

EVIDENCE PAPER: HOUSING NOVEMBER 2014



COTSWOLD
DISTRICT COUNCIL

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1. Introduction

- 1.1 This housing topic paper explains the background, summarises and pulls together the main evidence supporting the policies in the Local Plan that relate to the overall objectively assessed housing need (OAN) and housing requirement. It sets out the national policy context for planning residential development at a strategic level, and detailed evidence, justification and analysis which informed preparation of the policies in the emerging Local Plan. The paper will be updated as necessary to support stages of the Local Plan preparation and in accordance with any additional technical evidence.
- 1.2 National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG) do not offer a definition of 'housing need'. The Planning Advisory Service (PAS) technical advice tries to fill that gap by outlining a pragmatic definition of total housing need (the OAN) as 'the housing that households are willing and able to buy or rent, either from their own resources or with assistance from the state.'
- 1.3 In this definition, 'need' is synonymous with 'demand', covering the affordable sector as well as market housing. Total need, or demand, equals the total housing that would be provided across both sectors, if land was not constrained by planning.

Previous housing requirements

Structure Plan

- 1.4 The Gloucestershire Structure Plan 1991-2011 included a requirement for 50,000 homes across the county; with 6,150 of those being delivered in Cotswold District (307.5 per annum).
- 1.5 Gloucestershire County Council sought to update the Structure Plan and commenced work on the third alteration. The Plan progressed through consultation and Examination in Public was held between November and December 2003. The 3rd Alteration Proposed Modification identified a housing requirement figure for Cotswold District of 4,200 over a 15 year period 2001-2016 (280 per annum)

Regional Spatial Strategy

- 1.6 The Draft Regional Spatial Strategy for the South West presented an overall annual average net dwellings requirement of 300 over the 20 year period 2006-2026. The Draft RSS had been the subject of examination by an independent Panel in 2007 which led to the Secretary of State's (SoS) changes the following year. These figures were all prepared and updated on the basis of evidence on housing need at the time.
- 1.7 The Secretary of State Proposed Changes to the RSS increased the Cotswold housing requirement figure from 6,000 to 6,900 over the 20 year period 2006-2026 (345 per annum). The reasons for the changes to the distribution of housing are stated to take better account of the guidance in PPS3 which requires a strategic evidence-based approach in setting out the appropriate level of housing provision and in maintaining supply.

- 1.8 Regional Strategy housing targets are not an acceptable measure of housing need, partly because they took account of supply constraints, also the evidence that underpinned the Strategies is generally out of date.

Latest National Policy

- 1.9 The National Planning Policy Framework replaced 'Planning Policy Statement 3 – Housing' in March 2012. The NPPF is part of a wider series of changes government has implemented or is proposing which will change the planning system. The Localism Act has enabled the abolition of Regional Spatial Strategies, thereby removing “top-down” housing targets. This enables local planning authorities to set locally derived housing targets.
- 1.10 The NPPF introduced a presumption in favour of sustainable development. Local planning authorities are required to prepare Local Plans on the basis that objectively assessed development needs should be met, with sufficient flexibility to respond to rapid shifts in demand or other economic changes.
- 1.11 The NPPF's objectives in relation to housing are to:
- increase the supply of housing;
 - deliver a wide choice of high quality homes that people want and need;
 - widen opportunities for home ownership; and
 - create sustainable, inclusive and mixed communities
- 1.12 To boost significantly the supply of housing, the NPPF states that local planning authorities should, amongst other things, use their evidence base to ensure that their local plan meets the full objectively assessed needs for market and affordable housing in the housing market area. The NPPF is supported by Planning Practice Guidance (PPG) which outlines the primary objective of an assessment of housing development need is to:
- identify the future quantity of housing needed, including a breakdown by type, tenure and size;
 - identify the future quantity of land or floorspace required for economic development uses including both the quantitative and qualitative needs for new development; and
 - provide a breakdown of that analysis in terms of quality and location, and to provide an indication of gaps in current land supply.
- 1.13 Planning Practice Guidance outlines that need for housing refers to the scale and mix of housing and the range of tenure that is likely to be needed in the housing market area over the plan period – and should cater for the housing demand of the area and identify the scale of housing supply necessary to meet that demand.
- 1.14 The NPPF requires a local evidence base to establish objectively assessed needs for market and affordable housing. The assessment is an objective assessment of need based on facts and unbiased evidence. Guidance outlines that plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability,

infrastructure or environmental constraints. However, these considerations will need to be addressed when bringing evidence bases together to identify specific policies within development plans.

- 1.15 The NPPF requires local planning authorities to identify and maintain a rolling five year supply of deliverable housing sites and a longer term supply of developable sites. Housing trajectories within monitoring reports will continue to be a key part of the local planning authority's evidence base. Authorities may make an allowance for windfall housing development in their 5 year housing supply if there is reliable evidence that windfall delivery has and will consistently come forward.
- 1.16 Guidance produced by Planning Advisory Service, *Objectively Assessed Need and Housing Targets: Technical advice note June 2014*, outlines that NPPF requires that local planning authorities identify the objectively assessed need for housing in their areas, and that Local Plans translate those needs into land provision targets. Like all parts of the plan, such housing targets should be informed by robust and proportionate evidence. The starting point is national policy, with its key objective to '*boost significantly the supply of housing*'. To that end, local planning authorities should make objective assessments of housing need, working jointly with neighbouring authorities who share the same housing market area. Local Plans should provide land to meet those needs in full, insofar as their areas have the sustainable capacity to do so, as defined by other policies in the Framework.

2. Methodology

2.1 This paper aims to explain the process undertaken to establish the objectively assessed housing need for Cotswold District.

2.2 The evidence used to prepare the South West Regional Spatial Strategy, which was never adopted, has been suggested to be potentially material. However, the key evidence used was the 2004 based ONS household projections, which were based on data from the period 199-2004. These projections are now significantly out of date, and therefore the up to date assessment carried out for the Council is a more appropriate evidence base for the Local Plan.

2.3 Following the publication of the NPPF the Council commissioned some independent work by Keith Woodhead. Following the Local Plan Examination Stage 1 hearing for Stroud District Council, it was necessary to commission further work to establish the OAN for the housing market area with a consistent methodology. This work was commissioned to be undertaken by Neil McDonald with Christine Whitehead (NMSS).

2.4 The OAN report for Stroud, Forest of dean and Cotswold outlines its aim as:

To provide a clear and objective basis on which the three councils can determine their objectively assessed needs (OAN) for housing on a basis consistent with the analysis carried out for Cheltenham, Gloucester and Tewkesbury Joint Core Strategy (JCS) and taking account of the projected economic growth of the area. This should enable the overall OAN for Gloucestershire to be established on a consistent basis.

2.5 National Planning Practice Guidance puts forward a methodology for assessing housing needs. The steps in the method are as follows:

I. Define the housing market area (HMA)

Where the housing market area covers more than one authority, the SHMA should relate to this larger area, not the individual authority.

II. Refer to the CLG household projections

The CLG projections (which in turn are derived from the ONS population projections) provide the '*starting point*' estimate of housing need.

III. Adjust for factors that are not captured by the CLG projections

This stage may include the following:

- a) Update the projection to take account of the latest available information;
- b) If using the latest CLG projection, which is the 2011-based interim projection and only extends to 2021, '*assess likely trends after 2012 to align with development plan periods*';
- c) Adjust for other local circumstances, including exceptional or one-off events either past or expected, such as the building of an urban extension or a new university.

- d) If market signals show that planning in the past has undersupplied need, adjust the CLG projection upwards;
- e) If the demographic projection does not provide a sufficient labour supply to match the expected growth in jobs, adjust them upwards.

2.6 This paper follows the planning practice guidance methodology and the PAS technical advice note methodology, drawing on the results of the independent studies to provide a reasoned justification of the OAN and housing requirement figure for the Cotswold District Local Plan.

3. Housing Market Area

- 3.1 Housing market area is a geographic area in which the typical household looks for a home, reflecting the key links between places where people live and work. In deciding where they want to live, households are generally indifferent to local authority boundaries; their choices are driven by access to jobs, schools, friends and family and so forth.
- 3.2 The NPPF and PPG advise that, where a housing market area extends beyond the local authority area, authorities should work together to assess needs across the HMA as a whole. In line with national policy, total housing provision across the HMA should meet demand or need. But within the HMA planning can guide development in line with supply capacity and policy constraints, to guide it to sustainable and efficient locations.
- 3.3 The PAS technical advice note states that authorities can define housing market areas (HMA) based on pre-existing relationships or partnerships between authorities, including Local Enterprise Partnerships (LEP) and joint planning units. It goes on to state that it is best if HMA boundaries do not cut across local authority areas. Dealing with smaller than local authorities causes major difficulties in analysis of evidence and drafting policy. For such small areas data availability is poor and analysis is complex.
- 3.4 Planning Practice Guidance advises that the need for land to accommodate economic development should be assessed in relation to functional economic areas, just as the need for housing land should be assessed in relation to HMAs. One would expect HMAs and functional economic areas to be geographically similar, because in broad terms both are largely determined by the reach of the daily return trip. For this reason it is useful to combine the HMA and functional economic area in a single boundary. This makes analysis and policy making manageable, it also makes it possible to plan for alignment of jobs and workers. Authorities should make a pragmatic choice, drawing areas that seem both reasonable and manageable. Wherever the boundary is drawn, the resulting HMA will not be perfect because no market area is perfectly self-contained.
- 3.5 The Gloucestershire Housing Market Area has been recognised as an established HMA for some time. Indeed, the government have established the Gloucestershire Local Enterprise Partnership (LEP) to guide economic development in the county. The six district authorities within the county have worked together on two Strategic Housing Market Assessments; the first produced in 2009 and an update produced in 2014.
- 3.6 The Gloucestershire SHMA 2014 outlines that previous work has broadly identified the County of Gloucestershire as constituting a housing market area. The HMA was reviewed as part of the SHMA and found to be still accurate.
- 3.7 Following the Stroud District Local Plan Examination hearings in April 2014 the Inspector issued his Initial Conclusions on Stage 1. In that report the Inspector outlines that:

“neither the NPPF nor the PPG specify a particular methodological approach, data or single source of information, but they do recommend using a standard methodology to ensure that the assessment findings are transparently prepared; they also confirm that housing needs should be assessed in relation to the relevant housing market area, especially where there are strong functional links between places where people live and work”

3.8 The report goes on to say

“it is important that any separate assessments of housing need are consistent or compatible with each other in order to gain the best understanding of the wider housing market and its overall housing needs. If there are specific features or characteristics of the Stroud local housing market area, they should be clearly justified by established sources of information with robust and reliable evidence, including addressing the implications of this assessment for the wider strategic market area.”

