

**Tewkesbury Borough
Five Year Housing Land Supply Statement
as at 31 March 2024**

(Covering the five-year period between 1st April 2024 – 31st March 2029)

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1. Introduction

- 1.1. On 30 July 2024 the Ministry of Housing, Communities & Local Government published '[Proposed reforms to the National Planning Policy Framework and other changes to the planning system](#)' as well as a '[National Planning Policy Framework; draft text for consultation](#)'. The consultation ran from 30 July 2024 until 11.45pm on Tuesday 24 September 2024.
- 1.2. For the purposes of this five year housing land supply statement, Tewkesbury Borough Council (TBC) have continued to refer to the [National Planning Policy Framework \(NPPF\) \(December 2023\)](#) and therefore, unless otherwise specified, all references are taken from that document.
- 1.3. Paragraph 77 of the NPPF states “...*Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing (Footnote 41), or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old (Footnote 42).*”
- 1.4. This statement sets out the position on the five-year housing land supply for Tewkesbury Borough as of 31st March 2024 and covers the five-year period from 1st April 2024 until 31st March 2029. Figure 7 sets out that TBC can demonstrate a 3.65 year’s supply of housing land. The previous years’ housing land supply (published in October 2023) was 3.24 years, which is an increase of 0.41 years.
- 1.5. Any five-year housing land supply trajectory is a snapshot in time. TBC has engaged with site promoters, as well as drawing on the wider planning team and utilising best practice with regard to delivery trajectories.

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

- 2.1. The three authorities of Cheltenham Borough, Gloucester City and Tewkesbury Borough 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 amongst other aspects the identified needs for housing and economic growth and the spatial strategy for delivery.
- 2.2. The strategy for housing distribution as set out in the JCS sees growth focused in and around the urban areas of Cheltenham and Gloucester, with strategic allocations within the administrative boundary of Tewkesbury Borough to meet the housing needs of Cheltenham Borough and Gloucester City respectively.
- 2.3. The Tewkesbury Borough Plan 2011-2031 was adopted on 8 June 2022 and allocates sites in accordance with the spatial strategy set out in the JCS.

- 2.4. The JCS became 5 years old on 11 December 2022. Paragraph 77 of the NPPF 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.
- 2.5. Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council are currently preparing a Cheltenham, Gloucester and Tewkesbury Strategic and Local Plan (SLP), which will replace the JCS in its entirety. Having regard to the NPPF, the three authorities therefore calculate their housing land supply against the local housing need.

3. The Standard Method

- 3.1. The standard method, set out in the [Planning Practice Guidance \(PPG\)](#) under the heading of 'Housing and economic needs assessment' including Paragraph 004 Reference ID: [2a-004-20201216](#) 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 LHN for Tewkesbury is 554 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. The various steps in calculating the LNH can be seen in APPENDIX A – .

4. Previous Delivery

- 4.1. [Paragraph 031 Reference ID: 68-031-20190722](#) under the heading of 'Housing supply and delivery' of the PPG states "...Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure. Under-delivery may need to be considered where the plan being prepared is part way through its proposed plan period, and delivery falls below the housing requirement level set out in the emerging relevant strategic policies for housing"...
- 4.2. Accordingly, with reference to paragraph 031 Reference ID: 68-031-20190722 of the PPG, the application of an 'affordability ratio' within the local housing need calculation accounts for any past under-delivery up to the date of the calculation. Under the government standard method for calculating housing need it is not necessary to factor in previous levels of under delivery into the calculation of local housing need, since any such under delivery will be reflected in the affordability adjustment.
- 4.3. Figure 1 shows previous housing completions in Tewkesbury Borough from 1st April 2011 to 31st March 2024.

Figure 1: Previous Housing Completions

Year	JCS Requirement*	Net 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
2023/24	554	371	-183
Total	6556	6940	+384

* In December 2022, the Standard method of calculating Housing need came into effect so in 2022/23 and 2023/2024, it is the Local Housing Need figure that has been used to calculate the delivery against requirements figure.

- 4.4 Figure 1 shows that net housing completions in Tewkesbury Borough (excluding completions on urban extension JCS site allocations) have totaled 6940 over the plan period so far (as at 31st March 2024) and has resulted in a 384 dwelling surplus against the total requirements/local housing need over the 13 years of the plan period so far.
- 4.5 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 the Borough Council is currently no longer deducting pastover 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. Five Year Housing Land Supply Requirement

- 5.1. Under the NPPF (September 2023), local planning authorities were required to include a buffer of 5% (by default), or a 10% or a 20% buffer when calculating five-year housing land supply. The NPPF (September 2023) was replaced by the NPPF (December 2023). In the NPPF (December 2023), the 5% and 10% buffers have been removed but the 20% buffer has been retained, where delivery falls below 85% of the requirement over the previous three years. Paragraph 77 of the NPPF states *“Where there has been significant under delivery of housing over the previous three years (Footnote 43), the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period)”*.

- 5.2. Footnote 43 of the NPPF sets out that *“This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement”*. The Housing Delivery Test (HDT) is a percentage measurement of the number of net homes delivered against the number of homes required, over a rolling three year period. The latest [Housing Delivery Test result](#) (2022) was published by the government on 19 December 2023. The 2022 HDT showed that, over the three year period 1st April 2019 to 31st March 2022, the amount of housing delivered within Tewkesbury Borough was 161% (1,282 homes required and 2,060 net homes delivered)¹. Therefore, the consideration of a 20% buffer is not relevant.
- 5.3. It should also be noted that the HDT is used as a measurement of housing delivery alongside the test of maintaining either a four-year or five year supply of deliverable sites. Whilst a failure to satisfy either of the tests can engage the presumption in favour of sustainable development, they are two different mechanisms calculated in different ways.
- 5.4. Paragraph 226 of the NPPF states *“From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years’ worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old (Footnote 80), instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need... These arrangements will apply for a period of two years from the publication date of this revision of the Framework”*.
- 5.5. The SLP will have two Regulation 18 stages, as set out in the [Council’s Local Development Scheme \(LDS\)](#). The first of the Regulation 18 consultation stages ended on 12 March 2024. That document was not accompanied by a policies map and the document did not contain proposed allocations. Therefore, it is considered that TBC still needs to demonstrate a 5 year housing land supply.
- 5.6. The five-year housing requirement for the period 1 April 2024 to 31 March 2029 is 2770 dwellings as set out in Figure 2.

¹ [Housing Delivery Test 2022 measurement and measurement technical note](#) (n.b. for the purposes of reporting housing delivery to the government, Tewkesbury Borough Council’s annual return of net housing completions includes unitson all sites within its administrative boundary. This notably includes completions on urban extensionsite allocations in the Joint Core Strategy).

Figure 2: Five-year housing requirement 1 April 2024 to 31 March 2029

Row ID	Component	Calculation	Total Dwellings
A	5 Year Local Housing Need figure	Multiplied Local Housing Need figure (per annum) by 5 (years)	2770

6. Supply of Housing Land

Deliverable Sites

6.1 In order to consider whether a site should contribute toward the Borough's supply of housing land, TBC have had regard to the NPPF, including paragraphs 77 and 226 and the definition of 'deliverable' within the glossary. The glossary to the NPPF states *"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".

