

5 Year Housing Land Supply May 2015



COTSWOLD
DISTRICT COUNCIL

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I. Introduction

This document demonstrates that Cotswold District has over a 5 year plus 20% buffer supply of deliverable housing sites for the period 1st April 2015 to 31st March 2020. Taking account of this 20% buffer, the District has a **7.74 year supply**.

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

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.

The NPPF requires local authorities to significantly boost the supply of housing. Local authorities 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, October 2014*) 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 7,600 dwellings over the twenty year period 2011-2031. This equates to 380 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 380 per annum applies from 2011 onwards. This figure has been used for the emerging Local Plan (Reg. 18) which has been out for consultation (16th January – 27th February 2015). Work has been done to a consistent methodology with the neighbouring local authorities (Stroud District Council and the Joint Core Strategy for Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council), whose examinations are currently on-going.

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 nine 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.

The housing land supply is derived from the following sources:

1. Sites with planning permission but not yet complete;
2. Sites that are not allocated, but are identified in the SHLAA and lie within the development boundaries of Cirencester and the nine principal settlements; and
3. A windfall site allowance.

Although the District has an extremely large number of holiday homes, these along with workers dwellings 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 report (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 2015 is used to inform this 5 year supply, which shows that there are 3,161 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 examined 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) Strategic Housing Land Availability Assessment

The Cotswold SHLAA (2014) has been produced in accordance with the 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 third review was published in May 2014 and a following SHLAA Addendum was produced in November 2014. Both are 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 nine 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 are currently determined.

To ensure SHLAA sites will realistically deliver completed dwellings within 5 years, the Council have 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).

3) 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 8 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
2014/15	93

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 six years provide realistic evidence to show the District has delivered an average of **73 dwellings** from windfall sites each year. A table of evidence for each windfall development is available in Appendix I.

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 has come into force in the [Class Q of Part 3 of Schedule 2 of the Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#) (15th April 2015) whereby redundant and empty agricultural buildings can be brought into use again, with residential development bring one such permitted use (certain restrictions apply, please

see the legislation and the Planning Portal's Planning Practise Guidance for further information). This is particularly relevant in Cotswold District being a predominantly rural area with a strong housing market.

The District has maintained a high average delivery rate of windfalls over the past 5 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 four years' worth of high delivery figures that meet the required annual delivery rate. The annual numbers of completed dwellings for the previous 5 years are shown in the table below.

Net Annual Housing Completions	
2010/11	229
2011/12	528
2012/13	393
2013/14	396
2014/15	466
Average	402.4

The District must **continue** to deliver high numbers of new dwellings above the annual requirement of 380 dwellings in order to put a case forward for the 20% buffer to be removed. The Council could be in a position to do this as since 2011, the new plan period, the Council have exceeded the annual requirement.

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 5 years.

Year	Net lapsed commitments
2010/11	24
2011/12	7
2012/13	21
2013/14	10
2014/15	12
Average	15

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

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

Appendix 4 also shows that, since 1st April 2006, there have been 18 large residential sites where Outline planning permissions have been fully superseded by Full or Reserved Matters consents. On average, each of these sites has had an additional 9 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 'Wells Masonry Group, Ilsom Farm, Cirencester Road' in Tetbury (12/05030/OUT) has 18 commitments, as opposed to 12 that were

previously reported in the 5 year housing land supply May 2014 and January 2015 update. The RLA (April 2014) correctly reported 18 commitments.

'Land Parcel at Quercus Park' in Tetbury (13/04899/OUT) has 50 commitments, as opposed to 45 that were previously reported in the 5 year housing land supply May 2014 and January 2015 update. The RLA (April 2014) correctly reported 50 commitments.

The total commitments for 2013/14 remain the same.

4. 5 Year Supply Calculation

Between 1st April 2011 and 31st March 2015, 1,783 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').

