

5 Year Housing Land Supply May 2015

Appendix 2

Lapse Rate Evidence

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.

The table below provides each planning permission for a new dwelling that has lapsed in the previous 4 years.

Parish	Site Ref	Planning application number	Site Name	Description of development	Net Capacity
2010/11					
Bourton-on-the-Water	2208	06/00202/FUL	Land at Stoneways	Erection of a new bungalow	1
Didmarton	7877	04/01409/FUL	Barn at Avenue Farm	Convert redundant barn to residential (revised scheme)	1
Fairford	2963	05/00953/FUL	Land at Back Lane	Conversion of existing outbuildings to provide two dwellings	2
Kemble	6086	06/02290/FUL	Ewen Manor Barn, Ewen	Conversion of barn to residential use.	1
Mickleton	5221	06/00281/FUL	Garden at Field House	Erection of a single dwelling.	1
Moreton in Marsh	2260	06/02119/FUL	Land at New Road	Erection of two houses and two one-bed flats.	4
Moreton in Marsh	6089	06/02355/OUT	Old Town Workshop	Demolition of workshop and erection of four dwellings (Outline application)	4
Poulton	4641	04/02685/FUL	Farm building Quarry Farm	Conversion of redundant farm building	1
Sapperton	3875	04/02350/FUL	Site adjacent to Mount Cottage	Erection of 4 bed two storey cottage. Renewal of planning permission 99.01214	1
Stow-on-the-Wold	3077	07/00443/FUL	Cramond, Well Lane	Demolition of existing detached house and replacement with two houses and two flats (resubmission)	3
Tetbury	6066	06/01443/FUL	Fern House, The Ferns	Conversion of dwelling into 3 flats	2

Parish	Site Ref	Planning application number	Site Name	Description of development	Net Capacity
Weston Subedge	3410	03/02858/FUL	Manor Farm	Construction of pair of semi-detached cottages and ancillary requirements	2
Weston Subedge	3410	03/02858/FUL	Manor Farm	Conversion of traditional barn to form one dwelling (with annex).	1
2011/12					
Bourton on the Water	0605	07/00247/FUL	Roof trees, Rissington Road	Erection of two dwellings with associated gardens and parking facilities.	2
Bourton on the Water	6007	06/02777/FUL	The Paragon Garage, Lansdown	Demolition and removal of service station and erection of three dwellings	3
Cirencester	5043	05/01788/FUL	8 Thomas Street	Change of use from office to single house.	1
Cowley	7077	04/02104/FUL	Barn adjacent to the Royal George Hotel	Conversion of redundant barn into two storey 3-bed dwelling and associated works	1
2012/13					
Bagendon	4723	03/02092/FUL	The Home Farm House	Conversion of redundant farm buildings to form single family dwelling and annexe	1
Clapton	5180	09/00315/FUL	Oak Tree House	Erection of a replacement dwelling	0
Coates	7591	09/02611/FUL	Sheep Dip Barn	Conversion of barn to residential use	1
Moreton-in-Marsh	5790	06/02119/FUL	Land adjacent to the Royal British Legion Club, Station Road	Erection of two town houses and two 1 bedroom flats (in the Post Office court yard).	4
Sapperton	8385	09/00413/FUL	Cranhill Barn	Conversion of barn to dwelling and alterations to lean-to garage	1

Parish	Site Ref	Planning application number	Site Name	Description of development	Net Capacity
Tetbury	2124	09/00666/FUL	20 Hampton Street	Change of use from a newspaper shop to a dwelling. Provision of new window and opening at the rear first floor.	1
Tetbury	3799	08/01108/FUL	Rear of 19A Market Place	Variation of condition 23 on approved application 02/01619/FUL (Construction of 6 two bedroom and 5 one bedroom flats)	11
Tetbury Upton	4075	06/01869/FUL	Upton Grove	Conversion of outbuildings to form 2 residential units	2
2013/14					
Ampney Crucis	0980	11/00567/FUL	Waterton Bungalow, London Road	Extension of time of extant permission 08/00953/FUL for the erection of replacement dwelling	0
Bagendon	4723	03/02092/FUL 08/03068/COMPLY	The Home Farm House	Conversion of redundant farm buildings to form single family dwelling and annexe	1
Duntisbourne Abbotts	8820	10/04109/FUL	Long Furlong Barn	Conversion of redundant farm buildings to residential and ancillary residential use	1
Ebrington	9277	11/00637/FUL	Oakham Farm, Nashs Lane	Conversion and extension of redundant barn to form single dwelling.	1
Northleach with Eastington	3457	10/02479/FUL	Land parcel opposite the Maltings, West End	Erection of single storey 2 bedroom dwelling with courtyard and parking	1
Sapperton	8197.1	10/04582/FUL	Beacon Farm Stroud Road	Conversion of farm buildings to form four dwellings with parking area and formation of new vehicular access and associated driveway	4

