

Tewkesbury Borough

Housing Monitoring Report

2018/19

AUGUST 2019



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Tewkesbury Borough Council

Planning Policy

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TABLE OF CONTENTS

TABLE OF CONTENTS	2
LIST OF TABLES	3
EXECUTIVE SUMMARY	4
INTRODUCTION	5
What is the Housing Monitoring Report?	5
Adopted Plan Context	5
Joint Core Strategy	5
Tewkesbury Borough Plan to 2011.....	6
Emerging Planning Policy – Tewkesbury Borough Plan.....	6
HOUSING MONITORING	6
Summary of Housing Monitoring	6
Summary of Net Housing Completions and Commitments	7
Housing Delivery Over the Plan Period	8
Breakdown of Housing Land Monitoring by Location	9
Breakdown of Completions and Commitments by Parish.....	9
Breakdown of Completions and Commitments for Service Villages and Rural Service Centres.....	11
Affordable Housing Completions	12
Brownfield Sites	12
Brownfield / Greenfield Completions and Commitments.....	12
Planning Permissions	13
Status of Outstanding Planning Permissions on Large Sites	13
Large Sites Granted Permission.....	14
Progress of JCS Allocations and Duty to Cooperate Sites	14
CONTACT US	15

LIST OF TABLES

Table 1 Summary of total net housing completions over the plan period to date and commitments for Tewkesbury Borough set against the latest adopted housing target for Tewkesbury Borough in the Joint Core Strategy.	7
Table 2 Summary of housing completions for Tewkesbury Borough on small and large sites over the plan period up until 31 March 2018 and for the most recent year 2018/19.	7
Table 3 Summary of housing commitments for Tewkesbury Borough on small and large sites at 1 April 2019.	7
Table 4 Summary of total net housing completions for Tewkesbury Borough by monitoring year set against the Joint Core Strategy annual target for Tewkesbury Borough broken down by monitoring year.....	8
Table 5 Summary of housing completions and commitments by parish for the period 1 April 2018 to 31 March 2019 and the plan period 2011 to 2031.	9
Table 6 Summary of housing completions and commitments of sites which contribute to Service Villages and Rural Service Centres for the period 1 April 2018 to 31 March 2019 and over the plan period 2011 to 2031.	11
Table 7 Summary of affordable housing completions for Tewkesbury Borough for the period 1 April 2018 to 31 March 2019 by type.....	12
Table 8 Summary of housing completions and commitments for Tewkesbury Borough on brownfield and greenfield sites for the period 1 April 2018 to 31 March 2019.....	12
Table 9 Breakdown of gross brownfield sites composition for completions 1 April 2018 to 31 March 2019..	12
Table 10 Progress of outstanding planning permissions on large sites as of 1 April 2019.	13
Table 11 Large sites granted permission between 1 April 2018 and 31 March 2019.....	14
Table 12 Progress of JCS Housing Allocations and Duty to Cooperate Sites as of 1 April 2019.....	14

EXECUTIVE SUMMARY

- This Housing Monitoring Report, sets out the progress of approved residential planning applications and allocations within the Tewkesbury Borough Council administrative area between 1 April 2018 and 31 March 2019.
- Between 1 April 2018 and 31 March 2019, the gross dwelling completion figure for Tewkesbury Borough was 918 dwellings. During the same period, 11 dwellings were lost, either through change of use, demolition or residential redevelopment. As a result, the net completion figure for Tewkesbury Borough was 907 dwellings for the period 1 April 2018 to 31 March 2019.
- Between 2011 and 31 March 2019 an additional 5061 net dwellings have been provided within the borough. This is against a housing requirement set out through the Joint Core Strategy for the same period totalling 3960.
- The total existing commitments at 1 April 2019 was 1099 dwellings.
- 422 of the net completions between 1 April 2018 and 31 March 2019 were within Rural Service Centres or Service Villages.
- During the period 2018/19, of the 918 completed dwellings, 783 (85%) dwellings were completed on greenfield land and 135 (15%) gross dwellings were completed on previously developed (brownfield) land. Of the dwellings completed on previously developed land, 78 (58%) were completed through other redevelopment of non-residential sites, 33 (24%) dwellings through change of use, 12 (9%) dwellings through conversion, 4 (3%) dwellings through residential redevelopment, 4 (3%) dwellings through residential subdivision and 4 (3%) dwellings through infill.
- Of the commitments, 784 are within large sites. 4 new permissions for large sites have been given between 1 April 2018 and 31 March 2019, one of which is part of Joint Core Strategy Allocation A2 Churchdown.