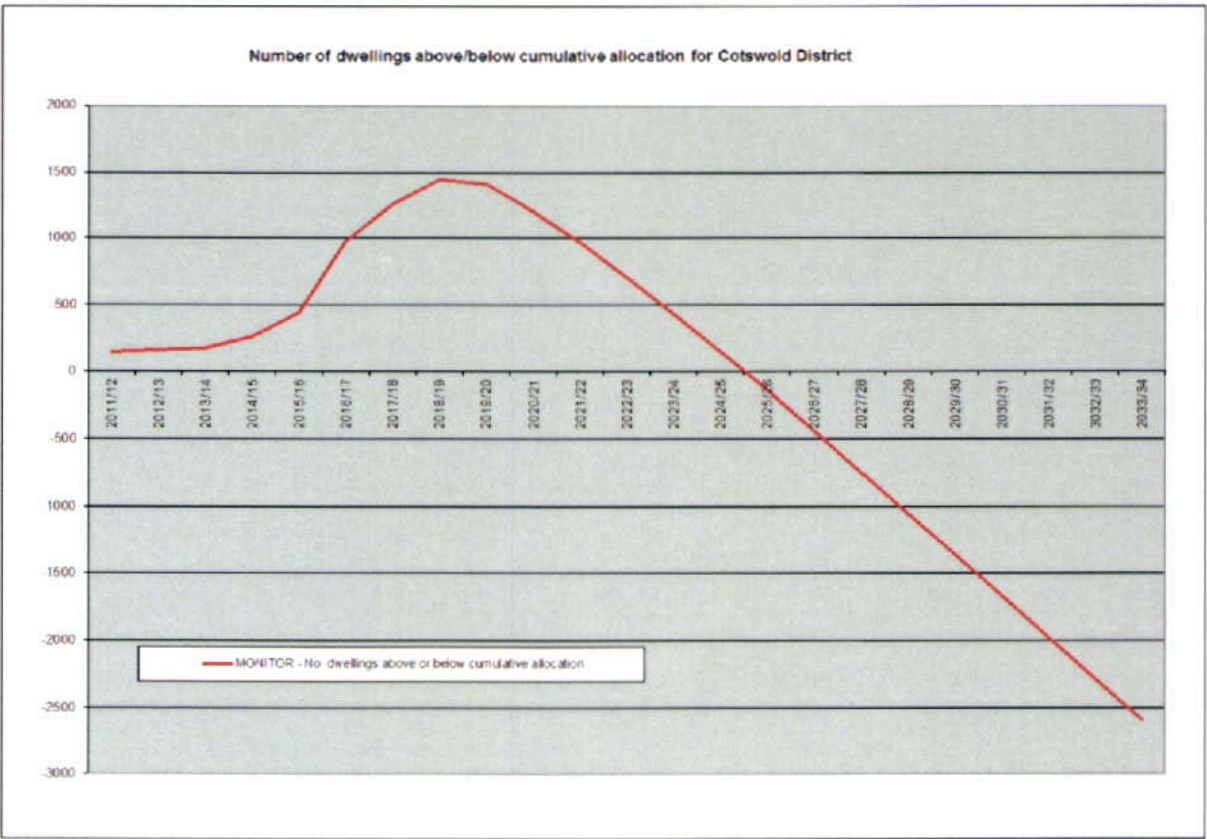
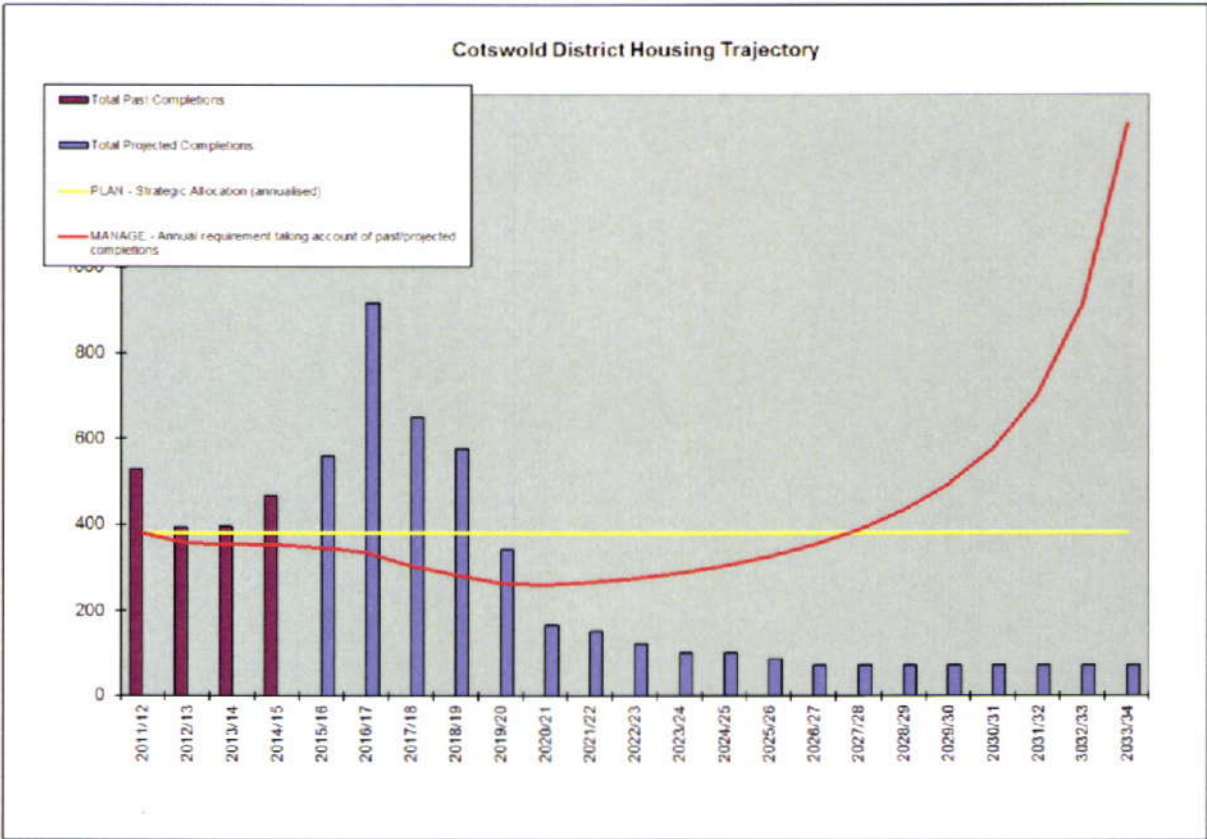
In line with the Secretary of State and Planning Inspector's method of calculation in the Highfield Farm, Tetbury, appeal decision, the Council should apply the 20% buffer to both the annual requirement and the shortfall. However, in accordance with that Inspector's reasoning over the previous 5 years the Council have exceeded the annual requirement. Therefore could apply the 5% buffer. Both scenarios are outlined below.

5 YEAR SUPPLY		20% buffer	5% buffer
A	Requirement: 380 dwellings p.a. (1 st April 2011 to 31 st March 2015) 380 x 4 years	1,520	1,520
B	Net dwellings built to date (2011- 2015)	1,783	1,783
C	Supply shortfall* (A-B)	-263	-263
D	5 year requirement (380 x 5) + C	1,637	1,637
E	20% buffer on requirement (D x 1.20)	1,964	-
	5% buffer on requirement (D x 1.05)	-	1,719
F	Revised Annual Requirement (E/5)	393	344
G	Supply		
	Commitments	2851	2851
	SHLAA sites	93	93
	Windfalls	146	146
	Lapse rate	-45	-45
	Total supply over next 5 years	3045	3045
I	5 year land supply position (supply / annual requirement) (G / F)	7.74 years	8.85 years
J	Supply as a percentage (G/E x100)	157%	177%
K	Surplus (G - E)	1,081	1,326

*A negative figure indicates an oversupply/surplus.

Housing Trajectory

	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	2031/32	2032/33	2033/34	2034/35
Total Past Completions	528	393	396	466																				
Total Projected Completions					559	917	650	575	344	168	153	123	103	103	88	73	73	73	73	73	73	73	73	73
Cumulative Completions	528	921	1317	1783	2342	3259	3909	4484	4828	4996	5149	5272	5375	5478	5566	5639	5712	5785	5858	5931	6004	6077	6150	6150
PLAN - Strategic Allocation (annualised)	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380
MONITOR - No. dwellings above or below cumulative allocation	148	161	177	263	442	979	1249	1444	1408	1196	969	712	435	158	-134	-441	-748	-1055	-1362	-1669	-1676	-2283	-2580	-3425
MANAGE - Annual requirement taking account of past/projected completions	380	357	355	353	348	337	305	284	266	261	267	276	289	306	326	353	388	433	493	576	702	912	1332	2590



