

**Tewkesbury Borough
Five Year Housing Land Supply Statement**

October 2023



**Tewkesbury
Borough Council**

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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 where strategic policies are more than five years old.
- 1.2. This statement updates the Housing Land Supply Statement published in March 2023, taking into account updated housing monitoring data from the most recent period 1st April 2022 – 31st March 2023.
- 1.3. This Housing Land Statement sets out the position on the five-year housing land supply for Tewkesbury Borough as of 31st March 2023 and covers the five-year period between 1 April 2023 and 31 March 2028.
- 1.4. This statement takes into account the recent appeal by Lioncourt Strategic Land Ltd to the Planning Inspectorate and the decision received by the council on 11th September 2023¹. In coming to his decision, the Inspector concluded that the council could not demonstrate a 5 year housing land supply.
- 1.5. In reaching his conclusion, the Inspector considered whether or not certain strategic 'donor' sites (which are located within the administrative boundary of Tewkesbury Borough, but were allocated to meet the housing needs of Gloucester City within the adopted Joint Core Strategy (JCS) should form part of Tewkesbury's housing land supply. This important question arose as a result of considerable uncertainties around how housing land supply ought to be calculated in the context of the Government's 'standard method' to local housing need, following the fifth anniversary of the adoption of the JCS (see sections below for further details). In the event, the Inspector concluded that these sites should not form part of Tewkesbury Borough's supply calculation and as such 'donor sites' are therefore no longer included within the five year supply calculation.

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 Joint Core Strategy (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.

¹PINS Reference: APP/G1630/W/23/3314936

- 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. The JCS became 5 years' old on 11 December 2022. Paragraph 74 of 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. An updated [Local Development Scheme](#) was agreed by all three Local Authorities in July 2023 This committed to a Regulation 18 consultation being undertaken in Autumn/Winter 2023.

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 [557] 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 2011/12 To 2021/22, set against the annual requirement identified in the JCS and against local housing need for 2022/2023.

Table 1 - Previous Housing Completions

Year	JCS Requirement	Annual Completions	Delivery against requirement
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
2022/23	557*	309	-248
Total	6002	6569	+567

*December 2022 the Standard Method of Calculating Housing need came into effect.

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 6,569 over the plan period so far (as at 31st March 2023) and has resulted in a 567 dwelling surplus against the total requirements/local housing need over the 12 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. Given the switch to the standard method and uncertainties as its application to local housing need calculations, the Borough Council is currently no longer deducting past over supply from the 2011 base date of the JCS from its annual housing need. However, it remains the case that the delivery of new homes in Tewkesbury Borough has been significantly higher than the number planned for and this statement should be considered within this context.
- 5.3. Using the standard method, the minimum housing need for Tewkesbury Borough in any given five-year period is 2,785 dwellings (excluding any buffer). This figure is the 557 annual housing need multiplied by five.

6. Housing Land Requirement with NPPF Buffers

- 6.1. Paragraph 74 of the NPPF also requires that the supply of deliverable sites should include 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 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 latest HDT result was published by the government in January 2022. The 2021 HDT result for Tewkesbury Borough is 159%². Therefore, the consideration of a 20% buffer is not relevant. There has not been a HDT result published in 2023, pending the outcome of the proposed planning reforms.
- 6.3. It should also be noted that the Housing Delivery Test (with then a test of substantially below – less than 75% of the housing requirement over the previous three years) 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

² [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).

presumption in favour of sustainable development, they are two different mechanisms calculated 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 Tewkesbury results in a five-year requirement figure of 2,924 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 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 Table 5:

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 since 2017 through the JCS examination and is noted in the Inspector’s Report³. Sites between 1-4 are monitored annually and the lapse rate of 22% is currently higher than the rate of expired permissions. For this year’s statement a cautious approach will be taken and a lapse rate of 22% retained, however this will be reviewed annually in subsequent years.

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 2025/26. This approach to windfall has been established through the JCS examination.

F – Local Plan Allocations

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

- 8.2. Table 2 below sets out how each of the categories A-D and E-F above align with the NPPF definition of a deliverable site. Category E aligns with paragraph 71 of the NPPF.

Table 2 – 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,	C, F

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

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.	
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- 8.3. Anticipated delivery from these sources of supply over the five-year period from 2023/24 to 2027/28 is 1,886, as set out in Table 5 on page 9 and further information on the sites within categories C and F is provided within a series of site pro-forma at Appendix D.

9. Housing Delivery

- 9.1. To inform the assessment of housing delivery in Tewkesbury Borough over the next five years, officers have reviewed and updated the previous assessment process undertaken in light of the issues raised within recent appeals and to ensure a robust forecast of delivery has been undertaken.
- 9.2. All planning permissions have been assessed in terms of their status as at 31st March 2023. Officers have recorded starts, dwellings under construction, completions and outstanding commitments. Sites of more than two dwellings have been visited between March 2023 and July 2023. Small sites (1-2) dwellings have been assessed against council tax records and a desk top assessment using Google Earth Pro satellite imagery from between 2021 – June 2023.
- 9.3. All site promoters, developers and landowners of major sites with planning permission and/or an allocation of sites of 9 dwellings or more have been contacted and requested to return information on forecasted delivery. The request form has been revised for the 2022/23 assessment to collate information relating to site viability and if the recent economic downturn and market uncertainty due to changes in interest rates has impacted on anticipated build out rates. The request form is set out in Appendix B of this statement and redacted responses in Appendix C.
- 9.4. A reassessment has also been undertaken on site delivery rates to inform officers delivery conclusions. Previously delivery rates were taken from the response forms. For the 2022/23 assessment delivery rates have also drawn upon information from the Lichfields Start to Finish Report (2nd Edition) ⁴together with annual trading statements published by large housebuilders.

Build-out rates

- 9.5. The Lichfields study took a sample of sites of varying sizes and reported both a mean and a median average of annual build out for sites of these sizes. The table below is taken from the Start to Finish (2nd Edition) report and has been referred to as appropriate in the assessment of each major site.

⁴ Available to download from Lichfields website [here](#)

Table 3 – Average build out rates by site size (reference: Lichfields Start to Finish 2nd edition 2020)

Size of scheme	Average build out rate (dwellings per annum)	Median build out rate (dwellings per annum)
2,000+ dwellings	160	137
1,500-1,999 dwellings	120	104
1,000-1,499 dwellings	107	88
500-999 dwellings	68	73
100-499 dwellings	55	54
50-99 dwellings	22	27

Lead-in times

- 9.6. Lead in times have also been reviewed. Previously, deliverable sites without planning permission and under 100 dwellings had a 1 year lead-in from planning consent to first house being completed. For sites over 100+ an 18 month lead-in period was given from planning consent to the first house being delivered. However, taking into consideration the Start to Finish (2nd edition) report, lead in times have been updated and the following more cautious lead in time assumptions have been used as appropriate to inform site delivery.
- 9.7. The table below is taken from the Start to Finish (2nd edition) report which concludes the average timeframes from validation of first application to completion of the first dwelling on a range of site sizes.

Table 4 – Average lead in times by site size (reference: Lichfields Start to Finish 2nd edition 2020)

Size of scheme	Average lead-in time (years)
2,000+ dwellings	6.1
1,500-1,999 dwellings	5.3
1,000-1,499 dwellings	4.6
500-999 dwellings	3.3
100-499 dwellings	2.1
50-99 dwellings	1.4

- 9.8. A Housing Supply Trajectory is provided, at Appendix A to this statement which sets out the expected housing delivery forecast for each site which contributes towards the five year land supply. All planning applications which underpin the supply calculation are set out in Appendix A.

10. Five Year Land Supply Calculation

10.1. The five-year land supply calculations are provided at Table 5. This demonstrates that, when set against local housing need plus a 5% buffer, Tewkesbury Borough Council can demonstrate 3.24 years' supply of housing land.

Table 5 – Five Year Land Supply Calculation (2023/24 to 2027/28)

	DWELLINGS	TOTALS
1. Requirement (2023/24 to 2027/28)		
Standard Method = 557 dwellings per annum x 5 years	2,785	
Total Including 5% NPPF Buffer		2,924
2. Deliverable Supply (2023/24 to 2027/28)		
A - Major Sites with (10+) with a detailed planning permission	669	
B - Non-major sites (5-9) with outline or detailed planning permission	134	
C - Major Sites (10+) with an outline planning permission	657	
D - Dwellings on small sites (0-4) with permission (extant permission incl. 78% implementation rate)	134	
E - Small site windfall allowance	138	
F – Local Plan (Tewkesbury Borough Plan) Allocations	160	
Total Deliverable Supply	1,892	
3. 5 Year Supply Calculation		
(Deliverable Supply/Total Requirement) x 5 Years		
<u>0% Buffer</u>	<u>5% Buffer</u>	
67.9% Supply	64.7% Supply	
3.4 Years Supply	3.24 Years Supply	
-893 dwellings	-1,032 dwellings	

10.2. Therefore, at this time, there is a significant shortfall in the supply and the council can no longer demonstrate a 5 year housing land supply. This means that in making planning decisions involving the provision for housing the presumption in favour of sustainable development applies, this is set out in paragraph 11 of the NPPF and provides:

“11. Plans and decisions should apply a presumption in favour of sustainable development....

*For **decision-taking** this means:*

(c) approving development proposals that accord with an up-to-date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed ; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

10.3 The Development Plan remains the statutory starting point for decision making and the tilted balance (NPPF para 11) is a material consideration. To assist decision making on planning applications for housing and the consideration of relevant policies the council will be publishing Interim Housing Position Statement later in Autumn.