3.9 Other points raised by the Inspector include:

“SDC needs to take account of the relationship with the wider strategic housing market area, particularly within the JCS area, to ensure that the overall assessment is consistent and compatible with the assessment of housing needs in adjoining parts of the strategic housing market area.”

“further work is necessary to ensure that a soundly based objective assessment of housing and employment requirements has been undertaken, having regard to the assessments already undertaken for the JCS area of the wider strategic housing market area and the relationship with the economic strategy for Stroud and the wider area.”

3.10 It is prudent to apply these recommendations to the authorities within the housing market area, not just Stroud. Therefore, Cotswold, Stroud and Forest of Dean District Councils commissioned Neil McDonald to undertake an assessment in line with the JCS, thereby producing a consistent, compatible, robust and reliable objective assessment of housing need.

4. Demographic Projections

- 4.1 Planning Practice Guidance advises that household projections published by the Department for Communities and Local Government should provide the starting point to estimate overall housing need. The household projections are produced by applying projected household representative rates to the population projections published by the Office for National Statistics. The PAS technical note adds that these numbers of households, with a small adjustment for vacant and second homes, are used as a measure of housing demand or need.
- 4.2 The household projections are trend based: they roll forward rates of birth, death, migration and household formation from the past period into the future, they provide the household levels and structures that would result if the assumptions based on previous demographic trends in the population and rates of household formation were to be realised in practice.
- 4.3 Until CLG 2012 household projections are published there are two sets of official projections. The first of these projections is CLG 2008, which is now rather out of date. The second is CLG 2011, which is badged 'interim', derived from a now superseded population projection that did not take full account of the Census, and only ran to 2012. Therefore, for the time being housing assessments have to rely on bespoke household projections which should take account of the ONS 2012 population projection.
- 4.4 The work undertaken by Neil McDonald on behalf of the Council incorporates the official population and household projections. For Cotswold District it identifies an increase of 7,100 in the population between 2011-2031, using the ONS 2012-based population projections.
- 4.5 The PAS technical advice note outlines an assumption that may be used with the official projections; that of unattributable population change. Alongside natural change and migration, the ONS data on the components of population change in 2001-11 include an element called unattributable population change (UPC). Positive UPC occurs when the 2011 Census found more persons than could be traced back to previous population, natural change or migration. In other words, there are more people in an area than expected and the ONS cannot tell how the additional people got there. Conversely, where UPC is negative there are fewer persons in the area than previously expected and the ONS cannot tell where the missing people went (assuming they were actually there in 2001).
- 4.6 It is suggested that UPC is due to miscounting of the population in the 2001 or 2011 Census, or both. But a more likely explanation is that the UPC is migration, which was unrecorded or recorded to the wrong places. The ONS 2012 sub-national population projections ignore the UPC.
- 4.7 The work undertaken by McDonald takes UPC into account and makes adjustments accordingly. The findings show that the changes in Cotswold for UPC would actually result in a negative figure -12.3% (Figure 10: Impact of UPC on population projections; McDonald with Whitehead 2014).

Household Size and Projections

- 4.8 HRRs also known as headship rates or household formation rates, are the factor that translates population into households. They show the proportion of people in each demographic group (combination of age, sex and relationship status) that are a household reference person, or head of household. The higher the HRRs, the more people have their own households (as opposed to living in other people's households) and the smaller will be the average household size.
- 4.9 The 2011 Census showed fewer households across England than previously expected, which on average were larger than previously expected. The reason was that household reference rates (HRRs) were lower than previously expected.
- 4.10 The evidence suggests that the higher than expected household sizes are partly a demand side effect of the last recession – so that due to falling incomes and the recession fewer people could afford to form or maintain separate households. In the CLG 2011 projection, the resulting trends in HRRs are rolled forward into the future. In effect, CLG 2011 assumes that in the recession the long-term trend in household formation took a permanent turn for the worse. A recent report from Cambridge University noted:

*'The 2011-based projection also does not make any allowance for a potential return towards the previous trend. Indeed, it assumes a growing divergence from that trend... [It] envisages that a smaller proportion of 25-34 year olds set up households, not just that the proportion remains at the 2011 level'*Source: PAS technical advice note

- 4.11 It is a matter of judgement whether, and how soon, household formation will return to its pre-recession long-term trend. The forthcoming 2012 projections will take a view on this, which will become the new standard. Guidance has been provided by the Inspector examining the South Worcestershire Development Plan. The Inspector advised that up to 2012 to assess housing need the plan-makers should use the interim 2011-based assumptions. Thereafter, they should assume that rates of change in HRRs should return to the earlier trends, as projected in the CLG 2008. This method is known as 'indexed' or 're-based'. It assumes that after 2012 headship rates return to the pre-recession rates of change used in the CLG 2008 projection. But they do not catch up with the levels in CLG 2008. In other words, the pre-recession trends are interrupted by the recession and resume after a long pause.

Household size for Cotswold District

- 4.12 The McDonald with Whitehead report outlines that the two most recent DCLG household projections are the 2008-based and 2011-based projections. The 2008-based projections, in effect, predate the economic downturn and are often taken as broadly indicative of the previous longer term trend. The 2011-based projections were produced following the 2011 census and take some account of census data which generally found fewer households than had been projected in the 2008-based projections, suggesting that household formation patterns had departed from the previous long term trends.

- 4.13 The assumptions made about how people will group themselves together into households are crucial in estimating the number of homes needed. The key issue is whether household formation patterns will revert to the earlier trend towards smaller average household sizes or will the economic downturn and a long period of deteriorating housing affordability have caused a permanent change?

Conclusion for Demographic Estimate of housing requirement

- 4.14 The McDonald with Whitehead report combines population projections, migration, unattributable population change, and household formation rates to produce a demographic estimate of housing requirements. The report identifies the key issues as:

- a. What population to plan for. The 2012-based ONS population projections (2012 SNPP) together with DCLG 2008-based household formation rates represent the natural starting point as these projections provide the last official views on the key variables. The main issues are whether to make adjustments for:

- The impact of a trend period which encompassed the economic downturn. Without this adjustment the population of Cotswold could be underestimated.
- Unattributable population change (UPC). It is debatable whether an adjustment should be made for UPC given the ONS's explicit decision not to include adjustments in their official projections. At least one inspector has taken view that negative UPCs should not be used to reduce a housing requirement. However, where UPC is positive there is a risk of underestimating the future population if no adjustment is made the prudent course would be to include UPC where it is positive.

- b. Whether to plan on the basis of the headship rate projections in DCLG's 2011-based projections or assume a partial return to the previous trend either for all age groups or just for the 25-34s. the considerations here are:

- The DCLG 2011 headship rates assume that a smaller and smaller proportion of the 25-34 year olds set up a home of their own (possibly with a partner or others). In effect, this means assuming that housing conditions become less favourable for young adults.
- Both of the partial return to trend scenarios would correct this decline to some extent. There is a strong case for the 'Partial return to trend for 25-34s' as there is evidence as to why headship rates in this age group have departed from the previous long term trend and are likely to return at least partially towards that trend. On the other hand the changes which have occurred in the 65+ age group between 2001 and 2011 are consistent with changes which are not likely to be reversed.
- It is therefore suggested that a partial return to trend for 25-34s only should be assumed.

- 4.15 On this basis the demographic OAN for Cotswold was established to be 6,300.

5. Employment Trends, Balancing jobs and workers

- 5.1 PPG states that plan makers should make an assessment of the likely change in job numbers based on past trends and/or economic forecasts as appropriate and also having regard to the growth of the working age population in the housing market area. Where the supply of working age population that is economically active (labour force supply) is less than the projected job growth, this could result in unsustainable commuting patterns (depending on public transport accessibility or other sustainable options such as walking or cycling) and could reduce the resilience of local businesses. PAS technical note outlines Inspector's advice that it is clear that future labour market requirements cannot be used to cap demographic projections.
- 5.2 If demographic projections do not provide enough resident workers to fill the expected workplace jobs they should be adjusted upwards until they do. But if the demographic projections provide more workers than are required to fill the expected jobs, they should not be adjusted downwards
- 5.3 PAS technical advice outlines that it is a risky approach to plan for recalling commuters, so the ratio of workplace jobs to resident workers is assumed to rise over the plan period. It advises that strategies of recalling commuters should not be adopted unilaterally. For any area that does succeed in recalling its commuters, increasing its ration of jobs to workers, there will be areas where the ratio falls, causing labour shortages in the areas from which commuters are withdrawn.
- 5.4 PAS technical note outlines that for an approach to make sense it is necessary to integrate demographic projections and economic forecasting.
- 5.5 The McDonald with Whitehead report enforces this by stating that Local Plans should be consistent with the economic prospects of an area and that it is not acceptable simply to assume that commuting patterns will change to cover any shortfall between the resident labour force and what is needed to support the economic growth of the area.
- 5.6 The analysis carried out indicates that Gloucestershire is a far more sensible geographical area in which to consider labour markets than any of its local authorities. Indeed, given the strong interactions between the labour markets of the Gloucestershire districts, focussing too narrowly on an individual authority is likely to lead to misleading conclusions. The establishment of the Gloucestershire Local Enterprise Partnership (LEP) also emphasises the appropriateness of the area and maintains a consistent approach.
- 5.7 The projections for employment growth vary widely between localities. It must be noted that there are significant differences between the forecasters in their assessments of the potential for job growth in some authorities. The reasons for the variations between forecasters becomes clearer when the more detailed sector by sector forecasts are examined. The forecasts are built up using a combination of a national view on the prospects for the different sectors of the economy and local data on the demand for services and the performance of the different sectors. Because of the different views taken by the various forecasters about the prospects to different

sectors, significant differences arise in their projections for individual authorities. It is clear that plausible variations in the assumptions made could produce very substantial variations in the estimates of the additional housing needed.

