



CHELTENHAM
BOROUGH COUNCIL

Five Year Housing Land Supply Position Statement as at 31 March 2023

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1. INTRODUCTION

- 1.1 Paragraph 74 of the [National Planning Policy Framework \(NPPF, 2023\)](#) states “...Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies (Footnote 38), or against their local housing need where the strategic policies are more than five years old (Footnote 39) ...”.
- 1.2 Footnote 39 of the NPPF states “Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance”.
- 1.3 This statement sets out the position on the five-year housing land supply for Cheltenham Borough Council (CBC) as of 31 March 2023. Figure 5: Housing Land Supply at 31 March 2023 **Figure 5: Housing Land Supply at 31 March** sets out that CBC can demonstrate a **4.84** years’ supply of housing land.
- 1.4 Any five-year housing land supply trajectory is a snapshot in time. To prepare this statement a full data cleanse has been undertaken. CBC has engaged with site promoters, specifically with regard to the two strategic allocations (North West Cheltenham and West Cheltenham) and the one major outline application site (Oakley Farm) as well as drawing on the wider planning team and utilising best practice with regard to delivery trajectories.

2. GLOUCESTER, CHELTENHAM AND TEWKESBURY JOINT CORE STRATEGY (JCS)

- 2.1 The three authorities of Cheltenham Borough, Gloucester City and Tewkesbury Borough jointly prepared a [Joint Core Strategy \(JCS\)](#) as part of the development plan for the area which was adopted in December 2017. The JCS, which covers the period from 2011 to 2031, is the strategic-level plan and sets out amongst other aspects the identified needs for housing and economic growth and the spatial strategy for delivery.
- 2.2 The JCS became 5 years’ old on 11 December 2022. Paragraph 74 of the National Planning Policy Framework sets out that where strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating), local planning authorities should calculate their supply of deliverable sites against their local housing need as calculated using the standard method.
- 2.3 Recently a review into the plan making approach was undertaken with neighbouring councils and this has led to agreement to the preparation of the Cheltenham, Gloucester & Tewkesbury Strategic and Local Plan (CGTSLP). The CGTSLP will replace the JCS in its entirety together with any saved policies and the Cheltenham Plan. The SLP councils in preparing the CGTSLP will include a review of the approach to distributing housing to meet local needs.

An updated [Local Development Scheme](#) was agreed by all three local authorities in July 2023. This committed to a Regulation 18 consultation being undertaken in late 2023.

3. THE STANDARD METHOD

3.1 The standard method, set out in the [Planning Practice Guidance \(PPG\) under the heading of 'Housing and economic needs assessment' including Paragraph 004 Reference ID: 2a-004-20201216](#) uses a formula to identify the minimum number of houses expected to be planned for by a local authority (annual local housing need or 'LHN'). This figure is calculated using household growth projections and is adjusted to account for local affordability.

3.2 The standard method sets out that the minimum LHN for Cheltenham Borough is **547 dwellings per annum**. Cheltenham Borough Council consider this minimum housing need to be the most up to date and robust figure on which to base the five-year housing land supply calculation. The various steps in calculating the LHN can be seen in APPENDIX 1: STANDARD METHOD CALCULATION .

4. PREVIOUS DELIVERY

4.1 [Paragraph 031 Reference ID: 68-031-20190722 under the heading of 'Housing supply and delivery' of the PPG](#) states *"...Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure. Under-delivery may need to be considered where the plan being prepared is part way through its proposed plan period, and delivery falls below the housing requirement level set out in the emerging relevant strategic policies for housing"...*

4.2 Accordingly, with reference to paragraph 031 Reference ID: 68-031-20190722 of the PPG, the application of an 'affordability ratio' within the local housing need calculation accounts for any past under-delivery up to the date of the calculation. Under the government standard method for calculating housing need it is not necessary to factor in previous levels of under delivery into the calculation of local housing need, since any such under delivery will be reflected in the affordability adjustment.

5. HOUSING LAND REQUIREMENT WITH NPPF BUFFERS

5.1 Paragraph 74 of the NPPF states:

"...The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

a) 5% to ensure choice and competition in the market for land; or

b) 10% where the local planning authority wishes to demonstrate a five year supply of

deliverable sites through an annual position statement or recently adopted plan⁴⁰, to account for any fluctuations in the market during that year; or

c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply (Footnote 41)."