Appendix A – Delivery trajectories

Supply Category	Permission Reference	Site Name	Location	Net Site Capacity	Total Completed Plan Period To Date	2022-23 Net Delivery	Trajectory for five-year period 2022/23 to 2026/27					Pro-forma reference
							2023-24	2024-25	2025-26	2026-27	2027-28	
A	19/00772/FUL	Land Parcel 0088 Willow Bank Road Alderton Tewkesbury Gloucestershire	Alderton	28	8	8	15	5				
A	18/00794/APP & 20/00294/FUL	Land east railway, Ashchurch	Ashchurch Rural	44	10	10	32	2				
A	21/00214/APP	Land At Stoke Road Bishops Cleeve GL52 7DG	Bishop's Cleeve	215	74	74	55	55	31			
A	18/01239/FUL	Land Adjacent To Hucclecote Road And Golf Club Lane Brockworth	Brockworth	166	151	52	15					
A	22/00194/APP	Land Off A38 Coombe Hill Gloucester Gloucestershire	The Leigh	95	4	4	55	36				
A	20/00245/FUL	Former Norttenham Allotments Land West Of The A435 Bishops Cleeve Cheltenham Gloucestershire	Bishops Cleeve	113	0	0	0	25	54	34		
A	21/00496/FUL	Land West Of Delavale Road Winchcombe	Winchcombe	99	0	0	0	26	37	36		

A	22/00416/APP	Land Off Rectory Close Ashleworth Gloucester Gloucestershire	Ashleworth	42	0	0	0	27	15			
A	21/01551/APP	Land at Fiddington, Tewkesbury	Ashchurch Rural	114	0	0	80	34				
Total from A sites								669				
B	21/01506/FUL	Manor Farm Market Lane Greet Cheltenham Gloucestershire GL54 5BJ	Winchcombe	6	0	0	0	6				
B	22/00451/FUL	Pickering House Orchard Road Winchcombe Cheltenham Gloucestershire GL54 5QB	Winchcombe	5	0	0	0	5				
B	22/00106/PIP	Land Adjacent To Walnut Farm Tewkesbury Road Norton Gloucester Gloucestershire GL2 9LH	Norton	9	0	0	0	9				
B	21/01011/PIP	Part Parcel 4717 Stoke Road Stoke Orchard Cheltenham Gloucestershire	Stoke Orchard	9	0	0	0	9				
B	21/01197/PIP	Gretton Farm Gretton Road Gretton	Gretton	6	0	0	0	6				

		Cheltenham Gloucestershire GL54 5HB											
B	21/00175/PIP	Brookelands Tewkesbury Road Norton Gloucester Gloucestershire GL2 9LG	Norton	9	0	0	0	9					
B	22/00600/APP	Land West of Persh Lane	Maisemore	8	0	0	0	8					
B	21/01554/FUL	Manor Farm Buildings Alstone Tewkesbury Gloucestershire	Teddington	7	3	3	4						
B	20/01281/PIP	Part Parcel 0003 Church Lane Minsterworth Gloucester Gloucestershire	Minsterworth	8	0	0	0	8					
B	22/00125/OUT	Tyn Y Cae Natton Ashchurch Tewkesbury Gloucestershire GL20 7BG	Ashchurch Rural	6	0	0	0	6					
B	19/00367/FUL	Walnut Farm Tewkesbury Road Norton Gloucester Gloucestershire GL2 9LG	Norton	7	0	0	7						
B	16/00324/FUL	1 Swilgate Road Tewkesbury Gloucestershire GL20 5PQ	Tewkesbury	8	-1	0	9						
B	18/01107/APP	Vine House, Tewkesbury Road, Twigworth, GL2 9PX	Twigworth	5	0	0	5						
B	18/01168/APP	Pound Cottage Main Road	Minsterworth	7	3	0	4						
B	20/00252/APP	Land At Hector Farm Hygrove Lane Minsterworth	Minsterworth	9	0	0	9						

		Gloucester Gloucestershire											
B	15/01091/FUL	Land To The Rear 125/126 High Street Tewkesbury GL20 5JU	Tewkesbury	6	0	0	6						
B	19/00550/PIP	Land To The West Of The A48 Minsterworth Village Hygrove Lane Minsterworth Gloucester Gloucestershire	Minsterworth	6	0	0	0	6					
B	20/00010/FUL	Thomson And Banks 27 Church Street Tewkesbury Gloucestershire	Tewkesbury	7	0	0	0	7					
B	19/01105/FUL	Garage Site Behind Abbey View Back Lane Winchcombe Cheltenham Gloucestershire	Winchcombe	6	0	0	0	6					
B	17/00983/FUL	Land At Apple Tree Inn Main Road Minsterworth Gloucestershire GL2 8JQ	Minsterworth	5	0	0	5						
Total from B sites							134						
C	18/00043/OUT	Fitzhamon Park	Ashchurch Rural	90	0	0	0	0	0	27	27		C.1
C	19/01071/OUT	Land Off Ashmead Drive Cobblers Close Gotherington Cheltenham Gloucestershire	Gotherington	50	0	0	0	15	35				C.2
C	19/01084/OUT	Land To The North Fleet Lane Twyning Tewkesbury Gloucestershire	Twyning	47	0	0	0	0	25	22			C.3
C	21/00451/OUT	Land To The North West Of Fiddington	Ashchurch Rural	460	0	0	0	0	40	100	100		C.4

		Fiddington Tewkesbury Gloucestershire										
C	17/00520/OUT	Land At Fiddington Ashchurch	Ashchurch Rural	850	0	0	0	0	88	89	89	C.5
Total from C sites							657					
F	22/00686/FUL – permission granted for 35 dwellings in May 2023	SHU2 Land north of Leckhampton Lane	Shurdington	25	0	0	0	20	5			F.1
F	N/A	WOO1 Land adjacent Oxbutts Caravan park	Woodmancote	60	0	0	0	0	25	35		F.2
F	N/a	TEW1 Odessa Farm	Tewkesbury	100	0	0	0	0	0	25	50	F.3
Total from F sites							160					

Delivery from D sites (1-4 dwellings)

Permission reference	Site name	Location	Gross Site Capacity	Net Site Capacity	Outstanding dwellings (net)	Delivery 2023/24 to 2027/28				
						2023 -24	2024 -25	2025-26	2026-27	2027-28
22/00467/FUL	12 Vicarage Lane Brockworth Gloucester Gloucestershire GL3 4HA	Brockworth	4	4	4	4				
22/00774/PIP	Land Off Ash Lane, Down Hatherley	Down Hatherley	4	4	4	0	4			
20/00843/FUL	3 Church Road Churchdown Gloucester Gloucestershire GL3 2ER	Churchdown	4	4	4	4				

21/01458/FUL	The Bellows Tewkesbury Road Coombe Hill Gloucester Gloucestershire GL19 4AZ	Leigh	4	4	4	4				
21/00500/APP	Unit 1, 2, 3 And 4 The Old Dairy Rushley Lane Winchcombe Cheltenham Gloucestershire GL54 5JE	Churchdown	4	4	4	4				
21/00617/PIP	Land At Ash Lane Down Hatherley Gloucester Gloucestershire	Down Hatherley	4	4	4	4				
18/01141/PIP	Field Adjacent To Hawthorn House Minsterworth Gloucester Gloucestershire GL2 8JH	Minsterworth	4	4	4	4				
20/01030/FUL	77 Cheltenham Road East Churchdown Gloucester Gloucestershire GL3 1JN	Churchdown	4	3	3	3				
19/00957/FUL	Vine Tree Farm Teddington Tewkesbury Gloucestershire GL20 8JA	Teddington	4	4	4	4				
21/00009/FUL	Land At Lawn Road Ashleworth Gloucester Gloucestershire GL19 4JS	Ashleworth	4	4	4	4				
18/01218/OUT	Pigeon House Farm The Green Uckington Cheltenham	UCKINGTON	4	4	4	4				

	Gloucestershire GL52 9QB									
18/00544/FUL	Yew Tree Farm The Green Bishops Norton Gloucester Gloucestershire GL2 9LP	Norton	4	4	4	4				
11/01277/FUL	Vine Farm House	Forthampton	3	2	2	2				
22/00164/PIP	Land Known As Evergreen Spiritual Pathways, The Green, Uckington Cheltenham Gloucestershire GL51 9SS	Uckington	3	3	3	0	3			
21/01387/FUL	South Park Farm Chargrove Lane Up Hatherley Cheltenham Gloucestershire GL51 4XD	Shurdington	3	3	3	3				
19/00090/FUL	Land Adjacent To Rosedale Boddington Road Boddington Cheltenham Gloucestershire GL51 0TN	Staverton	3	3	3	3				
21/00318/FUL	Land Adjacent To Apperley House School Road Apperley Gloucester Gloucestershire GL19 4DQ	Deerhurst	3	3	3	3				
21/00003/FUL	Bentham Manor Church Lane Witcombe Cheltenham Gloucestershire GL51 4TZ	Badgeworth	3	3	3	3				

20/00294/FUL	Brookfield Ashchurch Road Tewkesbury Gloucestershire GL20 8JY	Ashchurch Rural	3	3	3	3				
20/01221/FUL	Ashgrove Toddington Cheltenham Gloucestershire GL54 5DT	Stanway	2	1	1	1				
22/01327/FUL	Land Adjacent To The Bungalow Ash Lane Down Hatherley Gloucester Gloucestershire GL2 9QA	Down Hatherley	2	2	2	2				
21/00678/OUT	Part Parcel 3793 Nup End Lane Ashleworth Gloucester Gloucestershire	Ashleworth	2	2	2	2				
21/01028/FUL	Land At Greenacre And Mount View Ash Lane Down Hatherley Gloucester Gloucestershire GL2 9PS	Down Hatherley	2	2	2	2				
20/00429/FUL	Corner Close Cottage Tewkesbury Road Toddington Cheltenham Gloucestershire GL54 5DG	Toddington	2	1	1	1				
19/00689/FUL	Tree Tops Church End Lane Twyning Tewkesbury Gloucestershire GL20 6DA	Twyning	2	2	2	2				

20/00948/FUL	Stoke House Stoke Road Stoke Orchard Cheltenham Gloucestershire GL52 7RU	Stoke Orchard	2	2	2	2				
20/01108/FUL	Snowhill Farm Snowhill Hill Moreton-in-Marsh Gloucestershire GL56 9TH	Snowhill	2	2	2	2				
22/00315/FUL	Land To North Of Darkes Cottage Noverton Lane Cheltenham	Southam	2	2	2	2				
20/01177/FUL	Land At The Butts Shutter Lane Gotherington Cheltenham Gloucestershire GL52 9EZ	Gotherington	2	2	2	2				
22/00539/PIP	Land At Sunnyside Tewkesbury Road Elmstone Hardwicke Cheltenham Gloucestershire	Elmstone Hardwicke	2	2	2	2				
20/01111/FUL	Hillend Farm Hillend Twyning Tewkesbury Gloucestershire GL20 6DW	Twyning	2	2	2	2				

21/00798/FUL	Barn At Wormington Farm Main Street Wormington Broadway Gloucestershire WR12 7NL	Dumbleton	2	2	2	2				
21/01366/FUL	54 Church Street, Tewkesbury, GL20 5RZ	Tewkesbury	2	1	1	1				
18/01038/FUL	1 Duddage Farm Cottages Brockridge Road Twynning Tewkesbury Gloucestershire GL20 6DB	Twynning	2	2	2	2				
18/00498/FUL	The Vicarage School Lane Shurdington Cheltenham Gloucestershire GL51 4TF	Shurdington	2	2	2	2				
17/00865/FUL	75 Barton Street, Tewkesbury, GL20 5PX	Tewkesbury	2	2	1	1				
22/00769/FUL	Land Adjacent To 25 Swallow Crescent Innsworth Gloucester Gloucestershire	Innsworth	1	1	1	1				
23/00040/FUL	Outbuildings At Gretton Fields Gretton Cheltenham Gloucestershire	Gretton	1	1	1	1				
22/01307/FUL	Willington Court Sandhurst Lane Sandhurst Gloucester Gloucestershire GL2 9NZ	Sandhurst	1	1	1	1				

