

5 Year Housing Land Supply May 2014

Appendix 4

Large Site Lapse Rate Evidence

Table I – Larger sites (10 or more dwellings) granted planning permission between 1st April 2006 and 31st March 2014

<5 yrs = developments that could still be completed within 5 years of initial planning approval

Parish	Site	Initial Application			Latest Application			Difference	Status	Dwellings completed in 5 years
		Application number	Date Decision Issued	No of dwellings	Application number	Date Decision Issued	No of dwellings			
Andoversford	T H White, Station Road	04/00657/OUT	24/10/2005	18	08/02976/REM	17/03/2009	39	21	Complete in 2012/13	0
Andoversford	Western Lodge, Station Road	05/00757/OUT	30/06/2005	9	08/01117/REM	13/05/2009	13	4	Complete in 2013/14	0
Avening	Avening Mill	08/02054/FUL	12/01/2011	14	13/03250/CLOPUD	20/03/2014	8	-6	Development yet to commence	<5 yrs
Bourton-on-the-Water	Land Parcel Adj to Coach and Horses	10/01580/FUL	06/06/2011	45	-	-	-	-	Completed in 2012/13	45
Bourton-on-the-Water	Land Rear of the Coach and Horses	06/03287/FUL	18/10/2007	74	-	-	-	-	Completed in 2009/10	74
Bourton-on-the-Water	Land parcel off Station Road	12/03616/OUT	15/01/2014	100	-	-	-	-	Reserved matters to be submitted	<5 yrs
Chipping Campden	Former Cotswold Garage, Sheep Street	10/03996/FUL	11/04/2011	20	-	-	-	-	Completed in 2012/13	20
Chipping Campden	Land at Berrington Mill Nurseries, Station Road	13/02227/OUT	22/11/2013	26	-	-	-	-	Reserved matters to be submitted	<5 yrs

Parish	Site	Initial Application			Latest Application			Difference	Status	Dwellings completed in 5 years	
		Application number	Date Decision Issued	No of dwellings	Application number	Date Decision Issued	No of dwellings				
Chipping Campden	Land adjacent to Badgers Field, George Lane	13/01538/OUT	12/11/2013	16	-	-	-	-	Reserved matters to be submitted	<5 yrs	
Cirencester	Countrywide Farmers, Stratton	03/01740/OUT	13/12/2005	12	06/00892/REM	10/07/2006	32	20	Completed in March 2009	32	
Cirencester	Kingshill North	07/00748/OUT	04/09/2007	Undefined	07/03621/REM	09/06/2008	270	-	Completed in May 2013	267	
					10/04879/FUL	17/01/2011	4			4	
Cirencester	Akeman Court, Cricklade Street	10/01954/FUL	07/03/2013	13	-	-	-	-	13 not started	<5 yrs	
Cirencester	Kingshill South	06/02991/OUT	27/01/2009	311	10/03034/REM	18/02/2011	103	114	107 completed, 14 under construction, 13 not started.	76	
					10/04185/FUL	04/10/2011	31			31	
					08/01326/REM	14/04/2009	30			Completed in 2010/11	30
					09/01598/REM	19/11/2009	178			Completed in 2012/13	178
					09/01597/FUL	24/11/2009	83			Completed in 2011/12	83
Cirencester	Land west of Siddington Road and south of North Hill	11/01774/OUT	19/09/2011	55	-	-	-	-	Reserved matters to be submitted	<5 yrs	

Parish	Site	Initial Application			Latest Application			Difference	Status	Dwellings completed in 5 years
		Application number	Date Decision Issued	No of dwellings	Application number	Date Decision Issued	No of dwellings			
	Road									
Cirencester	Kingshill Development, London Road	13/02942/OUT	03/04/2014	100	-	-	-	-	Reserved matters to be submitted	<5 yrs
Down Ampney	Broadway Farm	13/01667/OUT	01/04/2014	22	-	-	-	-	Reserved matters to be submitted	<5 yrs
Fairford	Pips Field	03/03107/OUT	26/02/2004	15	13/00792/REM	04/07/2013	37	22	3 complete, 26 under construction, 8 Not Started	0
		08/00468/REM	21/08/2008	15						
		10/02811/OUT	25/08/2010	Outline renewal						
Fairford	Land west of Pips Field	12/02133/FUL	08/03/2013	124	-	-	-	-	25 complete, 14 under construction, 85 not started	<5 yrs
Kemble	Top Farm	11/04236/OUT	09/01/2013	50	-	-	-	-	Reserved matters to be submitted	<5 yrs
Lechlade	Old Station Site	04/01064/OUT	09/06/2005	37	12/00528/OUT	28/06/2013	61	24	Reserved matters to be submitted	0
		08/00473/FUL	28/03/2008	53						
		11/00114/FUL	01/03/2011	Outline renewal						
Lechlade	Land off Moorgate	13/02642/OUT	18/09/2013	19	-	-	-	-	Reserved matters to be	<5 yrs

