5 Year Housing Land Supply December 2014



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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 **6.6 year supply**.

This document has been prepared in accordance with government advice set out in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance. It also conforms with the latest position described by Planning Inspectorate in appeals decisions and Planning Advisory Service training on 5 year housing land supply.

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?

For the purposes of five year housing land supply the Council previously relied upon the Regional Spatial Strategy (RSS) requirement figure of 345 dwellings per annum. Recent appeal decisions have declared it is no longer feasible to use the RSS for the purposes of determining if an authority has 5 year supply. Authorities should be using the objectively assessed need, or ideally the adopted housing requirement figure within a new Local Plan.

In a recent appeal decision APP/F1610/A/14/2213318 Land south of Cirencester Road Fairford, the Inspector stated:

"The Council accepts that it does not have an OAN. The figures it has produced for housing requirement do not represent the OAN for the district, and do not take account of employment considerations or market signals, as required by the PPG. Consequently, in the absence of an OAN I conclude that the Council is unable to demonstrate a five-year supply of deliverable housing sites."

The NPPF requires local authorities to significantly boost the supply of housing, and should use the evidence base to ensure that Local Plans meet the full objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period (NPPF, paragraph 47).

Evidence has been prepared for the emerging Local Plan 2011-2031 to establish the objectively assessed housing need across the housing market area of Gloucestershire. The report prepared by Neil McDonald with Christine Whitehead (*The Objectively Assessed Housing Needs of Stroud, Forest of Dean and Cotswold*) can be viewed on the Council's website http://www.cotswold.gov.uk/residents/planning-building/planning-policy/emerging-local-plan/evidence-base-and-monitoring/

The independent study identifies an OAN for Cotswold District of 7,500 dwellings over the twenty year period 2011-2031. This equate to 375 dwellings per year and is the figure used in this 5 year supply calculation. In accordance with advice, any shortfall against previous plan periods is taken into account within the OAN evidence, therefore the figure of 375 per annum applies from 2011 onwards.

Please note: this report is an update to the May 2014 position using the OAN figure instead of the RSS. All other aspects of supply remain as at May 2014 (i.e. the 31st March 2014 monitoring period).

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 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	130
2008/09	176
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 the 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 Ho	using 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 Ist April 2006, there have been II 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 I6 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 Ist April 2011 and 31st March 2014, 1,317 dwellings had been completed within the District.

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').

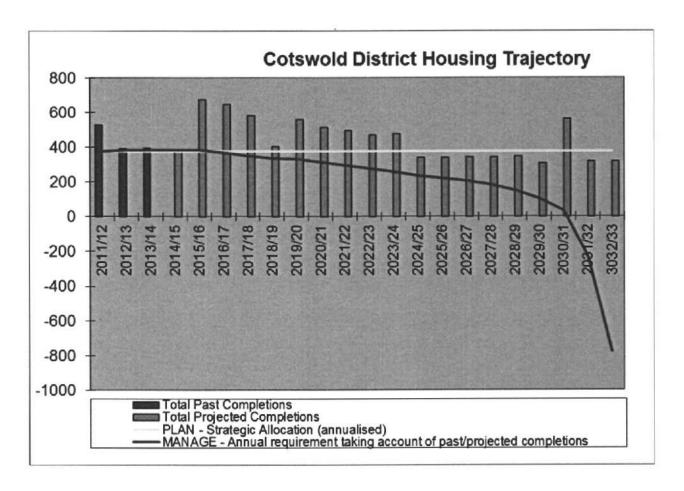
In line with the Secretary of State and Planning Inspector's method of calculation in the Highfield Farm, Tetbury, appeal decision, the Council apply the 20% buffer to both the annual requirement plus any shortfall.

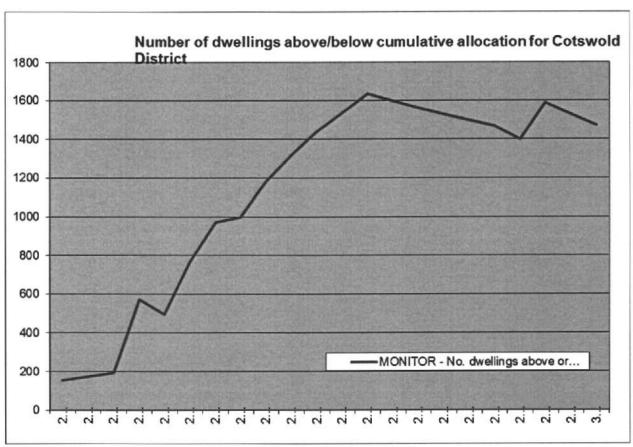
	5 YEAR SUPPLY	
Α	Requirement: 375 dwellings p.a. (1st April 2011 to 31st March 2014) 375 x 3 years	1,125
D	New describes and the (2011-2014)	1217
B C	Net dwellings built to date (2011-2014)	1,317
	Supply shortfall (A-B)	-192
D	5 year requirement (375 x 5) + C	1,683
E	20% buffer on requirement (D x 1.20)	2,020
F	Revised Annual Requirement	404
	Supply	
	Commitments	2,450
	Allocations	30
G	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 / F)	6.6 years
J	Supply as a percentage	133%
K	Surplus (G - E)	660