- 5.2 Footnote 41 of the NPPF sets out that *"This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement"*. The Housing Delivery Test (HDT) is a percentage measurement of the number of net homes delivered against the number of homes required, over a rolling three year period. The latest [Housing Delivery Test result](#) was published by the government in January 2022. The 2021 HDT showed that, over the three year period 1st April 2018 to 31st March 2021, the amount of housing delivered within Cheltenham Borough was 156% (1,046 homes required and 1,629 net homes delivered)¹. Therefore, the consideration of a 20% buffer is not relevant. There has not been a HDT result published in 2023, pending the outcome of the proposed planning reforms.
- 5.3 It should also be noted that the HDT is used as a measurement of housing delivery alongside the test of maintaining a five-year supply of deliverable sites. Whilst a failure to satisfy either of the tests can engage the presumption in favour of sustainable development, they are two different mechanisms used in different ways.
- 5.4 At this time the Borough Council has not sought to progress an annual position statement as described under paragraph 75 of the NPPF, and therefore does not need to provide any more than a 5% buffer.

Figure 1: Five-year housing requirement 1 April 2023 to 31 March 2028

Row ID	Component	Calculation	Total Dwellings
A	5 Year Local Housing Need figure	Multiplied Local Housing Need figure (547 per annum) by 5 (years)	2,735
B	5 Year Local Housing Need figure with NPPF buffer (5%)	Multiplied Row A by 1.05	2,870 ²

¹ Also see the [Housing Delivery Test: 2021 measurement technical note](#)

² 574 (574.4 rounded down) * 5 = 2,870

6. SUPPLY OF HOUSING LAND

Deliverable Sites

6.1 In order to consider whether a site should contribute toward the Borough's supply of housing land, CBC have had regard to the NPPF, including paragraphs 68, 74 and the definition of 'deliverable' within the glossary. The glossary to the NPPF states *"To be considered deliverable, sites for housing 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. In particular:*

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years".

6.2 The Planning Practice Guide: [Housing supply and delivery at paragraph 007, Reference ID: 68-007-20190722](#) provides additional guidance on deliverability stating that *"...Such evidence, to demonstrate deliverability, may include:*

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- firm progress with site assessment work; or*
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects..."*

6.3 There are various references to 'windfall' sites within the NPPF, including at paragraph 71, which states *"Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will 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..."*. The glossary to the NPPF refers to 'Windfall sites' as *"Sites not specifically identified in the development plan"*.

7. SUPPLY OF HOUSING LAND

7.1 The following sources of supply have been included within CBC's five-year housing land supply calculation.

A – Major Sites for 10+ net dwellings with detailed planning permission

7.2 Larger sites where a reserved matters or full permission (this includes Technical Design Consents) has been granted.

B – Medium sites (5-9 net dwellings) with outline or detailed permission

7.3 Sites for 5-9 dwellings where any planning permission has been granted. Sites with 'Permission in Principle' for 5-9 net dwellings are not included.

C – Major sites for 10+ net dwellings with outline planning permission

7.4 Larger sites where an outline permission has been granted and there is clear evidence that housing completions will begin on site within five years.

D – Smaller sites (1-4 net dwellings) with outline or detailed planning permission

7.5 Smaller sites where planning permission has been granted and is either not started or under construction. For these sites a lapse rate of 22% has been calculated and total delivery from these sites has been discounted accordingly. This approach to lapse rates of small sites has been established through the JCS examination and is noted in the Inspector's Report³.

E – Windfall allowance (1-4 net dwellings)

7.6 A small site windfall allowance has been included within the supply and is based on an analysis of historic windfall delivery since 2017/18. Figure 2 shows that there has been an average annual windfall delivery of 55 net dwellings (55.4 rounded down). It is assumed that all small sites will be delivered in years one to two (2023/24 and 2024/2025). To avoid double counting, the windfall supply does not contribute until years three to five (2025/26; 2026/27; 2027/28).

Figure 2: Net dwellings (from 1 April to 31 March by year) completed on sites delivering 1-4 net dwellings

2017-18	2018-19	2019-20	2020-21	2021-22	Total (2017-2022)	Average
47	56	65	74	35	277	55.4

F – Cheltenham Plan Allocations

7.7 Sites that have been allocated in the adopted Cheltenham Plan that do not otherwise have planning permission.

G – JCS Allocations (North West Cheltenham and West Cheltenham)

- 7.8 North West Cheltenham and West Cheltenham that have been allocated in the adopted JCS that do not otherwise have planning permission. There has been ongoing engagement with site promoters to inform housing delivery.