- 5.8 The key points from the analysis conducted by McDonald with Whitehead are that if an average were taken of the housing requirements suggested by the analysis of the Oxford and Cambridge Econometric projections the conclusion would be that Gloucestershire as a whole does not need to add to its demographic OAN.
- 5.9 The report goes on to state that it would not be prudent, however, to ignore the indication from the Cambridge Econometrics (CE) projections that some additional housing may be needed to support economic growth by 2031. However, to make provision at anything like the full rate suggested by the CE analysis would not be appropriate given the LEP's focus on promoting growth in other parts of Gloucestershire; the bullish view taken by CE on job growth in government services; and the likelihood that improvements in productivity will reduce the rate of job growth significantly.
- 5.10 Against this background a reasonable allowance for additional housing to support economic growth would be for Stroud, Cotswold and Forest of Dean to provide between them for half the additional homes which the CE analysis suggests might be needed across Gloucestershire. If these were allocated in line with the relative housing numbers suggested Cotswold would provide an additional 1,200 homes, on top of that identified through the demographic analysis.

6. Past supply and market signals

- 6.1 PPG states that the housing need number suggested by household projections is a starting point and should be adjusted to reflect appropriate market signals, as well as other market indicators of the balance between the demand for and supply of dwellings.
- 6.2 In line with Guidance, the official housing projections should be adjusted to reflect any past under provision of housing land. Where planning has under provided land against demand or need, past development (and hence past population and household growth) will also have fallen short of that demand or need. Since projections roll forward that past growth into the future, they will understate future demand or need and therefore should be adjusted upwards.
- 6.3 The guidance on past supply and market signals is sometimes misinterpreted, because readers take 'under-supply' and 'under-delivery' to mean that house buildings was below policy targets. But in the present context these words mean something quite difference – that house building was less than demand or need. In many places delivery is in line with targets, but the targets themselves are far below need to demand; in other words, planning constrains the amount of housing development. This constitutes under-supply within the meaning of the Guidance.
- 6.4 Prices or rents rising faster than the national/local average may well indicate particular market undersupply relative to demand. Relevant signals may include land prices; house prices; rents; affordability; rate of development; and overcrowding.
- 6.5 The impact of under-supply works not only through suppressed household formation, but also through suppressed migration. If housing land, and hence housing, is in short supply, households will be prevented from moving into the area or will be priced out or forced out of the area. While overcrowded and hidden households in an area can be counted, would-be in-migrants into the area and out-migrants forced out of it, cannot because by definition they live elsewhere.

Land, House and Rent Prices

- 6.6 PPG outlines that land values are determined by the demand for land in particular uses, relative to the supply of land in those uses. The allocation of land supply designated for each different use, independent of price, can result in substantial price discontinuities for adjoining parcels of land, or with similar characteristics. Price premiums provide direct information on the shortage of land in any locality for any particular use.
- 6.7 Longer term changes in house prices may indicate an imbalance between the demand for and the supply of housing. The PAS technical advice note highlights that it is important to note that the practice guidance focuses on relative, not absolute, under-supply. Proportional price change is generally a better indicator than absolute price, because a comparatively high price may indicate either comparatively high demand (an attractive area, better housing stock) or low supply (possible due to planning). But if house prices in an area are rising faster than elsewhere, this

suggests that supply is tightening compared to other places – unless for some reason the area is becoming more desirable over time.

- 6.8 The McDonald with Whitehead report outlines that the reference to ‘prices or rents rising faster than the national/local average’ is important. Higher prices than in other areas may not necessarily indicate a particular problem but may simply reflect the mix of housing in an area or particular features which are thought desirable such as proximity to transport links or attractive countryside.
- 6.9 The most obvious indicator is changing house prices and average rents. House prices in Cotswold have moved in line with those on the county and the country as a whole. The McDonald with Whitehead report concludes that this suggests there are no particular local factors to take into account. It is acknowledged that prices are high in Cotswold District, but they have consistently been high, there has not been a significant rise in prices to indicate undersupply.

Affordability

- 6.10 Assessing affordability involves comparing house costs against the ability to pay. The ratio between lower quartile house price and the lower quartile income or earnings can be used to assess the relative affordability of housing.
- 6.11 The McDonald with Whitehead report outlines that there is no point simply adding a large housing needs figure to a demographically-based assessment of a housing requirement when there is no prospect of that volume of housing being funded by developers or anyone else. The PAS technical note supports this approach when it refers to the need for a judgement to be made:
- “...on how much affordable housing can be realistically paid for. The planned quantity of affordable housing must be consistent with the developer contributions that can be viably delivered by the planned quantity of market housing. If that affordable housing number is too high, then the land intended for affordable provision will either remain vacant or be developed for market housing.”
- 6.12 The McDonald with Whitehead report goes on to state that demographically-based estimate of the OAN is essentially trend based (albeit with a number of adjustments). It includes within it a view on future household formation rates across all tenure types, including affordable housing. As that view is trend-based, it in effect reflects the extent to which society has in the past supported the formation of households by those unable to afford for themselves the homes they need. Unless there are reasons to believe that funding will become available to enable the formation of more households in affordable housing, planning on the basis of past trends in this respect is a reasonable approach to take. It certainly would not be appropriate to increase the total volume of housing planned for until the amount of affordable housing that can be delivered through S106 agreements equals the affordable housing need: for many authorities that would result in an extremely large total housing requirement and many more market homes than are indicated by an objective assessment.

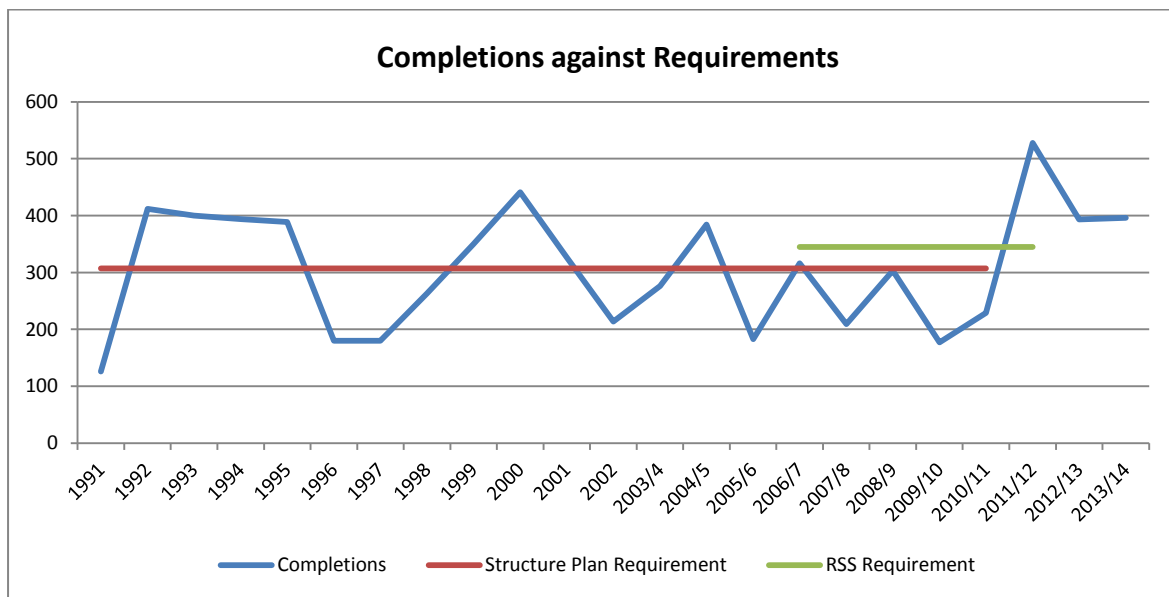
Rate of Development

6.13 The PAS technical advice note outlines that the level of housing completions is a good indicator of the severity of planning constraints – not considered by itself, but against wider benchmarks and past planning policy. The Council monitor and report on the housing stock, flows of land allocated and completions of new dwellings. PPG states that supply indicators may include the flow of new permissions expressed as a number of units per year relative to the planned number and the flow of actual completions per year relative the planned number. A meaningful period should be used to measure supply.

6.14 The completions per year from 1991 are identified in the table 1 and chart below:

Table 1: Annual Housing Completions

Year	Completions	Year	Completions
1991	126	2003/4	276
1992	412	2004/5	384
1993	400	2005/6	183
1994	394	2006/7	316
1995	389	2007/8	209
1996	180	2008/9	303
1997	180	2009/10	177
1998	263	2010/11	229
1999	350	2011/12	528
2000	441	2012/13	393
2001	327	2013/14	396
2002	214		
Total	7,070	Average	307



6.15 From the completion data it can be seen that delivery rates range from 126 to 528 net dwelling per year. Over the period 1991-2013/14 a total of 7,070 dwellings have

been delivered; an average of 307 per year over the 23 year period. The chart plots the annual completions against the Structure Plan requirement of 307 per year from 1991 to 2011; and the proposed changes RSS requirement of 345 per year.