Parish	Site Ref	Planning Application Number	Site Name	0-5 Years					6-10 Years					11-15 Years					16-20 Years					Total		
				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	34/35			
Coberley	6968	15/00088/FUL	New Farm Bungalow Upper Coberley	-1	1																				0	
Cold Aston	5458	14/03012/FUL	The Ridge Fosseway Land at the Walled Garden Colesbourne Park		-1	5																				4
Colesbourne	406	14/02393/FUL		1																						1
Coln St Dennis	613	14/05486/FUL	Grubbed Wood Cottage	-1	1																					0
Coln St Dennis	721	14/03904/FUL	Upper Farm	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	7071	14/03269/FUL	Barn At Ivy Lodge Stroud Road	1																						1
Cowley	7077	13/00738/FUL	Barn adjacent to Royal George Hotel	1																						1
Daglingworth	6139	12/05190/FUL	Manor Farm Barn		2																					2
Dowdeswell	3065	12/05152/FUL	Dowdeswell Court	1																						1
Down Ampney	6470	13/01667/OUT	Land at Broadway Farm			11	11																			22
Driffield	4417	14/05648/FUL	Watershard		1																					1
Duntisbourne Abbotts	85	09/04265/FUL	Homefield	1																						1
Duntisbourne Abbotts	8432	12/00650/FUL	Newbold Farm	1																						1
Duntisbourne Rouse	7817	14/03188/FUL	Park View Middle Duntisbourne	1																						1
Ebrington	2012	13/01665/FUL	Orchard Cottage Charingworth Grange	-1	1																					0
Ebrington	3972	14/02909/FUL	Studio Barn Hidcote Boyce	1																						1
Ebrington	5591	13/01168/FUL	The Barn Hidcote Boyce	-1	2																					1
Ebrington	8880	14/01175/FUL	The Washbrook	1																						1
Ebrington	9277	14/00553/FUL	Cakham Farm Nashs Lane		1																					1
Ebrington	9447	14/03210/FUL	Field Barn Hodcote Boyce		1																					1
Elkstone	1453	14/01514/FUL	The Bungalow Butlers Farm, Colesbourne	-1	1																					0
Evenlode	6009	14/03015/FUL	Grange Farm Barn Horn Lane		2																					2
Fairford	311	13/03793/OUT	Land at London Road			25	40	40																		120
Fairford	772	13/05181/OUT	Land parcel to the south-west of Saxon		11	11																				22

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Appendix I

Windfall Evidence

2007/8

Parish	NAME	Development Description	Application Number	SHLAA Site	SHLAA Ref	Windfall	HLA ref	TYPE	NET 'C'
Aldsworth	Blackpitts farm	Conversion of barns to domestic dwellings	04/02399/FUL	No		Yes	5148	GFCU	4
Ampney C	Equestrian Centre, Ampney Knowle	1 two storey dwelling	03/02019/FUL	No		Yes	5187	GF	1
Ampney Crucis	Sheephouse Farm	Conversion of agricultural building to dwelling	04/02751/FUL	No		Yes		GFCU	1
Andoversford	Land at Gloucester Rd	Erection of dwelling with parking/turning area	04/00116/FUL	No		Yes	5119	IN	1
Baunton	5 Downsway	new dwelling and related works	06/00394/FUL	No		No	1578	GF	1
Bledington	1&2 Manor Farm Cottages, Chipping Norton (2into 1) revised scheme	Demolition of cottages. Erection of one dwelling	05/01927/FUL	No		Yes		RR	-1
Blockley	The Old School, Aston Magna	Conversion and extension of the Old School to form one dwelling	05/00131/FUL	No		Yes	5077	CU	1
Blockley	Bank Farm Cottages, Paxford	Erection of a new house with garage	05/00744/FUL	No		No	2190	GF	1
Blockley	Land at Station Road, adj the Limes	Construction of 2 No. new dwellings	01/02746/FUL	No		No	2003	IN	1
Blockley	North End House, Park Road	Erection of a dwelling and garage	02/01982/FUL	No		No	2206	IN	1
Bourton-on-the-Water	Land to the rear of the Coach and Horses, Stow Road (aka Meadow Way) adjacent Fosse Way	Erection of 74 dwellings, with associated landscaping, parking, garaging and new access	06/03287/FUL	Yes	B.18	No		GF in	1
Bourton-on-the-Water	Clapton Row	Alterations and refurbishment of existing dwellings to form three units and the erection of two new dwellings	06/00058/FUL	No		Yes		3RR/2in	3
Bourton-on-the-Water	Slaughter Pike Garage	Erection of 8 dwellings	06/01699/FUL	No		Yes	5226	OR	8
Bourton-on-the-Water	Gorse Cottage, Rissington Rd	Erection of a pair of semi-detached bungalows	05/02268/FUL	No		No	5310	IN	2
Bourton-on-the-Water	36 Rissington Road	Erection of one detached dwelling	07/00229/FUL	No		No	5312	In	1

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Parish	NAME	Development Description	Application Number	SHLAA Site	SHLAA Ref	Windfall	HLA ref	TYPE	NET 'C'
Bourton-on-the-Water	Land between 32 and 33 Rissington Rd	Erection of two pairs of semi detached houses	05/01924/FUL	No		No	5241	IN	4
Bourton-on-the-Water	Sunnycroft	Demolition of existing dwelling and erection of 5 No. detached dwellings	03/03205/FUL	No		Yes	5191	RR	4
Cheadworth	Denfurlong Farm, Fileds Road	Conversion of single storey barn into 3 No. domestic units	04/00045/FUL	No		Yes	5138	CU	3
Chipping Campden	Land at Blind Lane, Top Farm	Two new dwellings and garages. Conversion of traditional agricultural building to dwelling	03/00692/FUL	No		Yes	5126	2IN/1CU	1
Chipping Campden	Hollybush Barns, Broad Campden	Conversion of loose boxes into additional accommodation	03/01899/FUL	No		Yes	5115	CU	1
Cirencester	Stratton end, Gloucester road (was stables)	Conversion of building, formerly stables and stores to form 2 bedroom dwelling	06/00701/FUL	Yes	C.118	Yes		cu	1
Cirencester	97 Victoria Road	Conversion of existing student accommodation to nine self-contained flats	05/02596/FUL	No		Yes	5320	CU	9
Cirencester	4B Coxwell Street	Conversion to form 2 no. flats	05/02853/FUL	No		Yes	5325	CU	2
Cirencester	Chantilly Baunton Lane	Erection of 14 no dwellings	04/00805/FUL	No		No	5046	IN	14
Cirencester	Land at Stepstairs Lane	Residential development	03/00112/FUL	No		No	5066	IN	3
Cirencester	Le Spa, Stratton Place	Erection of 4 dwellings and construction of entrance drive	02/01866/FUL	Yes	C.120	No	5252	IN	4
Cirencester	Cotswold Fastners 6-8 Siddington Road	Demolition of existing industrial premises and erection of 16 No. apartments and 2 No. houses	03/02993/FUL	No		Yes	5175	OR	1
Cirencester	The Angel Cinema, Lewis lane	Conversion of existing garage/store to single two storey dwelling.	80.0121	No		Yes	1604	OR	2
Cirencester	85-87 Cricklade Street, Cirencester	Change of Use from single flat to two separate flats	06/00793/FUL	No		Yes		SD	1
Clapton	Newbridge Farm 1	Erection of dwelling	04/01077/FUL	No		Yes	5190	GF	0
Coberley	The Talbot Upper Coberley Farm Barns	Refurbishment, alterations and small extension to agricultural buildings to form two new dwellings	02/02496/FUL	No		Yes	5169	GFAG	2