6.2 The Planning Practice Guide: [Housing supply and delivery at paragraph 007, Reference ID: 68-007-20190722](#) provides additional guidance on deliverability stating that *"...Such evidence, to demonstrate deliverability, may include:*

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- firm progress with site assessment work; or*
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects..."*

6.3 There are various references to 'windfall' sites within the NPPF, including at paragraphs 70 and 72, the latter which states *"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..."*. The glossary to the NPPF refers to 'Windfall sites' as *"Sites not specifically identified in the development plan"*.

7. Housing Supply Sources

- 7.1. The following sources of supply have been included within the five-year housing landsupply calculation in Table 5:

A - Major Sites for 10+ net dwellings with a detailed planning permission

- 7.2. Larger sites where a reserved matters or full permission (this includes Technical Detail Consents) has been granted.

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

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

C – Major Sites for 10+ net dwellings with outline planning permission

- 7.4. 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 net dwellings) with outline or detailed planning permission

- 7.5. Smaller sites where planning permission has been granted but the site has either not started or is 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 Report². Housing land supply is 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 has continued to be taken and a lapse rate of 22% has been retained. However, this will be reviewed annually in subsequent years.

E - Windfall Allowance (1- 4 net dwellings)

- 7.6. A small site windfall allowance has been included within the supply and is based on an analysis of historic windfall delivery since 2003. It is assumed that all small sites will be delivered in years one to two (2024/2025 and 2025/2026). To avoid double counting, the windfall allowance does not contribute until years three to five (2026/27; 2027/28, and 2028/29). This approach to windfall was established through the JCS examination.

F – Local Plan (Tewkesbury Borough Plan) Allocations

- 7.7. Sites that have been allocated in the Tewkesbury Borough Plan 2011 to 2031 (Adopted 8th June 2022) that do not otherwise have planning permission.

² JCS Inspector's Report available to download here: [Inspector issues final JCS examination report — Joint Core Strategy](#)

Summary of Categories

- 7.8. Figure 3 sets out how each of the categories above align with the NPPF definition of a deliverable site.

Figure 3: Sources of Housing Land Supply against the NPPF definition of ‘deliverable’

NPPF definition category	TBC Housing Land Supply source category
<i>“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)”.</i>	A, B, D
<i>“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”</i>	C, F
<i>“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...”</i>	E

8. Housing Delivery

8.1. The breakdown of TBC's supply of housing land by the different categories can be seen in Figure 4.

Figure 4: Breakdown of TBC's supply of housing land (by year) for 1 April 2024 to 31 March 2029

Supply Source (as at 31 March 2024 unless otherwise specified)	2024-25	2025-26	2026-27	2027-28	2028-29	2024-2029 (total 5 year supply)
A - Major Sites for 10+ net dwellings with detailed planning permission	441	298	102	43	0	884
B – Non-major sites (5-9 net dwellings) with outline or detailed planning permission	102	0	0	0	0	102
C – Major sites for 10+ net dwellings with outline planning permission	0	50	166	199	199	614
D – Smaller sites (1-4 net dwellings) with outline or detailed planning permission	192	0	0	0	0	192
E – Windfall allowance (1-4 net dwellings)	0	0	46	46	46	138
F – Local Plan (Tewkesbury Borough Plan) Allocations that do not otherwise have planning permission	0	0	25	60	50	135
Totals (excluding lapse rate for small sites not started)	735	348	339	323	270	2065

8.2. Further information on the sites within categories C and F is provided within a series of site pro-forma at APPENDIX E.

- 8.3. To inform the assessment of housing delivery, Officers have reviewed and updated the previous assessment process undertaken in light of the issues raised within recent appeals to ensure a robust forecast of delivery is made.
- 8.4. All planning permissions have been assessed in terms of their status as at 31st March 2024. Officers have recorded starts, dwellings under construction, completions and outstanding commitments. Sites of more than two dwellings have been visited between June 2024 and August 2024. Small sites (1-2) dwellings have been assessed against a desk top assessment using Google Earth Pro satellite imagery from May 2024.
- 8.5. 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 was 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 has been carried forward to the 2024 assessment is set out in Appendix B of this statement.
- 8.6. A reassessment has also been undertaken on site delivery rates to inform officers delivery conclusions. Delivery rates have been taken from response forms alongside information from the Lichfields Start to Finish Report (3nd Edition) ⁴together with annual trading statements published by large housebuilders.

Build-out rates

- 8.7. 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. **Figure 5** is taken from the Start to Finish (3nd Edition) report and has been referred to as appropriate in the assessment of each major site.

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

Figure 5: Average Build out rates by site size (reference: Lichfields Start to Finish 3rd edition 2024)

Size of scheme	Average (mean) build out rate(dwelling per annum)	Median build out rate (dwelling per annum)
2,000+ dwellings	149	136
1,500-1,999 dwellings	110	104
1,000-1,499 dwellings	90	87
500-999 dwellings	67	68
100-499 dwellings	49	44
50-99 dwellings	20	18

Lead-in times

- 8.8. 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. The Start to Finish (3rd edition) reports conclusions on lead in times has been taken into account and therefore more cautious lead in time assumptions have been used as appropriate to inform site delivery.
- 8.9. The table below is taken from the Start to Finish (3rd edition) report which concludes the average timeframes from validation of first application to completion of the first dwelling on a range of site sizes.
- 8.10. The Lichfield's Start to Finish report provide an assessment of the average timeframes from the time it takes for large major sites to get planning permission and to the completion of the first dwelling. This includes both 'planning approval period' and the 'planning delivery period'. Figure 6 demonstrates the timeframes on a range of site sizes.

Figure 6: Timeframes (from Lichfield's Start to Finish report) for 'planning approval' and the 'planning delivery period'

Site size (dwellings)	Planning approval period	Planning delivery period
2,000+	5.1	1.5
1,500-1,999	5	1.6
1,000-1,499	4.9	1.3
500-999	3.4	1.5
100-499	2.8	3.2
50-99	1.5	2.3

- 8.11. A Housing Supply Trajectory is provided, at Appendix B to this statement which sets out the expected housing delivery forecast for each site which contributes towards the five year land supply.

9. Five Year Housing Land Supply Calculation at 31 March 2024

- 9.1 The five-year land supply calculation is shown in Figure 7. This demonstrates that TBC can demonstrate a **3.65 years'** supply of housing land.

Figure 7: Five Year Housing Land Supply Calculation as at 31 March 2024

Row Number	Component (for 1 April 2024 to 31 March 2029)	Total
1	5 year housing requirement	2770
2	Annual rate for 5 year requirement	554
3	Total deliverable housing supply	2065
4	Lapse rate deduction 22% for small sites not started (192 Net Dwellings x 22% = 42 net dwellings)	-42
5	Total deliverable housing supply factoring in lapse rate	2023
6	Total deliverable housing supply in years (row 5 divided by row 2)	3.65

- 9.2 Therefore, at this time, there is a shortfall in the supply and the council cannot 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.”

- 9.3 The Development Plan remains the statutory starting point for decision making and the tilted balance (NPPF para 11) is a material consideration.