- 6.16 The PAS technical note recommends the comparison of past completions with the trend in completion in England as a whole; the suggestion being that the local trend that is clearly at variance with the national trend might indicate that planning constraints or other local factors were affecting housing supply and that as a consequence of past household formation rates or migration flow might not be a reliable basis on which to assess an OAN. The McDonald with Whitehead report conducts this comparison and concludes that while there have been ups and downs, there is no clear evidence that supply has been subject to particular constraints over the last ten years.

Overcrowding

- 6.17 PPG sets out that indicators on overcrowding, concealed and sharing households, homelessness and the numbers in temporary accommodation demonstrate un-met need for housing. A longer term increase in such households may be a signal that more homes are needed.
- 6.18 The McDonald with Whitehead report conducts this analysis using census 2011 data for households which have either one bedroom too few or two or more too few. On both measures Cotswold, Stroud and Forest of dean compare favourably with the rest of Gloucestershire and England. The report concludes that there are, therefore, no particular grounds for concern on this measure.

Conclusions on adjustments for 'other factors'

- 6.19 The McDonald with Whitehead report concludes that none of the discussions suggest there is a case for adding to the demographically-based estimate of the housing requirement, particularly bearing in mind that this it is proposed that additional housing should be added to reflect the fact that the headship rates for 25-34 year olds were below the long term trend in 2011 and this has been carried forward into the latest DCLG household projections.

7. Affordable Housing Need

- 7.1 Planning Practice Guidance states that once an overall housing figure has been identified this will need to be broken down by tenure, household type (singles, couples and families) and household size. Guidance stipulates that plan makers should look at the household types, tenure and size in the current stock and in recent supply, and assess whether continuation of these trends would meet future needs.
- 7.2 Guidance outlines that the total affordable housing need should be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, given the probable percentage of affordable housing to be delivered by market housing led developments.
- 7.3 The technical advice note explains this to mean that the amount of affordable housing to be included in the OAN should reflect what can be delivered in practice, as a function of market delivery. Based on this, Inspectors' advice and existing good practice, the technical advice note suggests the following approach:
- I. Assess total housing need or demand (the OAN), ending with a preferred scenario or range;
 - II. Estimate how much of that total need could be delivered as new affordable housing, given the affordable housing contribution that can be viably generated from market housing developments;
 - III. Assess affordable housing need;
 - IV. Compare this affordable need with the potential affordable supply at stage ii;
 - V. Consider if the resulting scenario would meet a reasonable proportion of the affordable need;
 - VI. If not, consider the total need figure so it includes more affordable housing.
- 7.4 The Gloucestershire SHMA 2014 will be updated with the latest OAN information. The updated SHMA will be used to inform the Local Plan and its policies of the proportions, type and tenure mix of housing required. This will be complimented by viability assessments for the Local Plan and affordable housing.
- 7.5 It is important to note that PAS advice note outlines affordable housing need is a different kind of number from total need (the OAN), so the two numbers are not directly comparable and cannot be added together. The main measure of total need is one based on demographic projections, plus various adjustments. Affordable housing need is calculated separately through a different method, and the resulting numbers typically exceed what can be realistically delivered in practice. Therefore, affordable need should not be treated as a component of the OAN but as an adjustment to the main OAN calculation, just like other factors that are not captured by the demographic projections.

8. From OAN to Housing Target

- 8.1 The NPPF and PPG make it clear that an authority's housing provision target, or requirement, does not necessarily equal its objectively assessed need. Two factors come between the OAN and the target. First is the area's deliverable and sustainable supply capacity, defined with reference to constraints recognised in the Framework. The second factor is cross-boundary unmet need, which the authority should accept if that is possible, sustainable and reasonable.
- 8.2 The advice note also suggests authorities should have regard to the impact of housing development on its wider policy objectives and priorities. The NPPF is clear that an authority's objectives cannot justify undersupplying the OAN. But there is no reason why an authority cannot provide for housing development over and above the assessed need. The OAN is a minimum target, subject to supply constraints.
- 8.3 While it is evident that housing impacts on community well-being, too much housing in certain places can harm the environment and put undue pressure on infrastructure. Too little housing can cause harm, for example from excessively ageing communities, rural depopulation, loss of critical mass to support town centres, vacant shops and under-used schools.
- 8.4 In assessing future need it is important to note the technical advice note outlines that authorities should not add any 'backlog', where past housing development under delivered RSS targets. Thus a recent High Court judgment noted:

'...There was no methodological error in the way these competing estimates for the period 2011-2031 were drawn up by reason of the notional "shortfall" in housing delivery between 2006 and 2011 by comparison with the average annual figure for additional housing indicated in the South East Plan... There was no reason whatever for a person in 2011 seeking to draw up a current estimate of population growth and housing requirements looking into the future from that date to 2031 and using up-to-date evidence to do so, to add on to the estimated figures any shortfall against what had been estimated to be needed in the first phase of the previously modelled period included in the South East Plan..'

- 8.5 The McDonald with Whitehead report concludes that the OAN for Cotswold District is 7,500 for 2011-2031, as identified in their Figure 42 replicated below. It sets out both the demographic OANs and the OANs with the suggested allowances for homes to support economic growth for the period 2011-31. The 'starting point' OANs (i.e. the OANs based simply on applying the latest official projections) are also given for comparative purposes.

Figure 42: OANs for 2011-31	Stroud	Cotswold	Forest of Dean	JCS	Gloucestershire
Starting point: 2012 SNPP+DCLG 2011	8200	5300	5100	26900	45400
Demographic OAN	8700	6300	6400	30400	51800
OAN with extra homes for jobs	9500	7500	7200	30400	54500

Supply Capacity

- 8.6 The latest SHLAA review information formed the basis of the work on potential site allocations for the Local Plan. The substantial evidence base for potential site allocations is outlined in *Evidence Paper: To inform non strategic housing and employment site allocations* and its accompanying appendices document.
- 8.7 This latest full analysis of potential sites, together with the latest information of sites with planning permission, has been used to produce a housing trajectory for the plan period. The housing trajectory table on the following page shows the anticipated annual delivery of housing across the district. This is set against the annualised requirement to illustrate anticipated performance throughout the plan period. (The full breakdown of the sites and data behind the trajectory can be found at Appendix A.)
- 8.8 This is followed by table 3 that outlines a breakdown of the anticipated delivery for each of the sustainable locations. The housing trajectory and the breakdown below, show that 1,317 dwellings have already been delivered, there are a further 3,528 with planning permission (up to 30th September 2013). This accounts for **4,845** units.
- 8.9 The preferred potential site allocations and strategic site account for 2,881. When combined with those already delivered and with planning permission it demonstrates the district can accommodate **7,726** dwellings over the plan period. This is more than sufficient to meet the objectively assessed housing need of 7,500.

Table 2: Cotswold District Housing Trajectory 2011-2031

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
Total Past Completions	528	393	396																		1317
Total Projected Completions				407	740	708	649	522	536	448	384	301	280	204	204	200	201	201	208	216	6409
Cumulative Completions	528	921	1317	1724	2464	3172	3821	4343	4879	5327	5711	6012	6292	6496	6700	6900	7101	7302	7510	7726	7726
PLAN – Strategic Allocation (annualised)	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	7500
MONITOR – No. dwellings above or below cumulative allocation	153	171	192	224	589	922	1196	1343	1504	1577	1586	1512	1417	1246	1075	900	726	552	385	226	
MANAGE – Annual requirement taking account of past/projected completions	375	367	329	364	361	336	309	283	263	238	217	199	186	173	167	160	150	133	99	-10	

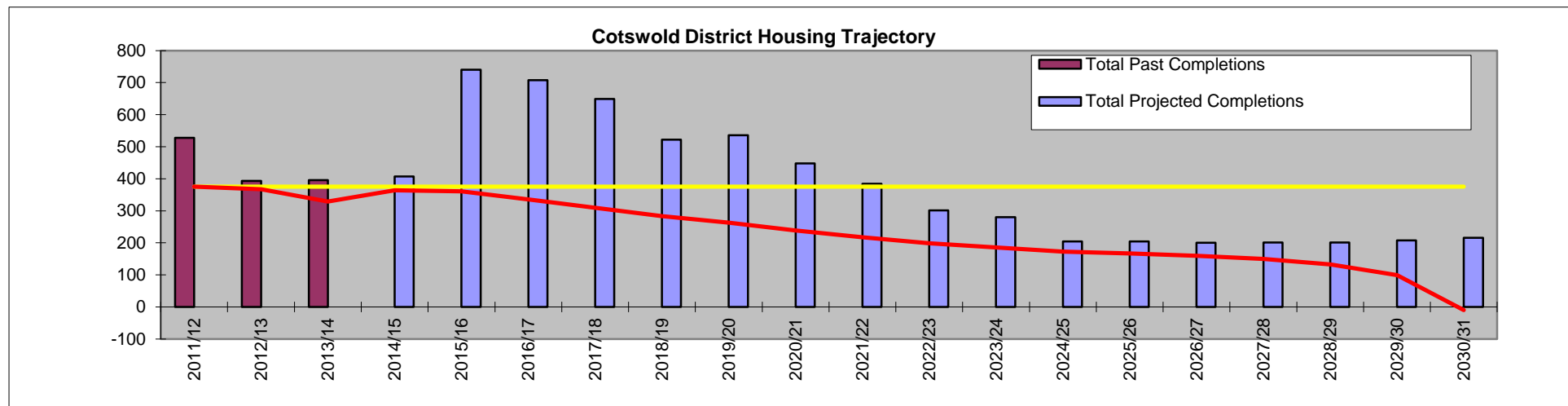


Table 3: Housing trajectory data by settlement

Settlements	Built 1/4/11 to 31/3/14	Permissions at 31/3/14	Permissions granted 1/4/14 to 30/9/14	TOTAL built to 31/3/14 + permissions to 30/9/14	All preferred Site Allocations (at 27/10/14)	TOTAL Commitments to date + preferred site allocations
Cirencester [excl. Chesterton]	573	387	46	1006	31	1037
Land south of Chesterton	0	0	0	0	2350	2350
Andoversford	50	17	1	68	40	108
Blockley	5	3	0	8	51	37
Bourton-on-the-Water	58	260	9	327	10	337
Chipping Campden	33	46	2	81	127	208
Down Ampney	1	22	0	23	31	54
Fairford	38	258	146	442	0	442
Kemble	7	51	0	58	12	70
Lechlade	14	81	1	96	18	114
Mickleton	0	149	0	149	0	149
Moreton-in-Marsh	286	141	392	819	21	840
Northleach	11	7	25	43	53	96
South Cerney	48	106	1	155	0	155
Stow-on-the-Wold	32	11	48	91	30	121
Tetbury	18	581	140	739	27	763
Upper Rissington	36	332	26	394	0	394
Willersey	2	2	1	5	80	85
Windfalls in other locations	105	173	63	341	0	341
TOTALS	1317	2627	901	4845	2881	7726

