

**5 Year Housing Land Supply
May 2014**

Appendix 3

Large Site Deliverability Evidence

Large Site Deliverability Evidence

Local authorities are required to “identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements... 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, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans” (NPPF, Para 47 & footnote 11).

To be robust, the Council has thoroughly scrutinised each of its larger planning permissions (10 or more dwellings) to ensure that the reported supply of housing is actually deliverable within 5 years. In addition, checks have been made on all 0-5 year Local Plan housing allocations and SHLAA sites included within the 5 year supply to ensure they are deliverable.

The following table is a record of evidence gathered from developers, land owners and agents to demonstrate that sites within the 5 year housing land supply meet the NPPF criteria for a deliverable site. In addition, the comments from Case Officers have also been included to help identify any additional issues that would prevent a site from being delivered. This information was assembled during April 2014.

Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Large site extant planning permissions at 31st March 2014						
Andoversford, Former Cattle Market, Station Road	2381	13/03775/FUL	17	17	The house builder (Newland Homes) confirmed on 14.04.2014 that it is hoped that the s.106 will be signed within 1 month. It is envisaged that development will begin in July 2014, although development is subject to approval of technical details, drainage, ground investigation, which could influence start date. Site preparation will take 1-2 months and the site will be fully developed within 18 months – 2 years.	As of 10.04.2014, the Council had issued a delegated consent to this site, subject to a s.106 agreement being signed. The draft s.106 has been circulated and has been commented on. It is expected that negotiations will be completed within two months and the agreement will be signed within a further one month. Without prejudice to the final outcome of the decision, the Case Officer confirmed on 11.04.2014 that they agree with all the other comments made by the land agent.

Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Bibury, Land Adjacent to B4425, Arlington	9366	13/01371/FUL	11	11	Confirmation was received on 08.04.2014 from Cirencester Housing Society that there are no legal issues to resolve prior to the commencement of development. The planning conditions were submitted to Cotswold District Council in early April 2014. Development will commence immediately after the planning conditions have been discharged. A house builder (Hills Homes) is already on-board and is ready to start work. Development of all 11 dwellings must be completed by 31st March 2015, which is the deadline for the grant funding.	Full planning permission granted on 12.12.2014. It was confirmed on 10.04.2014 that developers are now on site and that the scheme is scheduled to be completed in the 2014/15 financial year.
Bourton-on-the-Water, Land Parcel off Station Road	3646	12/03616/OUT	100	100	The land agent (Robert Hitchens) confirmed on 12.02.2014 that there are no planning issues, other than the signing of the s.106 agreement, that will impact on the timetable for the submission of a Reserved Matters planning application, which will be submitted for 100 dwellings in Summer / Autumn 2014. It is expected that one developer will build the site, although the site still needs to be marketed. There are no on-site constraints that would take time to resolve before development can commence and it is envisaged that construction will begin in early 2015. It is expected that the site will be completed within three years of commencement of development.	Outline planning permission granted on 15.01.2014. The Enabling Officer confirmed on 10.04.2014 that there is a unilateral agreement on the site, including affordable housing. A house builder is considering purchase of the site. They have a proven track record of delivery soon after Reserved Matters or Full planning consent is issued. Registered providers are being consulted about the affordable housing aspect of the site. The applicant is looking to vary the s.106. This is estimated to take 2 months to settle. Without prejudice to the final outcome of the decision, the Case Officer confirmed on 11.04.2014 that the information provided by the agent is reasonable and correct.

Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Bourton-on-the-Water, Land to the north of Roman Way and to the east of Bourton Industrial Park	9334	13/00291/OUT	148	148	<p>The land agent (Hunter Page Planning) confirmed on 11.02.2014 that the s.106 will be signed off by early March 2014. A Reserved Matters application for 148 dwellings will be made in 2014. Bloor Homes will construct the site, who have a proven track record of delivering sites soon after Full or Reserved Matters planning permission has been granted. There is a potential issue with foul drainage, which is awaiting the results of a modelling exercise. However, it is envisaged that development will begin in late 2014 or early 2015, depending on the drainage issue. The site will be developed at a rate of 25 dwellings in first year and then 50 dwellings per annum thereafter, with completion expected in 2017.</p>	<p>Approved at Committee on 25.05.2013 with a resolution to permit outline planning permission, subject to a s.106 agreement being signed. The Enabling Officer confirmed on 10.04.2014 that the affordable housing element of the s.106 agreement was with Cotswold District Council's solicitors to complete the redraft. All the principles regarding the mix and tenure types have been agreed. It is estimated that the remaining affordable housing work will take no more than 1 month to complete. The Case Officer also confirmed on 11.04.2014 that the s.106 is likely to be completed within one month. A Reserved Matters application is expected in late Summer / Autumn 2014 with construction beginning in early 2015. All other comments made by the agent were said to be reasonable and correct.</p>