Housing Trajectory

JATOT	1317	8723		8625	
2033/34		319	10040	37.5	-1416
3032/33		318	9721	375	877-
2031/32		317	9403	37.5	787
2030/31		561	9806	37.5	8
5059/30		307	8525	318	102
5028/29		346	8218	375	151
2027/28		345	7872	113	183
ZOZ6/ZT		342	7527	25	206
5025/26		338	7185	375	22
2024/25		338	6847	37.8	235
2023/24		476	6059	SE .	259
5055/53		469	6033	375	278
5054/55		495	5564	37.5	296
2020/21		512	5069	375	313
2019/20		929	4557	375	331
2018/19		401	3998	376	335
81/1102		280	3597	375	351
2016/17		645	3017	375	368
2012/16		675	2372	3775	385
2014/12		380	1697	375	385
2013/14	396		1317	375	385
2012/13	393		921	375	386
2011/12	528		528	375	376
	Total Past Completions	Total Projected Completions	Cumulative Completions	PLAN - Strategic Allocation (annualised)	MANAGE - Annual requirement taking account of past/projected

Note: The background site information table at page 15 onwards, shows the detailed anticipated delivery for sites with planning permission and SHLAA sites that are within development boundaries and assessed as deliverable within 5 years.





Housing Trajectory – Background Site Information for Cotswold District

					9	0-5 Years				6-10	6-10 Years				11-15	11-15 Years				16-20	16-20 Years		Н
Parish	Site	Planning Application Number	Site Name	SIMI	91/51	16/17	81/71	61181	19/20	20/21	ZZIIZ	22123	23/24	24125	92/52	26/27		28/29		30/31	32/12	32/32	33/34
Commitments March 2014	larch 2014										H						H	H	H	H			
Adlestrop	0642	12/00838/FUL	Hillside Farm	-													_						
Aldsworth	4493	13/04294/FUL	Land at Hitchings, The Approach		4																		
Andoversford	2381	13/03775/FUL	Former Cattle Market, Station Road		7	0																	
Ashley	3670.1	11/02839/FUL	Culkerton Station (Former Goods Building), Tetbury Road		-																	-	
Ashley	3670.2	12/02451/FUL	The Old Station House, Culkerton	7	-																		
Avening	0064	13/03250/CLOPUD	Avening Mill, Mill		80												H						
Avening	2348	13/03534/CLOPUD	Land adjacent to 23 Sandford Leaze		-																		
Avening	8105	11/01823/FUL	The Boat House, Gatcombe Water		-																		
Bagendon	5201	12/03538/FUL	The Old School	-													_			_			
Barrington	0054	12/04562/FUL	Inn For All Seasons		-																		
Baunton	0351	13/05262/OUT	Green Sleeves		-																		
Baunton	0727	13/05006/FUL	The Hollies, Baunton Lane Stratton		-																		
Baunton	1440	11/04205/FUL	Windrush House, The Whiteway	7	2																		
Baunton	5330.2	13/04770/FUL	Land at Cirencester Golf Club		2																		
Beverstone	3058	12/05146/FUL	Babdown Farm, Babdown		7																		
Bibury	1790	13/00937/FUL	Jubilee Garage	٠														_					_
Bibury	2795	13/03829/FUL	Streetway House, Ready Token	٦																			
Bibury	9366	13/01371/FUL	Land adjacent to B4425, Arlington	=											7								+
Bledington	10701	13/00433/FUL	Pebbly Hill Farm	-																			
Bledington	1070.2	13/00428/FUL	Pebbly Hill Farm	-														-				18	
Bledington	3350	13/04552/FUL	The Old Forge adjacent to Jasmine Cottage	7	-					- 3						1							A DE
Bledington	0099	14/00344/FUL 13/03926/FUL	Green Lane, Main Street	7	-					TE SA			- 55										
Blockley	1513	13/00615/FUL	Oddity House, Bell Lane		-																		