8.10 It must be noted that the housing trajectory and summary table above do not include an allowance for potential delivery from windfall sites. The Council can demonstrate robust evidence that 69 units per year can be anticipated through such sites. The 5 year housing land supply document outlines the evidence and justification behind this. If 14 years worth of windfall allowance were included it would increase the figure by 966 to a total of 8,692.

8.11 However, in doing so it would also have to take account of any potential lapses in planning permission (i.e. sites that do not commence and therefore the planning permission expires). These account for 16 units per year and would be deducted from the first three years, as explained and justified in the Council's 5 year supply document. This would result in a full housing trajectory delivery total of **8,644 units**. This far exceeds the objectively assessed housing need.

Cross-Boundary Unmet Need

- 8.12 The Council have been working with surrounding authorities through the Duty to Cooperate. All surrounding authorities have, at present, stated they intent to meet their housing needs, therefore there is no additional unmet need to be provided within Cotswold District.

Wider policy Objectives

- 8.13 The Council have an obligation to meet the objectively assessed need, as well as all the policy areas set out in the National Planning Policy Framework. This includes environmental considerations and constraints.
- 8.14 The area covered by Cotswold District is heavily constrained by the nationally important Area of Outstanding Natural Beauty (AONB). At the early stages of Plan development the sustainability appraisal process assessed the option to prioritise development to areas outside the AONB. This option was not deemed reasonable as it would not bring any benefits to a large number of market towns located within the AONB, providing services and facilities to the communities and those of the surrounding areas. Therefore, it is accepted that development will have to occur in the AONB in Cotswold District in order to support communities and full fill all criteria of sustainable development. However, the presence of the AONB and the unique historic environment of the Cotswold must be taken into consideration.
- 8.15 Other pieces of evidence have referred to the objectives outlined in the Local Plan Consultation: Strategy and Site Allocations. These objectives cover all three elements of sustainable development: economy, social and environment. The environment of the Cotswold District is exceptional and development needs managing within that context. The objectives of the Local Plan will seek to protect, conserve and enhance the natural and built environment. The amount of housing to be accommodated within this area has to be considered within this context.

Housing Requirement Recommendation

- 8.16 For the reasons set out above, the Council seek to meet the objectively assessed need and set housing requirement at the same level in the Local Plan; thereby aiming to meet the needs of the residents while choosing not to put too great a burden on the unique environment and landscape. It is recommended that the housing requirement in the Local Plan be set at **7,500** for the Local Plan Consultation: Strategy and Site Allocations.

Appendix A

Housing Trajectory – Background site information

Housing Trajectory – Background site information

Parish	Site Ref	Planning Application Number	Site Name	0-5 Years					6-10 Years					11-15 Years					16-20 Years					Total
				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
Commitments September 2014																								
Adlestrop	0642	12/00838/FUL	Hillside Farm	1																			1	
Aldsworth	4493	13/04294/FUL	Land at Hitchings, The Approach		4																		4	
Ampney Crucis	302.2	14/00311/FUL	Crucis Park Barnsley Road			2																	2	
Barnsley	1418	14/01060/CLEUD	Glebe Farm				4																4	
Ampney St Mary	7375	13/05350/FUL	Manor Farmyard Ampney St Marys			2	2																4	
Andoversford	2381	13/03775/FUL	Former Cattle Market, Station Road		7	10																	17	
Andoversford	7322	14/01340/CLEUD	10A Crossfields	1																			1	
Ashley	3670.1	11/02839/FUL	Culkerton Station (Former Goods Building), Tetbury Road		1																		1	
Ashley	3670.2	12/02451/FUL	The Old Station House, Culkerton	-1	1																		0	
Avening	0064	13/03250/CLOPUD	Avening Mill, Mill Lane		8																		8	
Avening	2348	13/03534/CLOPUD	Land adjacent to 23 Sandford Leaze		1																		1	
Avening	3190	14/02252/FUL	Land adjacent 9 Pound Hill		1																		1	
Avening	8105	11/01823/FUL	The Boat House, Gatcombe Water		1																		1	
Bagendon	5201	12/03538/FUL	The Old School	1																			1	
Barrington	0054	12/04562/FUL	Inn For All Seasons		1																		1	
Baunton	0351	13/05262/OUT	Green Sleeves		1																		1	
Baunton	0727	13/05006/FUL	The Hollies, Baunton Lane Stratton		1																		1	
Baunton	1440	11/04205/FUL	Windrush House, The Whiteway	-1	2																		1	
Baunton	5330	13/04770/FUL	Land at Cirencester Golf Club		2																		2	
Beverstone	3058	12/05146/FUL	Babdown Farm, Babdown		7																		7	
Bibury	1790	13/00937/FUL	Jubilee Garage	1																			1	
Bibury	2795	13/03829/FUL	Streetway House, Ready Token	1																			1	
Bibury	5313	14/02280/FUL	Rosebank Ablington			1																	1	
Bibury	8338.2	14/01342/FUL	Land adjacent Barn House, Hawkers Hill			2																	2	
Bibury	9366	13/01371/FUL	Land adjacent to B4425, Arlington	11																			11	
Bledington	1070.1	13/00433/FUL	Pebbly Hill Farm	1																			1	
Bledington	1070.2	13/00428/FUL	Pebbly Hill Farm	1																			1	
Bledington	3099	14/01416/FUL	Micklands Hill Farm Stow			1																	1	

Parish	Site Ref	Planning Application Number	Site Name	0-5 Years					6-10 Years					11-15 Years					16-20 Years					Total
				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
			Road																					
Bledington	3350	13/04552/FUL	The Old Forge adjacent to Jasmine Cottage	-1	1																		0	
Bledington	6600	14/00344/FUL 13/03926/FUL	Green Lane, Main Street	-1	1																		0	
Bledington	6907	14/03371/FUL	Bledington Grounds Bungalow, Stow Road	-1	1																		0	
Blockley	1513	13/00615/FUL	Oddity House, Bell Lane		1																		1	
Blockley	2210.1	14/02694/FUL	Brown House, Station Road	-1	1																		0	
Blockley	4446	14/02977/FUL	Lower Brook House, Lower Street	-1	1																		0	
Blockley	5716	13/00795/FUL	British Legion Building, Bell Lane		2																		2	
Blockley	6409	14/01454/FUL	Land Parcel opposite Cornerstone Cottage, Draycott	-1	1																		0	
Bourton-on-the-Water	0515	13/05036/FUL	Bourton on the Water Library			5																	5	
Bourton-on-the-Water	1472	14/00873/OUT	Piece House, Moore Road		-1	3																	2	
Bourton-on-the-Water	1631	14/00061/FUL	Moore Cottage Hospital		2																		2	
Bourton-on-the-Water	1679	13/04951/FUL	Cotswold Carp Farm, Rissington Road	1																			1	
Bourton-on-the-Water	2230	12/05647/FUL	Tagmoor Barn	1																			1	
Bourton-on-the-Water	2448	13/01866/FUL	Land adjacent to 2 Gorse Meadow		1																		1	
Bourton-on-the-Water	2729	14/00654/FUL	Salmonsbury House, Station Road		-1																		-1	
Bourton-on-the-Water	2952	14/01385/FUL	Flat 1 The Garage, Station Road	-1	2																		1	
Bourton-on-the-Water	3557	14/01974/FUL	Halford House, Station Road	1																			1	
Bourton-on-the-Water	3646	12/03616/OUT	Land parcel off Station Road			20	40	40															100	
Bourton-on-the-Water	4096	13/00818/FUL	Cotswold Carp	1																			1	
Bourton-on-the-Water	5101	13/01708/FUL	Ebley Tyre and Auto Services, Lansdowne		5																		5	
Bourton-on-the-Water	7423	14/00084/FUL	Bourton Croft, Victoria Street	1																			1	
Bourton-on-the-Water	8787	11/01410/FUL	12 Salmonsbury Cottages, Station Road	-1	2																		1	
Bourton-on-the-Water	9334	13/00291/OUT	Land to the north of Roman Way and to the east of Bourton Industrial Park			25	50	50	23														148	