Parish	Site Ref	Planning application number	Site Name	Description of development	Net Capacity
Tetbury Upton	4075	06/01869/FUL	Upton Grove	Conversion of outbuildings to form 2 residential units	2
2014/15					
Avening	8105	11/01823/FUL	The Boat House Gatcombe Water	Change of use from boathouse to single dwelling including, repair and refurbishment, extension and garage/workshop	1
Shipton Moynes	1550	11/01973/CON	The Rectory, Church Lane	Demolition of existing house and garage and erection of two new dwellings and new vehical access.	0
Kemble	1838	12/00425/FUL	Forge House, Limes Road	Conversion of north east wing from offices and upper floor flat to a 4 bedroomed dwelling	1
Cirencester	3651	10/05462/FUL	Powells C Of E School Gloucester Street	Conversion of School House to create 4 apartments, retaining school use at ground floor level. 5 parking spaces and extension of the existing school car parking area for 10 vehicles and bin and bike enclosures (revised scheme)	4
Ebrington	367	10/02797/FUL	Barns at Charingworth Road, Charingworth	Conversion of barn to form one dwelling (amendment to design of permission 10/02000/FUL)	1

Parish	Site Ref	Planning application number	Site Name	Description of development	Net Capacity
Longborough	4354	10/05301/FUL	Upper Town House, Moreton Road	Erection of a replacement dwelling	0
Ampney Crusis	980	11/00567/FUL	Waterloo Bungalow, London Road	Erection of replacement dwelling	0
Northleach with Eastington	6278	11/04752/FUL	Flat 1 & 3 The Glebe House Mill End	Change of Use from 2 flats to a single flat, and alterations & improvements to windows on West & North elevations	1
Ozzleworth	5269*	12/01582/FUL	Bulkland Barn	Conversion of agricultural barn to domestic dwelling	1
Poulton	8284	11/01496/FUL	Land at Poulton Gorse	Erection of country house and lodge building with associated landscaping (amended scheme)	2
South Cerney	5748.3	06/01201/FUL	The Ferns, Clarks Hay	Erection of detached bungalow and garages (revised scheme)	1
* Appeal (APP/F1610/C/13/2208243) on enforcement case for this application overturned on 22/04/2014. Existing barn no longer on site, therefore application 12/01582/FUL considered no longer valid .					

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Appendix 3

Large Site Deliverability Evidence

Large Site Deliverability Evidence

Local authorities are required to "identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements... To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans" (NPPF, Para 47 & footnote 11).

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

The following table is a record of evidence gathered from developers, land owners and agents to demonstrate that sites within the 5 year housing land supply meet the NPPF criteria for a deliverable site. In addition, the comments from Case Officers have also been included to help identify any additional issues that would prevent a site from being delivered. This information was assembled during April and early May 2015.

Site name	Site no	Planning Application Number	Suggested Capacity (from SHLAA)	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Large site extant planning permissions at 31st March 2015						
Andoversford Former Cattle Market Station Road	2381	13/03775/FUL		17	Correspondence with agent 29.4.15 stated that site should be due for completion by end of March 2016.	Planning Permission granted and S106 signed on 17.9.2014 House builder Newland Homes have begun construction on site (10 dwellings at the time of monitoring site visit in March 2015).
Avening Land Parcel At The Sunground	2831.1	14/02675/FUL		11	Evidence has since come forward from the agent (The Wilson Group) that the site is unlikely to come forward due to issues over affordable housing viability and drainage. It has therefore been concluded that the site should be removed from commitments to be considered for the 5 year supply calculation.	Planning Permission granted and S106 signed on 24.12.14.

Site name	Site no	Planning Application Number	Suggested Capacity (from SHLAA)	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Bibury Land adjacent to B4425 Arlington	9366	13/01371/FUL		11		Monitoring site visit in March 2015, identified the site as still being under construction. The site is due for completion in early April 2015. The site was officially signed off (building control records) as complete on 09.04.15.
Bourton-on-the-Water Land parcel off Station Road	3646	14/02923/REM		100	The developer Linden Homes are promoting the site as 'Honeystones'. Correspondence with Linden Homes on 30.4.15 stated that site clearance started in March 2015 and that the first foundations went in in April 2015. There is just the one phase but there are 5 sections within that. It expected to be built out and complete by June 2018.	Correspondence with case officer on 28.4.15 states that site clearance is underway. Development to commence in April 2015.
Bourton-on-the-Water Land to the north of Roman Way and to the east of Bourton Industrial Park	9334	13/00291/OUT	132	148	Correspondence with the agent Hunter page on 30.4.15 stated that a Reserved Matters application has been submitted for Phase 1 for 45 dwellings. Subject to planning approval, the developer Bloor Homes would look to make an immediate start. Phase 2 would then follow, however there are drainage issues on the site to be resolved.	Current Reserved Matters application (15/00818/REM) submitted 23.2.15 pending consideration for Phase 1 for 45 dwellings. The case officer stated this is likely to be determined early summer with a view to an immediate start. The development of the site in two phases is reflected in the phasing of dwellings.