Summary of Categories

- 7.9 Figure 4 sets out how each of the categories above align with the NPPF definitions of deliverable and developable.

Figure 3: Sources of Housing Land Supply against the NPPF definitions of ‘deliverable’ and ‘developable’

NPPF definition category	CBC Housing Land Supply Source Category
<i>“Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans)”</i>	A, B, D
<i>“Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site” within five years”</i>	C, F, G
<i>“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will 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...”</i>	E

8. HOUSING DELIVERY

8.1 The breakdown of CBC's supply of housing land by the different categories can be seen in Figure 4.

Figure 4: Breakdown of CBCs supply of housing land (by year) for 1 April 2023 to 31 March 2028

Supply Source (as at 31 March 2023 unless otherwise specified)	2023-24	2024-25	2025-26	2026-27	2027-28	2023-28 (total 5 year supply)
A - Major Sites for 10+ net dwellings with detailed planning permission	128	191	86	50	15	470
B – Medium sites (5-9 net dwellings) with outline or detailed planning permission	68	72	0	0	0	140
C – Major sites for 10+ net dwellings with outline planning permission	0	8	45	44	43	140
D – Smaller sites (1-4 net dwellings) with outline or detailed planning permission	47	106	0	0	0	153
E – Windfall allowance (1-4 net dwellings)	0	0	55	55	55	165
F – Cheltenham Plan Allocations that do not otherwise have planning permission	0	0	25	25	40	90
G – JCS Allocations (North West Cheltenham and West Cheltenham) that do not otherwise have planning permission	0	135	305	475	722	1,637
Totals (excluding lapse rate for small sites not started)	243	512	516	649	875	2,795

9. FIVE YEAR HOUSING LAND SUPPLY AT 31 MARCH 2023

9.1 The five-year land supply calculation is shown in Figure 5. This demonstrates that CBC can demonstrate a **4.84 years'** supply of housing land.

Figure 5: Housing Land Supply at 31 March 2023

Row Number	Component (for 1 April 2023 to 31 March 2028)	Total
1	5 year housing requirement with 5% buffer	2,870
2	Annual rate for 5 year requirement with 5% buffer	574 ³
3	Total deliverable housing supply	2,795
4	Lapse rate deduction 22% for small sites not started (78 Net Dwellings x 22% =17.16 net dwellings)	-17
5	Total deliverable housing supply factoring in lapse rate	2,778
6	Total deliverable housing supply in years (row 5 divided by row 2)	4.84

³ Figure is 574.4 rounded down to 574

APPENDIX 1: STANDARD METHOD CALCULATION

1.1 **Step 1 – Setting the baseline** (as referenced in the [Planning Practice Guidance \(PPG\) under the heading of ‘Housing and economic needs assessment’ including Paragraph 004 Reference ID: 2a-004-20201216](#)) is to use the annual average projected household growth from 2023 to 2033. This uses the 2014 based household projections, as set out in [Table 406 \(2014-based live tables on household projections\)](#).

1.2 **Step 2 (from the PPG) – An adjustment to take account of affordability** is then made. Using the most recent [median workplace-based affordability ratios](#) published by the Office for National Statistics (ONS). The most recent published information related to the year 2022. Table 5c (Median affordability ratio) is referred to by ONS as the “*Ratio of median house price to median gross annual (where available) workplace-based earnings by local authority district, England and Wales, 1997 to 2022*”. Row 302 of Table 5c gives an affordability ratio of 8.94 for Cheltenham Borough as of 2022.

1.3 Because the ratio is above 4, an adjustment is made in line with the following formula as set out in the PPG.

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

1.4 The calculation is therefore $(8.94 - 4)/4 * 0.25 + 1$, which gives an affordability adjustment of 1.30875.

1.5 According to the worked examples in the PPG, the adjustment factor is then applied to the projected household growth figure from Step 1 to produce a **minimum annual local housing need figure**:

$$1.30875 * 417.8 = 547^4$$

1.6 **Step 3 (from the PPG), relates to capping the level of any increase.** The PPG states “*A cap is then applied which limits the increases an individual local authority can face*”... *Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:*

a. the projected household growth for the area over the 10-year period identified in step 1;
or

b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists)”.

