

5 Year Housing Land Supply May 2014



COTSWOLD
DISTRICT COUNCIL

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I. Introduction

This document demonstrates that Cotswold District has over a 5 year plus 20% buffer supply of deliverable housing sites for the period 1st April 2014 to 31st March 2019. Taking account of the 20% buffer, the District has a **5.77** year supply.

This document has been prepared in accordance with government advice set out in the National Planning Policy Framework (NPPF) and latest position described by Planning Inspectorate in the Report to the Secretary of State for Communities and Local Government regarding the appeals by:

- CALA Management Ltd., Land at Todenham Road, Moreton in Marsh, Gloucestershire, dated 26 January 2011 (File Ref: APP/F1610/A/10/2130320);
- Fay & Son Ltd., Highfield Farm, Tetbury, Gloucestershire, dated 13 February 2013 (File Ref: APP/F1610/A/11/2165778) and the Approved Judgement of Mr Justice Lewis on the legal challenge (ref: CO/3629/2013).

The Council has also received advice from a specialist independent 5 housing supply consultant and their recommendations have been incorporated within this report.

In accordance with NPPF paragraph 47 and footnote 11, sites identified within the 5 year supply must be deliverable. To be considered deliverable, sites 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 and, in particular, that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.

2. How much housing is Cotswold District required to deliver?

The NPPF requires local authorities to 'meet objectively assessed needs' (NPPF, paragraph 14). The Local Plan (2011-2031) will set out the objectively assessed housing need for the District.

Until the Local Plan is in place and for the purposes of this 5 year supply report, the most appropriate source of objectively assessed housing need is the Regional Spatial Strategy (RSS). This demonstrates that the District requires an additional 345 dwellings each year since 1st April 2006.

A recent independent study commissioned by Cotswold District Council, titled '*A Review of Future Housing Requirements for Cotswold District*' (Keith Woodhead, January 2013) also arrived at the same annual housing requirement figure of 345 dwellings per annum up to 2031.

The household projections published by the Office of National Statistics Census (2011) support a housing requirement of under 300 dwellings per year up to 2021 (ONS, Table 406: Household projections by district, England, 1991- 2021). By using the RSS figure of 345 dwellings per year, which is significantly higher, the Council is being robust.

The District was required to build 2,760 dwellings for the 8 year period between 1st April 2006 and 31st March 2014.

3. Housing Land Supply

This report includes a full schedule of sites that are considered to be able to deliver housing in the next 5 years. To be deliverable, sites must be:

- **Available**
Sites already in the planning system with planning permission, or allocated for housing, as well as sites proposed by landowners through the SHLAA process that have been assessed as being able to come forward quickly.
- **Suitable**
The schedule includes sites without planning permission that are within the development boundaries of Cirencester and the 9 other Principal Settlements within Cotswold District. Therefore, these sites are considered to be in a suitable location to contribute to sustainable communities, in accordance with the saved policies of the Council's adopted Local Plan (2001-11).
- **Achievable**
The schedule includes sites with planning permission, SHLAA sites and allocations considered by the Advisory Panel to have a reasonable prospect of being delivered within 5 years. This includes being economically viable.

Housing land supply is derived from the following sources:

1. Sites with planning permission but not yet complete
2. Sites specifically allocated (not implemented) in the Local Plan/LDF
3. Sites that are not allocated, but are identified in the SHLAA
4. A windfall site allowance

Although the District has an extremely large number of holiday homes, these are not included within the 5 year housing land supply, as these have occupancy conditions that mean they do not form part of the dwelling stock.

1) Sites with planning permission

This includes unimplemented planning permissions and sites under construction that create new dwellings. The Council has also made an allowance that takes account of large and small site planning permissions that inevitably lapse.

The Council's Residential Land Availability (RLA) annually records the number of housing commitments (dwellings with planning permission that are either under construction or not yet started) as well as the number of housing completions. The latest RLA position from April 2014 is used to inform this 5 year supply, which shows that there are 2,634 commitments. This report is available to view on the Council's website: <http://www.cotswold.gov.uk/residents/planning-building/planning-policy/emerging-local-plan/evidence-base-and-monitoring/>

Each planning permission has been assessed to ensure that only new dwellings that are realistically deliverable within the next 5 years are counted within the 5 year housing land supply. Furthermore, larger sites (10 or more dwellings) have been extensively scrutinised to evaluate performance against available, suitable and achievable criteria to support accurate reporting of their deliverability over time. Appendix 3 provides evidence to support the deliverability of each of these sites.

2) Sites specifically allocated in the Local Plan

The Cotswold District Local Plan (Adopted 2006) allocated some 1,023 dwellings. Some sites remain undeveloped and their deliverability has since been reviewed as a result of the SHLAA process, which shows that 30 dwellings remain deliverable within the first 5 years, after discounting those now considered not deliverable.

Each Local Plan allocation has been assessed to ensure that only new dwellings that are realistically deliverable within the next 5 years are counted within the 5 year housing land supply. Each site has been assessed in detail to evaluate performance against available, suitable and achievable criteria to support accurate reporting of their deliverability over time. See Appendix 3 for more details of each remaining site's deliverability.

The Local Plan allocations are currently saved indefinitely until replaced by a new Development Plan Document.

3) Strategic Housing Land Availability Assessment

The Cotswold SHLAA (2014) has been produced in accordance with requirements set out in the National Planning Practice Guidance and as such forms robust and credible evidence to inform the preparation of Local Plan documents. The Council's SHLAA will be published in May 2014 and will be available to view on the 'Evidence Base and Monitoring' page of the Council's website: <http://www.cotswold.gov.uk/residents/planning-building/planning-policy/emerging-local-plan/evidence-base-and-monitoring/>

The SHLAA identifies and assesses sites for their potential to deliver housing in accordance with their availability, suitability and achievability. Of the deliverable sites, only sites those that are within the development boundaries of Cirencester and the 9 other Principal Settlements within Cotswold District are included within the 5 year supply. This is because sites outside of these development boundaries are not in accordance with the saved policies of the Council's adopted Local Plan (2001-11), against which any planning permission would be determined.

To ensure SHLAA sites will realistically deliver completed dwellings within 5 years, the Council have thoroughly investigated the deliverability of each SHLAA site included within the 5 year supply. The results of the investigation are shown in Appendix 3.

To avoid double counting, any sites with planning permission are shown within the commitments section of the housing trajectory table (blue) and do not appear within the SHLAA sites section of the table (yellow).

4) Windfall Sites

Windfall sites are those that have not been specifically identified as available in the Local Plan process. Cotswold District, being a large predominantly rural authority, has a historic trend of consistently delivering a large number of windfall developments.

“Local Planning Authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to 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, and should not include residential gardens”. (NPPF paragraph 48)

In order to provide evidence to support the inclusion of windfall sites, Cotswold District Council has looked in detail at the housing completions for the last 7 years. Each housing completion has been examined to establish whether the site had previously been identified by the SHLAA, was an allocated site or if it has been developed on a residential garden. Sites that did not meet any of these criteria were identified as windfall sites. The annual results were as follows:

Year	Windfall completions
2007/08	124
2008/09	172
2009/10	33
2010/11	95
2011/12	58
2012/13	101
2013/14	59

The first two years' worth of data appear to be high and do not necessarily reflect a realistic position as the SHLAA was in the early stages of development. The latter five years provide realistic evidence to show the District has delivered an average of **69 dwellings** from windfall sites each year. A table of evidence for each windfall development is available in Appendix 1.