Site name	Site no	Planning Application Number	Suggested Capacity (from SHLAA)	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Chipping Campden Land at Berrington Mill Nurseries Station Road	2917	13/02227/OUT		16	The applicant Spiffire Properties confirmed on 29.4.15 that all being well with the application being approved at Committee on 8th June 2015, they would look for an immediate start. They are currently in the process of discharging the conditions.	Current Reserved Matters application (14/05178/REM) validated 16.12.15, pending consideration for 26 dwellings. Case officer correspondence stated 15.5.15 that they are awaiting amended plans and will not be going to Planning Committee until July 2015.
Chipping Campden Land adjacent to Badgers Field George Lane	6894	13/01538/OUT	15	26	The Planning Inspector issued a modification order to which the appellant has appealed, appeal in progress.	Current Reserved Matters application (14/04728/REM) validated 5.11.14, pending consideration, along with a compliance condition. The case officer confirmed on 1.5.15 that a Public Diversion Order (14/01628/PROWOR) was submitted to PINS for Diversion of footpath number HCC/17/1 and extinguishment of footpath HCC/23/1. This is pending consideration with PINS. The Inspector agreed to divert one footpath but not the other; the applicant has appealed against the modification. The case officer anticipated that if the footpath issue would be resolved within the next 2 to 3 months, a Reserved Matters will not be made before July 2015.
Cirencester Somerford Court Somerford Road	2145	14/02224/FUL		35	The agent (Planning Issues Ltd) confirmed 29.4.15 that the development is due for completion by the end of Summer (2015).	Monitoring site visit (March 2015) identified the site as being currently under construction.

Site name	Site no	Planning Application Number	Suggested Capacity (from SHLAA)	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Cirencester Kingshill Development London Road	3955.2	13/02942/OUT		100	Unable to obtain clarification from the developer. Already on site and phased at 50 per year based on standard industry built.	Correspondence with case officer on 28.4.15 stated that they are in contact with the developers but as of yet there is no Reserved Matters.
Cirencester Land west of Siddington Road and south of North Hill Road	8843	14/05184/REM		55	Correspondence with the agent Hunter Page on 30.4.15 confirmed that the site has an approved Reserved Matters application [14/05184/REM]. Appeals have been lodged on a different design of scheme. Bloor Homes would look for an immediate start, with development taking about 2 years. There are no major development issues with the site in terms of the approved application.	Correspondence with case officer on 28.4.15 stated that ground work has commenced. Monitoring site visit (March, 2015) confirmed that ground works have commenced and developer's banners are in place. The following appeals have been lodged with PINS: Appeals APP/F1610/A/14/3003337 (14/02872/FUL for Variation of Condition 5 to allow increase in maximum height and plan depth of house types) and APP/F1610/A/15/3003336 (14/02871/REM for 55 dwellings).
Down Ampney Land at Broadway Farm	6470	13/01667/OUT		22	Correspondence with The Co-Operative Group on 31.4.15 stated that there has been little market take-up with the permitted 22 units as development would not prove viable with the affordable housing requirements. Hence they have since submitted an application for 44 units. They stated that there would be potential developer interest to deliver 44 units including affordable housing requirements.	Outline application to be submitted for 44 dwellings (15/01567/OUT, validated 14.4.15).

Site name	Site no	Planning Application Number	Suggested Capacity (from SHLAA)	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Fairford Land at London Road	311	13/03793/OUT		120	Correspondence with the agent on 30.4.15 stated that there is not currently a house builder lined up for the site. They would be looking to deliver 40 units a year.	No Reserved Matters received as of yet.
Fairford Land parcel to the south-west of Saxon Way	772	13/05181/OUT	F_46 24 dwellings F_32 14 dwellings	22	Correspondence with the developer Spitfire Properties on 20.4.15, stated that they lodged an appeal in April 2015 by written reps, it is anticipated that the appeal process should take 6 months. Subject to this decision, they would look to make an immediate start on site early 2016.	Case officer correspondence on 29.04.15 stated that Committee refused a Reserved Matters application (14/04847/REM) on 12.03.15 on the grounds that the affordable housing was not distributed throughout the site. An Appeal (APP/F1610/W/15/3014924) has subsequently been lodged with PINS.
Fairford Land west of Pips Field Cirencester Road	2605.2	12/02133/FUL		47 (remaining)	The agent stated that the site would be complete by December 2015.	Site to be complete this year.
Fairford Land Parcel South Of Home Farm	6061	13/03097/OUT		120	Correspondence with the agent 30.4.15 stated that Reserve Matters is expected early Summer 2015. Bovis homes anticipate starting construction later this year, at a rate of 25 units for the first year, followed by 50 units per year, phased over 3 years subject to market conditions, delivery of other sites in Fairford and finding an affordable housing provider.	Correspondence with case officer on 28.4.15 stated no Reserved Matters submitted to date.