APPENDIX A – Standard Method Calculation

- 1.1 **Step 1 – Setting the baseline** (as referenced in the [Planning Practice Guidance \(PPG\) under the heading of ‘Housing and economic needs assessment’ including Paragraph 004 Reference ID: 2a-004-20201216](#)) is to use the annual average projected household growth from 2024 to 2034. This uses the 2014 based household projections, as set out in [Table 406 \(2014-based live tables on household projections\)](#). Row 403 shows that the household projection for Tewkesbury Borough in 2024 is 41,762 and in 2034 is 45,982. The calculation is therefore $(45,982 - 41,762)/10 = 422$.
- 1.2 **Step 2 (from the PPG) – An adjustment to take account of affordability** is then made. Using the most recent [median workplace-based affordability ratios](#) published by the Office for National Statistics (ONS). The most recent published information related to the year 2023. Table 5c (Median affordability ratio) is referred to by ONS as the *“Ratio of median house price to median gross annual (where available) workplace-based earnings by local authority district, England and Wales, 1997 to 2023”*. Row 298 of Table 5c gives an affordability ratio of 9.02 for Tewkesbury Borough as of 2023.
- 1.3 Because the ratio is above 4, an adjustment is made in line with the following formula as set out in the PPG.

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

- 1.4 The calculation is therefore $(9.02 - 4)/4 \times 0.25 + 1$, which gives an affordability adjustment of 1.31375
- 1.5 According to the worked examples in the PPG, the adjustment factor is then applied to the projected household growth figure from Step 1 to produce a **minimum annual local housing need figure**:

$$1.31375 \times 422 = 554^3$$

- 1.6 **Step 3 (from the PPG), relates to capping the level of any increase.** The PPG states *“A cap is then applied which limits the increases an individual local authority can face”... Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:*
- a. the projected household growth for the area over the 10-year period identified in step 1; or*
 - b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists)”*.

- 1.7 422 is the average annual household growth 2024 -2034 (as per step 1). 495 dwellings per annum is Tewkesbury’s annual housing requirement figure as set out in the adopted Joint Core Strategy. 495 is the higher figure and a 40% addition to this is 693. The capped figure is greater than the minimum annual local housing need figure and therefore does not limit the increase to the local authority’s minimum annual housing need figure. The minimum annual local housing need figure is therefore 554.

³ Figure is 554.4 but this has then been rounded down

1.8 The worked calculation can be seen in Figure 8.

Figure 8: Tewkesbury Borough's Local Housing Need (worked calculation)

Step 1: Setting the baseline	
Total households 2024	41762
Total households 2034	45982
10 year change (2024 –2034)	4220
Annual average household growth	422
Step 2: An adjustment to take account of affordability	
Median workplace-based affordability ratio	9.02
Adjustment factor	1.312
Step 3: Capping the increase	
Adoption date of most recent Local Plan	12 December 2017
Average annual requirement	495
[A] Annual average requirement with 40% uplift applied	693
[B] Household projection with 40% uplift applied	591
Strategic policies for housing up-to-date	No
Applicable cap	Y
Annual housing need cap	693
Local Housing Need (per annum)	554

APPENDIX B – Delivery trajectories

Supply Category	Permission Reference	Site Name	Location	Net Site Capacity	Total Completed Plan Period To Date	2023/24 Net Delivery	Trajectory for five-year period 2024/25 to 2028/29					Pro-forma reference
							2024-25	2025-26	2026-27	2027-28	2028-29	
A	18/00794/APP	Land Behind Newton Cottages Ashchurch Road Tewkesbury	Ashchurch Rural	44	42	32	2					
A	21/00214/APP	Land At Stoke Road Bishops Cleeve GL52 7DG	Bishop's Cleeve	215	108	34	49	49	9			
A	22/00194/APP	Land Off A38 Coombe Hill Gloucester Gloucestershire	Leigh	95	60	56	35					
A	23/00086/APP	Land Off Ashmead Drive Cobblers Close Gotherington Cheltenham Gloucestershire	Gotherington	50	0	0	20	20	10			
A	22/1004/APP	Land To The North Fleet Lane Twynning Tewkesbury Gloucestershire	Twynning	47	0	0	20	20	7			
A	20/00245/FUL	Former Nortonham Allotments Land West Of The A435 Bishops Cleeve Cheltenham Gloucestershire	Bishop's Cleeve	113	0	0	49	49	15			
A	22/00416/APP	Land Off Rectory Close Ashleworth Gloucester Gloucestershire	Ashleworth	42	22	22	20					

A	21/00496/FUL	Land West Of Delavale Road Winchcombe	Winchcombe	99	10	10	49	40				
A	22/00998/FUL	Land Behind 52 To 74 Willow Bank Road Alderton Tewkesbury Gloucestershire	Alderton	47	0	0	20	20	7			
A	23/00661/FUL	Lunn Cottage Aston Cross Tewkesbury Gloucestershire GL20 8LP	Ashchurch Rural	10	0	0	10					
A	21/01173/FUL	Land Off Ruby Avenue Bishops Cleeve	Bishop's Cleeve	22	0	0	0	22				
A	21/00686/FUL	Crown Close Bishops Cleeve Cheltenham Gloucestershire	Bishop's Cleeve	23	0	0	20	3				
A	22/00650/FUL	Land At Trumans Farm Manor Lane Gotherington Cheltenham Gloucestershire	Gotherington	45	0	0	20	20	5			
A	22/00686/FUL	Land North Of Leckhampton Lane Shurdington Cheltenham Gloucestershire	Shurdington	25	0	0	20	5				
A	22/00232/FUL	Land To The South Of Geston Place Twyning Tewkesbury Gloucestershire	Twyning	21	0	0	20	1				

A	21/01551/APP	Land at Fiddington	Ashchurch Rural	114	76	76	38						
A	22/00439/APP	Land at Fiddington Ashchurch Parcel H2	Ashchurch Rural	209	19	19	49	49	49	43			
Total from A sites							884						
B	16/00324/FUL	1 Swilgate Road Tewkesbury Gloucestershire GL20 5PQ	Tewkesbury	8	-1	0	9						
B	18/01168/APP	Pound Cottage Main Road	Minsterworth	7	3	0	4						
B	15/01091/FUL	Land To The Rear 125/126 High Street Tewkesbury GL20 5JU	Tewkesbury	6	0	0	6						
B	17/00711/FUL & 23/01186/FUL	Brookelands Tewkesbury Road Norton GL2 9LG	Norton	6	0	0	6						
B	17/00983/FUL	Land At Apple Tree Inn Main Road Minsterworth Gloucestershire GL2 8JQ	Minsterworth	5	0	0	5						
B	22/00432/FUL	Land To The West Of A48 Minsterworth Village Hygrove Lane Minsterworth Gloucester Gloucestershire	Minsterworth	6	0	0	6						