22/00494/FUL	Shewell Hill Barn Hawling Cheltenham Gloucestershire	Hawling	1	1	1	1				
21/00928/FUL	Land At The Laurels Aston Carrant Road Aston-On-Carrant Tewkesbury Gloucestershire GL20 8HL	Ashchurch Rural	1	1	1	1				
19/01201/FUL	Fortitude Birdlip Hill Witcombe Gloucester Gloucestershire	Badgeworth	1	1	1	1				
22/00848/FUL	Springfields Shuthonger Tewkesbury Gloucestershire GL20 6EH	Twynning	1	1	1	1				
22/00691/FUL	Rear Of 29 Sandfield Road Churchdown Gloucester Gloucestershire	Churchdown	1	1	1	1				
22/00298/FUL	1 Laburnum Cottage Tewkesbury Road Twigworth Gloucester Gloucestershire GL2 9PL	Twigworth	1	1	1	1				
22/00780/FUL	Barn At Cider Mill Lane Winchcombe Gloucestershire	Winchcombe	1	1	1	1				
22/01164/FUL	8 Ermin Street Brockworth Gloucester Gloucestershire GL3 4HJ	Brockworth	1	1	1	1				
22/00593/FUL	Montys Fish And Chip Shop Parton Road Churchdown Gloucester Gloucestershire GL3 2AD	Churchdown	1	1	1	1				
22/00245/FUL	Peak View Cottage Green Lane Witcombe Gloucester Gloucestershire GL3 4SW	Badgeworth	1	1	1	1				
22/00582/FUL	Land At Cupshill Cottage Duglynch Lane Gretton Cheltenham	Gretton	1	1	1	1				
21/01250/FUL	Parcel 3922 Teddington Tewkesbury Gloucestershire	Teddington	1	1	1	1				
22/00023/FUL	Land To The Rear Of Shernton Cottage Farm Lane Shurdington Cheltenham Gloucestershire	Shurdington	1	1	1	1				
21/00655/FUL	Windyridge Tewkesbury Road Coombe Hill Gloucester Gloucestershire GL19 4AR	Leigh	1	1	1	1				

21/00183/OUT	Glebe Cottage Main Street Wormington Broadway Gloucestershire WR12 7NL	Dumbleton	1	1	1	1				
22/00664/FUL	Thomson And Banks 27 Church Street Tewkesbury Gloucestershire	Tewkesbury	1	1	1	1				
22/00030/FUL	9 Cowlsmead Shurdington Cheltenham Gloucestershire GL51 4TD	Shurdington	1	1	1	1				
21/00739/FUL	Orchard House Evesham Road Greet Cheltenham Gloucestershire GL54 5BH	Winchcombe	1	1	1	1				
22/00028/FUL	58 Ermin Park Brockworth Gloucester Gloucestershire GL3 4DG	Brockworth	1	1	1	1				
21/00630/FUL	Land Between Southrise And Kerrs Hill Bushcombe Lane Woodmancote Cheltenham Gloucestershire GL52 9QL	Woodmancote	1	1	1	1				
21/01312/PIP	Land Adjacent Blenheim Way Shurdington Cheltenham Gloucestershire GL51 4TF	Shurdington	1	1	1	1				
21/01301/PIP	Westview Farm Gabb Lane Apperley Gloucester Gloucestershire GL19 4DL	Deerhurst	1	1	1	1				

21/00559/OUT	The Newtons School Road Apperley Gloucester Gloucestershire GL19 4DQ	Deerhurst	1	1	1	1				
21/00176/PIP	The Homestead Broadway Road Winchcombe Cheltenham Gloucestershire GL54 5JG	Winchcombe	1	1	1	1				
21/00066/FUL	Postlip Stables Postlip Winchcombe Cheltenham Gloucestershire GL54 5AQ	Winchcombe	1	1	1	1				
19/00820/FUL	Plough Cottage Wickfields Farm Wickfield Lane Winchcombe Cheltenham Gloucestershire GL54 5AF	Prescott	1	1	1	1				

21/00153/FUL	Manor House Sandhurst Lane Sandhurst Gloucester Gloucestershire GL2 9PH	Twigworth	1	1	1	1				
21/00068/FUL	Manor Farm Main Street Wormington Broadway Gloucestershire WR12 7NL	Dumbleton	1	1	1	1				
20/01059/FUL	Malvern View Care Home Cleeve Hill Southam Cheltenham Gloucestershire GL52 3PW	Woodmancote	1	1	1	1				
20/01218/FUL	Longridge Farm Longridge Lane Ashleworth Gloucester Gloucestershire GL19 4HX	Ashleworth	1	1	1	1				

21/01482/FUL	Linton The Green Uckington Cheltenham Gloucestershire GL51 9SR	Uckington	1	1	1	1				
21/00534/FUL	Land To The Rear Of 34 Priory Lane Bishops Cleeve Cheltenham Gloucestershire GL52 8JL	Bishop's Cleeve	1	1	1	1				
18/01117/APP	Land At Calcotts Green Minsterworth	Minsterworth	1	1	1	1				
21/00577/FUL	Land Adjacent Malvern View Apperley Gloucester Gloucestershire GL19 4BY	Deerhurst	1	1	1	1				
20/00873/FUL	Gothic Farm Tredington Tewkesbury Gloucestershire GL20 7BS	Stoke Orchard	1	1	1	1				
21/01221/FUL	Former Longford Sewerage Works Longford Lane Longford Gloucester Gloucestershire GL2 9DA	Innsworth	1	1	1	1				

20/01043/FUL	Dog Lane Witcombe Cheltenham Gloucestershire	Badgeworth	1	1	1	1				
21/01518/FUL	Barns Adjacent To Woodfold Farm Wood Lane Down Hatherley Gloucester Gloucestershire	Down Hatherley	1	1	1	1				
21/01087/FUL	Bank House Abbey Terrace Winchcombe Cheltenham Gloucestershire GL54 5LL	Winchcombe	1	1	1	1				
22/00273/FUL	Apsey House The Street Tirley Gloucester Gloucestershire GL19 4ES	Tirley	1	1	1	1				
21/00925/FUL	83 Sussex Gardens Hucclecote Gloucester Gloucestershire GL3 3S	Brockworth	1	1	1	1				
21/00289/FUL	28 Moulder Road, Tewkesbury, GL20 8EE	Tewkesbury	1	1	1	1				
21/00054/OUT	1 Court Drive Apperley Gloucester Gloucestershire GL19 4DH	Deerhurst	1	1	1	1				

20/00381/FUL	Part Parcel 3359 Bushcombe Lane Woodmancote Cheltenham Gloucestershire	WOODMANCOT E	1	1	1	1				
19/01041/FUL	Dryfield Farm Cheltenham Road Winchcombe Cheltenham Gloucestershire GL54 5AG	WINCHCOMBE	1	1	1	1				
19/00404/FUL	Land rear of Grove View Market Lane Greet Cheltenham Gloucestershire GL54 5BL	WINCHCOMBE	1	1	1	1				
18/00691/FUL	80 Gretton Road Winchcombe Cheltenham Gloucestershire GL54 5EL	WINCHCOMBE	1	1	1	1				
20/00236/FUL	Holmewood Tewkesbury Road Twigworth Gloucester Gloucestershire GL2 9PP	Twigworth	1	1	1	1				
18/01238/FUL	Brickhouse Farm Chargrove Lane Up Hatherley Cheltenham Gloucestershire GL51 4XD	Shurdington	1	1	1	1				

19/00824/FUL	Abbots Lodge Base Lane Sandhurst Gloucester Gloucestershire GL2 9NJ	Sandhurst	1	1	1	1				
19/00718/OUT	Land To The NE Of Sunnybank A48 Main Road Minsterworth Gloucestershire GL2 8JH	Minsterworth	1	1	1	1				
20/00084/FUL	Holborn Farm Blacksmith Lane The Leigh Gloucester Gloucestershire GL19 4AG	Leigh	1	1	1	1				
19/00767/OUT	Bushey House Court Drive Apperley Gloucester Gloucestershire GL19 4DH	Deerhurst	1	1	1	1				
20/00107/FUL	Buckland Manor Farm Buckland Broadway Worcestershire WR12 7LY	Buckland	1	1	1	1				
20/00846/FUL	Oaklands Cottage Mill Lane Brockworth Gloucester Gloucestershire GL3 4QD	Brockworth	1	1	1	1				
20/00950/FUL	Yew Tree Farm Little Shurdington Cheltenham Gloucestershire GL51 4TX	Badgeworth	1	1	1	1				
20/00658/FUL	Windy Farm Bentham Cheltenham Gloucestershire GL51 4TZ	Badgeworth	1	1	1	1				
20/00408/FUL	Land Adjacent To Yew Tree Farm Monks Lane Fiddington Tewkesbury GL20 7BJ	Ashchurch Rural	1	1	1	1				
20/00546/FUL	Land At Gabb Lane Gabb Lane Apperley Gloucester Gloucestershire	DEERHURST	1	1	1	1				
19/01210/FUL	Hayden Knoll Hayden Lane Boddington Cheltenham Gloucestershire GL51 0SR	STAVERTON	1	1	1	1				
19/00009/FUL	Dumbleton Mill Dumbleton Dumbleton Evesham	DUMBLETON	1	1	1	1				

	Gloucestershire WR11 7TJ									
19/00045/FUL	Churchend House Church End Twynning Tewkesbury Gloucestershire GL20 6DA	TWYNING	1	1	1	1				
19/00244/FUL	Casablen The Green Ashleworth Gloucester Gloucestershire GL19 4HU	ASHLEWORTH	1	1	1	1				
19/00947/FUL	35 Tamar Road Brockworth Gloucester Gloucestershire GL3 4JR	BROCKWORTH	1	1	1	1				
18/01200/FUL	Wharf House The Wharf Coombe Hill Gloucester Gloucestershire	Leigh	1	1	1	1				
18/00569/FUL	1 Barton Street And 156 High St Tewkesbury Gloucestershire GL20 5PP	Tewkesbury	1	1	1	1				
18/00568/FUL	Oakland Farm Barns Dog Lane Witcombe Cheltenham Gloucestershire	Badgeworth	1	1	1	1				
18/00013/FUL	8 St Clair Cottages Staverton GL51 0TW	Staverton	1	1	1	1				
20/00046/OUT	Rosemary Cottage Calcotts Green Minsterworth Gloucester Gloucestershire GL2 8JN	Minsterworth	1	1	1	1				

19/00082/FUL	Badgerbank Farm, Bushcombe Lane	Woodmancote	1	1	1	1					
15/00443/FUL	Flight Farm	Shurdington	1	1	1	1					
20/00009/FUL	71 Gloucester Road	Tewkesbury	1	1	1	1					
Total from D sites										172	
22% lapse rate applied										134	

Appendix B – Request for delivery information

From:

Sent: [Date]

To: [Site promoter]

Cc: Planning Policy Enquiries <PlanningPolicyEnquiries@teWKesbury.gov.uk>

Subject: [Site name and Reference]

Dear [Site Promoter Name],

Annually, Tewkesbury Borough Council is required to demonstrate that there is a deliverable supply of new homes to meet the housing needs of the district over the next five years.

To this end, we are contacting developers and site promoters to gain an up to date understanding of anticipated delivery rates on major sites (which will provide 10 or more dwellings) with planning permission and/or are allocated for housing development. We would be grateful for your assistance with providing accurate information on delivery and any issues which may affect delivery on the above mentioned site.