The commitments section of the housing trajectory takes all sized sites into account with planning permission, including existing windfalls. To be robust, the Council has applied the windfall allowance from year 4 onwards only. This is because planning permissions last for 3 years and some of the existing housing commitments will already be windfall developments, which may lead to some double counting.

There will be some windfall developments granted planning permission within the next three years that are not accounted for within this 5 year supply report. The Council has been robust by only incorporating a windfall allowance on years 4 and 5 of the housing trajectory, but it should be noted that the actual housing supply will include windfall developments that have not yet been granted planning permission. Therefore, realistically, the housing supply would actually be higher than what is being reported.

It should also be noted that the Council's existing planning policies do not rule out developments on garden land and it is not envisaged that future policies will do so. However, the windfall allowance does not take account of garden developments, so this will also make the actual housing projection over the next 5 years higher than that reported.

Another factor likely to have a positive effect on the rate of windfalls is the amendment to the Permitted Development rights, which allows changes of use from B1 (office) to C3 (residential) to occur without the need for planning permission. The change to permitted development laws came into force on 30th May 2013 and is expected to boost the number of change of use windfalls delivered each year. In addition, new legislation is also currently being consulted on to bring redundant and empty agricultural buildings into use again, with residential development bring one such permitted use. This would be particularly relevant in Cotswold District being a predominantly rural area with a strong housing market. The agricultural building permitted development law is scheduled to be brought into action in April 2014.

The District has maintained a high average delivery rate of windfalls over the past 4 years, even in an unfavourable economic climate. Taking into consideration all of the factors that may affect windfalls, the Council expects the rate of windfalls to be maintained or increase in future years.

Buffers

The NPPF states that *“to boost significantly the supply of housing, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply”*.

The Inspector's report in the Highfield Farm appeal (Fay & Son Ltd. File Ref: APP/F1610/A/11/2165778 Highfield Farm, Tetbury, Gloucestershire, dated 13 February 2013) found the Council to be a persistent under-deliverer of housing.

In her method of measuring whether the District was a persistent under-deliverer of housing, the Inspector supposed that as the 5 year supply projects forward five years, it was also reasonable to look back five years as a suitable period of time. The Inspector sourced the 2011/12 5 year supply report, which found that in four of the previous five years, insufficient housing had been built to meet the housing requirement. The decision was therefore taken to apply a 20% buffer to the 5 year supply housing requirement.

Since 2011/12, the District has had two years' worth of high delivery figures that meet the required annual delivery rate. The annual numbers of completed dwellings for the previous 5 years are shown in the table below.

Net Annual Housing Completions	
2009/10	177
2010/11	229
2011/12	528
2012/13	393
2013/14	396
Average	344.6

The District must **continue** to deliver high numbers of new dwellings above the annual requirement of 345 dwellings in order to put a case forward for the 20% buffer to be removed.

Lapse Rate

Paragraph 14.26 of the Highfield Farm appeal (Fay & Son Ltd. File Ref: APP/F1610/A/11/2165778 Highfield Farm, Tetbury, Gloucestershire, dated 13 February 2013) Inspector's Report states that:

"While it appears that the lapse rate set out in the 2012 Housing Supply paper applies to both large and small sites, the SoCG records the agreement between the Council and the appellant that in this case, "a small sites lapse rate of 15 dwellings per annum is appropriate". If it is the case that the lapse rate is only to be applied to small sites with planning permission, then it follows that some other means must be found to account for probable lapses on large sites with planning permission. On that basis, I consider the appellant's application of a 10% discount to such sites to be reasonable."

Contrary to the Inspector's understanding that the Council's five year housing land supply calculation applied a lapse rate to small sites only, the calculation actually applied a lapse rate to both large and small sites. Applying a 10% discount on large sites as well as a large site lapse rate double counts the number of dwellings deducted within the supply calculation. Paragraph 14.25 of the same Inspector's Report said that applying a lapse rate to large and small sites was a reasonable approach.

Lapsed planning permissions from both large and small sites contribute to the overall lapse rate reported in the 5 year supply. This supports the Council's justification in providing an evidence-based lapse rate to large and small sites.

A table of evidence for each lapsed planning permission can be viewed in Appendix 2. The table below provides a summary of the total number of lapsed dwellings from the previous 4 years.

Year	Net lapsed commitments
2010/11	24
2011/12	7
2012/13	21
2013/14	10
Average	15.5

Renewed planning permissions can potentially distort the 5 year supply figure, as, although they have not lapsed, the permission may not be delivered within 5 years. Equally, the number of dwellings committed on large sites can rise or fall when Reserved Matters or Full planning permissions replace Outline permissions.

The Council has undertaken further investigation into whether large sites with planning permission have actually been completed within 5 years of the initial permission being granted. Cotswold District has a strong housing market and demand for new housing is high. Appendix 4 provides historical evidence that, on average, large residential planning permissions within the District are completed within the first 5 years of the initial planning permission being granted.

Appendix 4 also shows that, since 1st April 2006, there have been 11 large residential sites where Outline planning permissions that have been fully superseded by Full or Reserved Matters consents. On average, each of these sites has had an additional 16 dwellings permitted when the Reserved Matters or Full consent has been granted.

This demonstrates that renewed planning permissions, and variations in the number of committed dwellings when Reserved Matters or further Full planning permissions are granted, are not issues that affect the 5 year supply within Cotswold District.

Further Clarity

It has come to light that the planning permission at 'Land parcel at North Home and Kingshill' in Cirencester (ref: 09/01597/FUL) delivered 75 units in 2011/12 as opposed to the 83 that were previously reported. The number of dwellings completed in 2011/12 has therefore been corrected from 536 to 528.