2007/8

Parish	NAME	Development Description	Application Number	SHLAA Site	SHLAA Ref	Windfall	HLA ref	TYPE	NET 'C'
Colesbourne	Village Lane / Colesbourne Inn	Change of use from agricultural land for the construction of four dwellings	02/02612/FUL	No		Yes	1079/80	GF	1
Colesbourne	Southbury Farm (Hillcot)	Conversion of agricultural barns into 4 no. residential units	05/02840/FUL	No		Yes	5329	GFAH	4
Compton Abdale	Former Little Chef	Change of use from A3 to residential	04/02726/FUL	No		Yes	5213	CU	1
Cowley	Nothill	Change of use of existing stone barn to dwelling	03/01955/FUL	No		Yes	5247	GFAG	1
Dowdeswell	Dowdeswell Court	Conversion & restoration of Dowdeswell Court to form 4 apartments	03/02486/FUL	No		Yes	5188	4CU2GF	2
Down Ampney	Old Estate Yard 44 + 48	Erection of 8 dwellings	03/01554/FUL	No		No	5077	OR	1
Duntisbournes	Land at Trustoms Mead	Construction of new dwelling	04/01837/FUL	No		No	1091	IN	1
Ebrington	May Lane	Erection of agricultural worker's dwelling (resubmission)	07/01201/REM	No		Yes	8972	GF	1
Everlode	School Bank Cottages	Demolition of two cottages and construction of single dwelling	05/02207/FUL	No		Yes	5308	RR	1
Fairford	Bowls Club	erection of a pair of semi-detached dwellings	05/01181/FUL	No		No	1539	IN	2
Fairford	Highgate, West End	Erection of three dwellings	02/02553/FUL	No		No	5258	IN	3
Great Rissington	34 The shelf	Sub-division of single dwelling into two dwellings	06/02015/FUL	No		Yes		SD	1
Icomb	The Grange Church Farm	New house	03/00405/FUL	No		Yes	1438	GF	1
Kemble	Clayfurlong Barns (05/00692)	Conversion of redundant agricultural buildings	05/00692/FUL	No			5288	GFAG	2
Kemble	land at Station Rd	Erection of 24 dwellings	05/01575/REM	No		Yes	1103	GF	12
Kempsford	Barn at Reevey Gates Farm	Conversion of barns to single dwelling	04/02725/FUL	No		Yes	1236	CU	1
Kempsford	Land adj 1 Reevey Cottages	Erection of a new dwelling	04/02601/FUL	No		No	5218	IN	1
Kingscote	Scrubblots Farm 1	Construction of dwellings	02/01215/FUL	No		Yes	2350	GF	0
Lechlade	Land at Butlers Court	Conversion of barn to residential dwelling	0.02074	No		Yes	1110	GF	8
Lechlade	Land to rear of Swan Inn (revised)	Erection of detached single dwelling	06/00809/FUL	No		No	5234	IN	1

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Parish	NAME	Development Description	Application Number	SHLAA Site	SHLAA Ref	Windfall	HLA ref	TYPE	NET 'C'
Long Newton	Great Larkhill Farm	Conversion of redundant agricultural buildings to provide four dwellings	03/02854/FUL	No		Yes	5146	CU	4
Maugersbury	Manor Farm	Conversion, alteration and extension to barns to provide new dwelling	04/01934/FUL	No		Yes	1500	CU	1
Meysey Hampton	Pond House, School Lane	Single dwelling and garage	04/01976/FUL	No		No	5196	IN	1
Mickleton	Land at Broad Marston Rd	Erection of 24 houses	05/02757/REM	No		Yes	5206	GF	5
Moreton in Marsh	2 Oxford Street (loss of B1)	Change of use of first and second floor offices to form one residential unit	05/03084/FUL	No		Yes	5333	CU	1
Moreton-in-Marsh	land south of Toddenham Rd (Policy 29)	Erection of 44 dwellings	03/01002/FUL	No		No	5094	GF	1
Moreton-in-Marsh	land to rear of Oakdene, Church Street	4-bedroom dwelling	04/01244/FUL	No		No	5215	IN	1
Moreton-in-Marsh	land to the rear of the Barn, Stow Rd	erection of one dwelling	04/01223/FUL	No		No	5173	IN	1
Moreton-in-Marsh	Brookfields, Primrose Court	Erection of 4 detached dwellings	01/01512/FUL	No		Yes	5057	RR	3
Moreton-in-Marsh	Caerphilly	Erection of four dwellings	04/01233/FUL	No		Yes	5050	RR	4
Naunton	hatters cottage barn, naunton - updated	Change of use of store to a single dwelling	06/02279/FUL	No		Yes	5097	CU	1
Naunton	Land adj Old Well Cottage - minor amend	Erection of a detached dwelling	06/02739/FUL	No		No	5262	GF	1
Naunton	1&2 Sunny Bank	Erection of two storey extension to one single dwelling	05/01309/FUL	No		Yes	5279	IN	1
Oddington	Banks Farm	Conversion of traditional barns to 3 no. residential units	05/01674/FUL	No		Yes	5321	GFAG	3
Quenington	Springfield, Coneygar Rd (was P) adjacent to left	Reserved Matters Application for the construction of 5 no. new dwellings (Outline CT.1425/P)	05/02788/REM	Yes	R.286	No	1118	OR	4
Sapperton	Land at Sapperton House	Erection of a new house	03/00789/FUL	No		No	5230	Gfln	1
Shipton	Chevely Hollow Stables	Change of use and conversion of adjoining stable block to residential use	05/00428/FUL	No		Yes	5101	CU	1

Parish	NAME	Development Description	Application Number	SHLAA Site	SHLAA Ref	Windfall	HLA ref	TYPE	NET 'C'
Siddington	The Twenties	Erection of detached two-storey dwelling	05/01353/FUL	No		No	5319	IN	1
South Cerney	Land at 63-80 Berkeley Close	Construction of 23 dwellings.	04/01903/FUL	No		Yes		DV	10
South Cerney	The Horse and Groom, Cricklade Rd	Conversion of existing hotel and public house to form 5 dwellings	03/02831/FUL	No		Yes	5171	CU	1
South Cerney	Off Berkeley Close	Construction of 5 no. dwellings	05/02831/FUL	No		No		in	5
Stow-on-the-Wald	Land to the rear of the Pitts Barn, Moreton Road	Erection of dwelling with detached garage	06/01377/FUL	No		No		in	1
Stow-on-the-Wald	Norwood St Edwards Drive Stow on The Wald	Demolition of existing bungalow and the erection of 2 no. dwellings	06/00838/FUL	No		Yes		RR	2
Stow-on-the-Wald	Well View and Little Haven, Well Lane	Division of cottage into 2 no. dwellings.	05/01852/FUL	No		Yes	5306	SD	1
Temple Guiting	Chalk Hill Farm	Erection of an equestrian worker's dwelling	07/02484/FUL	No		Yes	1594	GF	1
Telbury	Policy 20? Former Criddle Billingdon Site, Ciren Rd, Telbury	The demolition of redundant factory buildings and the construction of 29 residential units	06/02557/FUL	Yes	T.053	No		in	15
Telbury	Court House	Development of 14 no. flats	03/01153/FUL	No		Yes	5227	RR	3
Telbury	Land at Springfields	Development of 7 houses with associated garages (Reserved matters application)	01/02740/REM	Yes	T.037	No		in	1
Telbury	Land to rear of 3 Chavenage Lane	Detached dwelling	05/00393/REM	No		No	5231	IN	1
Telbury	5 Oxleaze Road (was G/Out) RM	Erection of dwelling	06/02652/FUL	No		No	5334	IN	1
Upper Rissington	41 Hawker Square	Subdivision of existing dwelling to create 2 no. dwellings	06/01223/FUL	Yes	UR.1 - R.355	No		SD	1
Westonbirt	Estate Yard Easton Grey Rd	Conversion of redundant buildings to 7 dwellings and formation of 2 new build units	03/03282/FUL	No		Yes	2187	CU	7
Winstone	Land adjacent to 26 Fosse Field	residential development	97.0037	No		No	1225	IN	1
Withington	The Stables	Change of use and conversion of stable to residential	05/02980/FUL	No		Yes	5328	CU	1