Parish	Site Ref	Planning Application Number	Site Name	0-5 Years					6-10 Years					11-15 Years					16-20 Years					Total
				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
Bourton-on-the-Water	9342	12/04453/FUL	35 Rissington Road		1																		1	
Chedworth	0283	12/05528/FUL	Woodlands Farm		1																		1	
Chedworth	9269	13/05075/FUL	Highfield, Fields Road	-1	1																		0	
Cherington	0841	12/03802/FUL	The Gastons	1																			1	
Chipping Campden	0672	11/00881/FUL	Malt House, Broad Campden	1																			1	
Chipping Campden	1466	10/01736/FUL	Top Farm, Blind Lane, Westington	1																			1	
Chipping Campden	1466.2	13/05276/FUL	The Granary, Blind Lane	1																			1	
Chipping Campden	2917	13/02227/OUT	Land at Berrington Mill Nurseries, Station Road		10	16																	26	
Chipping Campden	5394	12/00364/FUL	Green Dragon, Backends	1																			1	
Chipping Campden	5500	14/02151/FUL	Old Bakehouse, Lower High Street, Chipping Campden	1																			1	
Chipping Campden	6894	13/01538/OUT	Land adjacent to Badgers Field, George Lane			8	8																16	
Chipping Campden	7140.2	13/00542/FUL	1 The Old Grammar School, High Street		1																		1	
Chipping Campden	7357	12/04669/FUL	The Anchorage, Blind Lane	1																			1	
Chipping Campden	9241	12/02809/FUL	Site between 6 and 7 Sheep Street	1																			1	
Cirencester	0423	13/00380/CON	15 The Avenue	-1	1																		0	
Cirencester	0424	08/00557/FUL	The Wool Market Car Park, Dyer Street	8																			8	
Cirencester	0927.1	12/05201/FUL	Land adjacent to 45 Bowling Green Road		2																		2	
Cirencester	0927.2	12/05204/FUL	Land adjacent to 47 Bowling Green Road (Site 2)		2																		2	
Cirencester	1021	11/02888/FUL	4 - 6 Black Jack Street		9																		9	
Cirencester	1109	13/04890/FUL	17 Kingshill	-1	2																		1	
Cirencester	1220	13/02153/FUL	6-20 Spitalgate Lane	4																			4	
Cirencester	1345	13/04065/FUL	60 Gloucester Road, Stratton		2																		2	
Cirencester	1382	13/05371/FUL	Land adjacent to 32 Cotswold Avenue		1																		1	
Cirencester	1581	12/05413/FUL	53-61 Castle Street	-1	3																		2	
Cirencester	1590	14/02352/FUL	35 The Whiteway	1																			1	
Cirencester	1688	13/03578/FUL	24 Kingshill		1																		1	
Cirencester	2093	11/03033/FUL	25 Corinium Gate	-1	2																		1	
Cirencester	2145	14/02224/FUL	Somerford Court,			17	18																35	

Parish	Site Ref	Planning Application Number	Site Name	0-5 Years					6-10 Years					11-15 Years					16-20 Years					Total
				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
			Somerford Road																					
Cirencester	2236.3	12/05371/FUL	Oakley Hall Chapel, Highfield Lane	1																				1
Cirencester	2654	12/02905/FUL	Land adjacent to Stratton Wold		1																			1
Cirencester	2673.1	14/02593/FUL	8 Park Street		2																			2
Cirencester	2698	14/03155/FUL	Shepherd Smail & Co. North Way House, North Way		2																			2
Cirencester	2739	11/04607/FUL	105 Watermoor Road	3																				3
Cirencester	2859	13/02500/FUL	Land at West Way		9																			9
Cirencester	3565	14/02115/FUL	47 Dyer Street	1																				1
Cirencester	3651	10/05462/FUL	Powells C of E School, Gloucester Street		4																			4
Cirencester	3926.1	10/01954/FUL	Akeman Court, Cricklade Street			13																		13
Cirencester	3926.2	13/04935/FUL	Baldwins Bed Shop, 103 Cricklade Street	6																				6
Cirencester	3955.2	13/02942/OUT	Kingshill Development, London Road			20	40	40																100
Cirencester	4203.1	11/05444/FUL	Le Spa, 42 Gloucester Road, Stratton		1																			1
Cirencester	4203.2	11/05830/FUL	Stratton Place, 42 Gloucester Road, Stratton		7																			7
Cirencester	4366	14/00825/FUL	51 Dollar Street		2																			2
Cirencester	4400	14/02037/FUL	21 West Way		2																			2
Cirencester	4489	13/01043/OUT	Earle & Ludlow ltd., 77 Victoria Road		4																			4
Cirencester	5127	13/03752/FUL	54 Somerford Road		1																			1
Cirencester	6428.2	13/01384/FUL	62 Kemble Drive		1																			1
Cirencester	6717.4	10/03034/REM 10/04185/FUL	Land at Kingshill South Phases 5 6 & 7		27																			27
Cirencester	6841	12/05656/FUL	24 Queen Street	3	3																			6
Cirencester	8525	11/05030/OUT	Southleigh, 48 Somerford Road		1																			1
Cirencester	8843	11/01774/OUT	Land west of Siddington Road and south of North Hill Road	10	30	15																		55
Cirencester	9035	14/00730/FUL	26 Weavers Road	1																				1
Clapton	3362	14/02143/CLPUD	Craycombe Cottage	1																				1
Coberley	6906	14/02559/FUL	Severn Springs House, formerley Sandford School, Coberley	1																				1
Coberley	6916.2	14/01134/OUT	Honeyacre, Ullenwood Manor Road	-1	2																			1
Coberley	6968	13/01348/FUL	New Farm Bungalow, Upper Coberley	-1	1																			0
Cold Aston	5458	14/03012/FUL	The Ridge, Fosseway		5																			5

Parish	Site Ref	Planning Application Number	Site Name	0-5 Years					6-10 Years					11-15 Years					16-20 Years					Total
				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
Colesbourne	0406	13/03260/FUL	Land at the Walled Garden, Colesbourne Park		1																		1	
Colesbourne	7770	11/03914/FUL	The Old Post Office	1																			1	
Coln St Aldwyn	5867	13/03215/FUL	Akeman Barns, Cockrup Farm, Bibury Road		2																		2	
Coln St Dennis	1299	13/05269/FUL	Glebe Farm		1																		1	
Coln St Dennis	9237	13/03576/OUT	Black Barns		1																		1	
Compton Abdale	5176	14/03089/FUL	Manor Farm	1																			1	
Compton Abdale	6049	13/03681/FUL	Beechwood Farm		1																		1	
Cowley	6902	14/01714/FUL	Old Neuk, Birdlip	1																			1	
Cowley	6928	12/04062/FUL	Rushwood Kennels		1																		1	
Cowley	7071	14/03269/FUL	Barn at Ivy Lodge, Stroud Road		1																		1	
Cowley	7077	13/00738/FUL	Barn adjacent to Royal George Hotel, Cirencester Road		1																		1	
Daglingworth	6139.1	12/05190/FUL	Manor Farm Barn, Lower End		2																		2	
Daglingworth	6139.2	13/00250/FUL	Manor Farm Stables, Lower End		1																		1	
Dowdeswell	3065.2	13/00039/CON	Dowdeswell Court	-1																			-1	
Dowdeswell	3065.3	12/05152/FUL	Dowdeswell Court	1																			1	
Down Ampney	6470	13/01667/OUT	Land at Broadway Farm				11	11															22	
Duntisbourne Abbots	0085	09/04265/FUL	Homefield		1																		1	
Duntisbourne Abbots	8432	12/00650/FUL	Newbold Farm		1																		1	
Eastleach	4033	12/05463/FUL	Old School House, Eastleach Martin	2																			2	
Eastleach	4509	06/03029/FUL	16 Eastleach	2																			2	
Ebrington	0207.2	12/03690/FUL	Ebrington Hill		1																		1	
Ebrington	0367	10/02797/FUL	Barns at Charingworth Farm		1																		1	
Ebrington	2012	13/01665/FUL	Orchard Cottage, Charingworth Grange	-1	1																		0	
Ebrington	3314	12/04267/FUL	Orchard Rise, Charingworth Road, Charingworth	1																			1	
Ebrington	5591	13/01168/FUL	The Barn, Hidcote Boyce	-1	2																		1	
Ebrington	7074	13/05096/FUL	Little Charingworth	-1	1																		0	
Ebrington	8880	14/01175/FUL	The Washbrook	1																			1	
Ebrington	9277	14/00553/FUL	Oakham Farm, Nashs Lane		1																		1	
Edgeworth	4263	14/00018/FUL	Stonewell Place, School Lane	1																			1	

Parish	Site Ref	Planning Application Number	Site Name	0-5 Years					6-10 Years					11-15 Years					16-20 Years					Total
				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
Elkstone	1453	14/01514/FUL	The Bungalow, Butlers Farm, Colesbourne	1																			1	
Elkstone	1793	12/03032/FUL	The Timber Yard, High Cross		1																		1	
Evenlode	3292	12/02435/CON	Bell Orchard, Horn Lane	-1	1																		0	
Evenlode	3805.1	11/03962/FUL	Manor Farm, Church Lane	1																			1	
Evenlode	3805.3	13/04281/FUL	The Stables, Manor Farm	1																			1	
Evenlode	6009.1	14/03015/FUL	Grange Farm Barn, Horn Lane		2																		2	
Fairford	0096.2	13/02558/FUL	2 High Street		1																		1	
Fairford	0311	13/03793/OUT	Land at London Road			30	30	30	30														120	
Fairford	0772	13/05181/OUT	Land parcel to the south-west of Saxon Way			11	11																22	
Fairford	2605.1	13/00792/REM	Pips Field	34																			34	
Fairford	2605.2	12/02133/FUL	Land west of Pips Field, Cirencester Road	40	40	19																	99	
Fairford	2924	11/05694/FUL	The Old Post Office, Bridge Street	-1	3																		2	
Fairford	2963	10/05337/FUL	Land at Back Lane	1																			1	
Fairford	3246	14/0122/OUT	Land at Waiten Hill Farm, Coronation Street		2	2																	4	
Fairford	3640	13/05307/REM	The Gables, Horcott Road		1																		1	
Fairford	3910	12/00520/FUL	Rhymes Barn Farm, Rhymes Lane		1																		1	
Fairford	8988	13/03097/OUT	Land south of Cirencester Road				10	30	30	30	20												120	
Farmington	0339	12/01998/FUL	Hill House		1																		1	
Farmington	0355	13/05254/FUL	Foxbury Cottage	-1	1																		0	
Farmington	1355	11/01918/LBC	Farmington Lodge	1																			1	
Farmington	7380	13/05198/FUL	Furzehill Farm		1																		1	
Guiting Power	0127	13/00998/FUL	Yoicks, Tally Ho Lane	-1	2																		1	
Guiting Power	6277	14/00676/FUL	Pemeister Cottage, Piccadilly, Guiting Power	1																			1	
Hazelton	8227	12/03153/FUL	Red House, Salperton		1																		1	
Icomb	3438	14/03261/FUL	The Granary, Icomb Proper		1																		1	
Icomb	8752	13/04880/FUL	Lower Farm, House	1																			1	
Kemble	0115.2	11/05872/FUL	Dutch Barn, Mill Farm, Main Street, Ewen	1																			1	
Kemble	1838	12/00425/FUL	Forge House, Limes Road	-1	1																		0	
Kemble	2602	12/01261/FUL	Grey Gables, School Road	-1	1																		0	
Kemble	4060	11/04236/OUT	Land at Top Farm, West Lane		25	25																	50	
Kemble	5939	13/03599/FUL	Bradley Cottage, Windmill Road		1																		1	