Site name	Site no	Planning Application Number	Suggested Capacity (from SHLAA)	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Kemble Land at Top Farm West Lane	4060	11/04236/OUT		50	Correspondence from the developer Bovis Homes on 08.05.15 stated that site clearance due to the bird nesting season started in March 2015. They anticipate 30 dwellings being complete by March 2016, with 20 following. Site to be complete by end of 2016.	Monitoring site visit (March 2015) confirmed that initial ground works have commenced. Reserved Matters application submitted (14/03638/REM) to be determined by Planning Committee on 4th April, 2015. Officer recommended for approval. 01.05.15 Planning Committee approved a Reserved Matters application (14/03638/REM) for 50 dwellings.
Kempsford Land between the High Street and Top Road	3308	12/01469/FUL		29	Agent confirmed development could be a couple of years, starting this financial year (2015).	Case officer correspondence 15.5.15 that development has commenced on site.
Lechlade Old Station Site	7615	12/00528/OUT		61	Unable to obtain clarification from the developer.	Reserved Matters application (14/04198/REM) Pending consideration. Case officer correspondence 28.4.15 stated that hopefully this will be determined at June's Planning Committee. Compliance application (15/00167/COMPLY) currently pending. Access works have commenced, hence a 1 year lead in has been allowed to phasing timescales.

Site name	Site no	Planning Application Number	Suggested Capacity (from SHLAA)	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Lechlade Land off Moorgate Downington	7857	13/02642/OUT	L_18A part of L_18 50 dwellings	19	Correspondence with Lagon Group on 30.4.15 stated that they aim to start on 2nd June 2015 and anticipate being on site for approximately 2 years. They are anticipating entering into a contract with Bromford Housing for the affordable units. The only impediment will be clearance of pre-commencement planning conditions.	Reserved Matters application 14/05501/REM was determined by Planning Committee on 8th April 2015, recommendation for approval. Developer to also submit compliance application.
Mickleton Former Meon Hill Nurseries Canada Lane	1810	14/01578/REM	77	75	Unable to obtain clarification from the developer. Already on site and phased at 50 per year based on standard industry built.	Application for 15/01359/FUL Replacement dwellings currently pending consideration. Case officer correspondence 28.4.15 stated that archaeological investigations have commenced.
Mickleton Land adjacent to Arbour Close and Cotswold Edge	2999	14/03019/REM	70	70	Correspondence with the developer Newland Homes 29.4.15 stated that, subject to sales and market conditions, phase 1 is due for completion 2016/17. Phase 2 will follow, indicative completion date of April 2017. Ground works have commenced. Phasing of completions provided by developers.	Site is due to commence April 2015
Moreton-in-Marsh Former Moreton Bowls Club Hospital Road	4858	12/02678/FUL	9	34	Site has been sold to a private developer. Former agent thought site could come forward in next couple of years.	Case officer correspondence 28.4.15 stated that site is to be taken on by a private developer.

Site name	Site no	Planning Application Number	Suggested Capacity (from SHLAA)	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Moreton-in-Marsh Land at Fire Service College London Road	5410.1	11/00940/REM		10 (remaining)	Monitoring site visit (March 2015), correspondence with the site manager said that site will be complete this year.	Case officer correspondence 28.4.15 stated that the site is near to completion with last phase to be built out.
Moreton-in-Marsh The Fire Service College London Road	5410.4	14/01483/OUT	250	250	Unable to obtain clarification from the developer. Standard 2 year lead period and delivery allowed.	Case officer correspondence on 28.4.15 stated that they are awaiting a Reserved Matters application. Case officer correspondence on 15.5.15 stated that site has been up for sale.
Moreton-in-Marsh Land Off Todenham Road	9227.1	14/03814/REM		35	Unable to obtain clarification from the developer.	Case officer correspondence on 28.4.15 stated that the site is due to commence May/June 2015.
Moreton-in-Marsh Land Off Todenham Road	9227.2	14/04503/REM	235	105	Unable to obtain clarification from the developer. Standard 2 year lead period and delivery allowed.	Case officer correspondence on 28.4.15 stated that the site is due to commence in May/June 2015.
Northleach with Eastington Fortey House Fortey Road	763.1	14/00104/FUL		15 (remaining)	Correspondence with the agent stated that it is intended to complete the site this financial year (2015/16). The affordable housing provider is Bromford Housing.	Site is currently under construction, as identified by monitoring site visit, March 2015.
Northleach with Eastington Land Parcel Off Bassett Road And East End Road Bassett Road	1889	14/04274/OUT	31	40	Plot of land has been up for sale with outline planning permission.	Case officer correspondence on 28.4.15 stated that the site is to be sold and then a Reserved Matters application will be submitted.

Site name	Site no	Planning Application Number	Suggested Capacity (from SHLAA)	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Preston Land at Siddington Park Farm	2189	11/05716/OUT		114	Unable to obtain clarification from the developer. Standard 2 year lead period and delivery allowed.	Demolition notice received 15.01.2015. Various compliance conditions relating to outline application pending consideration. Reserved Matters application is currently under consideration (as of 15.5.15).
South Cerney Land at former Aggregate Industries Site The Maillards	6	13/05325/REM		55 (remaining)	Correspondence with Redrow Homes 29.4.15 stated that, subject to sales it is intended to be complete early 2017. Development of the site with Planning permission for 9 units would follow.	Case officer correspondence 28.4.15 stated that the site is near completion and occupied with last phase to be built out.
Stow-on-the-Wold Land North Of Tesco	70	13/05360/OUT	14	45	Correspondence with agent 29.4.15 stated that they are currently working on discharging conditions for the Care Home (full element) and hope to start on site later this year/early next year (2016).	Case officer correspondence 28.4.15 stated that a compliance condition application is due to be submitted. The Extra care element is likely to come forward later than the care home.
Tetbury The Dormers Cirencester Road	1057	13/02727/OUT	7	25	Correspondence with agent 21.4.15 stated that all being well with Reserved Matters application gaining approval, commencement is planned for July/August 2015.	Reserved Matters application (15/00922/REM) currently submitted for landscaping - Pending consideration.
Tetbury Land parcel south of Berrells Road and west of Bath Road	1264	12/00219/OUT	34	39	Unable to obtain clarification from the developer. Standard 2 year lead period and delivery allowed	Case officer correspondence 28.4.15 stated that no Reserved Matters application as yet and no approach to discuss reserved matters.
Tetbury Wells Masonry Group Ltd. Ilsom Farm Cirencester Road	2363	12/05030/OUT		18	Unable to obtain clarification from the developer. Standard 2 year lead period and delivery allowed	Application allowed upon appeal APP/F1610/A/13/2193264. Case officer has been in contact with agent. No Reserved Matters received as of yet.