4. 5 Year Supply Calculation

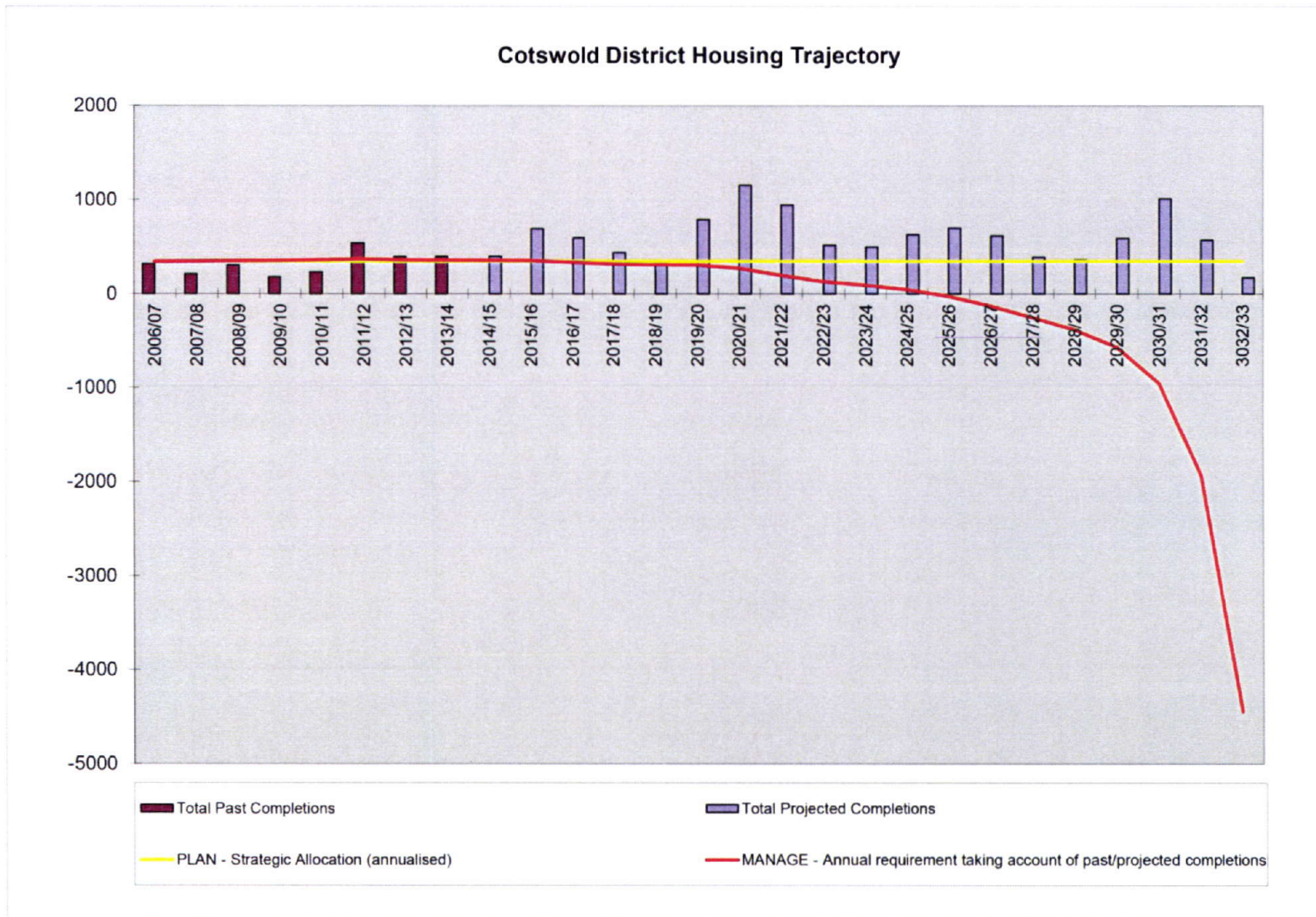
Between 1st April 2006 and 31st March 2014, 2,551 dwellings had been completed within the District. This was 209 dwellings short of the requirement of 2,760 for that period.

As per the advice set out in the NPPG and the Secretary of State and Planning Inspector's comments in the appeal regarding Todenham Road, Moreton in Marsh, the shortfall should be accounted for promptly within five years (the 'Sedgefield Approach'), and not spread across the plan period (the 'Liverpool Approach'). The 209 dwelling shortfall equates to an extra 41.8 dwellings for each of the first five years, which increases the annual requirement from 345 to 386.8 dwellings.

In line with the Secretary of State and Planning Inspector's method of calculation in the Highfield Farm, Tetbury, appeal decision, the Council should apply the 20% buffer to both the annual requirement and the shortfall.

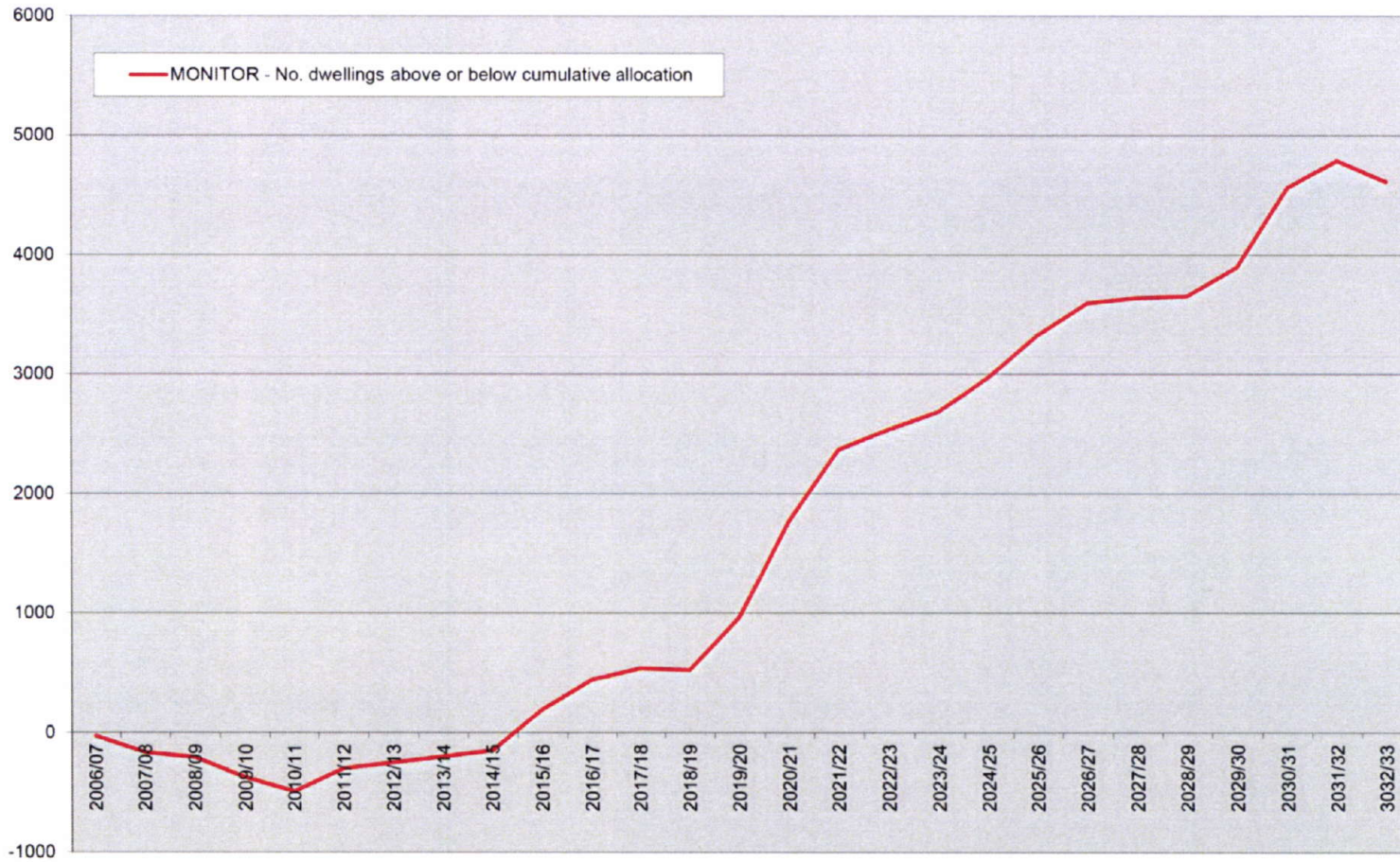
5 YEAR SUPPLY		
A	RSS requirement: 345 dwellings p.a. (1 st April 2006 to 31 st March 2014) 345 x 8 years	2,760
B	Net dwellings built to date (2006-2014)	2,551
C	Supply shortfall (A-B)	209
D	5 year requirement (345 x 5) + C	1,934
E	20% buffer on requirement (D x 1.20)	2,320.8
F	Revised Annual Requirement	464.16
Supply		
G	Commitments	2,450
	Allocations	30
	SHLAA sites	109
	Windfalls	138
	Lapse rate	-47
	Total supply over next 5 years	2,680
I	5 year land supply position (supply / annual requirement) (G / E)	5.77 years
J	Supply as a percentage	115%
K	Surplus (G - E)	359