INTRODUCTION

What is the Housing Monitoring Report?

- 1.1 The previous Housing Monitoring Report for the 2017/18 monitoring year, was published in August 2018 within the Authority Monitoring Report alongside the Employment Monitoring. As has been the case in previous years, for the 2018/19 monitoring year, these reports will be published separately. This report contains Tewkesbury Borough's housing monitoring for the period 1 April 2018 to 31 March 2019. The Employment Monitoring Report and the Annual Monitoring Report are to follow.
- 1.2 The purpose of the Housing Monitoring Report, is to set out the progress of approved residential planning applications and allocations within the Tewkesbury Borough Council administrative area between 1 April 2018 and 31 March 2019. This monitoring is undertaken on an annual basis in order to maintain an up-to-date record of housing development in the borough.
- 1.3 The data contained in this report is current as of 31 March 2019 and is used to inform the Five Year Housing Land Supply and wider reporting in the Authority Monitoring Report for 2019.

Adopted Plan Context

Joint Core Strategy

- 1.4 The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) was adopted in December 2017 and covers the period from 2011-2031. The JCS forms part of the statutory development plan for each council and provides the strategic planning framework for each council's local plan. It contains a number of strategic allocations to help meet housing and employment needs as well as a suite of strategic development management policies to guide future development in the JCS area.
- 1.5 Following on from adoption, the JCS authorities are now taking forward the review. The JCS authorities published an 'Issues and Options' consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for 8 weeks between Monday 12 November 2018 and Friday 11 January 2019.
- 1.6 All information relating to the JCS examination and review is available to view on the JCS website: <https://www.jointcorestrategy.org/>

Tewkesbury Borough Plan to 2011

- 1.7 The Tewkesbury Borough Local Plan to 2011 was adopted in March 2006. Following adoption, the local plan retained development plan status for three years from adoption. Tewkesbury Borough Council applied to the secretary of state to extend the saved policies beyond 31 March 2009 and, under powers given by the 2004 Planning and Compulsory Purchase Act, the secretary of state directed which policies could be saved beyond this period. However, a number of these saved policies have now been superseded by policies contained within the adopted JCS. All information related to the Tewkesbury Borough Plan is available to view on the Council's website: <https://www.tewkesbury.gov.uk/#saved-policies-of-tb-local-plan>

Emerging Planning Policy – Tewkesbury Borough Plan

- 1.8 The Council is preparing a new Tewkesbury Borough Plan (TBP) that will sit underneath the strategic-level JCS and replace the remaining saved policies of the Tewkesbury Borough Local Plan to 2011. The TBP will help to meet the level of growth set out in the JCS by providing specific policy guidance for new development in the area and make smaller-scale site allocations. The policies that will be established through the TBP will set out specific requirements for new development and provide more detail than the policies in the JCS. All information related to the emerging Tewkesbury Borough Plan is available to view on the Council's website: <https://www.tewkesbury.gov.uk/local-plan#tewkesbury-borough-plan>

HOUSING MONITORING

Summary of Housing Monitoring

- 2.1 Between 1 April 2018 and 31 March 2019, the gross dwelling completion figure for Tewkesbury Borough was 918 dwellings. During the same period, 11 dwellings were lost, either through change of use, demolition or residential redevelopment. As a result, the net completion figure for Tewkesbury Borough was 907 dwellings for the period 1 April 2018 to 31 March 2019. Between 2011 and 31 March 2019 an additional 5061 net dwellings have been provided within the borough. This is against a housing requirement set out through the JCS for the same period totalling 3960.
- 2.2 Note figures included throughout this report do not include windfall allowance, Tewkesbury Borough Plan or Joint Core Strategy Strategic Allocation contribution or any duty to co-operate contributions to/from neighbouring authorities established through the Joint Core Strategy.

Summary of Net Housing Completions and Commitments

2.3 Tables 1, 2 and 3 below set out the key figures for completions and commitments for residential development in the Borough for; the most recent monitoring period 1 April 2018 to 31 March 2019 and the plan period from 2011 to 2031.

Table 1 Summary of total net housing completions over the plan period to date and commitments for Tewkesbury Borough set against the latest adopted housing target for Tewkesbury Borough in the Joint Core Strategy.