1.7 The projected (annual) household growth figure is 417.8. The housing requirement figure set out in the most recently adopted strategic policy is found in Policy SP1: The Need for New Development within the JCS where point 3 states that “*The housing requirement for each*

⁴ Figure is 546.79 but this has then been rounded up

local authority will be as follows:...ii Cheltenham at least 10,917 new homes..." This same figure is also referenced in 'Table SP1c 'Policy-On' OAN (Objectively Assessed Need) with 5% Uplift' within the JCS where it refers to a figure of 10,917 (over the period 2011-31).

- 1.8 Having regard to the worked examples in the PPG, the average annual housing requirement figure in the existing relevant policies is 546⁵ (10,917/20). The average annual household growth over 10 years is 417.8 (as per Step 1). The minimum annual local housing need figure is 547 (as per Step 2).
- 1.9 The cap is set at 40% above the higher of the more recent average annual housing requirement figure or household growth. The annual housing requirement figure is 546, which is higher than the annual household growth figure, which is 417.8
 - i. Cap = 546 + (40% x 546) 218⁶ = 764
- 1.10 The capped figure is greater than the minimum annual local housing need figure and therefore does not limit the increase to the local authority's minimum annual housing need figure. The minimum annual local housing need figure is therefore 547. The worked calculation can be seen in Figure 6.

⁵ 545.85 rounded up

⁶ 218.4 rounded down

Figure 6: Cheltenham Borough's Local Housing Need (worked calculation)

Step 1: Setting the baseline	
Total households 2023	55,454
Total households 2033	59,632
10 year change (2023 – 2033)	4,178
Annual average household growth	417.8
Step 2: An adjustment to take account of affordability	
Median workplace-based affordability ratio	8.94
Adjustment factor	30.87%
Affordability uplift	128.56
Uncapped housing need	547
Step 3: Capping the increase	
Adoption date of most recent Local Plan	12 December 2017
Average annual requirement	546
[A] Annual average requirement with 40% uplift applied	764
[B] Household projection with 40% uplift applied	585
Strategic policies for housing up-to-date	No
Applicable cap	Y
Annual housing need cap	764
Local Housing Need (per annum)	547

APPENDIX 2: NORTH WEST CHELTENHAM

<p>Overview</p> <p>This is a Strategic Allocation (Policy A4 North West Cheltenham) within the adopted Joint Core Strategy (JCS).</p>
<p>Planning history</p> <p>Outline planning application 16/02000/OUT, dated 6 September 2016, for up to 4115 new homes at Land north of A4019, west of Gallagher Retail Park and Swindon Village, east of Uckington and Elmstone Hardwick, has been submitted on behalf of Bloor Homes & Persimmon Homes. The scheme is at the final stages of preparation and is targeted for consideration by the planning committees of Cheltenham and Tewkesbury Councils towards the end of 2023. A long standing Planning Performance Agreement has been in place and the local planning authorities have been working with key stakeholders, including National Highways, to seek to resolve outstanding objections.</p> <p>Full planning application 20/00759/FUL, Land at Swindon Farm, Manor Road, Cheltenham, submitted on behalf of Persimmon Homes Ltd, for new residential development... was granted planning permission on 2 June 2023. There is a completed Section 106 (dated 12 May 2023). As stated in the Officer report for 20/00759/FUL, <i>“the application sites for 16/02000/OUT and 20/00759/FUL overlap: the proposed 266 dwellings forming part of the above 4115 homes provision for Elms Park”</i>.</p> <p>Outline planning application 23/00354/OUT, dated 24 February 2023, for the erection of up to 180 residential units... at Home Farm, Quat Goose Lane, Cheltenham has been submitted on behalf of Metacre Ltd.</p>
<p>Lead in Times</p> <p>There are a number of pre-commencement planning conditions relating to planning permission 20/00759/FUL.</p>
<p>Build out rates</p> <p>The applicant, who submitted the outline planning application (16/02000/OUT) and full planning application (20/00759/FUL), responded to Cheltenham BC’s request for information. They set out that there would be five outlets: Persimmon, Charles Church, two Bloor outlets and one additional developer. They set out that the first completions would be in 2023/24 and completion of the 4,285 net dwellings would finish in 2038/39. They expect a maximum built out rate of 360 net dwellings per annum.</p>
<p>Conclusion</p> <p>CBC have made alterations to the proposed delivery information submitted. CBC have been conservative and assumed that the first completions will not be until 2024/25. Therefore, 30 net dwellings have been removed from the five-year housing land supply (1 April 2023 to 31 March 2028) when compared with the information submitted by the applicant. CBC have included 840 net dwellings in the five-year housing land supply.</p> <p>CBC have not included Home Farm within the five-year housing land supply.</p>