Housing Trajectory



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Number of dwellings above/below cumulative allocation for Cotswold District



Housing Trajectory Table

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Past Completions - Allocated Sites	32	17	112											
Past Completions - Unallocated Sites	284	192	191											
Total Past Completions	316	209	303	177	230	537	393	396						
Total Projected Completions									396	690	594	438	332	784
Cumulative Completions	316	525	828	1005	1235	1772	2165	2561	2957	3647	4241	4679	5011	5795
PLAN - Strategic Allocation (annualised)	345	345	345	345	345	345	345	345	345	345	345	345	345	345
MONITOR - No. dwellings above or below cumulative allocation	-29	-165	-207	-375	-490	-298	-250	-199	-148	197	446	539	526	965
MANAGE - Annual requirement taking account of past/projected completions	345	346	352	354	361	367	359	358	355	353	333	317	309	307

	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	TOTAL
Past Completions - Allocated Sites														
Past Completions - Unallocated Sites														
Total Past Completions														2561
Total Projected Completions	1154	941	515	496	628	697	615	389	359	587	1010	570	172	11367
Cumulative Completions	6949	7890	8405	8901	9529	10226	10841	11230	11589	12176	13186	13756	13928	
PLAN - Strategic Allocation (annualised)	345	345	345	345	345	345	345	345	345	345	345	345	345	9315
MONITOR - No. dwellings above or below cumulative allocation	1774	2370	2540	2691	2974	3326	3596	3840	3654	3896	4561	4786	4613	
MANAGE - Annual requirement taking account of past/projected completions	271	197	130	91	46	-27	-130	-254	-383	-569	-954	-1936	-4441	

Housing Trajectory – Background Site Information for Cotswold District

Parish	Site Ref	Planning Application Number	Site Name	0-5 Years					6-10 Years					11-15 Years					16-20 Years					Total
				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
Commitments March 2014																								
Adlestrop	0642	12/00838/FUL	Hillside Farm	1																			1	
Aldsworth	4493	13/04294/FUL	Land at Hitchings, The Approach		4																		4	
Andoversford	2381	13/03775/FUL	Former Cattle Market, Station Road		7	10																	17	
Ashley	3670.1	11/02839/FUL	Culkerton Station (Former Goods Building), Tetbury Road		1																		1	
Ashley	3670.2	12/02451/FUL	The Old Station House, Culkerton	-1	1																		0	
Avening	0064	13/03250/CLOPUD	Avening Mill, Mill Lane		8																		8	
Avening	2348	13/03534/CLOPUD	Land adjacent to 23 Sandford Leaze		1																		1	
Avening	8105	11/01823/FUL	The Boat House, Gatcombe Water		1																		1	
Bagendon	5201	12/03538/FUL	The Old School	1																			1	
Barrington	0054	12/04562/FUL	Inn For All Seasons		1																		1	
Baunton	0351	13/05262/OUT	Green Sleeves		1																		1	
Baunton	0727	13/05006/FUL	The Hollies, Baunton Lane Stratton		1																		1	
Baunton	1440	11/04205/FUL	Windrush House, The Whiteway	-1	2																		1	
Baunton	5330.2	13/04770/FUL	Land at Cirencester Golf Club		2																		2	
Beverstone	3058	12/05146/FUL	Babdown Farm, Babdown		7																		7	
Bibury	1790	13/00937/FUL	Jubilee Garage	1																			1	
Bibury	2795	13/03829/FUL	Streetway House, Ready Token	1																			1	
Bibury	9366	13/01371/FUL	Land adjacent to B4425, Arlington	11																			11	
Bledington	1070.1	13/00433/FUL	Pebble Hill Farm	1																			1	
Bledington	1070.2	13/00428/FUL	Pebble Hill Farm	1																			1	
Bledington	3350	13/04552/FUL	The Old Forge adjacent to Jasmine Cottage	-1	1																		0	
Bledington	6600	14/00344/FUL 13/03926/FUL	Green Lane, Main Street	-1	1																		0	
Blockley	1513	13/00615/FUL	Oddity House, Bell Lane		1																		1	

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Parish	Site Ref	Planning Application Number	Site Name	0-5 Years					6-10 Years					11-15 Years					16-20 Years					Total
				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
Blockley	5716	13/00795/FUL	British Legion Building, Bell Lane		2																		2	
Bourton-on-the-Water	1631	14/00061/FUL	Moore Cottage Hospital		2																		2	
Bourton-on-the-Water	1679	13/04951/FUL	Cotswold Carp Farm, Rissington Road	1																			1	
Bourton-on-the-Water	2230	12/05647/FUL	Tagmoor Barn	1																			1	
Bourton-on-the-Water	2448	13/01866/FUL	Land adjacent to 2 Gorse Meadow		1																		1	
Bourton-on-the-Water	3646	12/03616/OUT	Land parcel off Station Road			20	40	40															100	
Bourton-on-the-Water	4096	13/00818/FUL	Cotswold Carp	1																			1	
Bourton-on-the-Water	5101	13/01708/FUL	Ebley Tyre and Auto Services, Lansdowne		5																		5	
Bourton-on-the-Water	8787	11/01410/FUL	12 Salmonsbury Cottages, Station Road	-1	2																		1	
Bourton-on-the-Water	9334	13/00291/OUT	Land to the north of Roman Way and to the east of Bourton Industrial Park			25	50	50	23														148	
Bourton-on-the-Water	9342	12/04453/FUL	35 Rissington Road		1																		1	
Chedworth	0283	12/05528/FUL	Woodlands Farm		1																		1	
Chedworth	9269	13/05075/FUL	Highfield, Fields Road	-1	1																		0	
Cherington	0841	12/03802/FUL	The Gastons	1																			1	
Chipping Campden	0672	11/00881/FUL	Malt House, Broad Campden	1																			1	
Chipping Campden	1466	10/01736/FUL	Top Farm, Blind Lane, Westington	1																			1	
Chipping Campden	2917	13/02227/OUT	Land at Berrington Mill Nurseries, Station Road		10	16																	26	
Chipping Campden	5394	12/00364/FUL	Green Dragon, Backends	1																			1	
Chipping Campden	6894	13/01538/OUT	Land adjacent to Badgers Field, George Lane			8	8																16	
Chipping Campden	7140.2	13/00542/FUL	1 The Old Grammar School, High Street		1																		1	
Chipping Campden	7357	12/04669/FUL	The Anchorage, Blind Lane	1																			1	