B	20/00010/FUL	Thomson And Banks 27 Church Street Tewkesbury Gloucestershire	Tewkesbury	7	0	0	7					
B	19/01105/FUL	Garage Site Behind Abbey View Back Lane Winchcombe Cheltenham Gloucestershire	Winchcombe	6	0	0	6					
B	21/01383/FUL	49 Station Road Bishops Cleeve Cheltenham Gloucestershire GL52 8HJ	Bishop's Cleeve	4	0	0	4					
B	22/00600/APP	Land West of Persh Lane	Maisemore	8	0	0	8					
B	19/00367/FUL	Walnut Farm Tewkesbury Road Norton Gloucester Gloucestershire GL2 9LG	Norton	7	0	0	7					
B	22/00451/FUL	Pickering House Orchard Road Winchcombe Cheltenham Gloucestershire GL54 5QB	Winchcombe	5	0	0	5					
B	22/01301/FUL	Land To The Rear Of Brooklea And The Firs Badgeworth Lane Cheltenham Shurdington GL51 4UQ	Badgeworth	7	0	0	7					
B	22/01384/FUL	Part Parcel 1546 Gretton Road Gretton Cheltenham Gloucestershire	Gretton	5	0	0	5					

B	23/00964/FUL	Land Adjacent Shurdington House Stables Main Road Shurdington Cheltenham Gloucestershire	Shurdington	5	0	0	5						
B	19/00686/FUL	69-70 High Street Tewkesbury Gloucestershire	Tewkesbury	9	0	0	7						
B	23/00102/FUL	The Old Stores Toddington Cheltenham Gloucestershire	Toddington	5	0	0	5						
Total from B sites							102						
C	17/00520/OUT	Land At Fiddington Ashchurch	Ashchurch Rural	850 (527 remaining without detailed permission)	0	0	0	0	67	80	80	C.1	
C	18/00043/OUT	Fitzhamon Park	Ashchurch Rural	90	0	0	0	0	0	20	20	C.2	
C	21/00451/OUT	Land To The North West Of Fiddington Tewkesbury Gloucestershire	Ashchurch Rural	460	0	0	0	25	49	49	49	C.3	
C	22/00834/OUT	Land To The South-east Of Bluebell Road And East Of Rudgeway Lane Wheatpieces Tewkesbury	Ashchurch Rural	250	0	0	0	25	50	50	50	C.4	
Total from C sites							614						
F	N/A	WOO1 Land adjacent Oxbutts Caravan Park	Woodmancote	60	0	0	0	25	35			F.1	
F	N/A	TEW1 Land at Odessa Farm	Tewkesbury	100	0	0	0	0	0	25	50	F.2	
Total from F sites							135						

Delivery from D sites (1-4 dwellings)

						Delivery 2024/25 to 2028/29				
Permission reference	Site name	Location	Gross Site Capacity	Net Site Capacity	Outstanding dwellings (net)	2024 -25	2025 -26	2026- 27	2027- 28	2028- 29
20/00009/FUL	71 Gloucester Road	Tewkesbury	1	1	1	1				
17/00865/FUL	75 Barton Street Tewkesbury GL20 5PX	Tewkesbury	2	2	1	1				
19/01210/FUL	Hayden Knoll Hayden Lane Boddington Cheltenham Gloucestershire GL51 0SR	Staverton	1	1	1	1				
22/01373/FUL	Land At Sugar Loaf Cottage Pirton Lane Churchdown Gloucester Gloucestershire GL3 2QE	Churchdown	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				
21/00009/FUL	Land At Lawn Road Ashleworth Gloucester Gloucestershire GL19 4JS	Ashleworth	4	4	4	4				
22/01177/FUL	Bushey House Court Drive Apperley Gloucester Gloucestershire GL19 4DH	Deerhurst	1	1	1	1				

20/00084/FUL	Holborn Farm Blacksmith Lane The Leigh Gloucester Gloucestershire GL19 4AG	Leigh	1	1	1	1				
23/00264/APP	Land To The NE Of Sunnybank A48 Main Road Minsterworth Gloucestershire GL2 8JH	Minsterworth	1	1	1	1				
19/00824/FUL	Abbots Lodge Base Lane Sandhurst Gloucester Gloucestershire GL2 9NJ	Sandhurst	1	1	1	1				
19/00404/FUL	Land rear of Grove View Market Lane Greet Cheltenham Gloucestershire GL54 5BL	Winchcombe	1	1	1	1				
22/01009/APP	1 Court Drive Apperley Gloucester Gloucestershire GL19 4DH	Deerhurst	1	1	1	1				
21/00289/FUL	28 Moulder Road Tewkesbury GL20 8EE	Tewkesbury	1	1	1	1				
20/01030/FUL	77 Cheltenham Road East Churchdown Gloucester Gloucestershire GL3 1JN	Churchdown	4	3	3	3				
21/00925/FUL	83 Sussex Gardens Hucclecote Gloucester Gloucestershire	Brockworth	1	1	1	1				

21/00798/FUL	Barn At Wormington Farm Main Street Wormington Broadway Gloucestershire WR12 7NL	Dumbleton	2	2	2	2				
21/00003/FUL	Bentham Manor Church Lane Witcombe Cheltenham Gloucestershire GL51 4TZ	Badgeworth	3	3	3	3				
21/01221/FUL	Former Longford Sewerage Works Longford Lane Longford Gloucester Gloucestershire GL2 9DA	Innsworth	1	1	1	1				
20/01111/FUL	Hillend Farm Hillend Twynning Tewkesbury Gloucestershire GL20 6DW	Twynning	2	2	2	2				
19/00090/FUL	Land Adjacent To Rosedale Boddington Road Boddington Cheltenham Gloucestershire GL51 0TN	Staverton	3	3	3	3				
21/00577/FUL	Land Adjacent Malvern View Apperley Gloucester Gloucestershire GL19 4BY	Deerhurst	1	1	1	1				
21/00617/PIP	Land At Ash Lane Down Hatherley Gloucester Gloucestershire	Down Hatherley	4	4	4	4				

22/00315/FUL	Land To North Of Darkes Cottage Noverton Lane Cheltenham	Southam	2	2	2	2				
21/00534/FUL	Land To The Rear Of 34 Priory Lane Bishops Cleeve Cheltenham Gloucestershire GL52 8JL	Bishop's Cleeve	1	1	1	1				
21/01482/FUL	Linton The Green Uckington Cheltenham Gloucestershire GL51 9SR	Uckington	1	1	1	1				
20/01059/FUL	Malvern View Care Home Cleeve Hill Southam Cheltenham Gloucestershire GL52 3PW	Woodmancote	1	1	1	1				
21/00068/FUL	Manor Farm Main Street Wormington Broadway Gloucestershire WR12 7NL	Dumbleton	1	1	1	1				
21/00153/FUL	Manor House Sandhurst Lane Sandhurst Gloucester Gloucestershire GL2 9PH	Twigworth	1	1	1	1				
19/00820/FUL	Plough Cottage Wickfields Farm Wickfield Lane Winchcombe Cheltenham Gloucestershire GL54 5AF	Prescott	1	1	1	1				