Site name	Site no	Planning Application Number	Suggested Capacity (from SHLAA)	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Tetbury Land North Of Cirencester Road	3256.1	13/05306/FUL	63	114	Correspondence with agent 29.4.15 stated that it is planned to commence on site in June 2015 and that the developer will be looking to build out the scheme on a phased basis for up to three years.	Case officer correspondence on 28.4.15 confirmed that the site had not yet commenced, but understand commencement to be early Summer 2015.
Tetbury Land parcel at Quercus Park	5864	14/03567/REM		50	Correspondence with agent 29.4.15 stated that the site had been sold.	Various compliance conditions have been discharged. Case officer correspondence on 28.4.15 stated that ground works have commenced.
Tetbury Highfield Farm	7540	13/02391/OUT	159 (T_35 & T_40)	250	Correspondence with the developer (Miller Homes) on 1.5.15 stated that they will soon be submitting a Reserved Matters application. Subject to this and discharge of conditions they would be looking for an immediate start. There are no major land issues to slow up development. They would look to approximately 30 units per year in terms of completions. Standard 2 year lead period allowed.	Phased to allow for 2 year lead in time as no reserved matters application as of yet.
Tetbury Land parcel south of Quercus Road Quercus Road (Matbro SIAC)	7558	12/01792/OUT	T_24 66 dwellings T_36 No suggested capacity	175	Unable to obtain clarification from the developer. Standard 2 year lead period and delivery allowed	Case officer correspondence on 28.4.15 stated that they are in contact with the developer over the care home. Anticipate receiving a Reserved Matters.
Tetbury Land Parcel South Of Quercus Road	7558.1	13/04451/REM	Part of T_24 66 dwellings	38	Unable to obtain clarification from the developer.	Case officer correspondence on 28.4.15 stated that site is near to completion.

Site name	Site no	Planning Application Number	Suggested Capacity (from SHLAA)	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Upper Rissington Land parcel at Upper Rissington	1580	12/03810/REM		194 (remaining)	Correspondence from one of the developers Bovis Homes on 5.5.15 stated they will build at a rate of 50 units per year, and have 2 to 2.5 years left on the scheme.	Monitoring visit in March 2015 confirmed that the site is currently under construction.
Upper Rissington Land Parcel Between Sandy Lane Court And Southgate Court Southgate Court	9431	14/01403/OUT	21	26	Correspondence with the agent 30.4.15 stated that there is developer interest in the site. Subject to the S106 being agreed and a Reserved Matters application, the purchaser would look for an immediate start.	Planning Committee approval (26.3.14) to permit subject S106.
Willersey Land Parcel West Of Field House Broadway Road	2043	14/01739/OUT	17	20	Correspondence with the agent Hunter Page on 30.4.15 confirmed that the site is to be sold on the open market. Subject to a sale being agreed and Reserved Matters application being granted, the developer would look for an immediate start this year.	Case officer correspondence 28.4.15 stated that the site is up for sale.
Windrush Filling Station on The A40 A40 Windrush Section	832	13/02463/OUT		16	Correspondence with agent RG&P on 30.4.15 stated that their client still intends on progressing to a Reserved Matters application. Would not come forward this year, potentially 2016/17 in one phase.	No reserved matters as of yet. Case officer correspondence 28.4.15 stated that another developer may be looking at this site.

Site name	Site no	Planning Application Number	Suggested Capacity (from SHLAA)	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
SHLAA sites						
Bourton-on-the-Water, Pulhams Bus Depot	B_20	N/A	24	10	The owner and house builder (McCarthy & Stone) have submitted an appeal on 16.04.15 (APP/F1610/W/15/3018488) on the refused application 14/03208/FUL.	Without prejudice to the final outcome of the decision, the Case Officer confirmed on 12.03.15 that applicant has submitted an appeal to the Inspectorate. The Inspectorate has a backlog at the moment and it is taking several months for appeals to be registered. The applicant has asked for a hearing so this may not occur until the end of the year. It is unlikely that a decision would be made this year. Application 14/03208/FUL for 20 retirement apartments was refused on the grounds of insufficient information 'to demonstrate that the proposed development will be unviable if provision for affordable housing is made either in the form of on-site provision or by means of an off-site contribution'; and 'proposed scheme by virtue of its scale, height, size, mass and inappropriate design would represent a dominant and unsympathetic form of development that would have a significant adverse impact on the setting, character and appearance of the aforementioned Conservation Area and Scheduled Ancient Monument'.
Chipping Campden Land adjacent to Chesterton School,	CC_48	14/02422/OUT	8	34	Correspondence with Agent stated client to go to market, anticipates RM in Autumn and start next year, subject to planning, which has been reflected in the phasing.	14/02422/OUT for 34 dwellings granted approval on 30.4.15 subject to S106. Case officer in contact with agent over Reserved Matters application.