Please see the below table which we included in last year's trajectory of anticipated housing completions. We have since recorded from a site visit that X dwellings were completed in 2022/23. We would appreciate it if you could update the trajectory for the next five years (2023-24 to 2027-28).

Note each year runs from 1 April to 31 March the following year (not calendar years). Completions are counted when the dwelling is considered water tight.

Site name	Reference	Location	Net site capacity	Delivery				
				2022-23	2023-24	2024-25	2025-26	2026-27

We would also be grateful for your answers to each of the questions below as applicable.

1. Is the site in multiple ownership?
2. Is the site in the ownership of a developer, or subject to any other form of developer interest?
3. Does the developer intend to develop this site for residential use within the next 5 years?
4. Where applicable please provide details of progress / anticipated timescales for submission of planning application(s) (*full/outline/reserved matters as applicable*)
5. Are there any issues relating to viability that may delay or prevent development coming forward on this site?
6. Are there any issues relating to housing demand/market conditions in the area that may delay or prevent development coming forward on this site?
7. Any other issues to resolve that may affect the lead-in period/delivery timescales for the site?

If you are able to provide a response by **Friday 15th September** that would be very much appreciated. If this deadline is likely to cause any issues please let us know.

The information you provide will assist the Council in confirming the housing land supply and housing trajectory for Tewkesbury Borough. Please note that it will be published as part of the authority's housing monitoring reports in accordance with the Council's data protection policies.

If you have any questions or queries relating to this request please do not hesitate to contact us.

Kind regards,

Planning Policy Team

Tewkesbury Borough Council

planningpolicyenquiries@teWKesbury.gov.uk

Appendix C – Site promoter responses received

From: [REDACTED]
To: [REDACTED]
Subject: RE: Fitzhamon Park, Ashchurch 18/00043/OUT
Date: 06 September 2023 08:55:02

CAUTION: This message originated outside of Tewkesbury Borough Council's network.
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Comments below

From: Claire Bromley [REDACTED]
Sent: Wednesday, September 6, 2023 8:44 AM
To: Barry [REDACTED]
Cc: Planning Policy Enquiries <PlanningPolicyEnquiries@tewkesbury.gov.uk>
Subject: Fitzhamon Park, Ashchurch 18/00043/OUT

Dear Barry,

Annually, Tewkesbury Borough Council is required to demonstrate that there is a deliverable supply of new homes to meet the housing needs of the district over the next five years.

To this end, we are contacting developers and site promoters to gain an up to date understanding of anticipated delivery rates on major sites (which will provide 10 or more dwellings) with planning permission and/or are allocated for housing development. We would be grateful for your assistance with providing accurate information on delivery and any issues which may affect delivery on the above mentioned site.

Please see the below table which we included in last year's trajectory of anticipated housing completions. We would appreciate it if you could update the trajectory for the next five years (2023-24 to 2027-28).

Note each year runs from 1 April to 31 March the following year (not calendar years). Completions are counted when the dwelling is considered water tight.

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

We would also be grateful for your answers to each of the questions below as applicable.

1. Is the site in multiple ownership?no
2. Is the site in the ownership of a developer, or subject to any other form of developer interest?yes
3. Does the developer intend to develop this site for residential use within the next 5 years? yes
4. Where applicable please provide details of progress / anticipated timescales for submission of planning application(s) *(full/outline/reserved matters as applicable)*full

planning over the next three months

5. Are there any issues relating to viability that may delay or prevent development coming forward on this site?yes
6. Are there any issues relating to housing demand/market conditions in the area that may delay or prevent development coming forward on this site?yes
7. Any other issues to resolve that may affect the lead-in period/delivery timescales for the site?yes

If you are able to provide a response by **Friday 15th September** that would be very much appreciated. If this deadline is likely to cause any issues please let us know.

The information you provide will assist the Council in confirming the housing land supply and housing trajectory for Tewkesbury Borough. Please note that it will be published as part of the authority's housing monitoring reports in accordance with the Council's data protection policies.

If you have any questions or queries relating to this request please do not hesitate to contact us.

Kind regards,

Planning Policy Team

Tewkesbury Borough Council

planningpolicyenquiries@tewkesbury.gov.uk

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From: [REDACTED]
To: [REDACTED]
Cc: [Planning Policy Enquiries](#)
Subject: RE: Land north of Fleet Lane, Twyning 19/01084/OUT
Date: 08 September 2023 13:25:33
Attachments: [image660218.png](#)
[image276772.png](#)
[image350336.jpg](#)
[image268676.jpg](#)
[image574393.png](#)
[image751601.png](#)
[image025824.png](#)
[image362966.png](#)

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Hi Claire

The table looks sensible, so would confirm that is achievable.

See other updates in red below.

Kind regards

Tom

Tom Sheppard

Planning Director

Newland Homes Limited

Brighthouse Court

Barnett Way

GLOUCESTER

GL4 3RT



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Our 'new normal' means that all of our office and site based staff will be working flexibly but are fully contactable by e-mail.

For General enquiries use mail@newlandhomes.co.uk

For Sales enquiries visit our website

For Customer Care use aftersales@newlandhomes.co.uk

*Source: HBF (Watt a Save)

This message is private and confidential. If you have received this message in error, please notify us and remove it from your system.

From: Claire Bromley [REDACTED]
Sent: Wednesday, September 6, 2023 9:16 AM
To: Tom Sheppard [REDACTED]
Cc: Planning Policy Enquiries <PlanningPolicyEnquiries@teWKesbury.gov.uk>
Subject: Land north of Fleet Lane, Twyning 19/01084/OUT

Dear Tom,

Annually, Tewkesbury Borough Council is required to demonstrate that there is a deliverable supply of new homes to meet the housing needs of the district over the next five years.

To this end, we are contacting developers and site promoters to gain an up to date understanding of anticipated delivery rates on major sites (which will provide 10 or more dwellings) with planning permission and/or are allocated for housing development. We would be grateful for your assistance with providing accurate information on delivery and any issues which may affect delivery on the above mentioned site.

Please see the below table which we included in last year's trajectory of anticipated housing completions. We would appreciate it if you could update the trajectory for the next five years (2023-24 to 2027-28).

Note each year runs from 1 April to 31 March the following year (not calendar years). Completions are counted when the dwelling is considered water tight.

Site name	Reference	Location	Net site capacity	Delivery				
				2022-23	2023-24	2024-25	2025-26	2026-27
Land north of Fleet Lane	19/01084/OUT	Twyning	47	0	0	25	22	0

We would also be grateful for your answers to each of the questions below as applicable.

1. Is the site in multiple ownership? **Site under option to Newland Homes, purchase will take place following granting of RM**
2. Is the site in the ownership of a developer, or subject to any other form of developer interest?
3. Does the developer intend to develop this site for residential use within the next 5 years?
Yes
4. Where applicable please provide details of progress / anticipated timescales for submission of planning application(s) *(full/outline/reserved matters as applicable)* **RM currently being considered**
5. Are there any issues relating to viability that may delay or prevent development coming

forward on this site? **Not at present**

6. Are there any issues relating to housing demand/market conditions in the area that may delay or prevent development coming forward on this site? **No**
7. Any other issues to resolve that may affect the lead-in period/delivery timescales for the site? **Not at present**

If you are able to provide a response by **Friday 15th September** that would be very much appreciated. If this deadline is likely to cause any issues please let us know.

The information you provide will assist the Council in confirming the housing land supply and housing trajectory for Tewkesbury Borough. Please note that it will be published as part of the authority's housing monitoring reports in accordance with the Council's data protection policies.

If you have any questions or queries relating to this request please do not hesitate to contact us.

Kind regards,

Planning Policy Team

Tewkesbury Borough Council

planningpolicyenquiries@tewkesbury.gov.uk

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From: [REDACTED]
To: [REDACTED]
Cc: [Planning Policy Enquiries](#)
Subject: RE: *EXTERNAL:Land to the North West of Fiddington, Ashchurch 21/00451/OUT
Date: 06 September 2023 09:42:17

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Good morning Claire,

Please find my updates and responses below in green.

Kind regards,
Sarah

From: Claire Bromley [REDACTED]
Sent: 06 September 2023 09:27
To: Dickenson, Sarah [REDACTED]
Cc: Planning Policy Enquiries <PlanningPolicyEnquiries@tewkesbury.gov.uk>
Subject: *EXTERNAL:Land to the North West of Fiddington, Ashchurch 21/00451/OUT

Dear Sarah,

Annually, Tewkesbury Borough Council is required to demonstrate that there is a deliverable supply of new homes to meet the housing needs of the district over the next five years.

To this end, we are contacting developers and site promoters to gain an up to date understanding of anticipated delivery rates on major sites (which will provide 10 or more dwellings) with planning permission and/or are allocated for housing development. We would be grateful for your assistance with providing accurate information on delivery and any issues which may affect delivery on the above mentioned site.

Please see the below table which we included in last year's trajectory of anticipated housing completions. We would appreciate it if you could update the trajectory for the next five years (2023-24 to 2027-28).

Note each year runs from 1 April to 31 March the following year (not calendar years). Completions are counted when the dwelling is considered water tight.

Site name	Reference	Location	Net site capacity	Delivery				
				2022-23	2023-24	2024-25	2025-26	2026-27
Land north west of Fiddington	21/00451/OUT	Ashchurch	460	0	0	40	100	100

I have reduced the 2025-2027 forecasts a little, as David Wilson Homes build at a slightly slower

rate than Barratt Homes.

We would also be grateful for your answers to each of the questions below as applicable.

1. Is the site in multiple ownership? **No**
2. Is the site in the ownership of a developer, or subject to any other form of developer interest? **Yes – Barratt Developments PLC. Site to be developed as ‘dual branded’ ie Barratt & David Wilson Homes**
3. Does the developer intend to develop this site for residential use within the next 5 years? **Yes.**
4. Where applicable please provide details of progress / anticipated timescales for submission of planning application(s) (*full/outline/reserved matters as applicable*) **OUT Discharge of Condition awaited for Condition 5 (Site Wide Masterplan) RMA for Infrastructure currently awaiting approval. RMA for first Residential Phase to be submitted September 2023.**
5. Are there any issues relating to viability that may delay or prevent development coming forward on this site? **No.**
6. Are there any issues relating to housing demand/market conditions in the area that may delay or prevent development coming forward on this site? **Possible slower rate of build**
7. Any other issues to resolve that may affect the lead-in period/delivery timescales for the site? **Approval of Infrastructure RMA, and Outline Condition 5 discharge**

If you are able to provide a response by **Friday 15th September** that would be very much appreciated. If this deadline is likely to cause any issues please let us know.

The information you provide will assist the Council in confirming the housing land supply and housing trajectory for Tewkesbury Borough. Please note that it will be published as part of the authority’s housing monitoring reports in accordance with the Council’s data protection policies.

If you have any questions or queries relating to this request please do not hesitate to contact us.