Parish	Site Ref	Planning Application Number	Site Name	0-5 Years					6-10 Years					11-15 Years					16-20 Years					Total
				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
Chipping Campden	9241	12/02809/FUL	Site between 6 and 7 Sheep Street	1																			1	
Cirencester	0423	13/00380/CON	15 The Avenue	-1	1																		0	
Cirencester	0424	08/00557/FUL	The Wool Market Car Park, Dyer Street	8																			8	
Cirencester	0927.1	12/05201/FUL	Land adjacent to 45 Bowling Green Road		2																		2	
Cirencester	0927.2	12/05204/FUL	Land adjacent to 47 Bowling Green Road (Site 2)		2																		2	
Cirencester	1021	11/02888/FUL	4 - 6 Black Jack Street		9																		9	
Cirencester	1109	13/04890/FUL	17 Kingshill	-1	2																		1	
Cirencester	1220	13/02153/FUL	6-20 Spitalgate Lane	4																			4	
Cirencester	1345	13/04065/FUL	60 Gloucester Road, Stratton		2																		2	
Cirencester	1382	13/05371/FUL	Land adjacent to 32 Cotswold Avenue		1																		1	
Cirencester	1581	12/05413/FUL	53-61 Castle Street	-1	3																		2	
Cirencester	1688	13/03578/FUL	24 Kingshill		1																		1	
Cirencester	2093	11/03033/FUL	25 Corinium Gate	-1	2																		1	
Cirencester	2236.3	12/05371/FUL	Oakley Hall Chapel, Highfield Lane	1																			1	
Cirencester	2654	12/02905/FUL	Land adjacent to Stratton Wold		1																		1	
Cirencester	2739	11/04607/FUL	105 Watermoor Road	3																			3	
Cirencester	2859	13/02500/FUL	Land at West Way		9																		9	
Cirencester	3651	10/05462/FUL	Powells C of E School, Gloucester Street		4																		4	
Cirencester	3926.1	10/01954/FUL	Akeman Court, Cricklade Street			13																	13	
Cirencester	3926.2	13/04935/FUL	Baldwins Bed Shop, 103 Cricklade Street	6																			6	
Cirencester	3955.2	13/02942/OUT	Kingshill Development, London Road			20	40	40															100	
Cirencester	4203.1	11/05444/FUL	Le Spa, 42 Gloucester Road, Stratton		1																		1	
Cirencester	4203.2	11/05830/FUL	Stratton Place, 42 Gloucester Road, Stratton		7																		7	
Cirencester	4489	13/01043/OUT	Earle & Ludlow Ltd., 77 Victoria Road		4																		4	
Cirencester	5127	13/03752/FUL	54 Somerford Road		1																		1	

Parish	Site Ref	Planning Application Number	Site Name	0-5 Years					6-10 Years					11-15 Years					16-20 Years					Total
				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
Cirencester	6428.2	13/01384/FUL	62 Kemble Drive		1																		1	
Cirencester	6717.4	10/03034/REM 10/04185/FUL	Land at Kingshill South Phases 5 6 & 7		27																		27	
Cirencester	6841	12/05656/FUL	24 Queen Street	3	3																		6	
Cirencester	8525	11/05030/OUT	Southleigh, 48 Somerset Road		1																		1	
Cirencester	8843	11/01774/OUT	Land west of Siddington Road and south of North Hill Road	10	30	15																	55	
Coberley	6968	13/01348/FUL	New Farm Bungalow, Upper Coberley	-1	1																		0	
Colesbourne	0406	13/03260/FUL	Land at the Walled Garden, Colesbourne Park		1																		1	
Colesbourne	7770	11/03914/FUL	The Old Post Office	1																			1	
Coln St Aldwyn	5867	13/03215/FUL	Akeman Barns, Cockrup Farm, Bibury Road		2																		2	
Coln St Dennis	1299	13/05269/FUL	Glebe Farm		1																		1	
Coln St Dennis	9237	13/03576/OUT	Black Barns		1																		1	
Compton Abdale	6049	13/03681/FUL	Beechwood Farm		1																		1	
Cowley	6928	12/04062/FUL	Rushwood Kennels		1																		1	
Cowley	7077	13/00738/FUL	Barn adjacent to Royal George Hotel, Cirencester Road		1																		1	
Daglingworth	6139.1	12/05190/FUL	Manor Farm Barn, Lower End		2																		2	
Daglingworth	6139.2	13/00250/FUL	Manor Farm Stables, Lower End		1																		1	
Dowdeswell	3065.2	13/00039/CON	Dowdeswell Court	-1																			-1	
Dowdeswell	3065.3	12/05152/FUL	Dowdeswell Court	1																			1	
Down Ampney	6470	13/01667/OUT	Land at Broadway Farm				11	11															22	
Duntisbourne Abbotts	0085	09/04265/FUL	Homefield		1																		1	
Duntisbourne Abbotts	8432	12/00650/FUL	Newbold Farm		1																		1	
Eastleach	4033	12/05463/FUL	Old School House, Eastleach Martin	2																			2	
Eastleach	4509	06/03029/FUL	16 Eastleach	2																			2	
Ebrington	0207.2	12/03690/FUL	Ebrington Hill		1																		1	
Ebrington	0367	10/02797/FUL	Barns at		1																		1	

Parish	Site Ref	Planning Application Number	Site Name	0-5 Years					6-10 Years					11-15 Years					16-20 Years					Total
				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
			Charingworth Farm																					
Ebrington	2012	13/01665/FUL	Orchard Cottage, Charingworth Grange	-1	1																		0	
Ebrington	3314	12/04267/FUL	Orchard Rise, Charingworth Road, Charingworth	1																			1	
Ebrington	5591	13/01168/FUL	The Barn, Hidcote Boyce	-1	2																		1	
Ebrington	7074	13/05096/FUL	Little Charingworth	-1	1																		0	
Edgeworth	4263	14/00018/FUL	Stonewell Place, School Lane	1																			1	
Elkstone	1793	12/03032/FUL	The Timber Yard, High Cross		1																		1	
Evenlode	3292	12/02435/CON	Bell Orchard, Horn Lane	-1	1																		0	
Evenlode	3805.1	11/03962/FUL	Manor Farm, Church Lane	1																			1	
Evenlode	3805.3	13/04281/FUL	The Stables, Manor Farm	1																			1	
Fairford	0096.2	13/02558/FUL	2 High Street		1																		1	
Fairford	0311	13/03793/OUT	Land at London Road			30	30	30	30														120	
Fairford	2605.1	13/00792/REM	Pips Field	34																			34	
Fairford	2605.2	12/02133/FUL	Land west of Pips Field, Cirencester Road	40	40	19																	99	
Fairford	2924	11/05694/FUL	The Old Post Office, Bridge Street	-1	3																		2	
Fairford	2963	10/05337/FUL	Land at Back Lane	1																			1	
Fairford	3640	13/05307/REM	The Gables, Horcott Road		1																		1	
Fairford	3910	12/00520/FUL	Rhymes Barn Farm, Rhymes Lane		1																		1	
Farmington	0339	12/01998/FUL	Hill House		1																		1	
Farmington	0355	13/05254/FUL	Foxbury Cottage	-1	1																		0	
Farmington	1355	11/01918/LBC	Farmington Lodge	1																			1	
Farmington	7380	13/05198/FUL	Furzehill Farm		1																		1	
Guiting Power	0127	13/00998/FUL	Yoicks, Tally Ho Lane	-1	2																		1	
Hazelton	8227	12/03153/FUL	Red House, Salperton		1																		1	
Icomb	8752	13/04880/FUL	Lower Farm, House	1																			1	
Kemble	0115.2	11/05872/FUL	Dutch Barn, Mill Farm, Main Street, Ewen	1																			1	
Kemble	1838	12/00425/FUL	Forge House,	-1	1																		0	