	Net Number of Homes
Total completions 1 April 2011 to 31 March 2019	5061
Total existing commitments at 1 April 2019	1099
Total completions and commitments	6160
Joint Core Strategy minimum housing requirements 1 April 2011 to 31 March 2031	9899

Table 2 Summary of housing completions for Tewkesbury Borough on small and large sites over the plan period up until 31 March 2018 and for the most recent year 2018/19.

	Net Number of Homes
Large site (10+ dwellings) completions 1 April 2011 to 31 March 2018	3688
Small site (1 – 9 dwellings) completions 1 April 2011 to 31 March 2018	466
Completions 1 April 2011 to 31 March 2018	4154
Large site (10+ dwellings) completions 1 April 2018 to 31 March 2019	835
Small site (1 – 9 dwellings) completions 1 April 2018 to 31 March 2019	72
Completions 1 April 2018 to 31 March 2019	907
Total completions 1 April 2011 to 31 March 2019	5061

Table 3 Summary of housing commitments for Tewkesbury Borough on small and large sites at 1 April 2019.

	Net Number of Homes
Large site (10+ dwellings) existing commitments at 1 April 2019	784
Small site (1 – 9 dwellings) existing commitments at 1 April 2019	315
Total existing commitments at 1 April 2019	1099

Housing Delivery Over the Plan Period

2.4 Table 4 below shows the total number of net completions and affordable housing completions for each individual monitoring year within the plan period against the JCS annual target.

Table 4 Summary of total net housing completions for Tewkesbury Borough by monitoring year set against the Joint Core Strategy annual target for Tewkesbury Borough broken down by monitoring year.

Monitoring Year	Total Net Completions	JCS Annual Target	Affordable Housing Completions	SHMA 2015 Affordable Annual Target
2011 – 2012	318	495	41	126
2012 – 2013	462	495	139	126
2013 – 2014	512	495	155	126
2014 – 2015	572	495	141	126
2015 – 2016	628	495	229	126
2016 - 2017	728	495	249	126
2017 - 2018	934	495	263	126
2018 - 2019	907	495	277	126
TOTAL	5061	3960	1494	1008

Breakdown of Housing Land Monitoring by Location

2.5 Tables 5 and 6 below display the total completions and commitments by area; Table 5 shows key statistics by parish and Table 6 for sites which contribute to Rural Service Centres and Service Villages.

Breakdown of Completions and Commitments by Parish

Table 5 Summary of housing completions and commitments by parish for the period 1 April 2018 to 31 March 2019 and the plan period 2011 to 2031.

Parish	Gross Completions 2018/19	Losses During Year 2018/19	Net Completions 2018/19	Net Dwelling Commitments Over Plan Period 2011-2031	Net Dwelling Completions Over Plan Period 2011-2019	Net Completions and Commitments Over Plan Period 2011 - 2031
Alderton	2	0	2	0	78	78
Ashchurch	20	1	19	192	34	226
Ashleworth	10	0	10	26	15	41
Badgeworth	29	0	29	3	331	334
Bishop's Cleeve	225	2	223	258	1380	1638
Boddington	2	0	2	1	2	3
Brockworth	78	1	77	105	759	864
Buckland	0	0	0	0	3	3
Chaceley	0	0	0	1	0	1
Churchdown	8	0	8	21	36	57
Deerhurst	0	0	0	6	18	24
Down Hatherley	0	0	0	2	2	4
Dumbleton	0	0	0	1	6	7
Elmstone Hardwicke	0	0	0	1	6	7
Forthampton	0	0	0	2	0	2
Gotherington	12	0	12	52	34	86
Great Witcombe	0	0	0	0	0	0
Gretton	14	0	14	16	20	36
Hasfield	0	0	0	0	1	1