21/00066/FUL	Postlip Stables Postlip Winchcombe Cheltenham Gloucestershire GL54 5AQ	Winchcombe	1	1	1	1				
20/01108/FUL	Snowhill Farm Snowhill Hill Moreton-in-Marsh Gloucestershire GL56 9TH	Snowhill	2	2	2	2				
21/01387/FUL	South Park Farm Chargrove Lane Up Hatherley Cheltenham Gloucestershire GL51 4XD	Shurdington	3	3	3	3				
20/00948/FUL	Stoke House Stoke Road Stoke Orchard Cheltenham Gloucestershire GL52 7RU	Stoke Orchard	2	2	2	2				
21/00176/PIP	The Homestead Broadway Road Winchcombe Cheltenham Gloucestershire GL54 5JG	Winchcombe	1	1	1	1				
21/01301/PIP	Westview Farm Gabb Lane Apperley Gloucester Gloucestershire GL19 4DL	Deerhurst	1	1	1	1				
21/00500/APP	Unit 1, 2, 3 And 4 The Old Dairy Rushley Lane Winchcombe Cheltenham Gloucestershire GL54 5JE	Churchdown	4	4	4	4				

21/00868/FUL	Land Adjacent Blenheim Way Shurdington Cheltenham Gloucestershire GL51 4TF	Shurdington	1	1	1	1				
22/01318/PIP	Land At Greenacre And Mount View Ash Lane Down Hatherley Gloucester Gloucestershire GL2 9PS	Down Hatherley	2	2	6	6				
21/00630/FUL	Land Between Southrise And Kerrs Hill Bushcombe Lane Woodmancote Cheltenham Gloucestershire GL52 9QL	Woodmancote	1	1	1	1				
21/01458/FUL	The Bellows Tewkesbury Road Coombe Hill Gloucester Gloucestershire GL19 4AZ	Leigh	4	4	4	4				
20/00843/FUL	3 Church Road Churchdown Gloucester Gloucestershire GL3 2ER	Churchdown	4	4	4	4				
21/00678/OUT	Part Parcel 3793 Nup End Lane Ashleworth Gloucester Gloucestershire	Ashleworth	2	2	2	2				
21/00739/FUL	Orchard House Evesham Road Greet Cheltenham Gloucestershire GL54 5BH	Winchcombe	1	1	1	1				

22/00164/PIP	Land Known As Evergreen Spiritual Pathways, The Green, Uckington Cheltenham Gloucestershire GL51 9SS	Uckington	3	3	3	3				
22/00774/PIP	Land Off Ash Lane, Down Hatherley Tewkesbury Gloucestershire GL2 9PS	Down Hatherley	4	4	6	6				
21/00183/OUT	Glebe Cottage Main Street Wormington Broadway Gloucestershire WR12 7NL	Dumbleton	1	1	1	1				
21/00655/FUL	Windyridge Tewkesbury Road Coombe Hill Gloucester Gloucestershire GL19 4AR	Leigh	1	1	1	1				
22/00582/FUL	Land At Cupshill Cottage Duglynch Lane Gretton Cheltenham	Gretton	1	1	1	1				
22/00245/FUL	Peak View Cottage Green Lane Witcombe Gloucester Gloucestershire GL3 4SW	Badgeworth	1	1	1	1				
22/00780/FUL	Barn At Cider Mill Lane Winchcombe Gloucestershire	Winchcombe	1	1	1	1				
22/00848/FUL	Springfields Shuthonger Tewkesbury Gloucestershire GL20 6EH	Twyning	1	1	1	1				

19/01201/FUL	Fortitude Birdlip Hill Witcombe Gloucester Gloucestershire	Badgeworth	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				
22/00494/FUL	Shewell Hill Barn Hawling Cheltenham Gloucestershire	Hawling	1	1	1	1				
23/00040/FUL	Outbuildings At Gretton Fields Gretton Cheltenham Gloucestershire	Gretton	1	1	1	1				
22/00769/FUL	Land Adjacent To 25 Swallow Crescent Innsworth Gloucester Gloucestershire	Innsworth	1	1	1	1				
23/00475/PIP	Bouchers Farm Bentham Lane Bentham Cheltenham Gloucestershire GL51 4TZ	Badgeworth	1	1	1	1				
23/00205/FUL	Land North Of Sandy Pluck Lane Bentham Cheltenham Gloucestershire	Badgeworth	1	1	1	1				
22/01256/FUL	Colina Farm Little Shurdington Cheltenham Gloucestershire GL51 4TX	Badgeworth	1	1	1	1				

23/00807/FUL	118 Cheltenham Road Bishops Cleeve Cheltenham Gloucestershire GL52 8LZ	Bishop's Cleeve	1	1	1	1				
22/00559/FUL	Pilgrove Farm Old Gloucester Road Boddington Cheltenham Gloucestershire GL51 0SW	Boddington	2	2	2	2				
23/00563/FUL	Brooklaines Farm Barrow Boddington Cheltenham Gloucestershire GL51 0TW	Boddington	1	1	1	1				
22/00995/FUL	Land At Sparrow Hawk Way Brockworth Gloucester Gloucestershire	Brockworth	2	2	2	2				
22/00916/FUL	2 Moorfield Road Brockworth Gloucester Gloucestershire GL3 4JA	Brockworth	1	1	1	1				
23/00245/FUL	Chaceley Hall Farm Chaceley Hole Chaceley Gloucester Gloucestershire GL19 4EG	Chaceley	1	1	1	1				
22/00777/OUT	Garages To The Rear Of Properties 68-74 Yew Tree Way Churchdown Gloucester Gloucestershire	Churchdown	3	3	3	3				
			1	1	1	1				

23/00333/FUL	395 Innsworth Lane Innsworth Gloucester Gloucestershire GL3 1HA	Churchdown								
23/00127/PIP	Land Adjacent To Green Farm Elmstone Hardwicke Tewkesbury Gloucestershire	Elmstone Hardwicke	1	1	1	1				
22/01048/FUL	Walton Fields Farm Cursey Lane Elmstone Hardwicke Gloucestershire	Elmstone Hardwicke	1	1	1	1				
22/00922/FUL	Woodlands Shutter Lane Gotherington Cheltenham Gloucestershire GL52 9EZ	Gotherington	1	1	1	1				
21/01307/FUL	Moat Farm Malleon Road Gotherington Cheltenham Gloucestershire GL52 9ET	Gotherington	4	4	4	4				
23/00832/PIP	6 Stanley Cottages Gretton Road Gretton Cheltenham Gloucestershire GL54 5HA	Gretton	1	1	1	1				
23/00637/PIP	Myrtle Cottage Gretton Road Gretton Cheltenham Gloucestershire GL54 5EP	Gretton	1	1	1	1				

23/00293/OUT	Land At Church Lane Church Lane The Leigh Gloucester Gloucestershire	Leigh	2	2	2	2				
23/00749/FUL	Field House Blacksmiths Lane Maisemore Gloucester Gloucestershire GL2 8HW	Maisemore	1	1	1	1				
23/00316/PIP	Part Parcel 2532 Sandhurst Lane Sandhurst Gloucester Gloucestershire	Sandhurst	4	4	4	4				
23/00015/FUL	Chargrove Paddock Main Road Shurdington Cheltenham Gloucestershire GL51 4XA	Shurdington	1	1	1	1				
24/00039/PIP	Lynfield Farm Leckhampton Lane Shurdington Cheltenham Gloucestershire GL51 4XP	Shurdington	2	2	2	2				
23/00781/OUT	Land East Of The Cottage Leckhampton Lane Shurdington Cheltenham Gloucestershire	Shurdington	1	1	1	1				
23/00202/FUL	Field House Farm Barn Snowhill Road Broadway WR12 7JT	Snowhill	1	1	1	1				