Kind regards,

Planning Policy Team

Tewkesbury Borough Council

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From: [REDACTED]
To: [REDACTED]
Cc: [Planning Policy Enquiries](#)
Subject: RE: Land at Fiddington, Ashchurch 17/00520/OUT
Date: 18 September 2023 10:44:47
Attachments: [image001.jpg](#)
[0.png](#)
[1.png](#)
[2.png](#)

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Hi Claire,

The submission of the reserved matters application for the third phase of residential development has been bought forward. The intension is now to submit in mid-October 2023, not 2024 as previously suggested.

Kind regards,

Harriet Jarvis | Planner
Persimmon (South Midlands) | Aspen House, Birmingham Road, Studley, Warwickshire, B80 7BG
Direct line | [REDACTED] | **Switchboard** | 01527 851200
Email | [REDACTED] | **Web** | [persimmonhomes.com](#) | [charleschurch.com](#)

email signature final 2023 low res 3



From: Claire Bromley [REDACTED]
Sent: 11 September 2023 14:13
To: Jarvis, Harriet [REDACTED]
Cc: Planning Policy Enquiries <PlanningPolicyEnquiries@tewkesbury.gov.uk>
Subject: RE: Land at Fiddington, Ashchurch 17/00520/OUT

Hi Harriet,

Thank you for the below information, very much appreciated.

Kind regards,
Claire

Claire Bromley
Senior Planning Policy Officer
Tewkesbury Borough Council

[REDACTED]
[tewkesbury.gov.uk](#)

From: Jarvis, Harriet [REDACTED]
Sent: Monday, September 11, 2023 10:59 AM
To: Claire Bromley [REDACTED]
Cc: Planning Policy Enquiries <PlanningPolicyEnquiries@tewkesbury.gov.uk>
Subject: RE: Land at Fiddington, Ashchurch 17/00520/OUT

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Hi Claire,

I have added my comments below in red.

Let me know if you have any questions.

Kind regards,

Harriet Jarvis | Planner
Persimmon (South Midlands) | Aspen House, Birmingham Road, Studley, Warwickshire, B80 7BG
Direct line | [REDACTED] | **Switchboard** | 01527 851200
Email | [REDACTED] | **Web** | [persimmonhomes.com](#) | [charleschurch.com](#)

email signature final 2023 low res 3



From: Claire Bromley [REDACTED]
Sent: 05 September 2023 17:21
To: Jarvis, Harriet [REDACTED]
Cc: Planning Policy Enquiries <PlanningPolicyEnquiries@tewkesbury.gov.uk>
Subject: Land at Fiddington, Ashchurch 17/00520/OUT

Dear Harriet,

Annually, Tewkesbury Borough Council is required to demonstrate that there is a deliverable supply of new homes to meet the housing needs of the district over the next five years.

To this end, we are contacting developers and site promoters to gain an up to date understanding of anticipated delivery rates on major sites (which will provide 10 or more dwellings) with planning permission and/or are allocated for housing development. We would be grateful for your assistance with providing accurate information on delivery and any issues which may affect delivery on the above mentioned site.

Please see the below table which we included in last year's trajectory of anticipated housing completions. We would appreciate it if you could update the trajectory for the next five years (2023-24 to 2027-28).

Note each year runs from 1 April to 31 March the following year (not calendar years). Completions are counted when the dwelling is considered water tight.

Site name	Reference	Location	Net site capacity	Delivery					2027-28
				2022-23	2023-24	2024-25	2025-26	2026-27	
Land at Fiddington	17/00520/OUT	Ashchurch	850	0	80	100	100	100	100

We would also be grateful for your answers to each of the questions below as applicable.

1. Is the site in multiple ownership? **Yes – site owned by Persimmon Homes, local centre land owned by Robert Hitchins**
2. Is the site in the ownership of a developer, or subject to any other form of developer interest? **Yes**
3. Does the developer intend to develop this site for residential use within the next 5 years? **Yes**
4. Where applicable please provide details of progress / anticipated timescales for submission of planning application(s) (*full/outline/reserved matters as applicable*) **Reserved Matters application for the third phase of residential development being submitted in 2024**
5. Are there any issues relating to viability that may delay or prevent development coming forward on this site? **No**
6. Are there any issues relating to housing demand/market conditions in the area that may delay or prevent development coming forward on this site? **Yes – sales slower than anticipated due to ongoing market conditions. Build rate may slow down slightly or further reserved matters applications may be delayed**
7. Any other issues to resolve that may affect the lead-in period/delivery timescales for the site? **No**

If you are able to provide a response by **Friday 15th September** that would be very much appreciated. If this deadline is likely to cause any issues please let us know.

The information you provide will assist the Council in confirming the housing land supply and housing trajectory for Tewkesbury Borough. Please note that it will be published as part of the authority's housing monitoring reports in accordance with the Council's data protection policies.

If you have any questions or queries relating to this request please do not hesitate to contact us.

Kind regards,

Planning Policy Team

Tewkesbury Borough Council

planningpolicyenquiries@tewkesbury.gov.uk

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From: [REDACTED]
To: [REDACTED]
Cc: [Planning Policy Enquiries](#); [REDACTED]
Subject: RE: Land adjacent Oxbutts Caravan Park, Woodmancote, WOO1
Date: 11 September 2023 13:19:51
Attachments: [image001.jpg](#)

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Claire

Further to my previous email the owner of the site has been in touch and asked me to reply on his behalf.

To answer first the questions:

- 1 no
- 2 no – but the owner intends to manage the development himself
- 3 yes – for permanent residential caravans as per the allocation
- 4 I have just been given instructions to seek quotes to move towards the submission of an application. I would suggest 6-12 months to submission.
- 5 No
- 6 No
- 7 None known

I would hope the owner could be on site within 18 months, but this is subject to findings of reports and the amount of conditions which subsequently require discharge. Completion is slightly different to standard houses, as it is merely a case of laying out the hardstanding and services, before bringing completed units onto site and connecting them up. I would suggest the entire site would be complete within 12 months of commencement.

Regards

Miranda

*Mrs Miranda Rogers BSc(Hons) MSc MRTPI
Principal Planner
Stansgate Planning
4 The Courtyard
Timothys Bridge Road
Stratford-upon-Avon
CV37 9NP*

[REDACTED]

[REDACTED]

Email: [REDACTED]



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From: Claire Bromley [REDACTED]
Sent: Wednesday, September 6, 2023 12:16 PM
To: Miranda Rogers [REDACTED]
Cc: Planning Policy Enquiries <PlanningPolicyEnquiries@teWKesbury.gov.uk>
Subject: Land adjacent Oxbutts Caravan Park, Woodmancote, WOO1

Dear Miranda,

Annually, Tewkesbury Borough Council is required to demonstrate that there is a deliverable supply of new homes to meet the housing needs of the district over the next five years.

To this end, we are contacting developers and site promoters to gain an up to date understanding of anticipated delivery rates on major sites (which will provide 10 or more dwellings) with planning permission and/or are allocated for housing development. We would be grateful for your assistance with providing accurate information on delivery and any issues which may affect delivery on the above mentioned site.

We would appreciate it if you could complete the table below with an anticipated trajectory for completions on the site over the next five years (2023-24 to 2027-28). Note each year runs from 1 April to 31 March the following year (not calendar years). Completions are counted when the dwelling is considered water tight.

Site name	Reference	Location	Net site capacity	Delivery				
				2023-24	2024-25	2025-26	2026-27	2027-28
Land adjacent Oxbutts Caravan Park	WOO1	Woodmancote	60					

We would also be grateful for your answers to each of the questions below as applicable.

1. Is the site in multiple ownership?
2. Is the site in the ownership of a developer, or subject to any other form of developer interest?
3. Does the developer intend to develop this site for residential use within the next 5 years?
4. Where applicable please provide details of progress / anticipated timescales for submission of planning application(s) *(full/outline/reserved matters as applicable)*
5. Are there any issues relating to viability that may delay or prevent development coming forward on this site?
6. Are there any issues relating to housing demand/market conditions in the area that may delay or prevent development coming forward on this site?
7. Any other issues to resolve that may affect the lead-in period/delivery timescales for the site?

If you are able to provide a response by **Friday 15th September** that would be very much

appreciated. If this deadline is likely to cause any issues please let us know.

The information you provide will assist the Council in confirming the housing land supply and housing trajectory for Tewkesbury Borough. Please note that it will be published as part of the authority's housing monitoring reports in accordance with the Council's data protection policies.

If you have any questions or queries relating to this request please do not hesitate to contact us.

Kind regards,

Planning Policy Team

Tewkesbury Borough Council

planningpolicyenquiries@teewkesbury.gov.uk

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Odessa - Request from TBC
Date: 29 September 2023 11:06:01
Attachments: [image001.jpg](#)
[image002.jpg](#)

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Hi Claire

Apologies, I have been dealing with a difficult family situation so your email slipped down my list. I have updated in your email below.

With thanks
Mark

Mark Godson MRTPI



[Website](#) | [LinkedIn](#) | [Twitter](#) | [Instagram](#) | [Email](#)

Mobile: [REDACTED]

Locations:

Cheltenham	12 Royal Crescent	GL50 3DA	Tel: 01242 231575
Gloucester	9 College Green	GL1 2LX	Tel: 01452 527997
London	19 Eastbourne Terrace	W2 6LG	Tel: 020 3763 8005



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From: Claire Bromley [REDACTED]
Sent: Friday, September 22, 2023 3:01 PM
To: Mark Godson [REDACTED]
Subject: FW: Land at Odessa Farm, Tewkesbury, TEW1


Dear Mark

Further to the email below sent on 6th September, have you had the opportunity to review the trajectory and deliverability information yet? Any update you are able to provide as early as possible next week would be greatly appreciated.

Kind regards
Claire

Claire Bromley

Senior Planning Policy Officer
Tewkesbury Borough Council


tewkesbury.gov.uk

From: Claire Bromley

Sent: Wednesday, September 6, 2023 11:02 AM

To: Mark Godson 

Cc: Planning Policy Enquiries <PlanningPolicyEnquiries@tewkesbury.gov.uk>

Subject: Land at Odessa Farm, Tewkesbury, TEW1

Dear Mark,

Annually, Tewkesbury Borough Council is required to demonstrate that there is a deliverable supply of new homes to meet the housing needs of the district over the next five years.

To this end, we are contacting developers and site promoters to gain an up to date understanding of anticipated delivery rates on major sites (which will provide 10 or more dwellings) with planning permission and/or are allocated for housing development. We would be grateful for your assistance with providing accurate information on delivery and any issues which may affect delivery on the above mentioned site.

Please see the below table which we included in last year's trajectory of anticipated housing completions. We would appreciate it if you could update the trajectory for the next five years (2023-24 to 2027-28).

Note each year runs from 1 April to 31 March the following year (not calendar years). Completions are counted when the dwelling is considered water tight.