Parish	Site	Initial Application			Latest Application			Difference	Status	Dwellings completed in 5 years
		Application number	Date Decision Issued	No of dwellings	Application number	Date Decision Issued	No of dwellings			
	Downington								submitted	
Mickleton	Former Meon Hill Nurseries, Canada Lane	13/03539/OUT	31/03/2014	78	-	-	-	-	Reserved matters to be submitted	<5 yrs
Mickleton	Land adjacent to Arbour Close and Cotswold Edge	13/04237/OUT	31/03/2014	70	-	-	-	-	Reserved matters to be submitted	<5 yrs
Moreton-In-Marsh	Station Garage, Station Road	06/01897/FUL	31/10/2006	41	-	-	-	-	Completed in 2007/08	41
Moreton-in-Marsh	Land at Fire Service College, London Road	09/04440/OUT	22/12/2010	313	11/00940/REM	17/06/2011	299	-14	245 completed, 29 under construction, 25 not started.	<5 yrs
Moreton-in-Marsh	Land at Moreton Park, London Road	13/02936/FUL	20/03/2014	36	-	-	-	-	Construction about to start	<5 yrs
Preston	Land at Siddington Park Farm	11/05716/OUT	13/11/2012	114	-	-	-	-	Reserved matters to be submitted	<5 yrs
Quenington	Land at Springfield, Conegar Road	04/02893/OUT	24/01/2005	11	05/02788/REM	10/07/2006	11	0	Completed in March 2010	11
South Cerney	Land at former Aggregate Industries Site,	10/03916/OUT	19/03/2012	150	12/01556/REM	30/07/2012	140	-10	43 complete, 12 under construction,	<5 yrs

Parish	Site	Initial Application			Latest Application			Difference	Status	Dwellings completed in 5 years
		Application number	Date Decision Issued	No of dwellings	Application number	Date Decision Issued	No of dwellings			
	The Mallards								85 not started.	
Stow-on-the-Wold	Newlands, Evesham Road	06/02759/FUL	21/02/2007	15	-	-	-	-	Completed in 2012	15
Stow-on-the-Wold	Land adjacent to Well Lane & White Hart Lane	07/03159/FUL	13/03/2008	11	11/03651/FUL	30/01/2012	7	-4	7 under construction	0
Tetbury	The Retreat, London Road	07/01104/FUL	06/02/2008	19	-	-	-	-	Completed in 2008/09	19
Tetbury	Land parcel south of Berrells Road and west of Bath Road	12/00219/OUT	14/02/2013	39	-	-	-	-	Reserved matters to be submitted	<5 yrs
Tetbury	Highfield Farm	11/01591/OUT	14/02/2013	250	-	-	-	-	Reserved matters to be submitted	<5 yrs
Tetbury	Land Parcel South Of Quercus Road, Quercus Road (Matbro SIAC)	12/01792/OUT	26/09/2013	225	Other Reserved Matters applications are yet to be submitted	-	-	5	Reserved matters to be submitted. These are expected for 130 houses and a 50 extra care units.	<5 yrs
					13/04451/REM	07/02/2014	38	-12	Construction about to start	<5 yrs
Tetbury	Rear of 19A Market Place	02/01619/FUL	06/02/2004	11	14/00125/FUL	27/03/2014	7	-4	Construction about to start	0

Parish	Site	Initial Application			Latest Application			Difference	Status	Dwellings completed in 5 years
		Application number	Date Decision Issued	No of dwellings	Application number	Date Decision Issued	No of dwellings			
Tetbury	Former Criddle Billington Site	06/02557/FUL	12/01/2007	29	-	-	-	-	Comp 2008/09	29
Tetbury	Wells Masonry Group Ltd., Ilsom Farm, Cirencester Road	12/05030/OUT	04/07/2013	18	-	-	-	-	Reserved matters to be submitted	<5 yrs
Upper Rissington	Land parcel at Upper Rissington	08/03697/OUT	25/02/2010	368	12/03810/REM	23/01/2013	368	0	36 complete, 12 under construction, 320 not started. Construction began in March 2013.	<5 yrs

Table 2 shows each large site granted planning permission between 1st April 2006 and 31st March 2014 that is either complete or can no longer deliver residential units within 5 years of its initial planning permission. Planning permissions that still have the potential to deliver housing units within 5 years of their initial planning approval have been excluded.

Table 2 – Dwellings completed within 5 years of initial application

Settlement	Site	Year of initial permission	Dwellings committed in initial permission (A)	Dwellings completed within 5 years of initial permission (B)
Andoversford	T H White, Station Road	2005/06	18	0
Andoversford	Western Lodge, Station Road	2005/06	9	0
Bourton-on-the-Water	Land parcel adj. to Coach and Horses	2006/07	45	45
Bourton-on-the-Water	Land rear of the Coach and Horses	2007/08	74	74
Chipping Campden	Former Cotswold Garage, Sheep Street	2011/12	20	20
Cirencester	Countrywide Farmers, Stratton	2005/06	12	32
Cirencester	Kingshill North	2007/08	274 ¹	274
Cirencester	Kingshill South	2008/09	311	398
Fairford	Pips Field	2004/05	15	0
Lechlade	Old Station Site	2005/06	37	0
Moreton-in-Marsh	Station Garage, Station Road	2006/07	41	41
Quenington	Land at Springfield, Conegar Road	2004/05	11	11
Stow-on-the-Wold	Newlands, Evesham Road	2006/07	15	15
Stow-on-the-Wold	Land adjacent to Well Lane & White Hart Lane	2007/08	11	0
Tetbury	The Retreat, London Road	2007/08	19	19
Tetbury	Rear of 19A Market Place	2003/04	11	0
Tetbury	Former Criddle Billington Site	2006/07	29	29
Total			952	958

The sites at 'Land at Fire Service College, London Road' in Moreton-in-Marsh and 'Land at former Aggregate Industries Site, The Mallards' in South Cerney are in the advanced stages of their construction and are scheduled to be completed within the 5 year timeframe of when they were initially granted planning permission.

¹ Outline application did not specify the initial number of dwellings committed. Figure has been taken from the later Reserved Matters application.