23/00879/FUL	Southam Riding School Southam Road Prestbury Cheltenham Gloucestershire GL52 3NQ	Southam	1	1	1	1				
22/01100/FUL	Land Between Noverton Lane And Mill Lane Noverton Lane Prestbury Cheltenham Gloucestershire	Southam	2	2	2	2				
23/00719/FUL	Brock Farm House Brock Farm Church Lane Staverton Cheltenham Gloucestershire GL51 0TW	Staverton	1	1	1	1				
23/01112/FUL	Alstone Fields Farm Alstone Fields Tewkesbury Gloucestershire GL20 8NG	Teddington	1	1	1	1				
23/00775/FUL	The Elms Gander Lane Teddington Tewkesbury Gloucestershire GL20 8JA	Teddington	3	3	3	3				
23/00331/FUL	Car Park At Quay Street Tewkesbury Gloucestershire GL20 5BE	Tewkesbury	2	2	2	2				
22/00158/OUT	99 Gloucester Road Tewkesbury Gloucestershire GL20 5SU	Tewkesbury	1	1	1	1				

23/00731/FUL	Cross House Church Street Tewkesbury Gloucestershire	Tewkesbury	1	1	1	1				
23/01050/FUL	5 Chance Street Tewkesbury Gloucestershire GL20 5RQ	Tewkesbury	1	1	1	1				
21/01473/FUL	13 East Street Tewkesbury Gloucestershire GL20 5NR	Tewkesbury	1	1	1	1				
22/00794/FUL	59 Barton Street Tewkesbury Gloucestershire GL20 5PX	Tewkesbury	1	1	1	1				
23/00606/FUL	8 York Road Tewkesbury Gloucestershire GL20 5HN	Tewkesbury	1	1	1	1				
23/00979/FUL	1 Union Place Chance Street Tewkesbury Gloucestershire GL20 5RE	Tewkesbury	1	1	1	1				
23/00564/FUL	Park Farm Hoo Lane Deerhurst Tewkesbury Gloucestershire GL20 7DE	Deerhurst	2	2	2	2				
22/00986/FUL	Land Opposite Village Hall Main Road Tirley Gloucester Gloucestershire GL19 4HN	Tirley	1	1	1	1				

21/01328/FUL	Apple Tree Barn Evesham Road Toddington Cheltenham Gloucestershire GL54 5BN	Toddington	1	1	1	1				
22/01317/FUL	3 Consell Green Tewkesbury Road Toddington Cheltenham Gloucestershire GL54 5DU	Toddington	2	2	2	2				
22/00976/FUL	Barn North East Of Bowbridge Cottage Puckrup Twyning Tewkesbury Gloucestershire	Twyning	1	1	1	1				
23/01105/PIP	47 North Street Winchcombe Cheltenham Gloucestershire GL54 5PS	Winchcombe	1	1	1	1				
23/00281/FUL	Manor Farm barn Market Lane Greet Cheltenham Gloucestershire GL54 5BJ	Winchcombe	1	1	1	1				
23/00848/PDAD	Wickeridge Farm Wickridge Street Ashleworth Gloucester Gloucestershire GL19 4JW	Ashleworth	1	1	1	1				
24/00051/PDAD	Yew Tree Farm The Green Bishops Norton Gloucester Gloucestershire	Norton	2	2	2	2				

15/00443/FUL	Flight Farm	Shurdington	1	1	1	1				
19/00082/FUL	Badgerbank Farm Bushcombe Lane	Woodmancote	1	1	1	1				
18/00261/FUL	Fiddington House Farm Fiddington Tewkesbury Gloucestershire GL20 7BJ	Ashchurch Rural	1	1	1	1				
18/00569/FUL	1 Barton Street And 156 High St Tewkesbury Gloucestershire GL20 5PP	Tewkesbury	1	1	1	1				
19/00244/FUL	Casablen The Green Ashleworth Gloucester Gloucestershire GL19 4HU	ASHLEWORTH	1	1	1	1				
19/00045/FUL	Churchend House Church End Twynning Tewkesbury Gloucestershire GL20 6DA	TWYNING	1	1	1	1				
20/00546/FUL	Land At Gabb Lane Gabb Lane Apperley Gloucester Gloucestershire	DEERHURST	1	1	1	1				
20/00846/FUL	Oaklands Cottage Mill Lane Brockworth Gloucester Gloucestershire GL3 4QD	Brockworth	1	1	1	1				
19/00957/FUL	Vine Tree Farm Teddington Tewkesbury Gloucestershire	Teddington	4	4	4	4				

20/00236/FUL	Holmewood Tewkesbury Road Twigworth	Twigworth	1	1	1	1				
19/01041/FUL	Dryfield Farm Cheltenham Road Winchcombe Cheltenham Gloucestershire GL54 5AG	Winchcombe	1	1	1	1				
22/00273/FUL	Apsey House The Street Tirley Gloucester Gloucestershire GL19 4ES	Tirley	1	1	1	1				
20/01043/FUL	Dog Lane Witcombe Cheltenham Gloucestershire	Badgeworth	1	1	1	1				
20/00873/FUL	Gothic Farm Tredington Tewkesbury Gloucestershire GL20 7BS	Stoke Orchard	1	1	1	1				
20/01177/FUL	Land At The Butts Shutter Lane Gotherington Cheltenham Gloucestershire GL52 9EZ	Gotherington	2	2	2	2				
22/01174/APP	The Newtons School Road Apperley Gloucester Gloucestershire GL19 4DQ	Deerhurst	1	1	1	1				
19/00689/FUL	Tree Tops Church End Lane Twyning Tewkesbury Gloucestershire	Twyning	2	2	2	2				

22/00664/FUL	Thomson And Banks 27 Church Street Tewkesbury	Tewkesbury	1	1	1	1				
22/00023/FUL	Land To The Rear Of Shernton Cottage Farm Lane Shurdington Cheltenham Gloucestershire	Shurdington	1	1	1	1				
21/01250/FUL	Parcel 3922 Teddington Tewkesbury Gloucestershire	Teddington	1	1	1	1				
22/00593/FUL	Montys Fish And Chip Shop Parton 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				
22/01307/FUL	Willington Court Sandhurst Lane Sandhurst Gloucester Gloucestershire	Sandhurst	1	1	1	1				
21/00318/FUL	Land Adjacent To Apperley House School Road Apperley Gloucester Gloucestershire	Deerhurst	3	3	1	1				
22/00940/FUL	Land At Sunnyside Tewkesbury Road Elmstone Hardwicke Cheltenham Gloucestershire	Elmstone Hardwicke	2	2	1	1				
Total from D sites							192			
22% lapse rate applied							150			

Appendix C – 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 Borough over the next five years.

We are contacting developers and site promoters to gain an up to date understanding of anticipated delivery rates on major sites (10+ dwellings) with planning permission and/or which 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 have populated with what we would expect to be a reasonable trajectory for the next 5 year period. We would appreciate if you could **amend or confirm the table below** with an anticipated trajectory for completions on the site over the next five years (2024-25 to 2028-29). 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				
				2024 - 25	2025-26	2026-27	2027 - 28	2028 - 29

We would also be grateful for your **answers to the attached questions as applicable**.