Site name	Reference	Location	Net site capacity	Delivery				
				2022-23	2023-24	2024-25	2025-26	2026-27
Land at Odessa Farm	TEW1	Tewkesbury	100	0	0	25	50	25

Updated table:

Site name	Reference	Location	Net site capacity	Delivery				
				2023-24	2024-25	2025-26	2026-27	2027-28
Land at Odessa Farm	TEW1	Tewkesbury	100	0	0	0	25	50

The reason I have reduced the delivery relates to the speed at which the DM service has been operating. I expect an outline to be submitted and be valid by the beginning of 2024. It is likely, based on current experience, to take 9-12 months to be determined. The site will then need to be sold by GCC. The new owner will then need to submit their own full app, or

reserved matters. This will take in the order of another 9-12 months from submission. You then have condition compliance on top which will take 6 months from submission. If the DM service hadn't slowed so much, the delivery would have been the same as the previous suggestion.

We would also be grateful for your answers to each of the questions below as applicable.

1. Is the site in multiple ownership? No, it is owned by Gloucestershire County Council, and being managed by their Asset Management and Property Services team
2. Is the site in the ownership of a developer, or subject to any other form of developer interest? No. The site will be marketed by GCC following the grant of outline planning permission.
3. Does the developer intend to develop this site for residential use within the next 5 years? N/A
4. Where applicable please provide details of progress / anticipated timescales for submission of planning application(s) (full/outline/reserved matters as applicable) We have been held up dealing with underground Severn Trent assets. This is now much closer to resolution, so I am now anticipating an application being submitted later this year/early next year.
5. Are there any issues relating to viability that may delay or prevent development coming forward on this site? No
6. Are there any issues relating to housing demand/market conditions in the area that may delay or prevent development coming forward on this site? Not that I am aware of
7. Any other issues to resolve that may affect the lead-in period/delivery timescales for the site? See above. The underground water main network in this area has provided a number of tricky issues to resolve with regard to site planning.

If you are able to provide a response by **Friday 15th September** that would be very much appreciated. If this deadline is likely to cause any issues please let us know.

The information you provide will assist the Council in confirming the housing land supply and housing trajectory for Tewkesbury Borough. Please note that it will be published as part of the authority's housing monitoring reports in accordance with the Council's data protection policies.

If you have any questions or queries relating to this request please do not hesitate to contact us.

Kind regards,

Planning Policy Team

Tewkesbury Borough Council

planningpolicyenquiries@tewkesbury.gov.uk

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Mark Godson MRTPI



[Website](#) | [LinkedIn](#) | [Twitter](#) | [Instagram](#) | [Email](#)

Mobile: [REDACTED]

Locations:

Cheltenham	12 Royal Crescent	GL50 3DA	Tel: 01242 231575
Gloucester	9 College Green	GL1 2LX	Tel: 01452 527997
London	19 Eastbourne Terrace	W2 6LG	Tel: 020 3763 8005



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From: [REDACTED]
To: [REDACTED]
Cc: [Planning Policy Enquiries](#)
Subject: RE: Land Parcel 0088, Willow Bank Road, Alderton 19/00772/FUL
Date: 06 September 2023 09:28:32
Attachments: [image001.jpg](#)

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Hi clarie,

Please see below my responses in blue.

Regards

Caroline Owen BA (Hons) MTP MRTPI
Senior Planning Manager
Cala Homes (Cotswolds) Ltd

M: [REDACTED] E: [REDACTED]

Cala Homes Cotswolds and Legal & General Homes, Second Floor, Building One, Oxford
Technology Park, Technology Drive, Kidlington, OX5 1GN

A picture containing qr code [REDACTED] Description automatically generated



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From: Claire Bromley [REDACTED]
Sent: 06 September 2023 09:09
To: Caroline Owen [REDACTED]
Cc: Planning Policy Enquiries <PlanningPolicyEnquiries@tewkesbury.gov.uk>
Subject: Land Parcel 0088, Willow Bank Road, Alderton 19/00772/FUL

Dear Caroline,

Annually, Tewkesbury Borough Council is required to demonstrate that there is a deliverable supply of new homes to meet the housing needs of the district over the next five years.

To this end, we are contacting developers and site promoters to gain an up to date understanding of anticipated delivery rates on major sites (which will provide 10 or more dwellings) with

planning permission and/or are allocated for housing development. We would be grateful for your assistance with providing accurate information on delivery and any issues which may affect delivery on the above mentioned site.

Please see the below table which we included in last year’s trajectory of anticipated housing completions. We have since recorded from a site visit that 8 dwellings were completed in 2022/23. We would appreciate it if you could update the trajectory for the next five years (2023-24 to 2027-28).

Note each year runs from 1 April to 31 March the following year (not calendar years). Completions are counted when the dwelling is considered water tight.

Site name	Reference	Location	Net site capacity	Delivery				
				2022-23	2023-24	2024-25	2025-26	2026-27
Willow Bank Road	19/00772/FUL	Alderton	28	8	20	0	0	0

We would also be grateful for your answers to each of the questions below as applicable.

1. Is the site in multiple ownership? [Some homes have now been sold but remainder of site is owned by Cala. Some land will be transferred to GCC Highways and a Management Company](#)
2. Is the site in the ownership of a developer, or subject to any other form of developer interest? [See above.](#)
3. Does the developer intend to develop this site for residential use within the next 5 years? [Due to be completed 23/24](#)
4. Where applicable please provide details of progress / anticipated timescales for submission of planning application(s) *(full/outline/reserved matters as applicable)* [N/A](#)
5. Are there any issues relating to viability that may delay or prevent development coming forward on this site? [No](#)
6. Are there any issues relating to housing demand/market conditions in the area that may delay or prevent development coming forward on this site? [No](#)
7. Any other issues to resolve that may affect the lead-in period/delivery timescales for the site? [No](#)

If you are able to provide a response by **Friday 15th September** that would be very much appreciated. If this deadline is likely to cause any issues please let us know.

The information you provide will assist the Council in confirming the housing land supply and housing trajectory for Tewkesbury Borough. Please note that it will be published as part of the authority’s housing monitoring reports in accordance with the Council’s data protection policies.

If you have any questions or queries relating to this request please do not hesitate to contact us.

Kind regards,

Planning Policy Team

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From: [REDACTED]
To: [REDACTED]
Cc: [Planning Policy Enquiries](#); [REDACTED]
Subject: RE: Former Nortenham Allotments, Bishops Cleeve, 20/00245/FUL
Date: 15 September 2023 12:12:26
Attachments: [0.png](#)

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Hi Claire

Many thanks for your email. Please find below our responses to the below questions. I do hope these support the council's delivery of new homes over the coming years.

Kind regards

Alex

From: Claire Bromley [REDACTED]
Sent: Thursday, September 7, 2023 2:37 PM
To: Alexandra Orchard [REDACTED]
Cc: Planning Policy Enquiries <PlanningPolicyEnquiries@teewkesbury.gov.uk>
Subject: Former Nortenham Allotments, Bishops Cleeve, 20/00245/FUL

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Dear Alexandra,

Annually, Tewkesbury Borough Council is required to demonstrate that there is a deliverable supply of new homes to meet the housing needs of the district over the next five years.

To this end, we are contacting developers and site promoters to gain an up to date understanding of anticipated delivery rates on major sites (which will provide 10 or more dwellings) with planning permission and/or are allocated for housing development. We would be grateful for your assistance with providing accurate information on delivery and any issues which may affect delivery on the above mentioned site.

We would appreciate it if you could complete the table below with an anticipated trajectory for completions on the site over the next five years (2023-24 to 2027-28). Note each year runs from 1 April to 31 March the following year (not calendar years). Completions are counted when the dwelling is considered water tight.

Site name	Reference	Location	Net site capacity	Delivery				
				2023-24	2024-25	2025-26	2026-27	2027-28

Former Norttenham Allotments	20/00245/FUL	Bishops Cleeve	113	0	78	35		
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We would also be grateful for your answers to each of the questions below as applicable.

1. Is the site in multiple ownership? **No. Single Ownership.**
2. Is the site in the ownership of a developer, or subject to any other form of developer interest? **Site ownership in Platform Housing Limited and have entered a JCT Design and Build Contract with a contractor to deliver the scheme.**
3. Does the developer intend to develop this site for residential use within the next 5 years? **Yes.**
4. Where applicable please provide details of progress / anticipated timescales for submission of planning application(s) *(full/outline/reserved matters as applicable)* **Granted full permission.**
5. Are there any issues relating to viability that may delay or prevent development coming forward on this site? **None at present.**
6. Are there any issues relating to housing demand/market conditions in the area that may delay or prevent development coming forward on this site? **None identified.**
7. Any other issues to resolve that may affect the lead-in period/delivery timescales for the site? **As is common at this stage of a scheme, technical approvals have not yet been achieved and as with any scheme this could delay the completion dates supplied above.**

If you are able to provide a response by **Friday 15th September** that would be very much appreciated. If this deadline is likely to cause any issues please let us know.

The information you provide will assist the Council in confirming the housing land supply and housing trajectory for Tewkesbury Borough. Please note that it will be published as part of the authority's housing monitoring reports in accordance with the Council's data protection policies.

If you have any questions or queries relating to this request please do not hesitate to contact us.

Kind regards,

Planning Policy Team

Tewkesbury Borough Council

planningpolicyenquiries@teewkesbury.gov.uk

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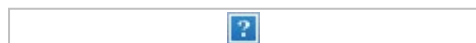
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Alexandra Orchard

Senior Land Manager

Tel: | Mobile: [REDACTED]

Email: [REDACTED] | **Web:** www.platformhg.com



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From: [Redacted]
To: [Redacted]
Cc: [Redacted]
Subject: FW: [EXTERNAL] - RE: Land West Of Delavale Road, Winchcombe 21/00496/FUL
Date: 14 September 2023 16:35:26
Attachments: [image001.png](#)

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THINK TWICE before clicking links or attachments.

Hi Clare – please see delivery estimates below, direct from the client.

Kr

Cameron

Cameron Austin-Fell (He/Him)
Planning Director
RPS | Consulting UK & Ireland
4th Floor
1 Newhall St
Birmingham B3 3NH, United Kingdom

T [Redacted]
D [Redacted] **M** [Redacted]
E [Redacted]



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From: Claire Bromley [Redacted]
Sent: 07 September 2023 14:10
To: Cameron Austin-Fell [Redacted]
Cc: Planning Policy Enquiries <PlanningPolicyEnquiries@tewkesbury.gov.uk>
Subject: Land West Of Delavale Road, Winchcombe 21/00496/FUL

CAUTION: This email originated from outside of RPS.

Dear Cameron,

Annually, Tewkesbury Borough Council is required to demonstrate that there is a deliverable supply of new homes to meet the housing needs of the district over the next five years.

To this end, we are contacting developers and site promoters to gain an up to date understanding of anticipated delivery rates on major sites (which will provide 10 or more dwellings) with planning permission and/or are allocated for housing development. We would be grateful for your assistance with providing accurate information on delivery and any issues which may affect delivery on the above mentioned site.

We would appreciate it if you could complete the table below with an anticipated trajectory for completions on the site over the next five years (2023-24 to 2027-28). Note each year runs from 1 April to 31 March the following year (not calendar years). Completions are counted when the dwelling is considered water tight.