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Parish	Site Ref	Planning Application Number	Site Name	0-5 Years					6-10 Years					11-15 Years					16-20 Years					Total
				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
			Limes Road																					
Kemble	2602	12/01261/FUL	Grey Gables, School Road	-1	1																		0	
Kemble	4060	11/04236/OUT	Land at Top Farm, West Lane		25	25																	50	
Kemble	5939	13/03599/FUL	Bradley Cottage, Windmill Road		1																		1	
Kemble	8545	13/01372/FUL	Stanmore House, Main Street, Ewen	-1	1																		0	
Kemble	8877	11/01062/FUL	Morning Dew, Kemble Road	-1	1																		0	
Kempsford	2135	13/03685/FUL	Mill Farm, Whelford		1																		1	
Kempsford	3308	12/01469/FUL	Land between the High Street and Top Road		14	15																	29	
Kingscote	4638	05/01935/FUL	The Byre and Stable Barn, Barnhill Court Farm	2																			2	
Kingscote	5318	12/03387/FUL	St Bartholomews Church		1																		1	
Kingscote	5445	12/00583/FUL	3 Windmill Cottages, Windmill Lane	1																			1	
Lechlade	1270	13/00262/FUL	Downham Fields, Fairford Road, Downington	-1	1																		0	
Lechlade	2379	13/00557/FUL	Lechlade Methodist Chapel, High Street	1																			1	
Lechlade	7615	12/00528/OUT	Old Station Site				30	31															61	
Lechlade	7857	13/02642/OUT	Land off Moorgate Downington		9	10																	19	
Long Newton	3493	11/03435/CLEUD	Cotswold View	1																			1	
Long Newton	5240	10/01370/FUL	Nursery Farm	1																			1	
Longborough	1546	10/04362/FUL	The Gables, Ganborough Road	1																			1	
Longborough	4353	10/05301/FUL	Upper Town House, Moreton Road	-1	1																		0	
Lower Slaughter	4106	13/00521/FUL	Church Farm House, Copse Hill Road	1																			1	
Lower Slaughter	6451.1	12/04149/FUL	Land Parcel Dikler Farm	1																			1	
Lower Slaughter	6451.2	13/03255/FUL	Bourton Vale Equine Clinic, Wyck Road	1																			1	
Maugersbury	7389.2	13/03432/FUL	Willow Barn, Barn At Maugersbury Court	1																			1	
Mickleton	1810	13/03539/OUT	Former Meon Hill Nurseries, Canada Lane		20	40	18																78	

Parish	Site Ref	Planning Application Number	Site Name	0-5 Years					6-10 Years					11-15 Years					16-20 Years					Total
				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
Mickleton	2999	13/04237/OUT	Land adjacent to Arbour Close and Cotswold Edge		10	20	20	20															70	
Mickleton	7002	12/01510/FUL	Paddock adj. Glyde House, Stratford Road		1																		1	
Moreton-in-Marsh	0500.1	10/03807/FUL	The Crossing Cottage, Todenham Road		1																		1	
Moreton-in-Marsh	1623	13/03353/FUL	Electricity Sub Station, London Road		2																		2	
Moreton-in-Marsh	1732.2	11/01765/FUL	168 Fosseyway Avenue		1																		1	
Moreton-in-Marsh	2313	13/01379/FUL	Stoneleigh, Todenham Road		1																		1	
Moreton-in-Marsh	2662	13/02901/FUL	White Roses, Hospital Road	-1																			-1	
Moreton-in-Marsh	2801.2	13/01694/FUL	Glenesk, High Street	1																			1	
Moreton-in-Marsh	4858	12/02678/FUL	Former Moreton Bows Club, Hospital Road		34																		34	
Moreton-in-Marsh	5002.2	11/05518/FUL	Laundercentre, New Road	2																			2	
Moreton-in-Marsh	5410.1	11/00940/REM	Land at Fire Service College, London Road	54																			54	
Moreton-in-Marsh	5410.2	13/02936/FUL	Land at Moreton Park, London Road	36																			36	
Moreton-in-Marsh	5410.3	14/00169/FUL	6 Errington Road		1																		1	
Moreton-in-Marsh	5711	12/02967/FUL	Post Office, New Road	2																			2	
Moreton-in-Marsh	5711	12/02967/FUL	Post Office, New Road	6																			6	
Moreton-in-Marsh	7299	09/00190/FUL	Queenshead House, High Street	1																			1	
Naunton	3352	13/05291/FUL	Springfield	-1	1																		0	
Naunton	5991	13/03603/FUL	Spring Barn		1																		1	
Naunton	9367	13/01425/FUL	Baptist Chapel, Naunton		2																		2	
North Cerney	1969	13/04199/FUL	Scrubditch Farm		1																		1	
Northleach with Eastington	0757	13/02211/OUT	Chequers, West End		8																		8	
Northleach with	0757	13/02211/OUT	Chequers, West End	-1	1																		0	

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Parish	Site Ref	Planning Application Number	Site Name	0-5 Years					6-10 Years					11-15 Years					16-20 Years					Total
				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
Eastington																								
Northleach & Eastington	0763.1	13/05124/FUL	The Surgery	-11																			-11	
Northleach & Eastington	0763.2	12/01236/FUL	25 Macarthur Road		1																		1	
Northleach & Eastington	0763.3	13/02686/FUL	18 Macarthur Road		1																		1	
Northleach & Eastington	1095	13/02796/FUL 12/01980/FUL	Field Fair, West End		1																		1	
Northleach & Eastington	2676	13/05292/FUL	Cotteswold House and Cottage, Market Place	-1																			-1	
Northleach & Eastington	5423	13/00651/FUL	QLM Ltd. The Old Bakery, The Green	2																			2	
Northleach & Eastington	6278	11/04752/FUL	Flat 1 & 3 The Glebe House, Mill End	-2	1																		-1	
Northleach & Eastington	7735	13/02225/FUL	Outbuilding 1 to rear of Tudor House, The Green		1																		1	
Northleach & Eastington	9193	11/05804/FUL	Land to the rear of Wheelwrights, West End	6																			6	
Oddington	7621	11/05796/FUL	Oddington House Lodge, Lower Oddington	1																			1	
Ozleworth	5269	12/01582/FUL	Bulkland Barn		1																		1	
Pool Keynes	8772	12/05507/FUL	Mary's Cottage, 100 Poole Keynes	-1	1																		0	
Poulton	0936	13/04550/FUL	Bell Lane Farm		1																		1	
Poulton	8284	11/01496/FUL	Land at Poulton Gorse		2																		2	
Preston	2189	11/05716/OUT	Land at Siddington Park Farm			50	44	20															114	
Quenington	3316	11/03743/FUL	Windrush, Welsh Way, Honeycombe Leaze	1																			1	
Rodmarton	7234	12/01150/FUL	Jackaments Bottom Farm, Tetbury Road		1																		1	
Sapperton	3366	13/02357/FUL	The White Horse Inn, Stroud Road, Frampton Mansell		4																		4	
Sapperton	8197.2	12/04390/FUL	Former Grain Store, Beacon Farm, Stroud Road, Frampton Mansell		1																		1	
Sevenhampton	5105	12/05501/FUL	Puckham Farmhouse		1																		1	