If you are able to provide a response by **Monday 2nd 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 D – Housing Land Supply Questionnaire

Tewkesbury Borough Council: Housing Land Supply Questionnaire

Tewkesbury Borough Council is subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in Question 9.1 and please explain in question 9.2 how disclosure would be detrimental to your organisation. The council cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.

1. Site Details		
1.1	Application / Site Reference.	
1.2	Site Address.	
2. Planning Status (Please place an 'X' in the row that best describes the planning status of the site and add the relevant application/reference number. If an application has been submitted, but not yet determined, please include details)		
2.1	Full permission.	
2.2	Reserved Matters permission.	
2.3	Outline permission.	
2.4	Hybrid permission.	
2.5	Resolution to grant permission.	
2.6	Allocated in the development plan.	
2.7	Draft allocation in the development plan.	
2.8	Prior Approval.	
2.9	Grant of Permission in Principle.	
2.10	Identified on the Brownfield Register.	
2.11	Covered in a Supplementary Planning Document	
3. Ownership (please place an 'X' in the row that best describes you or your clients legal interest in the site), and answer any supplementary question		
3.1	You or your client(s) are the sole landowner(s).	

3.2	You or your client(s) are part landowner(s).	
3.3	You or your client(s) have an option on the land.	
3.4	If the site is subject to an option please provide details, e.g. the notice required to gain vacant possession, the length of the option, etc.	
3.5	Is the site being marketed or advertised for sale as available for a non-residential use? If so, please provide details.	
3.6	Other, please specify.	
4. Existing use / Tenancy (please answer 'yes' or 'no' and provide details)		
4.1	Is the site currently in use or vacant? If in use, please provide a brief description.	
4.2	Is the current use linked to you or your client?	
4.3	Is the site subject to a tenancy or tenancies?	
4.4	If the site is subject to a tenancy or tenancies please provide outline information on the length of the tenancy and any break clauses.	
4.5	Has agreement been reached with tenants to cease use of the site, and if so when?	

5. Progress towards delivery (Outline permissions) (please provide details)		
5.1	If the site has outline permission, when do you plan to submit a Reserved Matters application?	
5.2	Are you undertaking site assessment work? If so, please provide details including the timetable for this completion.	
5.3	If the site has outline permission, but you have or intend to submit an application for full permission rather than for Reserved Matters, please explain why.	
6. Progress towards delivery (Other planning status) (please provide details)		
6.1	If the site has a resolution to grant permission, when do you expect to receive permission?	
6.2	If the site has planning permission, when do you expect to complete discharging pre-commencement conditions?	
6.3	If the site is allocated in the development plan, when do you plan to submit an application for permission? Will you be seeking outline or full permission?	
6.4	If the site has a grant of Permission in Principle or is identified on the Brownfield Register, when do you expect to have full consent to develop?	
6.5	If the site is in multiple ownership / control, are the interests of all parties aligned?	
6.6	Is up-front infrastructure required before new homes can be built?	

7. Achievability (please answer 'yes' or 'no' and provide details)		
7.1	Are there current barriers delaying / preventing development? Please explain what they are and how/when they will be overcome.	
7.2	Do you consider that development for the proposed use(s) of the site is viable having regard to current and emerging planning policies and market conditions? If no, please explain how and when these may be overcome.	
8. Delivery (please provide details)		
8.1	When do you estimate you will start works on site?	
8.2	If you have already started work on site, at what stage is construction? Please refer to the delivery of dwellings and supporting infrastructure.	
8.3	If you have yet to complete any housing, when do you project the first housing sale will take place (month and year)?	
8.4	Are any alternative methods of construction being used, e.g. modular construction?	
8.5	How many outlets ⁴ will there be and who are these / will these be?	
8.6	If any affordable housing requirement is being built by a third party, please provide details and your understanding of the timetable for delivery.	
8.7	Are there or do you anticipate there will be trigger points or phasing issues that may affect the build-out rate achievable	

⁴ As referenced on page 7 of the ['Feeding the Pipeline Assessing how many permissions are needed for housebuilders to increase the supply of homes'](#) report, published by Lichfields in November 2021, "Outlets are the sites from which a housebuilder is actively completing homes for sale, either to the market or to other entities (e.g. to registered housing providers for affordable homes). A single site might represent an outlet for housebuilder, although on very large sites (e.g. of several hundred or thousands of homes) there may be two or more outlets with homes being built by different housebuilders or under different brands"

	in different phases?	
8.8	What is the track record of delivery from outlets in delivering comparable sites? Please provide details	
8.9	Do you consider that delivery will be affected by competing sites? Please provide details	
8.10	Are there policy requirements for a specific mix of housing types and are there other forms of housing – such as build to rent? Please provide details	
8.11	When do you estimate you will complete the full development of the site?	
8.12	Please complete the Housing Trajectory Table (see email) with details of projected housing completions by year. Please detail any assumptions (please cross reference to these questions where applicable)	
9. Commercially Sensitive Information (please answer 'yes' or 'no' and provide information where requested)		
9.1	Have you provided any information that you would regard as commercially sensitive? If yes, please specify to which answers this applies.	
9.2	Please explain how disclosure of this information would be detrimental to your organisation.	

Declaration		
I confirm that the information provided is correct to the best of my knowledge:	Name:	Signature:

APPENDIX E – Site Proformas

Proforma contents

Land at Fiddington	C.1
Fitzhamon Park	C.2
Land to the North West of Fiddington	C.3
Land To The South-east Of Bluebell Road And East Of Rudgeway Lane	C.4
WOO1 - Land adjacent Oxbutts Caravan park	F.1
TEW1 - Land at Odessa Farm	F.2

Site name	Land at Fiddington	Total units allocated for development	N/A	Outline application reference	17/00520/OUT
Pro-forma reference	C.1	Total units with outline consent	850	Outline permission date	22/01/2020
Parish	Ashchurch Rural	Total units with detailed consent	323	Full application reference	N/A
Total units in 5-year period	227	Total completions to date	95	Full permission date	N/A
Site status	Outline consent Detailed consent (part)			Reserved Matters reference	21/01551/APP & 22/00439/APP
				Reserved Matters permission date	05/01/2023 & 09/05/2023

Deliverability
1. Site promoter comments
No Comment received.

2. Officer conclusion
<p>The site has outline permission for 850 dwellings of which 323 now have detailed planning permission. Works have commenced on both parcels with approved reserved matters permissions (95 dwellings had been completed in total as of 30th July 2024). The applicant (Persimmon Homes) did not provide a trajectory for the remaining 527 dwellings without detailed permission, however, a reserved matters application for 304 of the remaining dwellings was submitted on 21st February 2024 and is awaiting decision. Parcel H1 delivered 76 dwellings in 2023/24 and is expected to be completed in 2024/25. Parcel H2 delivered 19 dwellings in 2023/24 and we anticipate site completion in 2027/28.</p> <p>The developer has previously confirmed agreement with a 100dpa for years 2024/25 – 2026/7. The Lichfields Start to Finish report found that an average build out rate of sites between 500 and 999 dwellings was 67 dpa.</p> <p>Taking into account the delivery rate of approved parcels, and submission of a further residential phase RM application, officers have concluded that of the remaining 527 dwellings with outline permission, 227 of these can be expected to be delivered in the next five years.</p>

3. Final Trajectory 2024/25 to 2028/29																			
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	2031/ 32	2032/ 33	2033/ 34	2034/ 35
											67	80	80	100	100	100			

Site name	Fitzhamon Park	Total units allocated for development	N/A	Outline application reference	18/00043/OUT
Pro-forma reference	C.2	Total units with outline consent	90	Outline permission date	28/01/2022
Parish	Ashchurch Rural	Total units with detailed consent	0	Full application reference	N/A
Total units in 5-year period	40	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 (Rhinoland Ltd.) has confirmed that they are intending to sell the site to Bromford Homes shortly, however, there is clear intent to develop the site for residential use within the next 5 years.