Site name	Site no	Planning Application Number	Suggested Capacity (from SHLAA)	Adjusted capacity for robust 5 year supply calculation	Responses from engagement with developers	Site updates from Council Officers
Somerford Road						
Stow-on-the-Wold Stow Agricultural Services, Lower Swell Road	S_8A	14/00188/FUL	21	10		Planning permission is currently pending for 21 apartments. As this is yet to be determined, the SHLAA's suggested capacity of 10 has been used in the phasing.
Stow-on-the-Wold Ashton House, Union Street	S_46	14/02444/FUL	20	21	Unable to obtain clarification from the developer/agent.	Case officer confirmed that the application for 21 dwellings is going to planning committee on June 10th 2015. Affordable housing still needs to be resolved. Likely to recommend approval subject to affordable housing agreement. Applicant wants to start straight away but could be a number of months before S106 is signed.
Tetbury Northfield Garage	T_51		18		Unable to obtain clarification from the landowner.	The SHLAA's suggested capacity of 18 has been used in the phasing.

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Appendix 4

Large Site Lapse Rate Evidence

Table 1 – Larger sites (10 or more dwellings) granted planning permission between 1st April 2006 and 31st March 2015

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

Parish	Site	Initial Application			Latest Application			Difference	Status	Dwellings completed in 5 years
		Application number	Date Issued	No of dwellings	Application number	Date Decision Issued	No of dwellings			
Andoversford	T H White, Station Road	04/00657/OUT	24/10/2005	18	08/02976/REM	17/03/2009	39	21	Complete in 2012/13	0
Andoversford	Western Lodge, Station Road	05/00757/OUT	30/06/2005	9	08/01117/REM	13/05/2009	13	4	Complete in 2013/14	0
Andoversford	Former Cattle Market Station Road	13/03775/FUL	17/09/2014	17	-	-	-	-	10 under construction	<5 yrs
Avening	Avening Mill	08/02054/FUL	12/01/2011	14	13/03250/CLOPUD	20/03/2014	8	-6	8 under construction	<5 yrs
Avening	Land Parcel At The Sunground	14/02675/FUL	24/12/2014	11	-	-	-	-	11 not started	<5 yrs
Bibury	Land adjacent to B4425 Arlington	13/01371/FUL	12/12/2013	11	-	-	-	-	11 not started	<5 yrs
Bourton-on-the-Water	Land Parcel Adj to Coach and Horses	10/01580/FUL	06/06/2011	45	-	-	-	-	Completed in 2012/13	45
Bourton-on-the-Water	Land Rear of the Coach and Horses	06/03287/FUL	18/10/2007	74	-	-	-	-	Completed in 2009/10	74
Bourton-on-the-Water	Land parcel off Station Road	12/03616/OUT	15/01/2014	100	14/02923/REM	29/12/14	100	0	100 not started	<5 yrs

Parish	Site	Initial Application			Latest Application			Difference	Status	Dwellings completed in 5 years
		Application number	Date Issued	No of dwellings	Application number	Date Issued	No of dwellings			
Bourton-on-the-Water	Land to the north of Roman Way and to the east of Bourton Industrial Park	13/00291/OUT	13/02/2015	148	-	-	-	Reserved matters to be submitted	<5 yrs	
Chipping Campden	Former Cotswold Garage, Sheep Street	10/03996/FUL	11/04/2011	20	-	-	-	Completed in 2012/13	20	
Chipping Campden	Land at Berrington Mill Nurseries, Station Road	13/02227/OUT	22/11/2013	26	14/05178/REM-	Pending	0	Reserved matters submitted	<5 yrs	
Chipping Campden	Land adjacent to Badgers Field, George Lane	13/01538/OUT	12/11/2013	16	14/04728/REM-	Pending	0	Reserved matters submitted	<5 yrs	
Cirencester	Countrywide Farmers, Stratton	03/01740/OUT	13/12/2005	12	06/00892/REM	10/07/2006	20	Completed in March 2009	32	
Cirencester	Kingshill North	07/00748/OUT	04/09/2007	Undefined	07/03621/REM 10/04879/FUL	09/06/2008 17/01/2011	-	Completed in May 2013	267 4	
Cirencester	Akeman Court, Cricklade Street	10/01954/FUL	07/03/2013	13	-	-	-	13 not started	<5 yrs	
Cirencester	Somerford Court Somerford	14/02224/FUL	22/07/2014	35	-	-	-	35 not started	<5 yrs	