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Parish	Site Ref	Planning Application Number	Site Name	0-5 Years					6-10 Years					11-15 Years					16-20 Years					Total
				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
Sherborne	6469	13/02222/FUL	The Oranges	-1	1																	0		
Sherborne	9253	11/03119/FUL	Park Farm		1																	1		
Shipton	2261	09/01923/FUL	Birchwood, Shipton Oliffe	1																		1		
Shipton Moynes	1550	11/01973/CON	The Rectory, Church Lane	-1	2																	1		
Siddington	3939	06/00891/FUL	Barton Farm		1																	1		
Siddington	4868	13/02803/FUL	3 Nursery View	-1	2																	1		
Somerford Keynes	3047	13/02877/FUL	Land adjoining Thameside House		1																	1		
South Cerney	0006	12/01556/REM	Land at former Aggregate Industries Site, The Mallards	40	40	17																97		
South Cerney	2509	12/05093/FUL	The Homestead, Silver Street	2																		2		
South Cerney	2790	13/00546/FUL	Kingfisher, Station Road		1																	1		
South Cerney	2977	12/00138/FUL	Fosse Dogotel and Cattery, Cricklade Road		2																	2		
South Cerney	3377	14/00060/FUL	The Cottage, High Street		1																	1		
South Cerney	4894	13/04831/FUL	Barnside		1																	1		
South Cerney	5748.3	06/01201/FUL	Revised scheme The Ferns, Clarks Hay	1																		1		
South Cerney	7528	10/03458/FUL	Land at Ham Cottage, Ham Lane	1																		1		
Stow-on-the-Wold	0540	13/02758/FUL	Rear garden of Little Dormers		1																	1		
Stow-on-the-Wold	1216	13/05018/FUL	North Cotswold Bookmakers, Well Lane		1																	1		
Stow-on-the-Wold	2195	07/03159/FUL 11/03651/FUL	Land adjacent to Well Lane & White Hart Lane	7																		7		
Stow-on-the-Wold	3888	13/04911/FUL	2 Beech Croft, Oddington Road		1																	1		
Stow-on-the-Wold	6939	12/01045/FUL	Fayrefields, Lower Swell Road	-1	1																	0		
Stow-on-the-Wold	8986	13/05022/FUL	Storage building, Lower Park Street	1																		1		
Swell	0896	11/00606/FUL	Buildings at Bowl Farm, Lower Swell	1	3																	4		
Swell	2519	12/05337/OUT	Pipers Hill, Moreton Road	1																		1		
Swell	5967.2	13/00508/FUL	South Hill Farm House, Station Road	1																		1		

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				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
Temple Guiting	4325	11/02825/FUL	Farmcote Wood Farm, Winchcombe	1																			1	
Tetbury	0393	14/00110/FUL	55 Long Street		1																		1	
Tetbury	1264	12/00219/OUT	Land parcel south of Berrells Road and west of Bath Road		13	26																	39	
Tetbury	1998	13/03688/FUL	Garden adjoining Lyndhurst, Bath Road		1																		1	
Tetbury	2363	12/05030/OUT	Wells Masonry Group Ltd. Ilsom Farm, Cirencester Road		12																		12	
Tetbury	2971	11/00859/FUL	Peglers Garage, 9 London Road	4																			4	
Tetbury	3526	11/01135/FUL	6 Hampton Street		1																		1	
Tetbury	3543	13/01494/FUL	25 Long Street		1																		1	
Tetbury	3716	11/05457/FUL	18-22 Church Street		3																		3	
Tetbury	3799	14/00125/FUL	Land rear of 19 Market Place		7																		7	
Tetbury	5864	13/04899/OUT	Land parcel at Quercus Park		20	25																	45	
Tetbury	6631	12/04932/OUT	Old Forge , Wisteria Farm, Hampton Street		1																		1	
Tetbury	7480	12/03027/FUL	Land adjacent to 24 Cirencester Road		1																		1	
Tetbury	7499	12/00180/FUL	Tetbury Youth and Community Centre, Chipping Street	6																			6	
Tetbury	7540	13/02391/OUT	Highfield Farm			25	50	50	50	50	25												250	
Tetbury	7558	12/01792/OUT	Land parcel south of Quercus Road, Quercus Road (Matbro SIAC)		10	65	65	40															180	
Tetbury	7558.1	13/04451/REM	Land parcel south of Quercus Road		38																		38	
Tetbury	7883	13/03759/FUL	Police House, Priory Way	3																			3	
Tetbury Upton	2039	02/02877/FUL 08/02496/COMPLY	Manor Farm, Doughton		2																		2	
Tetbury Upton	6434	12/00705/FUL	Upton House	1																			1	
Upper Rissington	1580	12/03810/REM	Land parcel at Upper Rissington	100	100	100	32																332	
Westcote	1019	12/02140/FUL	The Quarry, Nether Westcote		1																		1	
Weston Subedge	2154	13/00164/FUL	Foxborough		1																		1	

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				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
Weston Subedge	2194.2	13/01840/FUL	The Post Office		1																	1		
Weston Subedge	3410	03/02858/FUL	Manor Farm	2																		2		
Whittington	6949	12/02351/FUL	Dancers Cottage	1																		1		
Willersey	5093	13/05192/FIL	Rex House		1																	1		
Willersey	5797	13/03975/FUL	Willersey Stores, Main Street		1																	1		
Withington	5521	13/05245/FUL	Thorndale Farm	-3	1																	-2		
Commitments March 2013 Total				396	690	594	438	332	103	50	25	0	0	0	0	0	0	0	0	0	0	2628		
				2450					178					0										

LP Allocations																						
Tetbury	T_51	N/A	Northfield Garage			15	15															30
LP Allocations Total				0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
				30					0					0								