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Parish	NAME	Development Description	Application Number	SHLAA Site	SHLAA Ref	Windfall	HLA ref	TYPE	NET 'C'
Yanworth	21A Yanworth	Conversion of existing outbuilding into one bedroom flat	02/01936/FUL	No		Yes	2549	CU	1

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Parish	Site Name	Development Description	Application Number	SHLAA Site	SHLAA Ref	Windfall	HLA Ref	TYPE	Net complete
Aldsworth	Blackpitts farm	Conversion of barns to domestic dwellings.	04/02399/FUL	No		Yes	5148	GFCU	1
Aldsworth	Green Garden	Proposed new dwelling and garage	07/01241/FUL	No		No	5285	IN	1
Aldsworth	Wall Farm	Conversion of agricultural barn into a single dwelling	04/00769/FUL	No		Yes	5149	GFCU	1
Andoversford	17 & 17A Templefields	Change of Use from retail shop and conversion to self-contained flat	04/02485/FUL	No		Yes	5203	CU	1
Ashley	Ashley Barn, Ashley Tebury	Conversion of barn to form single dwelling	06/03231/FUL	No		Yes		GFCU	1
Avening	Brook House and the Old Coach House, Hampton Hill	Change of Use from offices to domestic dwelling	05/00678/FUL	No		Yes	5267	CU	1
Bibury	Quarry Hill Farm (08/01428comp)	Conversion of barns into two dwellings	05/01865/FUL	No		Yes	5322	GFAG	2
Bledington	Orchard Croft (revision)	Demolition of existing bungalow and erection of three dwellings	06/00280/FUL	No		Yes	5244	RR	2
Bledington	Village Farm House, The Green	Conversion of barn to form 3 bed self contained accommodation	06/00380/FUL	No		Yes		GFCU	1
Blockley	Pye Mill, Paxford	Conversion of barns to one residential unit	06/02704/FUL	No		Yes	1516	CU	1
Blockley	Rosedale Dovedale	Sub division of property into two dwellings	06/01321/FUL	No		Yes		SD	1
Blockley	Tarplets/Murrays The Square, Blockley, Moreton	Change from office to single dwelling	07/00389/FUL	No		Yes		cou	1
Blockley	The Brown House, Station Road	Erection of a single dwelling	05/01430/FUL	No		No	5286	IN	1
Bourton on the Water	South Lawn Victoria Street	Sub-division of existing house to form three residential units	08/03425/COMPLY	No		Yes		2xCOU, 3xSD	5
Bourton On Water	Colswold Perfumery Victoria Street	Conversion of first and second floors to create two self contained flats	04/01088/FUL	No		Yes		CU	2
Bourton-on-the-Water	Land to the rear of the Coach and Horses	Erection of 74 dwellings	06/03287/FUL	Yes	B.18	No		GFin	25
Boxwell and Leighterton	Stones Farmhouse, 8 The Street	Conversion of barn into two bedroomed dwelling	05/00918/FUL	No		Yes	5304	CU	1

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Parish	Site Name	Development Description	Application Number	SHLAA Site	SHLAA Ref	Windfall	HLA Ref	TYPE	Net complete
Chedworth	Land at Greenhill Farm	Dwelling, garaging, flat, loose boxes and stores	05/01246/FUL	No		Yes	2250	GF	1
Chipping Campden	Adjacent to Cross Cottage, Sheep Street	Demolish existing garage and store and erect detached house	01/00552/FUL	Yes	CC.005	No	2211	IN	1
Chipping Campden	Land at Berrington Mill Nurseries	Erection of house and garage	02/00432/FUL	Yes	CC.024	No	1318	OR	1
Chipping Campden	Singer House High Street	Change of use to a single dwelling	06/01847/FUL	Yes	CC.032	No		cu	1
Chipping Campden	The Castle, Station Road	Erection of new dwelling.	05/03068/FUL	Yes	CC.034	No	5327	IN	1
Chipping Campden	The Old School House, High Street	Change of use to a single dwelling	06/01998/FUL	Yes	CC.035	No		cu	1
Cirencester	25 Sheep Street, Cirencester	Sub-division to create two dwellings	07/00252/FUL	No		Yes		SD	1
Cirencester	25-27 Querns Lane (in place of workshops/warehouse)	Erection of 5 no. cottages in place of warehouse/workshop buildings.	06/02994/FUL	Yes	C.009	No		OR	5
Cirencester	3 Weavers Rd	Change of use from single dwelling housing to 2 no. self-contained one bed flats	06/01183/FUL	No		Yes		SD	1
Cirencester	31 Vaisey Road	Erection of extensions and sub-division of existing bungalow to form a pair of semi-detached bungalows.	06/03123/FUL	No		Yes		SD	1
Cirencester	35 Cricklade Street - ancillary retail to flat	Change of use of upper part of retail unit to self-contained separate residential occupation	06/02527/FUL	No		Yes		COU	1
Cirencester	56 Dyer Street (bc - 14 Gloucester street06/00736)	Change of use from residential to dental practice	06/01762/FUL	No		No		cu	-1
Cirencester	78 Dyer Street from residential	Change of use of first, second and third floors to residential.	07/01718/FUL	No		Yes		cou	1
Cirencester	82 Dyer Street	Change of use from office to residential	03/02975/FUL	No		Yes	5061	CU	1
Cirencester	85 Lewis Lane	Change of use from residential to office	06/02302/FUL	No		No		cu	-1
Cirencester	Land adj 87 Chesterton Lane	Erection of 4 one bed flats and car parking (revised scheme)	05/01363/FUL	No		Yes	5204	IN	4