					٥	0-5 Years	124.45			6-10	6-10 Years				11-15	11-15 Years		-		16-20	16-20 Years		
Parish	Site	Planning Application Number	Site Name	21/71	91/51	Z1/91	81/71	61/81	19/20	20/21	24/22	22/23	23/24	24/25	92/52	25/27	REPORT OF	28/28	28/30	30/34	31/35	32/33	33/34
Blockley	5716	13/00795/FUL	British Legion Building, Bell Lane		7																		
Bourton-on- the-Water	1631	14/00061/FUL	Moore Cottage Hospital		2																		
Bourton-on- the-Water	1679	13/04951/FUL	Cotswold Carp Farm, Rissington Road	-																			
Bourton-on- the-Water	2230	12/05647/FUL	Tagmoor Barn	-																			-
Bourton-on- the-Water	2448	13/01866/FUL	Land adjacent to 2 Gorse Meadow		-																		
Bourton-on- the-Water	3646	12/03616/OUT	Land parcel off Station Road			92	8	9															100
Bourton-on- the-Water	4096	13/00818/FUL	Cotswold Carp	-																	-		
Bourton-on- the-Water	5101	13/01708/FUL	Ebley Tyre and Auto Services. Lansdowne		10																	-	
Bourton-on- the-Water	8787	11/01410/FUL	12 Salmonsbury Cottages, Station Road	7	2																		
Bourton-on- the-Water	9334	13/00291/OUT	Land to the north of Roman Way and to the east of Bourton Industrial Park			52	8	8	23														148
Bourton-on- the-Water	9342	12/04453/FUL	35 Rissington Road		-													-					
Chedworth	0283	12/05528/FUL	Woodlands Farm		-														H	\vdash	-	-	H
Chedworth	9269	13/05075/FUL	Highfield, Fields Road	7	-																		
Cherington	0841	12/03802/FUL	The Gastons	-															-	H	-		
Chipping	0672	11/00881/FUL	Malt House, Broad Campden	-																			
Chipping	1466	10/01736/FUL	Top Farm, Blind Lane, Westington	-																			
Chipping Campden	2917	13/02227/OUT	Land at Berrington Mill Nurseries, Station Road		10	16													120				
Chipping	5394	12/00364/FUL	Green Dragon, Backends	-																2			
Chipping Campden	6894	13/01538/OUT	Land adjacent to Badgers Field, George Lane			80	00						117 (%)	15/11	HA.			18	30				
Chipping	7140.2	13/00542/FUL	1 The Old Grammar School, High Street		-									Te	1	- 8				-			172
Chipping	7357	12/04669/FUL	The Anchorage, Blind Lane	-				7.00				1									110		

				9	0-5 Years				6-10	6-10 Years				11-15	11-15 Years				16-20	16-20 Years		
Site	Planning Application Number	Site Name	SINI	91/51	71/91	81/71	61/81	19/20	20/21	24/22	22/23	23/24	24/25	22/52	26/27	27128	28/29	29/30	30/31	33/33	32/33	PE/EE
Chipping 9241 Campden 9241	12/02809/FUL	Site between 6 and 7 Sheep Street	-															H				H
Cirencester 0423	13/00380/CON	15 The Avenue	-	-														H	-	-	\vdash	H
Cirencester 0424	08/00557/FUL	The Wool Market Car Park, Dyer Street	æ																			
Cirencester 0927.1	12/05201/FUL	Land adjacent to 45 Bowling Green Road		2									_									
Cirencester 0927.2	12/05204/FUL	Land adjacent to 47 Bowling Green Road (Site 2)		7																		
Cirencester 1021	11/02888/FUL	4 - 6 Black Jack Street		6																	-	
Cirencester 1109	13/04890/FUL	17 Kingshill	7	2						-								H	-	-	\vdash	\vdash
Cirencester 1220	13/02153/FUL	6-20 Spitalgate Lane	4															H			\vdash	H
Cirencester 1345	13/04065/FUL	60 Gloucester Road, Stratton		2														_				
Cirencester 1382	13/05371/FUL	Land adjacent to 32 Cotswold Avenue		-																		
Cirencester 1581	12/05413/FUL	53-61 Castle Street	7	8							H								-		H	H
Cirencester 1688	13/03578/FUL	24 Kingshill		-															-		\vdash	\vdash
Cirencester 2093	11/03033/FUL	25 Corinium Gate	7	2						_	_						-	_	-		H	
Cirencester 2236.3	12/05371/FUL	Oakley Hall Chapel, Highfield Lane	-														_					
Cirencester 2654	12/02905/FUL	Land adjacent to Stratton Wold		-																		
Cirencester 2739	11/04607/FUL	105 Watermoor Road	60																			
Cirencester 2859	13/02500/FUL	Land at West Way		6					_					-			-	H	-	-	\vdash	-
Cirencester 3651	10/05462/FUL	Powells C of E School, Gloucester Street		4																		
Cirencester 3926.1	10/01954/FUL	Akeman Court, Cricklade Street			13									_								
Cirencester 3926.2	13/04935/FUL	Baldwins Bed Shop, 103 Cricklade Street	9													1	_					
Cirencester 3955.2	13/02942/OUT	Kingshill Development, London Road			20	9	9								7							001
Cirencester 4203.1	11/05444/FUL	Le Spa, 42 Gioucester Road, Stratton	712	-			1 1	1		12												
Cirencester 4203.2	11/05830/FUL	Stratton Place, 42 Gloucester Road, Stratton		7		11.8		- 7,8							100		-				200	
Cirencester 4489	13/01043/OUT	Earle & Ludlow ltd., 77 Victoria Road		4							189		1							No.		18
Cirencester 5127	13/03752/FUL	54 Somerford Road	1	-		1							1		100				-			