Site	Reference	Location	Net site	Delivery					

name			capacity	2023-24	2024-25	2025-26	2026-27	2027-28
Land West Of Delavale Road	21/00496/FUL	Winchcombe	100	0	27	37	36	

We would also be grateful for your answers to each of the questions below as applicable.

1. Is the site in multiple ownership? **No**
2. Is the site in the ownership of a developer, or subject to any other form of developer interest? **Yes in ownership of Bromford.**
3. Does the developer intend to develop this site for residential use within the next 5 years? **Yes**
4. Where applicable please provide details of progress / anticipated timescales for submission of planning application(s) *(full/outline/reserved matters as applicable)* **Complete**
5. Are there any issues relating to viability that may delay or prevent development coming forward on this site? **No**
6. Are there any issues relating to housing demand/market conditions in the area that may delay or prevent development coming forward on this site? **Not currently**
7. Any other issues to resolve that may affect the lead-in period/delivery timescales for the site? **No**

If you are able to provide a response by **Friday 15th September** that would be very much appreciated. If this deadline is likely to cause any issues please let us know.

The information you provide will assist the Council in confirming the housing land supply and housing trajectory for Tewkesbury Borough. Please note that it will be published as part of the authority's housing monitoring reports in accordance with the Council's data protection policies.

If you have any questions or queries relating to this request please do not hesitate to contact us.

Kind regards,

Planning Policy Team

Tewkesbury Borough Council

planningpolicyenquiries@teewkesbury.gov.uk

01684 272151

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From: [REDACTED]
To: [REDACTED]
Subject: FW: Land Off Rectory Close, Ashleworth, 22/00416/APP
Date: 11 September 2023 12:29:42
Attachments: [image001.png](#)

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Hi Claire

2023 5no
2024 37no

Regards

Andy

Andrew Godden
Head of Design and Planning

Holly House
4 High Street
Chipping Sodbury
Bristol, BS37 6AH

t: [REDACTED]
m: [REDACTED]
e: [REDACTED]
w: www.redcliffehomes.co.uk



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Redcliffe Homes Ltd Registered Office: Holly House, 4 High Street, Chipping Sodbury, BS37 6AH
Company No: 01433316

From: Andy Shelbourn [REDACTED]
Sent: Monday, September 11, 2023 12:05 PM
To: Andrew Godden [REDACTED]
Subject: RE: Land Off Rectory Close, Ashleworth, 22/00416/APP

Hi Andy

2023 5no
2024 37no

Regards

Andy

From: Andrew Godden [REDACTED]
Sent: Friday, September 8, 2023 7:42 AM
To: Andy Shelbourn [REDACTED]
Subject: FW: Land Off Rectory Close, Ashleworth, 22/00416/APP

Morning Andy,

Can you assist with Nos for the below please

Many thanks
Andy

Andrew Godden
Head of Design and Planning

Holly House
4 High Street
Chipping Sodbury
Bristol, BS37 6AH

t: [REDACTED]
m: [REDACTED]
e: [REDACTED]
w: www.redcliffehomes.co.uk



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Redcliffe Homes Ltd Registered Office: Holly House, 4 High Street, Chipping Sodbury, BS37 6AH
Company No: 01433316

From: Claire Bromley [REDACTED]

Sent: Thursday, September 7, 2023 2:27 PM

To: Andrew Godden [REDACTED]

Cc: Planning Policy Enquiries <PlanningPolicyEnquiries@teWKesbury.gov.uk>

Subject: Land Off Rectory Close, Ashleworth, 22/00416/APP

Dear Andy,

Annually, Tewkesbury Borough Council is required to demonstrate that there is a deliverable supply of new homes to meet the housing needs of the district over the next five years.

To this end, we are contacting developers and site promoters to gain an up to date understanding of anticipated delivery rates on major sites (which will provide 10 or more dwellings) with planning permission and/or are allocated for housing development. We would be grateful for your assistance with providing accurate information on delivery and any issues which may affect delivery on the above mentioned site.

We would appreciate it if you could complete the table below with an anticipated trajectory for completions on the site over the next five years (2023-24 to 2027-28). Note each year runs from 1 April to 31 March the following year (not calendar years). Completions are counted when the dwelling is considered water tight.

Site name	Reference	Location	Net site capacity	Delivery				
				2023-24	2024-25	2025-26	2026-27	2027-28
Land Off Rectory Close	22/00416/APP	Ashleworth	42					

We would also be grateful for your answers to each of the questions below as applicable.

1. Is the site in multiple ownership?
2. Is the site in the ownership of a developer, or subject to any other form of developer interest?
3. Does the developer intend to develop this site for residential use within the next 5 years?
4. Where applicable please provide details of progress / anticipated timescales for submission of planning application(s) (*full/outline/reserved matters as applicable*)
5. Are there any issues relating to viability that may delay or prevent development coming forward on this site?
6. Are there any issues relating to housing demand/market conditions in the area that may delay or prevent development coming forward on this site?
7. Any other issues to resolve that may affect the lead-in period/delivery timescales for the site?

If you are able to provide a response by **Friday 15th September** that would be very much appreciated. If this deadline is likely to cause any issues please let us know.

The information you provide will assist the Council in confirming the housing land supply and

housing trajectory for Tewkesbury Borough. Please note that it will be published as part of the authority's housing monitoring reports in accordance with the Council's data protection policies.

If you have any questions or queries relating to this request please do not hesitate to contact us.

Kind regards,

Planning Policy Team

Tewkesbury Borough Council

planningpolicyenquiries@teewkesbury.gov.uk

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Appendix D – Site Proformas

Proforma contents

Fitzhamon Park, Ashchurch	C.1
Land Off Ashmead Drive, Gothington	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
SHU2 Land north of Leckhampton Lane	F.1
WOO1 Land adjacent Oxbutts Caravan park	F.2
TEW1 Odessa Farm	F.3

Site name	Fitzhamon Park	Total units allocated for development	N/a	Outline application reference	18/00043/OUT
Pro-forma reference	C.1	Total units with outline consent	90	Outline permission date	28 January 2022
Parish	Ashchurch Rural	Total units with detailed consent	0	Full application reference	N/a
Total units in 5-year period	54	Total completions to date	0	Full permission date	N/a
Site status	Outline Consent			Reserved Matters reference	N/a
				Reserved Matters permission date	N/a

Deliverability

1. Site promoter comments

The site promoter has confirmed that the site is in the ownership of a developer or subject to developer interest. The site promoter anticipates a submission for full planning permission over the next three months. It is confirmed that the developer intends to develop the site for residential use within the next 5 years, however it is recognised that there are issues relating to viability and housing demand / market conditions in the area that may delay or prevent development coming forward on the site. No further details relating to the above issues have been received. No updated trajectory has been put forward by the site promoter.

2. Officer conclusion

The site has outline permission for the construction of up to 90 dwellings, together with a care home, community land and associated works, granted January 2022. Pre-application advice was issued to an affordable housing provider in March 2022. A Reserved Matters planning application has yet to be submitted to the Council.

Applying Lichfields' average lead in rates for a site of this size, completions would not start to deliver until 2026-27. Lichfields' average build out rate for sites with 50 – 99 dwellings is 27dpa. On these assumptions, 54 homes would be expected to be delivered on the site in the next five years. Taking into account average lead in times and build out rates for a site of this size and recognition by the site promoter that there are issues that may delay or prevent development coming forward on the site, officers have not included all 90 dwellings in the five year trajectory. However, there is confirmed developer interest and clear intention to develop the site within the next 5 years (including intention to submit a planning application to gain full planning permission by December 2023). Officers therefore conclude that 54 homes could be reasonably expected to be delivered in 2026/27 to 2027/28.

3. Final Trajectory 2023/24 to 2027/28

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
															27	27	27	9	

Site name	Land off Ashmead Drive	Total units allocated for development	N/a	Outline application reference	19/01071/OUT
Pro-forma reference	C.2	Total units with outline consent	50	Outline permission date	12 January 2021
Parish	Gotherington	Total units with detailed consent	0	Full application reference	N/a
Total units in 5-year period	50	Total completions to date	0	Full permission date	N/a
Site status	Outline Consent			Reserved Matters reference	N/a
				Reserved Matters permission date	N/a

Deliverability
1. Site promoter comments
The site promoter has confirmed they are aiming for the RM application to be determined at the meeting of Planning Committee in October 2023 however no trajectory has been provided.

2. Officer conclusion
The site has outline permission for the erection of up to 50 dwellings, granted in January 2021. Lichfields' average lead in time for a site of this size is 1.4 years from validation of the first application. Given that the outline application was initially refused by the Council and subsequently approved on appeal, delivery of completions is taking longer than average, however there is now a Reserved Matters application pursuant to the outline, and a condition discharge pending determination. On the basis of a positive determination of the RM application by the end of 2023 and the site delivering in line with averages of 27dpa, officers consider a two year build out could reasonably be achieved by 31 March 2026.

3. Final Trajectory 2023/24 to 2027/28																			
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
													15	35					

Site name	Land to the North of Fleet Lane	Total units allocated for development	N/a	Outline application reference	19/01084/OUT
Pro-forma reference	C.3	Total units with outline consent	47	Outline permission date	5 April 2022
Parish	Twyning	Total units with detailed consent	0	Full application reference	N/a
Total units in 5-year period	47	Total completions to date	0	Full permission date	N/a
Site status	Outline Consent			Reserved Matters reference	N/a
				Reserved Matters permission date	N/a

Deliverability				
1. Site promoter comments				
When asked to confirm / update the projected build out as published in the last Tewkesbury Five Year Supply Statement (see table below), developer has confirmed that this is achievable.				
2022-23	2023-24	2024-25	2025-26	2026-27
0	0	25	22	0

2. Officer conclusion				
The site has outline permission for the erection of up to 47 dwellings, granted in April 2022. Given that the outline application was initially refused by the Council and subsequently approved on appeal, delivery of completions is taking longer than average, however there is now a Reserved Matters application pursuant to the outline pending determination. On the basis of a positive determination of the RM application by the end of 2023 and the site delivering broadly in line with averages of 27dpa, officers consider a two year build out could reasonably be achieved by 31 March 2026.				