Parish	Site	Initial Application			Latest Application			Difference	Status	Dwellings completed in 5 years
		Application number	Date Issued	No of dwellings	Application number	Date Issued	No of dwellings			
	Road									
Cirencester	Kingshill South	06/02991/OUT	27/01/2009	311	10/03034/REM	18/02/2011	103	114	Completed in 2014/15	103
					10/04185/FUL	04/10/2011	31		Completed in 2010/11	30
					08/01326/REM	14/04/2009	30		Completed in 2012/13	178
					09/01598/REM	19/11/2009	178		Completed in 2011/12	83
					09/01597/FUL	24/11/2009	83			
Cirencester	Land west of Siddington Road and south of North Hill Road	11/01774/OUT	19/09/2011	55	14/05184/REM	31/2/15	55	55 not started	<5 yrs	
Cirencester	Kingshill Development, London Road	13/02942/OUT	03/04/2014	100	-	-	-	Reserved matters to be submitted	<5 yrs	
Down Ampney	Broadway Farm	13/01667/OUT	01/04/2014	22	-	-	-	Reserved matters to be submitted	<5 yrs	
Fairford	Pips Field	03/03107/OUT	26/02/2004	15	13/00792/REM	04/07/2013	37	Complete 2014/15	37	
		08/00468/REM	21/08/2008	15						22
		10/02811/OUT	25/08/2010	Outline renewal						

Parish	Site	Initial Application			Latest Application			Difference	Status	Dwellings completed in 5 years
		Application number	Date Issued	No of dwellings	Application number	Date Issued	No of dwellings			
Fairford	Land west of Pips Field	12/02133/FUL	08/03/2013	124	-	-	-	77 complete, 26 under construction, 21 not started	<5 yrs	
Fairford	Land at London Road	13/03793/OUT	24/07/2014	120	-	-	-	Reserved matters to be submitted	<5 yrs	
Fairford	Land parcel to the south-west of Saxon Way	13/05181/OUT	09/10/2014	22	-	-	-	Reserved matters to be submitted	<5 yrs	
Fairford	Land Parcel South Of Home Farm	13/03097/OUT	22/09/2014	120	-	-	-	Reserved matters to be submitted	<5 yrs	
Kemble	Top Farm	11/04236/OUT	09/01/2013	50	14/03638/REM	Pending	0	Reserved matters submitted	<5 yrs	
Kempsford	Land between the High Street and Top Road	12/01469/FUL	29/04/2014	29	-	-	-	29 not started	<5 yrs	
Lechlade	Old Station Site	04/01064/OUT	09/06/2005	37	12/00528/OUT	28/06/2013	61	Reserved matters to be submitted	0	
		08/00473/FUL	28/03/2008	53						
		11/00114/FUL	01/03/2011	Outline renewal						
Lechlade	Land off Moorgate Downington	13/02642/OUT	18/09/2013	19	-	-	-	Reserved matters to be submitted	<5 yrs	

Parish	Site	Initial Application			Latest Application			Difference	Status	Dwellings completed in 5 years
		Application number	Date Issued	No of dwellings	Application number	Date Issued	No of dwellings			
Mickleton	Former Meon Hill Nurseries, Canada Lane	13/03539/OUT	31/03/2014	78	14/01578/REM	12/08/2014	77	77 not started	<5 yrs	
Mickleton	Land adjacent to Arbour Close and Cotswold Edge	13/04237/OUT	31/03/2014	70	14/03019/REM	21/10/2014	70	70 not started	<5 yrs	
Moreton-in-Marsh	Station Garage, Station Road	06/01897/FUL	31/10/2006	41	-	-	-	Completed in 2007/08	41	
Moreton-in-Marsh	Land at Fire Service College, London Road	09/04440/OUT	22/12/2010	313	11/00940/REM	17/06/2011	299	289 completed, 10 under construction	<5 yrs	
Moreton-in-Marsh	Land at Moreton Park, London Road	13/02936/FUL	20/03/2014	36	-	-	-	Complete 2014/15	36	
Moreton-in-Marsh	Former Moreton Bowls Club Hospital Road	12/02678/FUL	26/03/2015	34	-	-	-	34 not started	<5 yrs	
Moreton-in-Marsh	The Fire Service College London Road	14/01483/OUT	19/11/2014	250	-	-	-	Reserved matters to be submitted	<5 yrs	
Moreton-in-Marsh	Land Off Todenham Road	14/03814/REM	13/03/2015	35	-	-	-	140 not started	<5 yrs	
		14/04503/REM	13/03/2015	105	-	-	-	Reserved matters to be submitted	<5 yrs	
Preston	Land at Siddington Park Farm	11/05716/OUT	13/11/2012	114	-	-	-	Reserved matters to be submitted	<5 yrs	