2. Officer conclusion

The site has outline consent for development comprising 90 dwellings, together with a care home, community land and associated works. A conceptual site model and contamination condition has been discharged. 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 20dpa. Using these assumptions, 60 dwellings would be expected to be delivered on site in the next five years.

However, taking into account that the site is currently in the process of being sold and the delays that have been experienced in submitting a planning application for detailed consent, officers have concluded that 40 dwellings could reasonably be expected to be delivered in 2027/28 to 2028/29.

3. Final Trajectory 2024/25 to 2028/29

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	2031/ 32	2032/ 33	2033/ 34	2034/ 35
												20	20	20	20	10			

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.3	Total units with outline consent	460	Outline permission date	02/03/2022
Parish	Ashchurch Rural	Total units with detailed consent	245	Full application reference	N/A
Total units in 5-year period	172	Total completions to date	0	Full permission date	N/A
Site status	Outline consent Detailed consent (part)			Reserved Matters reference	23/00866/APP & 23/01071/APP
				Reserved Matters permission date	28/08/2024 & 18/10/2024

Deliverability				
1. Site promoter comments				
The site promoter was asked to confirm / update the projected build out rate below based on Lichfields' averages for a site of this size:				
2024-25	2025-26	2026-27	2027-28	2028-29
0	25	49	49	49
The response received was to increase the 2025-26 forecast slightly.				
2024-25	2025-26	2026-27	2027-28	2028-29
0	28	49	49	49
The following information relating to the deliverability of the site was also received:				
<ul style="list-style-type: none"> • The site is in multiple ownership but the interests of all parties are aligned. • There are two outlets on site. • The site is not subject to a tenancy or tenancies. • The applicant does not anticipate any barriers to development. • Works are estimated to start in August/September 2024. • The first housing sale is projected for July 2025. • The full completion of the site is estimated for 2030 (sic). 				

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. A reserved matters application for the infrastructure phase has been approved and two parcels (totalling 245 dwellings) now have detailed planning permission. All pre-commencement conditions for both approved parcels have been discharged. Please note, as these reserved matters applications were permitted after March 31st 2024, the trajectory for the 21/00451/OUT contains all 460 dwellings with outline consent.

The developer confirmed that the first dwelling is expected to be delivered on site in 2025/26 which is in line with Lichfields' average lead-in times. Lichfields' average build out rate for sites with 100 – 499 dwellings is 49dpa which is consistent with the trajectory provided by the developer.

Taking a precautionary approach, officers have concluded that 172 dwellings can be expected to be delivered in the next five years.

3. Final Trajectory 2024/25 to 2028/29

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	2031/ 32	2032/ 33	2033/ 34	2034/ 35
										25	49	49	49	49	49	49	49	49	43

Site name	Land To The South-east Of Bluebell Road And East Of Rudgeway Lane	Total units allocated for development	N/A	Outline application reference	22/00834/OUT
Pro-forma reference	C.4	Total units with outline consent	250	Outline permission date	21/02/2024
Parish	Ashchurch Rural	Total units with detailed consent	238	Full application reference	N/A
Total units in 5-year period	174	Total completions to date	0	Full permission date	N/A
Site status	Outline consent Detailed consent			Reserved Matters reference	24/00227/APP
				Reserved Matters permission date	16/07/2024

Deliverability				
1. Site promoter comments				
The site promoter was asked to confirm / update the projected build out rate below based on Lichfields' averages for a site of this size:				
2024-25	2025-26	2026-27	2027-28	2028-29
0	25	49	49	49
The response received was as follows:				
2024-25	2025-26	2026-27	2027-28	2028-29
0	25	50/60	50/60	50/60
<p>The following information relating to the deliverability of the site was also received:</p> <ul style="list-style-type: none"> • All pre-commencement conditions have been submitted and are awaiting approval (expected to be discharged in early October 2024) • There is one outlet on site. • The applicant does not anticipate any barriers to development. • Works are estimated to start in October 2024. • The first housing sale is projected for September 2025. • The full completion of the site is estimated for September 2030. 				

2. Officer conclusion

The site has outline permission for up to 250 dwellings, a community sports pavilion and outdoor sports pitches, as well as associated highway, drainage and green infrastructure. A reserved matters application for 238 dwellings was approved on 16/07/2024. Please note, as the reserved matters application was permitted after March 31st 2024, the trajectory for the 21/00451/OUT contains all 460 dwellings with outline consent.

The lead in time, delivery rate and site completion date provided by the developer are broadly consistent with Lichfields' assumptions. Taking this into consideration, as well as the delays experienced in the discharge of the remaining pre-commencement conditions, officers conclude that the lower figure outlined in the developer's projections (50dps) is reasonable and that of the total 250 dwellings, 175 can be expected to be delivered in the next five years.

3. Final Trajectory 2024/25 to 2028/29

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	2031/ 32	2032/ 33	2033/ 34	2034/ 35
										25	50	50	50	50	25				

Site name	WOO1 - Land adjacent Oxbutts Caravan park	Total units allocated for development	60	Outline application reference	N/A
Pro-forma reference	F.1	Total units with outline consent	0	Outline permission date	N/A
Parish	Woodmancote	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				
The site promoter was asked to confirm / update the projected build out rate below based on Lichfields' averages for a site of this size:				
2024-25	2025-26	2026-27	2027-28	2028-29
0	0	25	35	
The site promoter confirmed this is achievable.				

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. 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 2028.

3. Final Trajectory 2024/25 to 2028/29																			
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	2031/ 32	2032/ 33	2033/ 34	2034/ 35
											25	35							

Site name	TEW1 - Land at Odessa Farm	Total units allocated for development	100	Outline application reference	N/A
Pro-forma reference	F.2	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 site promoter (SF Planning) was asked to confirm / update the projected build out rate below based on Lichfields' averages for a site of this size:				
2024-25	2025-26	2026-27	2027-28	2028-29
0	0	0	25	50
The site promoter confirmed this is achievable.				
The response received confirmed that all relevant consultants are engaged to complete the work necessary for a planning application, that all ground services have been surveyed and that a draft layout has been produced. SF Planning have also completed pre-application discussions with Tewkesbury Borough Council Development Management officers.				

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. As a result, officers conclude that of the 100 allocated dwellings, 75 dwellings can be expected to be delivered in the next five years.

3. Final Trajectory 2024/25 to 2028/29																			
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	2031/ 32	2032/ 33	2033/ 34	2034/ 35
												25	50	25					