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Parish	Site	Planning Application Number	Site Name	21/91	91/51	Z1/91	81/71	61/81	19/50	20/21	22/122	22/23	23/24	52/50	26/27	SZITZ	28/29	29/30	30/31	31/35	32/33	33/34	lstoT
Cirencester 64	6428.2	13/01384/FUL	62 Kemble Drive		-			H			-		H	H	L			L		L		L	٢
Cirencester 67	6717.4	10/03034/REM 10/04185/FUL	Land at Kingshill South Phases 5 6 & 7		27																		27
Cirencester 6	6841	12/05656/FUL	24 Queen Street	8	8																		90
Cirencester 8	8525	11/05030/OUT	Southleigh, 48 Somerford Road		-								-										۳
Cirencester 8	8843	11/01774/OUT	Land west of Siddington Road and south of North Hill Road	10	30	5																	RS.
Coberley 6	8969	13/01348/FUL	New Farm Bungalow, Upper Coberley	7	-																		٥
Colesbourne 0	0406	13/03260/FUL	Land at the Walled Garden, Colesbourne Park		-																		-
Colesbourne 7	0777	11/03914/FUL	The Old Post Office	-										-									-
Coln St Aldwyn	5867	13/03215/FUL	Akeman Bams, Cockrup Farm, Bibury Road		2																		2
Coln St Dennis 1:	1299	13/05269/FUL	Glebe Farm		-																		-
Coln St Dennis 9	9237	13/03576/OUT	Black Barns		-			-		-	_	-											-
Compton 6	6049	13/03681/FUL	Beechwood Farm		-																		-
Cowley 6	6928	12/04062/FUL	Rushwood Kennels		-							_											-
Cowley 7/	7107	13/00738/FUL	Barn adjacent to Royal George Hotel, Cirencester Road		+																		-
Daglingworth 61	6139.1	12/05190/FUL	Manor Farm Barn, Lower End		2																		2
Daglingworth 61	6139.2	13/00250/FUL	Manor Farm Stables, Lower End		-																		-
Dowdeswell 30	3065.2	13/00039/CON	Dowdeswell Court	Ţ																			7
Dowdeswell 30	3065.3	12/05152/FUL	Dowdeswell Court	-														-					-
Down Ampney 6	6470	13/01667/OUT	Land at Broadway Farm				=	11															22
Duntisbourne 04 Abbotts	0085	09/04265/FUL	Homefield		-																		-
Duntisbourne 8. Abbotts	8432	12/00650/FUL	Newbold Farm		-									- 3	1.3								-
Eastleach 40	4033	12/05463/FUL	Old School House, Eastleach Martin	2			13	18				- 31			1								2
	4509	06/03029/FUL	16 Eastleach	2	-							1	2	1									2
	0207.2	12/03690/FUL	Ebrington Hill		-																		٠
Ebrington 0:	0367	10/02797/FUL	Barns at		-						7		_										-