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Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Chipping Campden, Land at Berrington Mill Nurseries, Station Road	2917	13/02227/OUT	26	26	<p>The site's owner confirmed on 15.02.2014 that there are no outstanding planning matters that need to be settled prior to a Reserved Matters application being submitted, which will come forward within 2-4 months. The owner intends to apply for 26 dwellings at the Reserved Matters stage. There are developers on-board and whilst the owner could not divulge their identity, they were able to confirm that they are well known and have a proven track record of delivering sites soon after planning permission has been granted. The site is clear of constraints and development can begin immediately, once planning permission is granted. Construction is scheduled to begin in Summer 2014 and all 26 units will be complete by Autumn 2015. See also the comments for Badgers Field, Chipping Campden, which are relevant to this site.</p>	<p>Outline planning permission granted on 22.11.2013. The Enabling Officer confirmed on 10.04.2014 that the a registered provider, with a track record of delivering sites soon after Reserved Matters or Full planning permission has been granted, are in negotiations with the prospective purchaser. The mix of tenures and house types has been agreed. The Case Officer confirmed on 11.04.2014 that contamination and archaeology conditions will have to be discharged prior to the commencement of development, but it is not expected that these will take a significant amount of time. There are no other major planning, legal or physical issues to resolve and it is expected that Reserved Matters consent will be issued within 6 months. It is expected that the Badgers Field and Berrington Mill sites will be developed one after another, although both would still be completed within 5 years. The Case Officer agrees with the land agent's comments.</p>

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Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Chipping Campden, Land adjacent to Badgers Field, Guggle Lane	6894	13/01538/OUT	16	16	<p>The land agent (Hunter Page) confirmed on 08.04.2014 that a house builder has now been appointed for the Berrington Mill Nursery and Badgers Field sites. The house builder is well known and has a proven track record of delivering sites soon after planning permission is granted. Pre-application discussions are underway with Cotswold District Council and Chipping Campden Town Council in advance of a Reserved Matters application being submitted. It is also anticipated that a large amount of front loading of consultation will take place, given the sensitive nature of the local area. It is expected that the Reserved Matters application will be submitted on both sites before the end of June 2014. The Reserved Matters applications will be for the same number of dwellings as the Outline consents. There is a contamination planning condition to discharge on both sites. It is not expected that this is a major issue that will delay the commencement of development. Other than this, there are no other major legal, planning or physical issues to resolve prior to the commencement of development. As both sites will be built by the same house builder, it is expected that the ground work will be completed on one, before the team moves onto doing the same exercise for the other site. It is expected that development of both sites will be complete within 3 years of construction beginning.</p>	<p>Outline planning permission granted on appeal on 12.11.2013. As of 10.04.2014, a registered provider, with a track record of delivering sites soon after Reserved Matters or Full planning permission has been granted, is in negotiations with the prospective purchaser. The Case Officer confirmed on 11.04.2014 that there are no major planning, legal or physical issues and it is expected that Reserved Matters consent will be issued within 6 months. It is expected that the Badgers Field and Berrington Mill sites will be developed one after another, although both would still be completed within 5 years. The Case Officer agrees with the land agent's comments.</p>

Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Cirencester, Land at Siddington Park Farm	2189	11/05716/OUT	114	114	The owner of the site confirmed on 10.04.2014 that Rangeford are now on-board and will be building the site. They have a proven track record of delivering sites soon after Full or Reserved Matters planning permission has been granted. The application, referenced as 11/05716/OUT, was a hybrid application, with a considerable amount of detailed design. This will enable construction to commence before a Reserved Matters application is submitted. There are minor alterations to the design of the scheme that will be amended over the next couple of months. The large care home facility will be completed first. It is envisaged that this will be occupied within 2 years. It is expected that the roundabout will be completed by Autumn 2014. Development of the small individual units will be completed within a further 18 months, subject to market conditions. This will enable the whole scheme to be completed within 3-4 years.	Outline planning permission granted on 13.11.2012. The Case Officer confirmed on 11.04.2014 that the land owner's comments were correct. In addition, the site prep will consist of demolition of a bungalow and some potential landscape levelling works. However, it is thought that development cannot begin until the roundabout is in place, due to safety concerns over construction traffic.
Cirencester, Akeman Court, Cricklade Street	3926	10/01954/FUL	13	13	The owner (Bromford Group) confirmed on 14.02.2014 that the planning conditions are currently being discharged by Carter Construction, who will be developing the site. Construction will begin in March 2014 and all 13 units will be completed by May 2015.	Full planning permission granted on 07.03.2013. As of 10.04.2014, house builders were on site and Officers expect the site to be completed by March 2015, due to a funding deadline.

Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Cirencester, Land to the north of the A417 London Road	3955.2	13/02942/OUT	100	100	Robert Hitchens confirmed on 12.02.2014 there are no planning issues that will impact on the timetable for the submission of a Reserved Matters planning application, which will be made for 100 dwellings and will be submitted in Summer / Autumn 2014. It is expected that one developer will build the site, although the site still needs to be marketed. There are no on-site constraints that would take time to resolve before development can commence and it is envisaged that construction will begin in early 2015. It is expected that the site will be completed within three years of commencement of development.	Allocated mixed use site from the Local Plan (2006). Outline planning permission granted on 03/04/2014. The Case Officer confirmed on 11.04.2014 that there are no major planning issues to resolve at the Reserved Matters planning stage as the illustrative site layout was quite detailed. A conservative estimate would be that a Reserved Matters decision will be issued within 6 months. There is a strong housing market within Cirencester and it is expected construction will begin straight away. The Case Officer agrees with the land agent's comments.
Cirencester, Kingshill Meadow	6717.4	10/03034/REM 10/04185/FUL	134	27 (remaining)	Berkeley Homes confirmed on 18.02.2014 that there are 40 units remaining before the whole of Kingshill North is complete. The whole site is scheduled to be completed in early January 2015.	Cotswold District Council conducted a site visit in March 2014, which established that 107 dwellings had already been completed, 14 were under construction and 13 were yet to be started.
Cirencester, Land west of Siddington Road and south of North Hill Road	8843	11/01774/OUT	55	55	The agent (Savills) confirmed on 10.02.2014 that there are no planning issues that need to be settled before a Reserved Matters application can be submitted. A Reserved Matters application for 55 dwellings is expected to be submitted in Summer 2014. A developer is on-board and construction is expected to commence in Autumn 2014. This is a greenfield site with no site constraints and development can begin immediately, once planning permission is granted.	Outline planning permission granted on appeal on 13.07.2012. The Case Officer confirmed on 11.04.2014 that the design and layout have nearly been agreed. There are no physical or major planning constraints that would delay the commencement of development. The Case Officer agrees with the land agent's comments.

Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Down Ampney, Land at Broadway Farm	6470	13/01667/OUT	22	22	The land owner (the Coop) confirmed on 16.04.2014 that they are currently preparing to market and sell the site. Conservatively, they envisage it will take up to 12 months to complete this process. As all matters are reserved except access within the Outline planning permission, they conservatively estimate that the Reserved Matters application will take a further 12-18 months to complete. As the Outline planning permission is for up to 22 dwellings, they expect the site will be completed well within 2 years. There has been strong interest in the site from house builders.	Outline planning permission was granted on 31.01.2014. The Case Officer confirmed on 16.04.2014 that there are contamination and archaeology conditions, which will take some time to discharge. These may be done alongside the Reserved Matters application. The site will also need to be marketed and sold. A Reserved Matters application is expected in 2015, although all the other comments made by the agent are thought to be correct and reasonable.
Fairford, Pip's Field	2605.1	13/00792/REM	37	34 (remaining)	Linden Homes confirmed on 14.04.2014 that the site will be completed by the end of 2014.	A site visit conducted by CDC in March 2014 established that 3 dwellings were complete, 26 were under construction and 8 had yet to be started.
Fairford, Land west of Pip's Field	2605.2	12/02133/FUL	124	99 (remaining)	The house builder (Bloor Homes) confirmed on 21.02.2014 that the development is programmed to be built at a rate of around 40 dwellings per year. The site will be completed by 2016/17.	Full planning permission granted on 08.03.2013. CDC conducted a site visit in March 2014, which established that 25 dwellings had been completed, 14 were under construction and 85 had not been started yet. There is one house builder on site.

Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Fairford, Land at London Road	0311	13/03793/OUT	120	120	The agent (Mango Planning) confirmed on 15.04.2014 that they expect the decision notice will be issued for the Outline planning permission by the end of April 2014. A Reserved Matters application will be submitted shortly afterwards around September 2014. They expect development will commence in April 2015. There are no other planning conditions or legal requirements that would prevent the development from commencing within this timeframe. The site is greenfield with no site preparation constraints (i.e. development can commence immediately once permission is granted). The development will be built at a rate of approximately 30 units per year. It has not been decided whether to bring in a house builder or whether the owner will develop the site themselves. Development will be completed by mid-2019.	Resolution to grant planning permission in February 2014, subject to S.106. The Enabling Officer confirmed on 10.04.2014 that it is expected that the s.106 will be signed within 2 months. On 11.04.2014, the Case Officer confirmed that there is a foul drainage condition to settle with Thames Water and Cotswold District Council. The Case Officer said it was reasonable to expect this would be settled within well within a year. It is expected that a Reserved Matters application will be submitted within 12-18 months. The Case Officer agrees with all the other comments made by the land agent.
Kemble, Land at Top Farm	4060	11/04236/OUT	50	50	The agent (Hunter Page Planning) confirmed on 10.02.2014 that the site is currently being marketed. There has been considerable interest from house builders. A Reserved Matters application is likely to be submitted by the end of 2014. Mindful of the market climate at this desirable location, which has not been subject to any new development for a number of years, it is believed that commencement of development will take place very soon after Reserved Matters approval.	Outline planning permission granted on appeal on 09.01.2013. The Enabling Officer confirmed on 10.04.2014 that the land agent (Hunter Page) were in discussions regarding the mix of affordable housing and had been consulting registered providers, ahead of the submission of a Reserved Matters application. The Case Officer confirmed on 11.04.2014 that the agent's comments were correct and reasonable.

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Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Kempsford, Land between the High Street and Top Road	3308	12/01469/FUL	29	29	<p>The house builder and owner of the site (Bower Mapson) confirmed on 16.02.2014 that all parties have agreed the Section 106 document with the exception of Gloucestershire County Council (GCC). Even with GCC, the wording has been discussed and agreed but they are waiting on their legal department to process the agreement. The developer expects the matter will be resolved imminently. There are a number of pre-start planning conditions, one of which relates to archaeology. Building regulation consent and highway adoption agreements need to be met prior to commencement of development, which the developer anticipates will take approximately six months. If the consent is issued in March, the earliest possible start would be this Autumn 2014 with a target of completing all 29 dwellings in 18 months.</p>	<p>Approved at Committee on 22.05.2013 with a resolution to permit Outline planning consent, subject to a s.106 agreement being signed regarding community facilities and provision of affordable housing. The s.106 is scheduled to be signed by mid April 2014. The Case Officer confirmed on 11.04.2014 that the house builder's comments were accurate and expects construction to commence on site by the end of 2014.</p>

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Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Lechlade, Old Station Site	7615	12/00528/OUT	61	61	<p>The agent (Hunter Page Planning) confirmed on 10.02.2014 that the site is currently being marketed. There has been considerable interest from house builders and it was anticipated that the site would be in the control of a successful bidder by the middle of 2014. A Reserved Matters application is likely to be submitted towards the end of 2014 or early in 2015. Mindful of the market climate that exists at Lechlade, which has received little growth in the past ten years, commencement of development is expected to take place soon after Reserved Matters approval. The build rate is likely to comprise an 8 month lead-in with preliminary works, with 30 units in the first year and 31 units in the second. All the potential homebuilders have a proven track record of implementing developments shortly after permission / Reserved Matters approval; and all have a record of strong build out rates throughout the recent recession.</p>	<p>Outline planning permission granted on 28.06.2013. The Case Officer confirmed on 11.04.2014 that they agreed with the assumptions made by the agent.</p>

Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Lechlade, Land off Moorgate, Downington	7857	13/02642/OUT	19	19	The land agent (LPC Trull) confirmed on 09.04.2014 that a Reserved Matters application will be submitted for 19 dwellings within 4 to 6 months but a detailed application may be submitted instead if there are any changes to the layout. Other than the formal consultation and approval process, there no major outstanding issues that need to be resolved. There are also no significant site constraints to overcome before construction can begin. The application was made on behalf of Hannick Homes and Developments Ltd. and it is anticipated that development will commence within six months of obtaining approval of Reserved Matters or Full planning permission. It is anticipated that development is likely to commence in late 2014 or early 2015. Construction will take about 18 months.	Outline planning permission granted on 18.09.2013. The Case Officer confirmed on 11.04.2014 that there is a surface water drainage issue, which will need to be overcome prior to the commencement of development. However, it is expected that this will be done and a Reserved Matters application approved to allow commencement of development in mid-2015. The Case Officer agrees with all the other comments made by the land agent.
Mickleton, Former Meon Hill Nurseries, Canada Lane	1810	13/03539/OUT	78	78	Cala Homes confirmed on 13.02.2014 that a Reserved Matters application for a net gain of 78 new dwellings will be submitted soon after Outline consent was granted. There are conditions to discharge regarding newt mitigation and contamination from the former nursery use but these will not delay the start date of development. There are tenants in the existing houses, which will need to be relocated, but this will also not delay the start date of development. The first completion on the site is expected on 1st September 2015 with a build rate of 40 units per year.	Granted Outline planning permission on 31.03.2014. The s.106 agreement has been signed. The Case Officer confirmed on 11.04.2014 that a Reserved Matters application has now been submitted. There are no major issues that will delay a decision being issued within 3 months. The Case Officer agrees with all the other comments made by the land agent.

Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Mickleton, Land adjacent to Arbour Close and Cotswold Edge	2999	13/04237/OUT	70	70	Newland Homes confirmed on 08.04.2014 that a Reserved Matters application for 70 dwellings will be submitted around July 2014. There are potential on-site archaeology and ecology issues, which will need to be dealt with and these will form part of the Reserved Matters application. It is envisaged that the Reserved Matters application will be granted towards the end of 2014. Newland Homes will be the only house builder on site and construction is estimated to start in mid-2015 with an annual delivery rate of 20-25 dwellings.	Outline planning permission granted on 31.03.2014. The s.106 agreement has been signed. The Case Officer confirmed on 11.04.2014 that a meeting is to be held on 17th April 2014 to discuss the size and tenure of the affordable housing. A Reserved Matters application will be submitted shortly afterwards and it is expected that a decision will be issued in September 2014. The Case Officer agrees with all the other comments made by the land agent.
Moreton-in-Marsh, Former Moreton Bowls Club, Hospital Road	4858	12/02678/FUL	34	34	The agent (Planning Bureau Ltd.) confirmed on 08.04.2014 that they hope the S.106 agreement to be signed in May 2014. Construction will begin soon after permission is granted. There is minimal work to undertake before construction can begin (i.e. little in the way of demolition and clean-up / utility infrastructure installations). The development is a single building apartment block and it is expected that development will be completed within 1 year of construction starting.	Approved at Committee with a resolution to permit outline planning permission, subject to a s.106 agreement being signed. The Enabling Officer confirmed on 10.04.2014 that the s.106 was with Cotswold District Council's solicitors, who are producing a first draft. It is estimated that the draft will be completed within two months and the agreement signed within a further one month. Without prejudice to the final outcome of the decision, the Case Officer confirmed on 11.04.2014 that they agree with all the other comments made by the land agent.

Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Moreton-in-Marsh, Fire Service Collage (Bloor Homes part of site)	5410.1	11/00940/REM	299	54 (remaining)	Bloor Homes confirmed on 21.02.2014 that they have 36 remaining units to complete on site, which includes the extra 20 in the extension to existing site, which was permitted in March 2014 (ref: 13/02936/FUL). They expect to complete construction of their portion of the site in 2014/15. Cala Homes confirmed on 18.02.2014 that their part of the 299 dwelling Fire Service College site will be completed by May 2014.	A site visit conducted in March 2014 established that 245 units were now complete, 29 were under construction and 25 had not been started. It is expected that the whole site will be completed in early 2015.
Moreton-in-Marsh, Land at Moreton Park, London Road	5410.2	13/02936/FUL	36	36	Cala Homes confirmed on 07.02.2014 that construction was scheduled to start in March 2014. Their construction team are already on site building the neighbouring Fire Service College development, which will enable them to complete all 36 units within 12 months.	Full planning permission was granted for 36 dwellings on 20.03.2014. Cotswold District Council conducted a site visit in March 2014, which established that the commencement of construction was imminent.
South Cerney, Land at former Aggregate Industries Site	0006	10/03916/OUT 12/01556/REM	140	97 (remaining)	The house builder (Redrow Homes) confirmed on 18.02.2014 that the site will continue to be delivered at a rate of 40 dwelling per year until it is completed.	There is a planning condition restricting development of this site to 40 dwellings per annum. Cotswold District Council conducted a site visit in March 2014, which established that 43 dwellings had been completed, 12 were under construction and 85 had not been started.

Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Tetbury, Land parcel south of Berrells Road and west of Bath Road	1264	12/00219/OUT	39	39	The house builder (Hannick Homes) and land agent (Hunter Page Planning) confirmed on 18.02.2014 that a planning application is currently pending consideration for the alteration of a condition relating to a footpath. It is expected that the Reserved Matters will be submitted for 39 dwellings by the end of 2014. Construction will begin shortly after Reserved Matters are approved, which is hoped to be in early 2015. There are no planning conditions that would delay the start of development. Construction of the site will be completed within 1.5 years of commencement of development. Hannick Homes are under option to buy the land, although they do not own it at present.	Outline planning permission granted on appeal on 14.02.2013. An application is currently pending consideration for a variation of a condition to include the words "in so far as this is achievable within the application site and the existing highway" in relation to the provision of a footway (reference: 14/00176/FUL). The Case Officer confirmed on 11.04.2014 that the comments made by the agent are correct and reasonable.
Tetbury, Wells Masonry Group Ltd, Ilsom Farm, Cirencester Road	2363	12/05030/OUT	18	12	The land agent (Hunter Page) confirmed on 10.02.2014 that a Reserved Matters application will be submitted in Spring 2014. A stone mason business currently occupies the site but they are currently looking at alternative sites to locate. Negotiations are currently at an advanced stage with a potential house builder. Construction is expected to commence shortly after the Reserved Matters application is granted. Although this is a brownfield site with some concrete hardstanding, which will need to be demolished, development of all 18 units is expected to be completed within 1 year of construction starting.	A Reserved Matters or Full application is expected in the near future. This is likely to be for 12 larger dwellings, as opposed to the 18 that were granted at the Outline stage. The Case Officer confirmed on 11.04.2014 that there will be a contamination condition, due to the previous use of the site, but it is not expected that this will delay development. The Case Officer confirmed that the comments made by the agent are correct and reasonable.

Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Tetbury, Highfield Farm	7540	13/02391/OUT	250	250	The land agent (CBRE) confirmed on 14.02.2014 that the site is currently being marketed but was unable to provide any further details. In addition, confirmation of details was sought from the land agent to the planning application (WPB), who was unwilling to provide assistance.	As of 10.04.2014, the s.106 agreement was completed and was expected to be signed by the end of April 2014. Affordable housing provision is secured by condition to be dealt with at the Reserved Matters stage. The Case Officer confirmed on 11.04.2014 that a decision regarding the application (planning application ref: 12/01792/OUT) is ready to be issued. The s.106 has been signed by all parties, except the land owner. It is expected they will do this within 3 weeks. Detailed design work still needs to be undertaken. In addition, due to the size of the site, the Reserved Matters applications may come forward in phases, although it is also possible that this may mean that several house builders will take on the site, speeding up its delivery.

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Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Tetbury, Land parcel south of Quercus Road	7558	12/01792/OUT 13/04451/REM	225	218 (130 houses, 38 later living apartments + 50 remaining sheltered units from 12/01792/OUT)	<p>The co-owner (Tennant Ede) confirmed on 20.02.2014 that when site is currently being marketed and discussions are at an advanced stage with two developers. Both developers have a proven track record of delivering sites soon after full or Reserved Matters planning permission has been granted. A Reserved Matters planning application for 38 later living apartments has already been granted on part of the site, which will be sold in the very near future. A Reserved Matters application is expected to be submitted for 130 houses with a target of around mid April 2014, although this will depend on the on-going negotiations over drainage. All developers under negotiation have agreed to commence construction ASAP after obtaining their Reserved Matters permission and that they will deliver all units within the 5 year period. SIAC will be talking forward the '50 sheltered unit and 60 bedroom care home' element of the outline planning permission (ref. 12/01792/OUT) for "residential development comprising approximately 124 dwellings and 50 sheltered units, the erection of a 60 bedroom care home and 50 extra care apartments, with associated public open space, car parking and access"</p>	<p>Reserved Matters application granted on 07.02.2014 for 38 later living apartments (this was 50 in the outline application, a reduction of 12 dwellings). The Case Officer confirmed on 11.04.2014 that correspondence with the house builder has shown that development of the 38 later living apartments is likely to start in early Summer 2015. However, unless the application for 130 dwellings is made without pre-ap, it is not seen how this application can be made by April 2014. The Case Officer agrees with all the other comments made by the land agent.</p>

Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Tetbury, Land parcel at Quercus Park	5864	13/04899/OUT	50	45	The land agent (SF Planning) confirmed on 09.04.2014 that the s.106 agreement is currently being processed by Gloucestershire County Council. Once the S106 is signed, the permission should be issued. Because the s.106 is taking so long, the applicant is continuing to pursue an appeal for a residential application for 50 dwellings on the same site, which may result in this planning permission being granted ahead of the one that has a resolution to permit. There are no legal or planning issues that would delay the start of development, other than the s.106 agreement. Consequently, a Reserved Matters application would be a relatively simple and short exercise to undertake, although the purchaser of the site may choose to revise the scheme. There are no site preparation issues that would delay construction from beginning straight away. The site lends itself to a swift commencement of development. It is expected that the site could be fully developed within 2 years of commencement of construction.	The Enabling Officer confirmed on 10.04.2014 that a draft s.106 had been received for the affordable housing contribution. The Case Officer confirmed on 11.04.2014 that liaison is currently underway with Gloucestershire County Council to ensure their part of the s.106 agreement settled by Easter 2014. Concerns have been raised by the Landscape Officer and Gloucestershire Constabulary regarding the proposed number of dwellings, suggesting around 45 may be more appropriate. Without prejudice to the final outcome of the decision, the Case Officer agrees with all the other comments made by the land agent.
Upper Rissington, Victory Fields (Linden Homes part of site)	1580	12/03810/REM	368	332 (remaining)	Bovis Homes are developing half the site. Bovis confirmed on 19.02.2014 that they have built 23 units already and their delivery rate will be 50 per year. They expect all 184 units will be completed between Spring 2016 and early 2017. Linden Homes have not provided an update on their building programme for this site.	There are two house builders on site, Linden Homes and Bovis Homes, who are each building 184 dwellings. CDC conducted a site visit in March 2014, which established that 36 dwellings had been completed, 12 were under construction and 320 had not been started yet. It is expected that development of the whole site will be completed within 3 years.

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Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Remaining Local Plan (2001 - 2011) Allocations						
Tetbury, Northfield Garage	T_51	N/A	30-34	30	The land owner (Tesco) confirmed on 14.02.2014 that the site has been expanded to the south-west with an increased area of 1.8 ha, which is expected to accommodate 30-34 dwellings. The site hasn't been marketed yet but there has been substantial developer interest. There is an issue regarding the relocation of the petrol filling station, which is planned to be moved closer to the road and an acceptable highways solution still needs to be determined. This issue is shortly to be resolved by a consultant. Tesco expect a purchaser to come forward shortly to carry out intrusive tests prior to sale. It is expected that the design and other constraint issues will be resolved by the end of 2014 with a view to either submitting a planning application late in 2014 or coming to the market for a developer to submit.	The site is allocated for housing under Policy 20 of the Cotswold District Local Plan 2001-2011.

SHLAA sites

Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Bourton-on-the-Water, Pulhams Bus Depot	B_20	N/A	24	10	The owner and house builder (McCarthy & Stone) confirmed on 23.05.2014 that a planning application for 20 apartments within a single block will be submitted in April 2014. It is hoped this will gain consent by August 2014, which would enable construction to commence in October 2014. It is expected the development will be completed within 1 year of the start of construction.	Without prejudice to the final outcome of the decision, the Case Officer confirmed on 11.04.2014 that this is a deliverable site, which is within the Local Plan (2006) development boundary and is in line with current and future planning policy. The site has developer interest and a planning application is expected imminently. Given the size of the site (0.3 ha) and its location, it is reasonable to suggest that 10 or more dwellings will be completed within 5 years.
Fairford, Land parcel to the south-west of Saxon Way	0772	13/05181/OUT	22	22	The land agent (SF Planning) confirmed on 10.04.2014 that the s.106 agreement will involve affordable housing and education contributions. Similar agreements have taken as little as have taken 2 months to complete in the past, but it could take as much as 3-4 months. A Reserved Matters application will be submitted within one year, possible a little longer if the site is sold, although it is not thought that this is the intention. Spitfire are the house builder, who will probably undertake the construction themselves. There are no legal, physical or other issues that would prevent the site from being developed soon after Full or Reserved Matters planning permission is granted. It is envisaged that development of the site will be completed in less than 2 years from commencement of construction.	Resolution to grant Outline planning consent (ref: 13/05181/OUT) on 09.04.2014 for "residential development and associated works", subject to section 106 legal agreement (unilateral undertaking or conditions) covering provision of affordable housing and financial contributions towards primary and secondary education. As of 10.04.2014, Council Officers had met with a registered provider, who is working with a potential house builder. The s.106 agreement is still in the preliminary stages. It is envisaged that the agreement will be signed within four months. Without prejudice to the final outcome of the decision, the Case Officer confirmed on 11.04.2014 that they agree with all the other comments made by the land agent.

Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Northleach, Forety House	N_8	14/00104/FUL (pending consideration)	22	22	An application for 22 dwellings (18 houses and 4 flats) has been submitted. This is a brownfield site within the Local Plan (2001 - 2011) development boundary. The applicant (Nicol Thomas) confirmed on 10.02.2014 that development is planned to begin in September 2014, subject to planning permission being granted. Bromford Homes are already on-board, who will be undertaking the construction, which is expected to be completed within 12-18 months.	This site is subject to a current planning application for full permission. Without prejudice to the final outcome of the decision, to date, no consultees have identified any significant constraints or raised objections that cannot be overcome by conditions / submission of further details. As of 10.04.2014, the draft s.106 had been completed and was with Council Officers for comment. It is expected that the negotiations will be concluded within a month and the agreement will be signed within a further month. The majority of the houses will be completed by March 2015, due to funding conditions. The Case Officer confirmed on 11.04.2014 that this application is going to either go to Committee with a recommendation to approve or be approved through delegated powers. The conditions from the application to demolish the former building have almost all been met, so the site is nearly ready to begin construction.

Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Stow-on-the-Wold, Builders yard & telephone exchange	S_8	14/00188/FUL (pending consideration)	17	10	The owner and house builder (McCarthy & Stone) confirmed on 23.05.2014 that they hoped to get a decision on their planning application by June 2014. McCarthy & Stone would look to commence development in July / August 2014. The building consists of a single block for 17 units, which would be completed within 1 year of commencement of development.	This site is subject to a current planning application for full permission. Without prejudice to the final outcome of the decision, the Case Officer confirmed on 11.04.2014 that they agree with the principle of residential development on this site. However, there are design issues that may result in a possible lower density scheme being sought. As a brownfield site within the Local Plan (2006) development boundary and with a developer keen to press ahead with construction, it is expected that will deliver 10 or more dwellings within 5 years.
Stow-on-the-Wold, Ashton House, Union Street	S_46	N/A	20-25	20	The agent (Hunter Page) confirmed on 17.02.2014 that a public consultation is due to be held in the near future. The archaeology issue has been resolved and Hunter Page will be submitting a full planning application in Spring 2014 for approximately 24 dwellings. The level of affordable housing provision is the main issue to resolve. This may be dependent on the outcome of the on-going planning appeal on the land to the east of Stow. Spitfire own the site and have a proven track record of completing housing soon after Full or Reserved Matters planning permission has been granted. It is expected that demolition and clean-up will take up to 2 months and that development will be completed within 12-18 months of commencement of construction.	As of 10.04.2014, the outcome of the Stow appeal will be known in 6 weeks. This will enable a discussion to be held on the type of affordable housing provision. It is expected that an application will then be able to be worked up. The Case Officer confirmed on 11.04.2014 that this is a deliverable site, which is within the Local Plan (2006) development boundary and is in line with current and future planning policy. The site has developer interest and a planning application is expected imminently. Given the size of the site and its location, it is reasonable to suggest that 20 dwellings will be completed within 5 years.

Site name	Site no	Planning Application Number	Suggested Capacity	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Tetbury, The Dormers	T_38	13/02727/OUT	25	25	<p>The house builder and applicant (Banner Homes) confirmed on 14.04.2014 that they are currently waiting on a draft S.106 from Cotswold District Council. A solicitor has been appointed and they expect the draft 106 within 2-3 months. The only reserved matter was the landscaping, so there isn't a huge amount of work to do with preparing a Reserved Matters application. Banner Homes estimate (conservatively) that the S.106 and Reserved Matters will be completed within 1 year, ready for development to begin in 2016. Banner Homes will develop the site and it is envisaged that the site will be completed within 18 months of the start of construction.</p>	<p>Resolution to grant Outline planning permission on 09.04.2014, subject to securing financial contributions and reinstatement of the footpath link. The application is for "Retention of The Dormers and High View House, construction of access road and the erection of 25 new dwellings". Without prejudice to the final outcome of the decision, the Case Officer confirmed on 11.04.2014 that contributions towards the Town Council and the level of affordable housing still need to be negotiated. If the negotiations are unsuccessful, the application could go back to Committee, probably in June 2014. This is a greenfield site with no physical or other major planning difficulties. A Reserved Matters application is expected by the end of 2014 and the site could be fully completed within 18 months. The Case Officer confirmed that all other comments made by the land agent are correct and reasonable.</p>