3. Final Trajectory 2023/24 to 2027/28																			
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
													25	22					

Site name	Land to the North West of Fiddington	Total units allocated for development	N/a	Outline application reference	21/00451/OUT
Pro-forma reference	C.4	Total units with outline consent	460	Outline permission date	2 March 2022
Parish	Ashchurch Rural	Total units with detailed consent	0	Full application reference	N/a
Total units in 5-year period	240	Total completions to date	0	Full permission date	N/a
Site status	Outline Consent			Reserved Matters reference	N/a
				Reserved Matters permission date	N/a

Deliverability

1. Site promoter comments

The site promoter was asked to confirm / update the projected build out as published in the last Tewkesbury Five Year Supply Statement (see table below)

2022-23	2023-24	2024-25	2025-26	2026-27
0	0	40	120	120

The response received was to reduce the 2025-2027 forecasts a little, as one of the site developers builds at a slightly slower rate than the other

2022-23	2023-24	2024-25	2025-26	2026-27
0	0	40	100	100

The following information relating to the deliverability of the site was also received:

1. Is the site in multiple ownership? **No**
2. Is the site in the ownership of a developer, or subject to any other form of developer interest? **Yes –Site to be developed as ‘dual branded’**
3. Does the developer intend to develop this site for residential use within the next 5 years? **Yes.**
4. Where applicable please provide details of progress / anticipated timescales for submission of planning application(s)
**OUT Discharge of Condition awaited for Condition 5 (Site Wide Masterplan)
RMA for Infrastructure currently awaiting approval.
RMA for first Residential Phase to be submitted September 2023.**
5. Are there any issues relating to viability that may delay or prevent development coming forward on this site? **No.**
6. Are there any issues relating to housing demand/market conditions in the area that may delay or prevent development coming forward on this site? **Possible slower rate of build**
7. Any other issues to resolve that may affect the lead-in period/delivery timescales for the site? **Approval of Infrastructure RMA, and Outline Condition 5 discharge**

2. Officer conclusion

The site has outline consent for up to 460 dwellings, a primary school, associated works, ancillary facilities and infrastructure, open space, recreation facilities and landscaping. There is a Reserved Matters application for infrastructure and a Site Wide Master Plan condition discharge pending determination.

Officers have previously anticipated that the first 40 dwellings could be achieved by 31 March 2025, and 120 dwellings per annum achieved thereafter with an overall duration of five years to completion by 31 March 2029.

The developer has confirmed that a RM application for the first residential phase will be submitted in September and therefore this remains in line with average lead in times. The Lichfields' Start to Finish report found that an average build out rate of sites between 100 and 499 dwellings was 54 dpa. It is recognised that build out forecasts may need to be reduced therefore, however the extent of reduction should take into account the size of the site which is towards the larger end of the capacity range used in Lichfields' study. Officers therefore agree with the reduced trajectory for 2026/27 and 2027/28 as put forward by the developer and have included 240 homes expected to deliver by 31 March 2028.

3. Final Trajectory 2023/24 to 2027/28												2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
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
														40	100	100	100	100	20

Site name	Land at Fiddington	Total units allocated for development	N/a	Outline application reference	17/00520/OUT
Pro-forma reference	C.5	Total units with outline consent	736	Outline permission date	22 January 2020
Parish	Ashchurch Rural	Total units with detailed consent	114 (included in A sites)	Full application reference	N/a
Total units in 5-year period	266	Total completions to date	0	Full permission date	N/a
Site status	Outline consent Detailed consent (part)			Reserved Matters reference	21/01551/APP (included in A sites)
				Reserved Matters permission date	5 January 2023

Deliverability

1. Site promoter comments

Developer Persimmon were asked to confirm / update the projected build out of the entire outline permission (850 dwellings) as published in the last Tewkesbury Five Year Supply Statement (see table below).

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

The response received was as follows (emboldened):

2022-23	2023-24	2024-25	2025-26	2026-27
0	80	100	100	100

1. Is the site in multiple ownership? **Yes**
2. Is the site in the ownership of a developer, or subject to any other form of developer interest? **Yes**
3. Does the developer intend to develop this site for residential use within the next 5 years? **Yes**
4. Where applicable please provide details of progress / anticipated timescales for submission of planning application(s) (*full/outline/reserved matters as applicable*) **Reserved Matters application for the third phase of residential development being submitted in 2024***
5. Are there any issues relating to viability that may delay or prevent development coming forward on this site? **No**
6. Are there any issues relating to housing demand/market conditions in the area that may delay or prevent development coming forward on this site? **Yes – sales slower than anticipated due to ongoing market conditions. Build rate may slow down slightly or further reserved matters applications may be delayed**
7. Any other issues to resolve that may affect the lead-in period/delivery timescales for the site? **No**

*Later response: **The submission of the reserved matters application for the third phase of residential development has been bought forward. The intension is now to submit in mid-October 2023, not 2024 as previously suggested.**

2. Officer conclusion

The site has outline permission for 850 dwellings of which 114 (Parcel H1) now have full planning permission. Officers have previously anticipated that 100 dwellings per annum can be achieved from 2024/25 with an overall duration of nine years to completion by 31 March 2033. Parcel H1 is under construction by Persimmon Homes and it is now expected that all of this parcel will be delivered in years 2023/24 and 2024/25.

The developer has confirmed agreement with a 100dpa build out rate however have reduced anticipated delivery in 2023/24 to 80. The Lichfields Start to Finish report found that an average build out rate of sites between 500 and 999 dwellings was 73 dpa.

Taking into account the modular construction occurring on the site and the developer's confirmation of the trajectory and imminent submission of a further residential phase RM application, officers have concluded that of the remaining 736 dwellings with outline permission, 266 of these can be expected to be delivered in the next five years.

3. Final Trajectory 2023/24 to 2027/28

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	0	88	89	89	100	100	100

Site name	SHU2 – Land north of Leckhampton Lane	Total units allocated for development	20	Outline application reference	N/a
Pro-forma reference	F.1	Total units with outline consent	0	Outline permission date	N/a
Parish	Shurdington	Total units with detailed consent	0	Full application reference	22/00686/FUL
Total units in 5-year period	25	Total completions to date	0	Full permission date	26 May 2023
Site status	Tewkesbury Borough Plan 2011-2031 allocation			Reserved Matters reference	N/a
				Reserved Matters permission date	N/a

Deliverability

1. Site promoter comments

No comment received.

2. Officer conclusion

This site was allocated in the Tewkesbury Borough Plan 2011-2031, adopted 8 June 2022. As at the base date of this five year supply report (1 April 2023) there was a resolution to delegate authority to the Development Manager to permit a full application for the construction of 25 dwellings (22/00686/FUL), subject to the receipt of formal landscape comments and the completion of a Section 106 agreement. This full planning application has since been permitted (26 May 2023). On this basis, officers have concluded that delivery of 25 dwellings on the site is deliverable.

3. Final Trajectory 2023/24 to 2027/28

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	20	5	0	0	0	0	0

Site name	WOO1 Land adjacent Oxbutts Caravan Park	Total units allocated for development	60	Outline application reference	N/a
Pro-forma reference	F.2	Total units with outline consent	0	Outline permission date	N/a
Parish	Shurdington	Total units with detailed consent	0	Full application reference	N/a
Total units in 5-year period	60	Total completions to date	0	Full permission date	N/a
Site status	Tewkesbury Borough Plan 2011-2031 allocation			Reserved Matters reference	N/a
				Reserved Matters permission date	N/a

Deliverability
1. Site promoter comments
<p>The following comments were received from the land promoter.</p> <ol style="list-style-type: none"> 1. Is the site in multiple ownership? No 2. Is the site in the ownership of a developer, or subject to any other form of developer interest? no – but the owner intends to manage the development himself 3. Does the developer intend to develop this site for residential use within the next 5 years? yes – for permanent residential caravans as per the allocation 4. Where applicable please provide details of progress / anticipated timescales for submission of planning application(s) (<i>full/outline/reserved matters as applicable</i>) I have just been given instructions to seek quotes to move towards the submission of an application. I would suggest 6-12 months to submission. 5. Are there any issues relating to viability that may delay or prevent development coming forward on this site? No 6. Are there any issues relating to housing demand/market conditions in the area that may delay or prevent development coming forward on this site? No 7. Any other issues to resolve that may affect the lead-in period/delivery timescales for the site? None known <p>I would hope the owner could be on site within 18 months, but this is subject to findings of reports and the amount of conditions which subsequently require discharge. Completion is slightly different to standard houses, as it is merely a case of laying out the hardstanding and services, before bringing completed units onto site and connecting them up. I would suggest the entire site would be complete within 12 months of commencement.</p>

2. Officer conclusion

This site is allocated in the Tewkesbury Borough Plan 2011 – 2031 for the expansion of an existing residential caravan park by up to 60 units. Officers have noted the site promoter's timescales towards submitting a planning application. Factoring in average lead in times whilst recognising that delivery of completions will be a quicker process than standard dwelling construction, officers have concluded that all 60 caravan dwellings can be expected to be on site by 31 March 2027.

3. Final Trajectory 2023/24 to 2027/28

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	0	25	35	0	0	0	0

Site name	TEW1 Odessa Farm	Total units allocated for development	100	Outline application reference	N/a
Pro-forma reference	F.3	Total units with outline consent	0	Outline permission date	N/a
Parish	Tewkesbury	Total units with detailed consent	0	Full application reference	N/a
Total units in 5-year period	75	Total completions to date	0	Full permission date	N/a
Site status	Tewkesbury Borough Plan 2011-2031 allocation			Reserved Matters reference	N/a
				Reserved Matters permission date	N/a

Deliverability								
1. Site promoter comments								
The following updated trajectory and comments were provided by site promoter's agent: Updated table:								
Site name	Reference	Location	Net site capacity	Delivery				
				2023-24	2024-25	2025-26	2026-27	2027-28
Land at Odessa Farm	TEW1	Tewkesbury	100	0	0	0	25	50
<p>The reason I have reduced the delivery relates to the speed at which the DM service has been operating. I expect an outline to be submitted and be valid by the beginning of 2024. It is likely, based on current experience, to take 9-12 months to be determined. The site will then need to be sold by GCC. The new owner will then need to submit their own full app, or reserved matters. This will take in the order of another 9-12 months from submission. You then have condition compliance on top which will take 6 months from submission. If the DM service hadn't slowed so much, the delivery would have been the same as the previous suggestion.</p> <ol style="list-style-type: none"> 1. Is the site in multiple ownership? No 2. Is the site in the ownership of a developer, or subject to any other form of developer interest? No. The site will be marketed by the owner following the grant of outline planning permission. 3. Does the developer intend to develop this site for residential use within the next 5 years? N/A 4. Where applicable please provide details of progress / anticipated timescales for submission of planning application(s) (<i>full/outline/reserved matters as applicable</i>) We have been held up dealing with underground Severn Trent assets. This is now much closer to resolution, so I am now anticipating an application being submitted later this year/early next year. 								

5. Are there any issues relating to viability that may delay or prevent development coming forward on this site? **No**
6. Are there any issues relating to housing demand/market conditions in the area that may delay or prevent development coming forward on this site? **Not that I am aware of**
7. Any other issues to resolve that may affect the lead-in period/delivery timescales for the site? **See above. The underground water main network in this area has provided a number of tricky issues to resolve with regard to site planning.**

2. Officer conclusion

This site is allocated in the Tewkesbury Borough Plan 2011 – 2031 for up to 100 dwellings. There remains a clear intent by the landowner to progress a planning application by the end of 2023 / early 2024. However, officers recognise the risk of delay to the lead in time given the County Council's intention to sell the site to a developer. As a result, officers conclude that only a portion of the allocated dwellings are deliverable and that 75 dwellings would be expected to deliver later in the 5-year period. This is in line both with the site promoter's comments and Lichfield's averages for a size of this site.

3. Final Trajectory 2023/24 to 2027/28

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	25	50	25		