Parish	Site Name	Development Description	Application Number	SHLAA Site	SHLAA Ref	Windfall	HLA Ref	TYPE	Net complete
Cirencester	Land at Stratton (Newland) Mill	erection of 32 dwellings	06/00892/REM	No		Yes	5315	OR	32
Cirencester	Rear of Little Acres, Quarry Close	Two storey house	07/01932/FUL	Y	C104	No	5211	IN	1
Cirencester	The Garden House, Stonewalls, Chester Street	Erection of single storey detached dwelling	07/02007/FUL	Y	C.128	No		in	1
Coates	Field Barn, Tarlton	Change of use from agricultural to residential.	90.00996	No		Yes	2065	GFCU	1
Colesbourne	Village Lane / Colesbourne Inn	Change of use from agriculture and construction of four houses	02/02613/FUL	No		Yes	1079/80	GF	2
Coln St Dennis	(resub) Upper Farm Barn, Coln Rogers	Conversion of former farm buildings to single dwelling	06/00868/FUL	No		Yes		GFCU	1
Coln St Dennis	South Hill Barn, Coln St Dennis, Cheltenham	Alterations to and conversion of barn into one dwelling	07/01849/FUL	No		Yes		GFCU	1
Cowley	Stockwell Farm, Birdlip	Conversion of redundant barns into four dwellings.	93.01462	No		Yes	1082	GFAG	2
Didmarton	44 The Street	Division of house into two dwellings	03/00604/FUL	No		Yes	5020	SD	1
Edgeworth	Barn and Stables, Lower Waverly Farm	Conversion of barn and stables into single dwelling	06/00007/FUL	No		Yes	5284	GFCU	1
Fairford	College Cottage, Whalford	Conversion of existing group of traditional agricultural buildings to a single dwelling	04/00849/FUL	No		Yes	2095	GFCU	1
Fairford	Faulkners Close	Formation of three dwellings in a terrace with car parking and sheds	03/01137/FUL	No		No	5229	IN	3
Fairford	Morgan Hall, London Road	Retrospective sub-division of dwelling into two independent units	07/01315/FUL	Yes	F.022	No		SD	1
Hazleton	Priority Farm Yard	Conversion of traditional agricultural buildings to form five dwellings	04/02046/FUL	No		Yes	5135	CU	5
Jak	Sevenhampton Manor, Cheltenham	Sub-division of dwelling to form two dwellings	06/02917/FUL	No		Yes		SD	1
Kemble	Clayfurlong Barns (05/00692) 2474/L	Conversion of redundant agricultural buildings to residential use	05/00692/FUL	No		Yes	5288	GFAG	4
Kempsford	The Grove, Kempsford (revision 2001 pp)	Demolition of existing bungalow and garage and construction of 2 houses, 2 flats and 1 bungalow	05/02587/FUL	No		Yes		in	5

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Parish	Site Name	Development Description	Application Number	SHLAA Site	SHLAA Ref	Windfall	HLA Ref	TYPE	Net complete
Kingscote	Binley Farm	The conversion of redundant traditional agricultural buildings to three dwellings	0.02634	No		Yes	2466	GFAG	2
Moreton	Straun & The Beeches, Toddenham Road	Demolition of two dwellings and the erection of seven new dwellings	07/02384/FUL	Y	M.030	No		RR	5
Moreton in Marsh	Alliston Toddenham Rd	Change of use of dormer bungalow from ancillary accommodation to separate dwelling.	06/02320/FUL	Y	M.037	No		SD	1
Moreton in Marsh	Delabere House, New Road	Conversion and alteration of existing building to form two additional dwellings	05/01536/FUL	No		Yes	5290	CU	2
Moreton in Marsh	Leeward & Shoreheat Toddenham Rd	Construction of nine dwellings	06/03247/REM	Y	M.041	No	5264	RR	9
Moreton in Marsh	Roseville Oxford Street	Conversion of building into 4 two bedroom apartments and 1 one bed apartment and external alterations	06/01952/FUL	No		Yes		cu	5
Moreton in Marsh	Station Garage, Station Road -apartments	Erection of 41 apartments and associated infrastructure	06/01897/FUL	No		Yes		in	41
Moreton in Marsh	The Grey Cottage, East Street	Conversion of existing house into two dwellings	06/03259/FUL	Yes	M.047	No		SD	1
Moreton in Marsh	Units 10,11,14&15 Old Market Way, High Street	Change of use from B1 to two flats	08/00106/FUL	Yes	M.049	No		COU	2
North Cerney	Old Core Barn, Calmsden	Conversion of a barn to a dwelling	95.00031	No		Yes	1036	CU	
Northleach	1 & 2 Tannery Corner, Tannery Lane	Proposed replacement and new dwelling	07/00517/FUL	Yes	N.006	Yes		in	1
Northleach with Eastington	Mustoe and Sons Yard, High Street (was 4 3m/1cu)	Erection of 3 no. dwellings	06/01020/FUL	Yes	N.010	Yes	1375	OR	3
Northleach with Eastington	Providence Cottage, High St Northleach	Construction of new 4 bedroom house adjacent Providence Cottage	07/00110/FUL	Yes	N.009	No		in	1
Oddington	Banks Farm, Oddington part re-submission	Conversion of barns to two dwellings	07/00374/FUL	No		Yes		GFCU	2
Oddington	The Forge House Lower Oddington Moreton	Conversion of barn to dwelling	06/03167/FUL	No		Yes		GFCU	1

Parish	Site Name	Development Description	Application Number	SHLAA Site	SHLAA Ref	Windfall	HLA Ref	TYPE	Net complete
Poole Keynes	Agri yard adjacent to Lower Farm Poole Keynes 'The Byre'	Proposed conversion of existing barn known as The Byre to form a new dwelling	07/01837/FUL	No		Yes		GFCU	1
Poole Keynes	Agri yard adjacent to Lower Farm Poole Keynes 'The Granary Barn'	Erection of dwelling	07/01182/FUL	No		No		GFCU	1
Poole Keynes	Lower Farm new dwelling	Erection of dwelling	07/01182/FUL	No	5008	No		CU	1
Quenington	Springfield, Coneygar Rd	construction of 9 no. new dwellings	05/02789/REM	No		No	1118	OR	9
Quenington	Land adjacent Jakemans, The Green, Quenington	Erection of a dwelling and garage	07/02482/FUL	No		No		in	1
Rendcomb	Rainbow Barn	Conversion of barn to dwelling	05/01495/FUL	No		Yes	5212	GF	1
Rodmarton	Hullasey Barn, Tarlton	Conversion of barn to residential farm buildings into workshop, offices and 4 no. dwellings	03/02674/FUL	No		Yes	5056	CU	1
Rodmarton	Irongate Farm	Conversion of the traditional farm buildings into workshop, offices and 4 no. dwellings	05/02539/FUL	No		Yes	5318	GFAG	4
Rodmarton	Land opposite Village Hall	Construction of 5 No. cottages	03/00572/FUL	No		No	1122	GF	2
Sapperton	The Hollies, Frampton Mansell	Separation of property into 2 self-contained units	04/02434/FUL	No		Yes	5256	CU	1
Sevenhampton	Eltdown Barn Gassons Farm Brockhampton	Conversion of barn and associated outbuildings to dwelling with home office space	06/01690/FUL	No		Yes		GF	1
Shipton	Perrotts Coach Yard - RM	Erection of 2 No. 3 bed houses and 1 No. 2 bed house	05/00634/REM	No		Yes	5205	OR	3
Somerford Keynes	Plot 1 The Nursery	Erection of two storey dwelling	05/02143/FUL	No		No	5305	GF	1
South Cerney	22 Broadway Lane	Erection of dwelling	07/00540/FUL	Yes	SC.002	No		in	1
South Cerney	The Brethren Chapel, High Street	Conversion and reconstruction of Brethren Chapel to form a dwelling	03/02828/FUL	Yes	SC.017	No	5303	CU	1
Southrop	the Old Stables, Manor Farm Barns	Conversion and extension of Old Stables to form two dwellings	03/02406/FUL	No		Yes	5102	CU	2
Stow on the Wold	Land adjacent Tall Trees Mangersbury Road	Erection of dwelling	07/02072/FUL	Yes	S.15	No		in	1
Stow on the Wold	Land to the Rear Dikler Cottage Evesham Road, Stow	Erection of a dwelling with double garage	06/03227/FUL	Yes	S.26	No		in	1
Stow on the Wold	Newlands Evesham Road	Erection of five sheltered retirement cottages	07/01816/FUL	Yes	S.33	No		in	1