SHLAA sites																						
Andoversford	A_2	N/A	Land to rear of Templefields & Crossfields						4	4	4	4	4									20
Andoversford	A_3A	N/A	Land to west of Station Road						4	4	4	4	4									20
Blockley	BK_5	N/A	Land north of Sheafhouse Farm						4	5	5	4	4									22
Blockley	BK_8	N/A	Land at Sheaf House Farm						3	3	3	2	2									13
Blockley	BK_11	N/A	Land north-east of Blockley						7	7	7	7	8									36
Bourton-on-the-Water	B_20	N/A	Pulhams Bus Depot			10																10
Bourton-on-the-Water	B_32	N/A	Countrywide Stores											6	6	6	7	7				32
Chipping Campden	CC_23 B	N/A	Land at Aston Road						6	7	7	7	7									34
Chipping Campden	CC_23 C	N/A	Land at Aston Road						16	16	16	16	16									80
Chipping Campden	CC_23 E	N/A	Aston Road Allotments											4	4	4	4	5				21
Chipping Campden	CC_38 A	N/A	Land at The Hoo						1	1	2	2	2									8
Chipping Campden	CC_40	N/A	Barrels Pitch Wooden Bungalow,						1	1	1	1	1									5

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				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
			Aston Road																					
Chipping Campden	CC_41	N/A	Campden Cricket Club															8	8	9	9	9	43	
Chipping Campden	CC_48	N/A	Land adjacent to Chipping Campden School										1	1	2	2	2					8		
Cirencester	C_17	N/A	42-54 Querns Lane														1	1	1	1	2	6		
Cirencester	C_39	N/A	Austin Road Flats														1	2	2	2	2	9		
Cirencester	C_75	N/A	Land at Chesterton Farm						166	166	166	166	166	167	167	167	167	167	167	167	167	2500		
Cirencester	C_76	N/A	Land at Chesterton School, Somerford Road														1	1	2	2	2	8		
Cirencester	C_82	N/A	Land at Paternoster House, Watermoor Road														4	4	5	5	5	23		
Cirencester	C_84B	N/A	Field east of Somerford Road						6	6	6	6	6									30		
Cirencester	C_89	N/A	Land off Purley Road						3	3	4	4	4									18		
Cirencester	C_97	N/A	Memorial Hospital (Local plan ref: CIR4)						2	2	2	2	3									11		
Cirencester	C_101 A	N/A	Magistrates Court						1	1	1	1	1									5		
Cirencester	C_111	N/A	Site at The Cranhams, Cranhams Lane						4	5	5	5	5									24		
Down Ampney	DA_1A	N/A	Broadway Farm						4	5	5	5	5									24		
Down Ampney	DA_2	N/A	Dukes Field						2	2	2	2	2									10		
Down Ampney	DA_5A	N/A	Buildings at Rooktree Farm						1	1	2	2	2									8		
Down Ampney	DA_5C	N/A	Land south of Rooktree Farm Buildings														8	9	9	9	9	44		
Down Ampney	DA_8	N/A	Land at Broadleaze											2	2	3	3	3				13		
Down Ampney	DA_9	N/A	Land adjacent to Chestnut Close														4	5	5	5	5	24		
Fairford	F_32, F_46	13/05181/OUT	Land parcel to the south-west of Saxon Way			11	11															22		
Fairford	F_35B	N/A	Land behind Milton Farm and Bettertons Close														9	10	10	10	10	49		
Fairford	F_44	N/A	Land to rear of Faulkner Close, Horcott											5	5	6	6	6				28		
Kemble	K_1B	N/A	Land between						2	2	3	3	3									13		

Parish	Site Ref	Planning Application Number	Site Name	0-5 Years						6-10 Years						11-15 Years						16-20 Years						Total			
				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34								
Kemble	K_2	N/A	Windmill Road and A429 Land at Station Road													2	2	2	3												12
Kemble	K_5	N/A	Land to north-west of Kemble Primary School, School Road						2	2	2	3																		11	
Lechlade	L_18B	N/A	Land west of Orchard Close, Downington						1	2	2	2																		9	
Lechlade	L_19	N/A	Land south of Butler's Court																											9	
Mickleton	MK_4	N/A	Land at Granbrook Lane						1	1	2	2																		8	
Moreton-in-Marsh	M_12A	N/A	Land at Evenlode Road																											0	
Moreton-in-Marsh	M_14A, M_14B, M_14C	N/A	Land behind Dulverton Place, Field south of Todenham Road & Field east of Beeshore Close						25	25	26	26																		128	
Moreton-in-Marsh	M_19A	N/A	Land south-west of Fosseyway Avenue						15	15	15	15																		75	
Moreton-in-Marsh	M_19B	N/A	Land south-east of Fosseyway Avenue													15	15	15	15											75	
Moreton-in-Marsh	M_21	N/A	Land west of 7th Avenue and south of 5th Avenue, Fire Service College Campus (Site 1)													49	49	49	49											245	
Moreton-in-Marsh	M_57	N/A	1-8 Charlton Terrace													1	1	2	2											8	
Northleach	N_1A	N/A	Land off Bassett Road						6	6	6	6																		31	
Northleach	N_8	14/00104/FUL	Forey House				22																							22	
Northleach	N_13B	N/A	Land north-west of Hammond Drive & Midwinter Road																											5	
Northleach	N_14B	N/A	Land adjoining East End & Nostle Road						6	7	7	7																		34	
Siddington	SD_3	N/A	Land north of Nursery View and east of Ashton Road																											40	
South Cerney	SC_13A	N/A	Land rear of Berkeley Close																											64	
Slow-on-the-Wold	S_8A	14/00188/FUL	Builders yard & telephone exchange				10																							10	

Parish	Site Ref	Planning Application Number	Site Name	0-5 Years					6-10 Years					11-15 Years					16-20 Years					Total
				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
Stow-on-the-Wold	S_14, S_22B	N/A	Land adjacent Griffin Court / Playing Field & Land east of King George's Field						29	29	29	29	30											146
Stow-on-the-Wold	S_20	N/A	Land at Bretton House											17	17	17	18	18						87
Stow-on-the-Wold	S_34A, S_34B	N/A	Triangle site north of Tesco Store						9	9	10	10	10											48
Stow-on-the-Wold	S_46	N/A	Ashton House, Union Street			10	10																	20
Tetbury	T_31B	N/A	Land adjacent to Blind Lane						8	8	9	9	9											43
Tetbury	T_38	13/02727/OUT	The Dormers			10	15																	
Tetbury	T_61	N/A	Autonumis Site						20	20	20	20	20											100
Upper Rissington	UR_2	N/A	Land adjacent South Gate Court						4	4	4	4	5											21
Willersey	W_1A, W_1B	N/A	Garage workshop behind The Nook and Garden, behind The Nook, Main Street																1	1	1	1	1	5
Willersey	W_4A	N/A	Land adjacent to Harvest Piece, Collin Lane																7	7	8	8	8	38
Willersey	W_5	N/A	Land at Broadway Road						3	3	3	4	4											17
Willersey	W_7A	N/A	Land north of B4632 and east of employment estate						15	15	15	15	15											75
Willersey	W_8A	N/A	Land between Collin Close and Collin Lane						6	6	6	6	7											31
Willersey	W_8B	N/A	Land west of Field Close & north of B4632																5	5	5	6	6	27
SHLAA Total				0	0	51	58	0	387	393	401	400	407	269	269	273	276	277	238	492	248	249	250	4665
				109					1988					1364					1477					
Windfall Allowance							69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	1173
Lapse rate				16	15.5	15.5																		47
Total				380	675	645	580	401	559	512	495	469	476	338	338	342	345	346	307	561	317	318	319	8722
				2680					2511					1709					1822					