Hawling	0	0	0	2	0	2
Highnam	70	0	70	0	90	90
Hucclecote	47	0	47	1	491	492
Innsworth	0	0	0	3	25	28
Leigh	1	0	1	5	5	10
Longford	97	0	97	35	568	603
Maisemore	28	0	28	3	37	40
Minsterworth	12	0	12	58	17	75
Northway	1	0	1	2	53	55
Norton	5	0	5	49	24	73
Oxenton	0	0	0	0	1	1
Prescott	0	0	0	1	2	3
Sandhurst	1	1	0	2	2	4
Shurdington	3	0	3	8	15	23
Snowhill	0	0	0	0	0	0
Southam	2	0	2	-1	7	6
Stanton	0	0	0	1	2	3
Stanway	0	0	0	13	8	21
Staverton	0	0	0	9	2	11
Stoke Orchard	2	0	2	8	230	238
Sudeley	0	0	0	0	3	3
Teddington	3	1	2	0	4	4
Tewkesbury	18	2	16	45	120	165
Tirley	0	0	0	1	0	1
Toddington	12	0	12	28	17	45
Twigworth	0	0	0	5	8	13
Twyning	73	1	72	17	113	130
Uckington	2	0	2	0	5	5
Walton Cardiff	134	0	134	93	196	289
Winchcombe	4	2	2	15	275	290
Woodmancote	3	0	3	9	16	25
TOTAL	918	11	907	1099	5061	6160

Breakdown of Completions and Commitments for Service Villages and Rural Service Centres

Table 6 Summary of housing completions and commitments of sites which contribute to Service Villages and Rural Service Centres for the period 1 April 2018 to 31 March 2019 and over the plan period 2011 to 2031.

Settlement	Gross Completions 2018/19	Losses During Year 2018/19	Net Completions 2018/19	Net Dwelling Commitments Over Plan Period 2011-2031	Net Dwelling Completions Over Plan Period 2011-2019	Net Completions and Commitments Over Plan Period 2011 - 2031
Rural Service Centres						
Bishop's Cleeve	225	2	223	258	1380	1638
Winchcombe	2	1	1	14	257	271
Rural Service Centres TOTAL	227	3	224	272	1637	1909
Service Villages						
Alderton	2	0	2	0	75	75
Coombe Hill	0	0	0	2	1	3
Gotherington	12	0	12	52	33	85
Highnam	70	0	70	0	88	88
Maisemore	28	0	28	1	33	34
Minsterworth	11	0	11	57	15	72
Norton	4	0	4	23	17	40
Shurdington	3	0	3	8	7	15
Stoke Orchard	2	0	2	8	228	236
Toddington (including New Town)	12	0	12	26	13	39
Twyning	53	0	53	5	86	91
Woodmancote	1	0	1	5	10	15
Service Villages TOTAL	198	0	198	187	606	793
TOTAL	425	3	422	459	2243	2702

Affordable Housing Completions

2.6 Table 7 below shows affordable housing completions for the monitoring year 2018/19 by affordable housing type.

Table 7 Summary of affordable housing completions for Tewkesbury Borough for the period 1 April 2018 to 31 March 2019 by type.

Type	Social Rent	Affordable Rent	Shared Ownership	Total
Affordable Housing Completions	13	129	135	277

Brownfield Sites

2.7 Tables 8 and 9 below detail the brownfield completions and composition for the monitoring year 2018/19.

Brownfield / Greenfield Completions and Commitments

Table 8 Summary of housing completions and commitments for Tewkesbury Borough on brownfield and greenfield sites for the period 1 April 2018 to 31 March 2019.

	Number of Dwellings	Percentage (%)
Net commitments on brownfield sites at 1 April 2019	133	12
Net commitments on greenfield sites at 1 April 2019	966	88
Total Commitments at 1 April 2019	1099	100
Gross completions on brownfield sites 1 April 2018 to 31 March 2019	135	15
Gross completions on greenfield sites 1 April 2018 to 31 March 2019	783	85
Total Gross Completions 1 April 2018 to 31 March 2019	918	100

Table 9 Breakdown of gross brownfield sites composition for completions 1 April 2018 to 31 March 2019.

Brownfield Composition	Gross Dwelling Completions 2018/19	Percentage (%)
Change of Use	33	24
Infill	4	3
Residential Redevelopment	4	3
Residential Subdivision	4	3
Conversion	12	9
Other Non-Residential Redevelopment	78	58
TOTAL	135	100

Planning Permissions

2.8 Tables 10 and 11 below summarise the progress of outstanding planning permissions on large sites as well as outlining large sites which have been granted permission since the last monitoring report in 2018.

Status of Outstanding Planning Permissions on Large Sites

Table 10 Progress of outstanding planning permissions on large sites as of 1 April 2019.