						- Calls				0-10 rears	0 100				CI-11	11-15 rears		_		16-20 Years	Years		
Parish	Site	Planning Application Number	Site Name	S1/91	91/51	Z1/91	81/11	61/81	19/20	20121	22/122	22123	23/24	24/25	22/50	75/25	27/28	28/30	30/31	31/32	35/33	33/34	letoT
			Charingworth Farm																				
Ebrington	2012	13/01665/FUL	Orchard Cottage, Charingworth Grange	7	-																		0
Ebrington	3314	12/04267/FUL	Orchard Rise, Charingworth Road, Charingworth	-																			-
Ebrington	5591	13/01168/FUL	The Barn, Hidcote Boyce	7	2						-										\vdash	-	-
Ebrington	7074	13/05096/FUL	Little Charingworth	7	-						-	-	-	-	-	-	-	-	-	-	-	-	0
Edgeworth	4263	14/00018/FUL	Stonewell Place, School Lane	-																		-	-
Elkstone	1793	12/03032/FUL	The Timber Yard, High Cross		-												-				H	-	-
Evenlode	3292	12/02435/CON	Bell Orchard, Horn Lane	7	-														-	-	-	-	0
Evenlode	3805.1	11/03962/FUL	Manor Farm, Church Lane	-													-		-	-	-	-	-
Evenlode	3805.3	13/04281/FUL	The Stables, Manor Farm	-																			-
Fairford	0096.2	13/02558/FUL	2 High Street		-												-					L	-
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																	66
Fairford	2924	11/05694/FUL	The Old Post Office, Bridge Street	7	ю																	-	2
Fairford	2963	10/05337/FUL	Land at Back Lane	٦												H						H	-
Fairford	3640	13/05307/REM	The Gables, Horcott Road		-																		-
Fairford	3910	12/00520/FUL	Rhymes Barn Farm, Rhymes Lane		-																_		-
Farmington	0339	12/01998/FUL	Hill House		-													-			-	H	-
Farmington	0355	13/05254/FUL	Foxbury Cottage	۲	-								1						1 10				0
Farmington	1355	11/01918/LBC	Farmington Lodge																-				-
Farmington	7380	13/05198/FUL	Furzehill Farm		-												-		100				-
Guiting Power	0127	13/00998/FUL	Yoicks, Tally Ho Lane	٦	2			1			-		3					100				190	-
Hazelton	8227	12/03153/FUL	Red House, Salperton		-			8				N.		THE				18	(A)		-		-
lcomb	8752	13/04880/FUL	Lower Farm, House	-									1 8	- 33			18	13	19		1 6		-
Kemble	0115.2	11/05872/FUL	Dutch Barn, Mill Farm, Main Street, Ewen	1		1	4 58				- 33								101		(65)		-
Kemble	1838	12/00425/FUL	Force House.	7				-	-	-	-			3			-						-

Parish	Section of the last										200		_		sipal Ci-li	-		_	-	250 16919			-
THE PERSON NAMED IN	Site	Planning Application Number	Site Name	21/91	91/51	16/17	81/71	61/81	19/20	20/21	22/122	22/23	23/24	24/25	25/26	27178	28/29	29/30	30/34	34/32	32/33	33/34	AND DESCRIPTION OF THE PERSON
			Limes Road															L					
Kemble	2602	12/01261/FUL	Grey Gables, School Road	7	-																		
Kemble	4060	11/04236/OUT	Land at Top Farm, West Lane		52	52																	20
Kemble	5939	13/03599/FUL	Bradley Cottage, Windmill Road		-																		
Kemble	8545	13/01372/FUL	Stanmore House, Main Street, Ewen	7	-																		
Kemble	8877	11/01062/FUL	Morning Dew, Kemble Road	7	-																		
Kempsford	2135	13/03685/FUL	Mill Farm, Whelford		-						-		_									L	-
Kempsford	3308	12/01469/FUL	Land between the High Street and Top Road		41	15																	53
Kingscote	4638	05/01935/FUL	The Byre and Stable Bam, Bamhill Court Farm	2																			14
Kingscote	5318	12/03387/FUL	St Bartholomews Church		-																		
Kingscote	5445	12/00583/FUL	3 Windmill Cottages, Windmill Lane	-																_			
Lechlade	1270	13/00262/FUL	Downham Fields, Fairford Road, Downington	7	-																		
Lechlade	2379	13/00557/FUL	Lechlade Methodist Chapel, High Street	1																			
Lechlade	7615	12/00528/OUT	Old Station Site				30	31														L	61
Lechlade	7857	13/02642/OUT	Land off Moorgate Downington		6	10																	19
Long Newton	3493	11/03435/CLEUD	Cotswold View	١																			
Long Newton	5240	10/01370/FUL	Nursery Farm	-																			
Longborough	1546	10/04362/FUL	The Gables, Ganborough Road	,																			
Longborough	4353	10/05301/FUL	Upper Town House, Moreton Road	٠	-																		
Lower Slaughter	4106	13/00521/FUL	Church Farm House, Copse Hill Road										- 1	6 1								3-4,	
Lower	6451.1	12/04149/FUL	Land Parcel Dikler Farm	-																			
Lower	6451.2	13/03255/FUL	Bourton Vale Equine Clinic, Wyck Road	-						18			-	18	74								
Maugersbury	7389.2	13/03432/FUL	Willow Barn, Barn At Maugersbury Court	-					778			- 3	- 8		200	78	33						100
Mickleton	1810	13/03539/OUT	Former Meon Hill Nurseries, Canada Lane		20	40	81	76				W		7000	100		1000	38					78