Parish	Site	Initial Application			Latest Application			Difference	Status	Dwellings completed in 5 years
		Application number	Date Issued	No of dwellings	Application number	Date Issued	No of dwellings			
Quenington	Land at Springfield, Conegar Road	04/02893/OUT	24/01/2005	11	05/02788/REM	10/07/2006	11	0	Completed in March 2010	11
South Cerney	Land at former Aggregate Industries Site, The Mallards	10/03916/OUT	19/03/2012	150	12/01556/REM	30/07/2012	140	-10	94 complete, 25 under construction, 21 not started.	<5 yrs
Stow-on-the-Wold	Newlands, Evesham Road	06/02759/FUL	21/02/2007	15	-	-	-	-	Completed in 2012	15
Stow-on-the-Wold	Land adjacent to Well Lane & White Hart Lane	07/03159/FUL	13/03/2008	11	11/03651/FUL	30/01/2012	7	-4	Complete 2014/15	7
Stow-on-the-Wold	Land North Of Tesco	13/05360/OUT	01/08/2014	45					Reserved Matters to be submitted	<5 yrs
Tetbury	The Retreat, London Road	07/01104/FUL	06/02/2008	19	-	-	-	-	Completed in 2008/09	19
Tetbury	Land parcel south of Berrills Road and west of Bath Road	12/00219/OUT	14/02/2013	39	-	-	-	-	Reserved matters to be submitted	<5 yrs
Tetbury	Highfield Farm	11/01591/OUT	14/02/2013	250	-	-	-	-	Reserved matters to be submitted	<5 yrs

Parish	Site	Initial Application			Latest Application			Difference	Status	Dwellings completed in 5 years
		Application number	Date Issued	No of dwellings	Application number	Date Issued	No of dwellings			
Tetbury	Land Parcel South Of Quercus Road, Quercus Road (Matbro SIAC)	12/01792/OUT	26/09/2013	225	Other Reserved Matters applications are yet to be submitted	-	5	Reserved matters to be submitted. These are expected for 130 houses and a 50 extra care units.	<5 yrs	
Tetbury	Rear of 19A Market Place	02/01619/FUL	06/02/2004	11	13/04451/REM	07/02/2014	-12	Under Construction	<5 yrs	
Tetbury	Former Criddle Billington Site	06/02557/FUL	12/01/2007	29	14/00125/FUL	27/03/2014	-4	Complete 2014/15	7	
Tetbury	Wells Masonry Group Ltd., Ilsom Farm, Cirencester Road	12/05030/OUT	04/07/2013	18	-	-	-	Comp 2008/09	29	
Tetbury	The Dormers Cirencester Road	13/02727/OUT	10/12/2014	25	-	-	-	Reserved matters to be submitted	<5 yrs	
Tetbury	Land North Of Cirencester Road	13/05306/FUL	31/07/2014	114	-	-	-	Reserved matters to be submitted	<5 yrs	
Upper Rissington	Land parcel at Upper Rissington	08/03697/OUT	25/02/2010	368	12/03810/REM	23/01/2013	0	114 not started	<5 yrs	
								36 complete, 12 under construction, 320 not started.	<5 yrs	

Parish	Site	Initial Application			Latest Application			Difference	Status	Dwellings completed in 5 years
		Application number	Date Issued	No of dwellings	Application number	Date Issued	No of dwellings			
									Construction began in March 2013.	
Upper Rissington	Land Parcel Between Sandy Lane Court And Southgate Court Southgate Court	14/01403/OUT	Subject to S106	26	-	-	-	-	Section 106 to be signed and Reserved Matters to be submitted	<5 yrs
Willersey	Land Parcel West Of Field House Broadway Road	14/01739/OUT	14/08/2014	20	-	-	-	-	Reserved Matters to be submitted	<5 yrs
Windrush	Filling Station on The A40 A40 Windrush Section	13/02463/OUT	03/06/2014	16	-	-	-	-	Reserved Matters to be submitted	<5 yrs

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

Table 2 – Dwellings completed within 5 years of initial application

Settlement	Site	Year of initial permission	Dwellings committed in initial permission (A)	Dwellings completed within 5 years of initial permission (B)
Andoversford	T H White, Station Road	2005/06	18	0
Andoversford	Western Lodge, Station Road	2005/06	9	0
Bourton-on-the-Water	Land parcel adj. to Coach and Horses	2006/07	45	45
Bourton-on-the-Water	Land rear of the Coach and Horses	2007/08	74	74
Chipping Campden	Former Cotswold Garage, Sheep Street	2011/12	20	20
Cirencester	Countrywide Farmers, Stratton	2005/06	12	32
Cirencester	Kingshill North	2007/08	274 ¹	274
Cirencester	Kingshill South	2008/09	311	398
Cirencester	Akeman Court, Cricklade Street	2012/13	13	13
Fairford	Pips Field	2004/05	15	0
Lechlade	Old Station Site	2005/06	37	0
Moreton-in-Marsh	Station Garage, Station Road	2006/07	41	41
Moreton-in-Marsh	Land at Moreton Park, London Road	2013/14	36	36
Quenington	Land at Springfield, Conegar Road	2004/05	11	11
Stow-on-the-Wold	Newlands, Evesham Road	2006/07	15	15
Stow-on-the-Wold	Land adjacent to Well Lane & White Hart Lane	2007/08	11	0
Tetbury	The Retreat, London Road	2007/08	19	19
Tetbury	Rear of 19A Market Place	2003/04	11	0
Tetbury	Former Criddle Billington Site	2006/07	29	29
Total				958

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

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