Parish	Planning Ref.	Site Name	Gross Capacity	Total Completed	Commitments Outstanding
Ashchurch Rural	15/01002/APP	Land Off The A46 Pamington Lane Pamington Tewkesbury	150	7	143
Ashchurch Rural	14/00343/OUT	Land Behind Newton Cottages Ashchurch Road Tewkesbury	45	0	45
Ashleworth	17/00783/APP	Land Off Nup End Ashleworth Gloucester	35	10	25
Bishop's Cleeve	16/00739/APP	Homelands 2 Phase 3C	113	93	20
Bishop's Cleeve	16/00379/APP	Cleavelands Phase 3A	126	0	126
Bishop's Cleeve	16/00227/APP	Cleavelands Phase 4 and 5	234	200	34
Bishop's Cleeve	14/01233/FUL	Part Parcel 7346 Evesham Road Bishops Cleeve Cheltenham	26	0	26
Bishop's Cleeve	17/00449/OUT	Local Centre Plots 7 And 8 Cleavelands Bishops Cleeve	30	0	30
Brockworth	08/01461/FUL	Plot 5030 Gloucester Business Park Brockworth	52	25	27
Brockworth	15/01274/APP	Land To The West And South Of Gloucester Business Park Brockworth	214	150	64
Gotherington	17/00922/APP	59 Gretton Road Gotherington Cheltenham GL52 9QU	10	0	10
Gotherington	17/01162/APP	Parcel 7561 Malleson Road Gotherington Cheltenham	50	10	40
Gretton	15/00841/FUL	Land Rear Of Church Row Church Row Gretton Cheltenham	23	11	12
Longford	16/00853/FUL	Land To East Of Tewkesbury Road And North Of Longford Lane Longford	197	170	27
Minsterworth	17/00111/OUT	Moorcroft House Farm Main Road Minsterworth GL2 8JG	10	0	10
Norton	16/01172/FUL	Part Parcel 3100 Wainlode Lane Norton Gloucester Gloucestershire	22	3	19
Tewkesbury	12/00866/FUL	The Abbey School Church Street Tewkesbury GL20 5PD	19	12	7
Toddington	17/01041/FUL & 17/00179/APP	Parcel 5736 Land South Of B4077 Newtown Toddington	39	13	26
Twyning	16/00443/CLP	Cotswold Grange Country Park Downfield Lane Twyning Tewkesbury	20	20	0
Walton Cardiff	16/00177/FUL	Part Parcel 3400 Columbine Road Walton Cardiff	261	168	93
Total			1676	895	784

Large Sites Granted Permission

Table 11 Large sites granted permission between 1 April 2018 and 31 March 2019.

Joint Core Strategy Allocation	Location	Planning Reference	Site Name	Current Total Capacity (Gross and Net)
None	Bishop's Cleeve	14/01233/FUL	Part Parcel 7346 Evesham Road Bishops Cleeve	26
A2 Churchdown	Churchdown	16/00738/OUT	Parcel 3745 Cheltenham Road East Churchdown	465
None	Bishop's Cleeve	17/00449/OUT	Local Centre Plots 7 And 8 Cleavelands Bishops Cleeve	30
None	Toddington	17/01041/FUL	Parcel 5736 Land South Of B4077 Newtown Toddington	39

Progress of JCS Allocations and Duty to Cooperate Sites

2.9 Whilst not included in the figures, Table 12 below sets out the progress of the JCS Housing Allocations and Duty to Cooperate Sites.

Table 12 Progress of JCS Housing Allocations and Duty to Cooperate Sites as of 1 April 2019.

Site	Planning Reference	Status of Planning Application	Current Total Capacity (Gross and Net)	Total Completed During Year	Total Completed	Commitments Outstanding
Joint Core Strategy Housing Allocations						
A1 Innsworth and Twigworth	15/00749/OUT	Approved	1300	0	0	1300
	15/01149/OUT	Approved	725	0	0	725
A2 South Churchdown	16/00738/OUT	Permit	465	0	0	465
	19/00738/APP	Pending				
A3 North Brockworth	12/01256/OUT	Permit	1500	0	0	1500
	18/00109/APP	Approve	225	0	0	225
	18/00864/APP	Approve	240	0	0	240
	19/00537/APP	Pending	135	-	-	-
Duty to Cooperate Housing Sites						
Land to the West of Farm Lane, Shurdington	14/00838/FUL	Permit	377	130	130	247

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While accurate at the time of publication, this report is subject to change due to continuing monitoring.