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				14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
Kemble	8545	13/01372/FUL	Stanmore House, Main Street, Ewen	-1	1																		0	
Kemble	8877	11/01062/FUL	Morning Dew, Kemble Road	-1	1																		0	
Kemble	9051	14/02519/FUL	Land south of Washpool House, Washpool Lane		1																		1	
Kempsford	2135	13/03685/FUL	Mill Farm, Whelford		1																		1	
Kempsford	3308	12/01469/FUL	Land between the High Street and Top Road		14	15																	29	
Kingscote	4638	05/01935/FUL	The Byre and Stable Barn, Barnhill Court Farm	2																			2	
Kingscote	5318	12/03387/FUL	St Bartholomews Church		1																		1	
Kingscote	5445	12/00583/FUL	3 Windmill Cottages, Windmill Lane	1																			1	
Lechlade	1270	13/00262/FUL	Downham Fields, Fairford Road, Downington	-1	1																		0	
Lechlade	2379	13/00557/FUL	Lechlade Methodist Chapel, High Street	1																			1	
Lechlade	4198	14/01463/FUL	Waldron Villa, Oak Street		1																		1	
Lechlade	7615	12/00528/OUT	Old Station Site				30	31															61	
Lechlade	7857	13/02642/OUT	Land off Moorgate Downington		9	10																	19	
Long Newton	3493	11/03435/CLEUD	Cotswold View	1																			1	
Long Newton	5240	10/01370/FUL	Nursery Farm	1																			1	
Longborough	1546	10/04362/FUL	The Gables, Ganborough Road	1																			1	
Longborough	4353	10/05301/FUL	Upper Town House, Moreton Road	-1	1																		0	
Lower Slaughter	4106	13/00521/FUL	Church Farm House, Copse Hill Road	1																			1	
Lower Slaughter	6451.1	12/04149/FUL	Land Parcel Dikler Farm	1																			1	
Lower Slaughter	6451.2	13/03255/FUL	Bourton Vale Equine Clinic, Wyck Road	1																			1	
Maugersbury	2673	14/00017/FUL	Crescent Hill, The Crescent	1																			1	
Maugersbury	7389.2	13/03432/FUL	Willow Barn, Barn At Maugersbury Court	1																			1	
Mickleton	1810	13/03539/OUT	Former Meon Hill Nurseries, Canada Lane		20	40	18																78	
Mickleton	2209.1	14/02685/FUL	Cotswale, Broadway Road		2																		2	
Mickleton	2999	13/04237/OUT	Land adjacent to Arbour Close and Cotswold Edge		10	20	20	20															70	
Mickleton	7002	12/01510/FUL	Paddock adj. Glyde House, Stratford Road		1																		1	
Moreton-in-Marsh	0500.1	10/03807/FUL	The Crossing Cottage, Todenham Road		1																		1	
Moreton-in-Marsh	1623	13/03353/FUL	Electricity Sub Station, London Road		2																		2	

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Moreton-in-Marsh	1732.2	11/01765/FUL	168 Fossey Avenue		1																		1	
Moreton-in-Marsh	2313	13/01379/FUL	Stoneleigh, Todenham Road		1																		1	
Moreton-in-Marsh	2662	13/02901/FUL	White Roses, Hospital Road	-1																			-1	
Moreton-in-Marsh	2801.2	13/01694/FUL	Glenesk, High Street	1																			1	
Moreton-in-Marsh	4858	12/02678/FUL	Former Moreton Bowls Club, Hospital Road		34																		34	
Moreton-in-Marsh	5002.2	11/05518/FUL	Laundercentre, New Road	2																			2	
Moreton-in-Marsh	5410.1	11/00940/REM	Land at Fire Service College, London Road	54																			54	
Moreton-in-Marsh	5410.2	13/02936/FUL	Land at Moreton Park, London Road	36																			36	
Moreton-in-Marsh	5410.3	14/00169/FUL	6 Errington Road		1																		1	
Moreton-in-Marsh	5711	12/02967/FUL	Post Office, New Road	2																			2	
Moreton-in-Marsh	5711	12/02967/FUL	Post Office, New Road	6																			6	
Moreton-in-Marsh	5926.1	14/01492/FUL	The Old Curiosity Shop, The Workshop, Corders Lane			1																	1	
Moreton-in-Marsh	7299	09/00190/FUL	Queenshead House, High Street	1																			1	
Moreton-in-Marsh	7579	14/02528/FUL	Flower House, Hospital Road	1																			1	
Moreton-in-Marsh	9227	14/00948/OUT	Land off Todenham Road, Moreton in Marsh				35	35	35	35													140	
Moreton-in-Marsh	5410	14/01483/OUT	Land west of 7th Avenue and south of 5th Avenue, Fire Service College Campus (Site 1)				30	50	50	50	50	20											250	
Naunton	3352	13/05291/FUL	Springfield	-1	1																		0	
Naunton	5991	13/03603/FUL	Spring Barn		1																		1	
Naunton	9367	13/01425/FUL	Baptist Chapel, Naunton		2																		2	
North Cerney	1969	13/04199/FUL	Scrubditch Farm		1																		1	
Northleach with Eastington	0757	13/02211/OUT	Chequers, West End		8																		8	
Northleach with Eastington	0763.1	14/00104/FUL	Forety House	-11																			-11	
Northleach with Eastington	763.1	14/00104/FUL	Forety House			11	11																22	

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Northleach with Eastington	0763.2	12/01236/FUL	25 Macarthur Road		1																		1	
Northleach with Eastington	0763.3	13/02686/FUL	18 Macarthur Road		1																		1	
Northleach with Eastington	1095	13/02796/FUL 12/01980/FUL	Field Fair, West End		1																		1	
Northleach with Eastington	2676	13/05292/FUL	Cotteswold House and Cottage, Market Place	-1																			-1	
Northleach with Eastington	5423	13/00651/FUL	QLM Ltd. The Old Bakery, The Green	2																			2	
Northleach with Eastington	5902	14/01695/FUL	The Old Grammar School, High Street	1																			1	
Northleach with Eastington	6278	11/04752/FUL	Flat 1 & 3 The Glebe House, Mill End	-2	1																		-1	
Northleach with Eastington	7735	13/02225/FUL	Outbuilding 1 to rear of Tudor House, The Green		1																		1	
Northleach with Eastington	7735.1	14/02823/FUL	Tudor House, The Green		2																		2	
Northleach with Eastington	9193	11/05804/FUL	Land to the rear of Wheelwrights, West End	6																			6	
Oddington	6056	14/01581/FUL	The Manor, Lower Oddington	-1																			-1	
Oddington	7621	11/05796/FUL	Oddington House Lodge, Lower Oddington	1																			1	
Ozleworth	5269	12/01582/FUL	Bulkland Barn		1																		1	
Pool Keynes	8772	12/05507/FUL	Mary's Cottage, 100 Poole Keynes	-1	1																		0	
Poulton	0936	13/04550/FUL	Bell Lane Farm		1																		1	
Poulton	8284	11/01496/FUL	Land at Poulton Gorse		2																		2	
Preston	2189	11/05716/OUT	Land at Siddington Park Farm			50	44	20															114	
Quenington	3316	11/03743/FUL	Windrush, Welsh Way, Honeycombe Leaze	1																			1	
Rodmarton	7234	12/01150/FUL	Jackaments Bottom Farm, Tetbury Road		1																		1	
Sapperton	3366	13/02357/FUL	The White Horse Inn, Stroud Road, Frampton Mansell		4																		4	
Sapperton	5238	14/01048/FUL	Puck Mill Barn, Frampton Mansell		1																		1	
Sapperton	8197.2	12/04390/FUL	Former Grain Store, Beacon Farm, Stroud Road, Frampton Mansell		1																		1	