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Parish	Site Name	Development Description	Application Number	SHLAA Site	SHLAA Ref	Windfall	HLA Ref	TYPE	Net complete
Stow on the Wold	Mountsfield (see 06/00583)	Erection of detached dwelling	06/00583/FUL	Yes	S.30	No	5200	IN	1
Swell	Rectory Farm, School Hill	Demolition of farmyard and construction of seven houses	02/02529/FUL	No		No	1563	7GF3gfcu	2
Swell	The Old Forge	Change of use from Blacksmiths to residential	03/00146/FUL	No		Yes	5017	CU	1
Teitbury	1 Gumstool Hill Teitbury from Dental(D1) to dwelling	Change of use from Dental Practice (Class D1) to residential	07/03242/FUL	No		Yes		COU	1
Teitbury	15B Northfield Road	Change of use to dwelling	05/00145/FUL	No		Yes	5249	CU	1
Teitbury	2 Old Brewery Lane, Church Street	Change of use of ground floor offices to residential accommodation	04/00855/FUL	Yes	T.005	No	5150	CU	1
Teitbury	Land at 11 Northfield Rd. Teitbury	Erection of one cottage and garage and new access	06/01353/FUL	No		No		in	1
Teitbury	Land at Springfields	Development of 7 houses	01/02740/REM	No		Yes		in	6
Teitbury	Policy 20: Former Criddle Billington Site, Ciren Rd, Teitbury	The demolition of redundant factory buildings and the construction of 29 residential units	06/02557/FUL	Yes	T.053	No		OR	14
Teitbury	The Retreat, London Road (demolition of care home)	Demolition of care home and the construction of 19 two and three bed two-storey houses	07/01104/FUL	Yes	T.058	No		OR	19
Teitbury	10/12 Long Street, Teitbury	Conversion of premises to 8 flats, 1 shop and extension, retention of bank	06/01945/FUL	Yes	T.060	No		COU	8
Toddenham	Todthatch, 2 Toddenham	Erection of a new dwelling	03/01840/FUL	No		No	5003	IN	1
Upper Rissington	Land adj 20 Southgate Court	Conversion of two garages and a large corner store into one new dwelling	05/00074/FUL	No		Yes		CU	1
Westonbirt	The Woodshed, Lasborough Manor	Alterations and extension to outbuilding to form single dwelling	04/02879/FUL	No		Yes	5277	CU	1
Willersley	land to the rear of 9-14 Timms Green (RM)	Erection of 1 no. 6 bed and 3 no. 5 bed houses, 1 no. 3 bed bungalow	06/02234/REM	No		Yes	1419	OR	5

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Parish	Site Name	Development Description	Application Number	SHLAA Site	SHLAA Ref	Windfall	HLA Ref	TYPE	Net complete
Ampney Crucis	Lost Elm Allotment Lane	Sub-division of property known as Lost Elm to create two dwellings	08/03171/FUL	No		Yes		SD	1
Avening	29 High Street Avening	Sub-division of ancillary accommodation to form separate dwelling	07/01365/FUL	No		Yes		SD	1
Blockley	Cherry Orchard	Erection of one house and ancillary works to shared access	03/01711/FUL	No		No	5114	IN	1
Bourton	Hill view High Street	Conversion of building into three two bedroom dwellings	06/02787/FUL	Yes	B_8	No		COU	2
Bourton-on-the-Water	Land to the rear of the Coach and Horses	Erection of 74 dwellings	06/03287/FUL	Yes	B_18	No		in	48
Bourton-on-the-Water	Land at 58 Melville	Erection of a two storey dwelling	05/00219/FUL	Yes	B_43	No	5245	IN	1
*Chipping Campden	Circa Antiques The Square -	Change of use of first and second floors from residential	07/02570/FUL	Yes	CC_15	No		cu	-1
Chipping Campden	Maylems Delicatessen, High Street	Conversion of outbuildings to single dwelling.	05/02517/FUL	Yes	CC_27	No	5314	CU	1
Chipping Campden	The Firs High Street	Change of use from offices (B1) to a single dwelling	08/01771/FUL	No		Yes		COU	1
Chipping Campden	Berrington Hoo Lane (08/03321COMP)	Demolition of existing dwelling and erection of two detached dwellings	07/03590/FUL	No		Yes		RR	1
Chipping Campden	Barn C, Briar Hill Farm, Broad Campden	Conversion of building to provide 2 no. agricultural workers' dwellings	06/01304/FUL	No		Yes		GFCU	2
Cirencester	22 Kingshill (demolition of garage)	Three bedroom bungalow and demolition of flat roof garage	07/03361/FUL	No		No		OR	1
Cirencester	95 Queen Elizabeth Road	Creation of an additional dwelling	07/01746/FUL	Yes	C_27	No		in	1
Cirencester	Elmbrook House, Baunton Lane	Extension of existing access drive and erection of single dwelling	07/00872/FUL	Yes	C_54	No		in	1
Cirencester	Land Between A419 And A417 Kingshill North	erection of 270 residential dwellings	07/03621/REM	Yes	C_87	No		GFIN	23
Cirencester	Queens School, Queens Lane	Sub-division of Unit 1 to create an additional dwelling	07/02037/FUL	Yes	C_103	No	5064	3CU/1IN	4
Cirencester	35 Bathurst Rd	Conversion and two storey extension to existing dwelling with sub-division to form three dwellings	08/00256/FUL	No		Yes		SD	3