					ð	0-5 Years				6-10	6-10 Years				11-15 Years	ears		ic —	-	16-20 Years	ears		
Parish	Site	Planning Application Number	Site Name	51/91	91/51	41/91	81/71	81/81	18/50	20/21	22/23	23/24	24/25	52/56	75/32	27/28	6Z/8Z	29/30	15/05	31/32	32/33	33/34	lstoT
Mickleton	2999	13/04237/OUT	Land adjacent to Arbour Close and Cotswold Edge		9	8	8	8							9							_	2
Mickleton	7002	12/01510/FUL	Paddock adj. Glyde House, Stratford Road		-				-			-											-
Moreton-in- Marsh	0500.1	10/03807/FUL	The Crossing Cottage, Todenham Road		-								-								_		-
Moreton-in- Marsh	1623	13/03353/FUL	Electricity Sub Station, London Road		2																_		2
Moreton-in- Marsh	1732.2	11/01765/FUL	168 Fosseway Avenue		-								-	-	-							_	-
Moreton-in- Marsh	2313	13/01379/FUL	Stoneleigh, Todenham Road		-																		-
Moreton-in- Marsh	2662	13/02901/FUL	White Roses, Hospital Road	7									_										7
Moreton-in- Marsh	2801.2	13/01694/FUL	Glenesk, High Street	٠																			-
Moreton-in- Marsh	4858	12/02678/FUL	Former Moreton Bowls Club, Hospital Road		34																		8
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																			22
Moreton-in- Marsh	5410.2	13/02936/FUL	Land at Moreton Park, London Road	36					_														98
Moreton-in- Marsh	5410.3	14/00169/FUL	6 Errington Road		-																		٠
Moreton-in- Marsh	5711	12/02967/FUL	Post Office, New Road	2																			2
Moreton-in- Marsh	5711	12/02967/FUL	Post Office, New Road	9																			9
Moreton-in- Marsh	7299	09/00190/FUL	Queenshead House, High Street	-				19									-						٢
Naunton	3352	13/05291/FUL	Springfield	7	-				H	-				-					L				0
Naunton	5991	13/03603/FUL	Spring Barn		-																1		-
Naunton	9367	13/01425/FUL	Baptist Chapel, Naunton		2		7			3/								36					2
North Cerney	1969	13/04199/FUL	Scrubditch Farm		-					1	N.											L	-
Northleach with Eastington	0757	13/02211/OUT	Chequers, West End		00					1288				1	3.35							1.83	00
Northleach with	0757	13/02211/OUT	Chequers, West End	7	-		7						148					1					0

					9	0-5 Years				6-10	6-10 Years				Ξ	11-15 Years				16-20	16-20 Years		
Parish	Site	Planning Application Number	Site Name	SIMI	91/91	41/91	81/18	61/81	19/20	20/21	24/22	22/23	23/24	54/52	25/26	75/27	BZITZ	28/29	28/30	15/05	22/12	32/33	33/34
Eastington																				-		8	
Northleach & Eastington	0763.1	13/05124/FUL	The Surgery	÷				\top		T	T	†	T			1	-	+	+	+	+	+	
Northleach & Eastington	0763.2	12/01236/FUL	25 Macarthur Road		-												\vdash	\vdash	\vdash	\vdash	\vdash	\vdash	\vdash
Northleach & Eastington	0763.3	13/02686/FUL	18 Macarthur Road		-																	-	\vdash
Northleach & Eastington	1095	13/02796/FUL 12/01980/FUL	Field Fair, West End		-																		-
Northleach & Eastington	2676	13/05292/FUL	Cotteswold House and Cottage, Market Place	7																			
Northleach & Eastington	5423	13/00651/FUL	QLM Ltd. The Old Bakery, The Green	2													-			-			-
Northleach & Eastington	6278	11/04752/FUL	Flat 1 & 3 The Glebe House, Mill End	7	-																		
Northleach & Eastington	7735	13/02225/FUL	Outbuilding 1 to rear of Tudor House, The Green		-																		
Northleach & Eastington	9193	11/05804/FUL	Land to the rear of Wheelwrights, West End	9																			
Oddington	7621	11/05796/FUL	Oddington House Lodge, Lower Oddington	-																			
Ozleworth	5269	12/01582/FUL	Bulkland Barn		-																	-	H
Pool Keynes	8772	12/05507/FUL	Mary's Cottage, 100 Poole Keynes	7	-																-		
Poulton	9860	13/04550/FUL	Bell Lane Farm		-			Г				Г					H	\vdash	H	\vdash	\vdash	-	\vdash
Poulton	8284	11/01496/FUL	Land at Poulton Gorse		2																		
Preston	2189	11/05716/OUT	Land at Siddington Park Farm			22	44	20												-			114
Quenington	3316	11/03743/FUL	Windrush, Welsh Way, Honeycombe Leaze	-										201				-	29				
Rodmarton	7234	12/01150/FUL	Jackaments Bottom Farm, Tetbury Road		1																-		
Sapperton	3366	13/02357/FUL	The White Horse Inn. Stroud Road, Frampton Mansell		4										TOS		-	7.5	200	1			353
Sapperton	8197.2	12/04390/FUL	Former Grain Store, Beacon Farm, Stroud Road, Frampton Mansell	- 1	-		150	100	-13						DA E		445				- 400		
Sevenhampton	5105	12/05501/FUL	Puckham Farmhouse		-			á	N.			3					7	- 2					1