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Sevenhampton	5105	12/05501/FUL	Puckham Farmhouse		1																		1	
Sherborne	6469	13/02222/FUL	The Oranges	-1	1																		0	
Sherborne	9253	11/03119/FUL	Park Farm		1																		1	
Shipton	2261	09/01923/FUL	Birchwood (Formerly Eilian), Shipton Oliffe	1																			1	
Shipton Moynes	1550	11/01973/CON	The Rectory, Church Lane	-1	2																		1	
Shipton Moynes	6688	14/01664/FUL	Hollywell, 11&13 The Street	2																			2	
Siddington	228	11/00055/CLEUD	The Coach House Stables, Upper Siddington	1																			1	
Siddington	3939	06/00891/FUL	Barton Farm		1																		1	
Siddington	4868	13/02803/FUL	3 Nursery View	-1	2																		1	
Siddington	9038	14/01473/FUL	Land Parcel to the East of School House, Parkway		1																		1	
Somerford Keynes	3047	13/02877/FUL	Land adjoining Thameside House		1																		1	
Somerford Keynes	9043	14/01838/FUL	Land parcel off Mill Lane		1																		1	
South Cerney	0006	12/01556/REM	Land at former Aggregate Industries Site, The Mallards	40	40	17																	97	
South Cerney	2443.1	14/02281/FUL	45 Berkeley Close		1																		1	
South Cerney	2509	12/05093/FUL	The Homestead, Silver Street	2																			2	
South Cerney	2790	13/00546/FUL	Kingfisher, Station Road		1																		1	
South Cerney	2977	12/00138/FUL	Fosse Dogotel and Cattery, Cricklade Road		2																		2	
South Cerney	3377	14/00060/FUL	The Cottage, High Street		1																		1	
South Cerney	4894	13/04831/FUL	Barnside		1																		1	
South Cerney	5748.3	06/01201/FUL	Revised scheme The Ferns, Clarks Hay	1																			1	
South Cerney	7528	10/03458/FUL	Land at Ham Cottage, Ham Lane	1																			1	
Southrop	2078	14/00099/OUT	Cottenborough Bunglow, Lechlade Road		1																		1	
Southrop	3176.1	14/01444/FUL	Wychwood House, Wadham Close		1																		1	
Stow-on-the-Wold	0540	13/02758/FUL	Rear garden of Little Dormers		1																		1	
Stow-on-the-Wold	1216	13/05018/FUL	North Cotswold Bookmakers, Well Lane		1																		1	
Stow-on-the-Wold	1559	14/00894/FUL	Chantry House, Sheep Street		1																		1	
Stow-on-the-Wold	1725	14/00763/FUL	84 King Georges Field	-1	2																		1	
Stow-on-the-Wold	2195	07/03159/FUL 11/03651/FUL	Land adjacent to Well Lane & White Hart Lane	7																			7	

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Stow-on-the-Wold	2306	14/01809/FUL	The Cottage Tea Rooms, 7 Sheep Street		1																		1	
Stow-on-the-Wold	3888	13/04911/FUL	2 Beech Croft, Oddington Road		1																		1	
Stow-on-the-Wold	6246.1	14/01987/FUL	Hartwells Cottage, Digbeth Street		1																		1	
Stow-on-the-Wold	6939	12/01045/FUL	Fayrefields, Lower Swell Road	-1	1																		0	
Stow-on-the-Wold	7449	14/01633/FUL	Churchill, Aston Road		1																		1	
Stow-on-the-Wold	8367	14/00768/FUL	Stuart House, Digbeth Street	-1																			-1	
Stow-on-the-Wold	8986	13/05022/FUL	Storage building, Lower Park Street	1																			1	
Stow-on-the-Wold	0070	13/05360/OUT	Triangle site north of Tesco Store				20	24															44	
Swell	0896	11/00606/FUL	Buildings at Bowl Farm, Lower Swell	1	3																		4	
Swell	2519	12/05337/OUT	Pipers Hill, Moreton Road	1																			1	
Swell	5967.2	13/00508/FUL	South Hill Farm House, Station Road	1																			1	
Temple Guiting	4325	11/02825/FUL	Farmcote Wood Farm, Winchcombe	1																			1	
Tetbury	0393	14/00110/FUL	55 Long Street		1																		1	
Tetbury	1264	12/00219/OUT	Land parcel south of Berrells Road and west of Bath Road		13	26																	39	
Tetbury	1998	13/03688/FUL	Garden adjoining Lyndhurst, Bath Road		1																		1	
Tetbury	2363	12/05030/OUT	Wells Masonry Group Ltd. Ilsom Farm, Cirencester Road		12																		12	
Tetbury	2971	11/00859/FUL	Peglers Garage, 9 London Road	4																			4	
Tetbury	3256	13/05306/FUL	Land north of Cirencester Road				35	35	44														114	
Tetbury	3526	11/01135/FUL	6 Hampton Street		1																		1	
Tetbury	3543	13/01494/FUL	25 Long Street		1																		1	
Tetbury	3716	11/05457/FUL	18-22 Church Street		3																		3	
Tetbury	3799	14/00125/FUL	Land rear of 19 Market Place		7																		7	
Tetbury	5864	13/04899/OUT	Land parcel at Quercus Park		20	25																	45	
Tetbury	6631	12/04932/OUT	Old Forge, Wisteria Farm, Hampton Street		1																		1	
Tetbury	7480	12/03027/FUL	Land adjacent to 24 Cirencester Road		1																		1	
Tetbury	7499	12/00180/FUL	Tetbury Youth and Community Centre, Chipping Street	6																			6	

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Tetbury	7540	13/02391/OUT	Highfield Farm			25	50	50	50	50	25											250		
Tetbury	7558	12/01792/OUT	Land parcel south of Quercus Road, Quercus Road (Matbro SIAC)		10	65	65	40														180		
Tetbury	7558.1	13/04451/REM	Land parcel south of Quercus Road		38																	38		
Tetbury	7883	13/03759/FUL	Police House, Priory Way	3																		3		
Tetbury	9025	14/01943/FUL	Wiltshire Bridge, Fox Hill, Tetbury		1																	1		
Tetbury	1057	13/02727/OUT	The Dormers			10	15															25		
Tetbury Upton	2039	02/02877/FUL 08/02496/COMPLY	Manor Farm, Doughton		2																	2		
Tetbury Upton	6434	12/00705/FUL	Upton House	1																		1		
Todenham	4063	14/02991/FUL	Todthatch		1																	1		
Upper Rissington	0787	14/01418/FUL	The Firs, Avro Road		1																	1		
Upper Rissington	1580	12/03810/REM	Land parcel at Upper Rissington	100	100	100	32															332		
Upper Rissington	9431	14/01403/OUT	Land adjacent South Gate Court				10	16														26		
Upper Slaughter	9412	13/05340/FUL	Apricot Cottage	-2	1																	-1		
Westcote	1019	12/02140/FUL	The Quarry, Nether Westcote		1																	1		
Weston Subedge	2154	13/00164/FUL	Foxborough		1																	1		
Weston Subedge	2194.2	13/01840/FUL	The Post Office		1																	1		
Weston Subedge	3410	03/02858/FUL	Manor Farm	2																		2		
Whittington	6949	12/02351/FUL	Dancers Cottage	1																		1		
Willersey	1118	14/01880/FUL	Willersey Fields Farm, Badsey Lane		1																	1		
Willersey	5093	13/05192/FIL	Rex House		1																	1		
Willersey	5602	13/0512/FUL	1 The Long House, Main Street		1																	1		
Willersey	5797	13/03975/FUL	Willersey Stores, Main Street		1																	1		
Windrush	0832	13/02463/OUT	Filling Station on the A40, A40 Windrush Section			16																16		
Withington	5521	13/05245/FUL	Thorndale Farm	-3	1																	-2		
Commitments March 2014 Total				407	740	678	639	522	262	165	95	20	0	0	0	0	0	0	0	0	0	0	3528	
				2986					542					0					0					

SHLAA sites according to Site Allocation Process				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Andoversford	A_2	N/A	Land to rear of					4	4	4	4	4											20

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			Templefields & Crossfields																					
Andoversford	A_3A	N/A	Land to west of Station Road						4	4	4	4	4											20
Blockley	BK_8	N/A	Land at Sheaf House Farm						3	3	3	2	2											13
Blockley	BK_14A	N/A	The Limes, Station Road						3	3	4	3	3											16
Bourton-on-the-Water	B_20	N/A	Pulhams Bus Depot			10																		10
Chipping Campden	CC_23B	N/A	Land at Aston Road						6	7	7	7	7											34
Chipping Campden	CC_23C	N/A	Land at Aston Road						16	16	16	16	16											80
Chipping Campden	CC_40	N/A	Barrels Pitch Wooden Bungalow, Aston Road						1	3	3	3	3											13
Cirencester	C_17	N/A	42-54 Querns Lane																	3	3			6
Cirencester	C_39	N/A	Austin Road Flats																	4	5			9
Cirencester	C_75	N/A	Land at Chesterton Farm						195	195	195	195	195	200	200	195	195	195	195	195	195			2350
Cirencester	C_97	N/A	Memorial Hospital (Local plan ref: CIR4)						2	2	2	2	3											11
Cirencester	C_101A	N/A	Magistrates Court						1	1	1	1	1											5
Down Ampney	DA_2	N/A	Dukes Field						2	2	2	2	2											10
Down Ampney	DA_5A	N/A	Buildings at Rooktree Farm						1	1	2	2	2											8
Down Ampney	DA_8	N/A	Land at Broadleaze											2	2	3	3	3						13
Kemble	K_2	N/A	Land at Station Road											2	2	2	3	3						12
Lechlade	L_18B	N/A	Land west of Orchard Close, Downington						1	2	2	2	2											9
Lechlade	L_19	N/A	Land south of Butler's Court																	4	5			9
Moreton-in-Marsh	M_60	N/A	Former Hospital Site						4	4	5	4	4											21
Northleach	N_1A	N/A	Land off Bassett Road						6	6	6	6	7											31
Northleach	N_13B	N/A	Land north-west of Hammond Drive & Midwinter Road																	2	3			5
Northleach	N_14B	N/A	Land adjoining East End & Nostle Road						3	3	4	4	3											17
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_24B	N/A	Former Matbro Site							4	5													9
Tetbury	T_51	N/A	Northfield Garage Site, London Road						3	4	4	4	3											18
Willersey	W_1A, W_1B	N/A	Garage workshop behind The Nook and Garden, behind The Nook, Main Street																		5			5

