received in relation to the other two parcels that are currently under construction.

**Dated**

September 2022

## 8. Officer conclusion on deliverability

This site is a strategic allocation in the Joint Core Strategy 2011-2031. The site has an outline permission for 1,500 dwellings with detailed permission granted for 600 dwellings, of which 267 have been delivered across three outlets. This leaves 333 dwellings that have detailed permission and remain to be built.

The NPPF states that all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years. The site has been delivering dwellings since 2019/20 with an average of 89 completions per annum. It is therefore considered realistic that the remaining 333 dwellings with detailed permission are deliverable.

Comments from only one developer (Taylor Wimpey) were received and a trajectory for that parcel provided which anticipated a faster build out than district-wide average assumptions (as per paragraphs 9.3 and 9.4). Comments were not received from the other developers on the site, and therefore we have applied the district-wide average and have concluded that the three parcels should deliver by 2024/25.

**9. Trajectory**

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	21	158	88	150	112	71	0	0	0	0	0	0