					٥	0-5 Years				6-10	6-10 Years				11-15	11-15 Years		_		16-20	16-20 Years		
Parish SI	Site	Planning Application Number	Site Name	STAT	91/51	L1/91	81/71	61/81	19/20	20121	21122	22123	23/24	24/25	32/52	ZZIZZ	ESSES.	28/29	30/31	18/08	31/35	32/33	33/34
Sherborne 64	6469	13/02222/FUL	The Oranges	7	-			Г	r	r	H	H	H	H	H	H	H	H	H	H	H	H	
Sherborne 92	9253	11/03119/FUL	Park Farm		-												H	-		H			-
Shipton 22	2261	09/01923/FUL	Birchwood, Shipton Oliffe	٠																			
Shipton 15 Moynes	1550	11/01973/CON	The Rectory, Church Lane	7	2																		
no	3939	06/00891/FUL	Barton Farm		-			Г				H	Н	H			_	H		H		H	
Siddington 48	4868	13/02803/FUL	3 Nursery View	7	2								\vdash			-		_					-
Somerford 30 Keynes	3047	13/02877/FUL	Land adjoining Thameside House		-																		
South Cerney 00	9000	12/01556/REM	Land at former Aggregate Industries Site, The Mallards	40	40	17											_						
South Cerney 25	2509	12/05093/FUL	The Homestead, Silver Street	2												H				-			
South Cerney 27	2790	13/00546/FUL	Kingfisher, Station Road		-												-						
South Cerney 29	2977	12/00138/FUL	Fosse Dogotel and Cattery, Cricklade Road		2																		
South Cerney 33	3377	14/00060/FUL	The Cottage, High Street		-																		
South Cerney 48	4894	13/04831/FUL	Bamside		-												-			\vdash		H	
South Cerney 574	5748.3	06/01201/FUL	Revised scheme The Ferns, Clarks Hay	1																			
^	7528	10/03458/FUL	Land at Ham Cottage, Ham Lane	1																			
Stow-on-the- Wold	0540	13/02758/FUL	Rear garden of Little Dormers		-																		
Stow-on-the- Wold	1216	13/05018/FUL	North Cotswold Bookmakers, Well Lane		-																		
Stow-on-the- Wold	2195	07/03159/FUL 11/03651/FUL	Land adjacent to Well Lane & White Hart Lane	7																			
Stow-on-the- Wold	3888	13/04911/FUL	2 Beech Croft, Oddington Road		-																		
Stow-on-the- Wold 69	6838	12/01045/FUL	Fayrefields, Lower Swell Road	7	-																		
Stow-on-the- Wold	9868	13/05022/FUL	Storage building, Lower Park Street	٠															-				
Swell 08	9680	11/00606/FUL	Buildings at Bowl Farm, Lower Swell		8		1			7	7			1	100	36				3	-		
Swell 25	2519	12/05337/OUT	Pipers Hill, Moreton Road			19							18				100			- 1	100		133
Swell 596	5967.2	13/00508/FUL	South Hill Farm House, Station Road	٠				1		X					3	_				180	30	3	