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Parish	Site Name	Development Description	Application Number	SHLAA Site	SHLAA Ref	Windfall	HLA Ref	TYPE	Net complete
Cirencester	56 Ashcroft Rd	Change of use from residential to dental practice	08/01074/FUL	No		Yes		COU	-1
Cirencester	The Gate House 65 Albion Street	Construction of three dwellings with new access from Roberts Close	08/00300/FUL	Yes	C_166 - supercedeS_129	No		IN	2
Cirencester	67 Kemble Drive	Subdivision to create two dwellings	08/00679/FUL	No		Yes		SD	1
Clapton on the Hill	Land between Hillside House & Wild Rose Cottage, Chelt	Erection of one dwelling associated garaging	07/03620/FUL	No		No		in	1
Cowley	Churnside Camp	Replacement dwelling	08/00058/FUL	No		Yes	2089	OR	1
Didmarton	Didmarton House, 39 The Street	Conversion of existing house into two units	07/03228/FUL	No		Yes		SD	1
Didmarton	House 39 The Street, Didmarton	Conversion of stables to dwelling	07/02245/FUL	No		Yes		CU	1
Down Ampney	Peasburge Barn	Barn conversion to form 1 no. dwelling	06/03173/FUL	No		Yes	5289	GFAG	1
Ebrington	Ebrington Hill Farm (re-sub as would expire)	Conversion of existing barn into residential accommodation	08/03069/FUL	No		Yes	5089	GFCU	1
Fairford	Unit 28, Horcott Industrial Estate	Change of use from B1 to mixed residential and B1 use	08/01613/FUL	Yes	(F_30) R_201	No	5299	COU	1
Fairford	33 Aldsworth Close	Erection of dwelling adjoining no. 33 Aldsworth Close	07/01612/FUL	Yes	F_4	No		in	1
Fairford	Keble House, London Road	Construction of a new house to rear	07/00723/FUL	Yes	F_16	No		in	1
Fairford	Old Dairy Back Lane	Change of use from residential to Class A1	07/02523/FUL	No		Yes		COU	-1
Guiting Power	Castlett Lodge Grounds	Erection of a detached dwelling	08/01863/FUL	No		No	5228	IN	1
Kemble	land adj to Old Quarry Cottage (FUL)	Erection of a dwelling	07/00071/FUL	No		No	1102	IN	1
Kempsford	Totterdown Farm Horcott	Conversion of barns and outbuildings to create 2 no. dwellings	04/02135/FUL	No		Yes		GFCU	2
Kempsford	Millicre Farm, Wheiford, Fairford	Conversion of existing dwelling into two	07/00993/FUL	No		Yes		SD	1
Kingscote	Land Between Kenelm House (formerly Jenners Barn) and Village Hall	Erection of one dwelling	07/00255/REM	No		No	1042	IN	1
Lechlade	Butlers Court Barn, Off Fairford rd	Conversion of barn to residential dwelling	06/01341/FUL	Yes	L_6	No		GF/CU	1

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Parish	Site Name	Development Description	Application Number	SHLAA Site	SHLAA Ref	Windfall	HLA Ref	TYPE	Net complete
Maugersbury	Barn at Maugersbury Court/formerly Oxleaze House	Conversion of barn into dwelling	08/00649/FUL	No		Yes		GFCU	1
Maugersbury	Oxleaze House/ Maugersbury Court	alterations to dwelling and store to facilitate sub-division to create no 2 dwellings	06/02852/FUL	No		Yes		SD	1
Meysey Hampton	7 School Lane	Change of use of Post Office/Shop to residential	08/01044/FUL	No		Yes		COU	1
Moreton	Crossing Cottage Toddenham Rd	Change of use from offices to a single dwelling	08/01911/FUL	No		Yes		COU	1
Naunton	Chanrmys Barn, Downs Farm, Stow Road	Conversion of redundant barn into single dwelling	04/01369/FUL	No	5096	Yes		CU	1
Quenington	Springfield, Coneygar Rd	Reserved Matters Application for the construction of 5 no. new dwellings	05/02786/REM	No		Yes	1118	OR	1
Rodmarton	Land opposite Village Hall (update 09/03009com)	Construction of 5 No. cottages	03/00572/FUL	No		No	1122	GF	3
Siddington	The Round House	Refurbishment/alteration to building at risk to form a dwelling.	05/01860/FUL	No		Yes	5298	CU	1
South Cerney	Hampton Villa, Cerney Wick	Approval of all reserved matters in relation to proposed dwelling within garden	07/00216/REM	No		No	1026	IN	1
South Cerney	Old Post Office, High street (08/01156Com)	Conversion of existing buildings (The Old Post Office) into two cottages and erection of 4 dwellings	06/01239/FUL	Yes	SC_14	No		2Cou4IN	6
Stow	Land at Rear of 12 Sterling Close	Erection of detached single storey dwelling	08/00898/FUL	No		No		IN	1
Stow	Land Adjoining 8 Sterling Close	Erection of a two storey 3 bed house	08/02067/FUL	No		No		IN	1
Stow on the Wold	Land Adjoining South Hill House Fosseway	Erection of a new dwelling	07/01215/FUL	No		No		in	1
Stow on the Wold	Land in Sterling Close, to rear of Clypeus, St Edwards Drive	New detached two storey house	07/03394/FUL	Yes	S_25	No		in	1
Stow on the Wold	Wells House	Demolish existing house, annexe and associated outbuildings and construct 8 new dwellings in two terraces	07/00093/FUL	No		Yes		RR	8

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Parish	Site Name	Development Description	Application Number	SHLAA Site	SHLAA Ref	Windfall	HLA Ref	TYPE	Net complete
Stow-on-the-Wold	South Hill Farm / South Hill House	Erection of a new dwelling	07/01215/FUL	No		Yes	5311	OR	1
Stow-on-the-Wold	The Beeches T/A Stow Antiques, Fosse Lane	Change of use of ground and first floor to form residential accommodation	05/01905/FUL	Yes	S_42	No	5297	CU	1
Tetbury	Berrils Road (Southfield) adj Longfurlong	Erection of a dwelling	05/02308/FUL	No		No	1024	IN	1
Tetbury	Hampton Street Allotments (GF Allocation Tet.2)	Construction of 35 dwellings	06/02642/FUL	Yes	T_27	No		GF	33
Tetbury Upton	Manor Farm, Doughton	Barn conversions	02/02877/FUL	No		Yes	1142.1	GFCU	2
Willersey	Plot5 The Quinary Off Timms Green	Erection of detached bungalow i	08/00374/FUL	No		No		in	1
Willersley	rear of Jordans Farmhouse and Village Hal	Erection of three detached dwellings	03/02266/FUL	No		No	5004	IN	3

* The 'Circa Antiques The Square' site (ref: 6717.1) in Chipping Campden, which provided -1 dwellings in 2009/10, was a SHLAA site, therefore disqualifying it as a windfall.

** The 'Old Post Office' site (ref: 06/01239/FUL) in South Cerney, which provided 6 dwellings in 2009/10, was a SHLAA site, therefore disqualifying it as a windfall.

*** '29 High Street' in (ref: 07/01365/FUL) in Avening, which provided 1 dwelling in 2009/10, was a windfall.