					9	0-5 Years	1000			6-1	6-10 Years				11-	11-15 Years	so.			16	16-20 Years	20		
Parish	Site	Planning Application Number	Site Name	SL/PL	91/51	21/91	81/71	61/81	19/20	20/24	22/12	22/23	23/24	54/52	52/56	75/27	82172	28/29	59/30	18/08	31/32	35/33	33/34	Total
Temple Guiting	4325	11/02825/FUL	Farmcote Wood Farm, Winchcombe	-																				-
Tetbury	0393	14/00110/FUL	55 Long Street		-																			-
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		-																			-
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															Г					4
Tetbury	3526	11/01135/FUL	6 Hampton Street		-																		Г	-
Tetbury	3543	13/01494/FUL	25 Long Street		-																			-
Tetbury	3716	11/05457/FUL	18-22 Church Street		3																			8
Tetbury	3799	14/00125/FUL	Land rear of 19 Market Place		7																			^
Tetbury	5864	13/04899/OUT	Land parcel at Quercus Park		20	22																		45
Tetbury	6631	12/04932/OUT	Old Forge , Wisteria Farm, Hampton Street		-																			-
Tetbury	7480	12/03027/FUL	Land adjacent to 24 Cirencester Road		-																			-
Tetbury	7499	12/00180/FUL	Tetbury Youth and Community Centre, Chipping Street	9				107																9
Tetbury	7540	13/02391/OUT	Highfield Farm			25	99	20	90	90	52			Г									Г	250
Tetbury	7558	12/01792/OUT	Land parcel south of Quercus Road, Quercus Road (Matbro SIAC)		10	99	99	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	6																				60
Tetbury Upton	2039	02/02877/FUL 08/02496/COMPLY	Manor Farm, Doughton		2								- 3											2
Tetbury Upton	6434	12/00705/FUL	Upton House	,																				-
Upper Rissington	1580	12/03810/REM	Land parcel at Upper Rissington	100	100	100	32	10	1 7		1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	10	-37				N	47			1			332
Westcote	1019	12/02140/FUL	The Quarry, Nether Westcote		-	ACI		1919		7	123	1							3	183	183	3		-
Weston	2154	13/00164/FUL	Foxborough		-			1			T.			3			30						7	-

						0.00				5	0-10 rears				11-15 Years	rears		_		16-20 Years	ears		
Parish	Site	Planning Application Number	Site Name	21/71	91/51	41/91	81/71	18/19	19/20	20/24	24/22	22/23	23/24	24/25	22/52	72/22	27/28	29/30	30/31	31/35	32/33	92/26	IntoT
Weston	2194.2	13/01840/FUL	The Post Office		-													-					-
Weston	3410	03/02858/FUL	Manor Farm	2															_		_		7
Whittington	6948	12/02351/FUL	Dancers Cottage	-											-		\vdash	\vdash		L	L		-
Willersey	5093	13/05192/FIL	Rex House		-												H	H		L			-
Willersey	5797	13/03975/FUL	Willersey Stores, Main Street		-																		-
Withington	5521	13/05245/FUL	Thomdale Farm	ņ	-												H	-					?
Commitments March 2014 Total	March 2014	Total		396	069	594	438	332	103	20	25	0	0	0	0	0	0	٥	٥	۰	٥	۰	96.96
						2450					178							\mathbb{H}		0			Š
LP Allocations																							
Tetbury	T_51	N/A	Northfield Garage		1	15	15	THE SECOND	I S								-	-			L	L	30
				•	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
LP Allocations otal	lotal				250	30		Short.	988		0					0			PROS.	0			30
SHLAA sites						-								.			'	'		'	.		-
Bourton-on- the-Water	B_20	N/A	Pulhams Bus Depot			10																	5
Fairford	F_32,	13/05181/OUT	Land parcel to the south-west of Saxon Way			Ε	Ξ											_					22
Northleach	8_N	14/00104/FUL	Forety House				22																22
Stow-on-the- Wold	S_8A	14/00188/FUL	Builders yard & telephone exchange			10																	10
Stow-on-the- Wold	S_46	N/A	Ashton House, Union Street			10	10														_		20
Tetbury	T_38	13/02727/OUT	The Dormers			10	15																
SHLAA Total				0	0	54	28	0	387	383	\vdash	400	407	269	269 2	Н	772 972	7 238	8 492	\vdash	249	250	4665
						2		7			1988		\dashv		2	1364	1	-		1477			
Windfall							69	69	69	69	69	69	69	69	9 69	69 69	68	69	69	69	69	69	1173
Lapse rate				16	15.5	15.5																	47
Total				380	675	645	280	401	228	512	495	469	476	338	338 3	342 34	345 346	6 307	199	317	318	319	
10,01					N. Section	2680		SOUTH STATE			2844	CALL S			17	1709		100	20102	4822	1000		8/22