APPENDIX 3: WEST CHELTENHAM

Overview

This is a Strategic Allocation (Policy A7 West Cheltenham) within the adopted Joint Core Strategy (JCS). In July 2020, the [Golden Valley Supplementary Planning Document \(SPD\)](#) was adopted by Cheltenham and Tewkesbury Borough Councils. The SPD seeks to provide guidance on how the key requirements for the allocated site are expected to be delivered.

Planning history

St Modwens - Outline planning application (22/01817/OUT), dated 6 October 2022, for residential development... has been submitted on behalf of St. Modwen and Midlands Land Portfolio Ltd. The application is expected to be determined in 2024.

CBC/HBD XFactory Cheltenham - There are two outline applications, which are expected to be submitted October 2023. Both benefit from Scoping opinions (23/00554/SCOPE & 22/02206/SCOPE). The application is expected to be determined in 2024.

Nema – have started a Planning Performance Agreement (PPA) and benefit from a scoping opinion (23/01418/SCOPE). The outline application is expected to be submitted at the end of 2023. The application is expected to be determined in 2024.

Net dwelling numbers from the whole of West Cheltenham are shown below.

Site	Net Dwellings
St Modwens	1,100
CBC/HBD south	576
CBC/HBD north	496
Nema	330
Whole allocation	2,502

There are Planning Performance Agreements in place with all developers across the West Cheltenham strategic allocation.

Lead in Times

The applicant (Savills), representing St Modwens, responded to CBC's request for information. They stated that they are estimating starting works on site in June 2024 with the first house sale in January 2025.

The applicant (HGH consulting) representing CBC's land ownership responded to CBC's request for information. They stated that they are projecting starting work on site in Quarter 3 2024.

Build out rates

The applicant (HGH consulting) responded to CBC's request for information. They set out that the number of outlets could be up to 12. They set out that first completions would be in 2025/26 and completion of the 1,030 net dwellings would finish in 2034/35 (noting that the figures for CBC/HBD south and CBC/HBD north above equate to 1,072 net dwellings). They expect a maximum build out rate of 207 net dwellings per annum. 397 net dwellings would be completed in the five-year period.

The applicant (Savills), representing St Modwens, responded to CBC's request for information. They set out that first completions would be in 2024/25 and completion of the 1,100 net dwellings would finish in 2032/33. They expect peak build out rates within the five-year housing land supply period will be 155 net dwellings and this is based on St Modwen's delivery and that there could be more than one outlet on the site at the same time. 400 net dwellings would be completed in the five-year period.

Conclusion

CBC have not made any alterations to the proposed delivery information submitted. CBC have included 797 net dwellings in the five-year housing land supply.

APPENDIX 4: OAKLEY FARM

Overview Non allocated site.
Planning history Outline planning application 20/01069/OUT for development comprising up to 250 residential dwellings... at Land at Oakley Farm was granted planning permission on appeal (Ref: APP/B1605/W/21/3273053) on 5 October 2022.
Lead in Times There is a Planning Performance Agreement in place. A reserved matters application has been submitted during October 2023 and is in the process of being validated. The application is expected to be taken to Planning Committee on 14 December 2023.
Build out rates The applicant responded to Cheltenham BC's request for information. They set out that there is likely to be one sales office. They set out that first completions would be in 2024/25 and completion of the 250 net dwellings would finish in 2030/31. They expect a maximum build out rate of 45 dwellings per annum.
Conclusion CBC have not made any alterations to the proposed delivery information submitted. CBC have included 140 net dwellings in the five-year housing land supply.

APPENDIX 5: ALL SITES

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2023-24	2024-25	2025-26	2026-27	2027-28	5-year total (1 April 2023 -31 March 2028) – Projected net dwellings delivery
A	Detailed Planning	Shurdington (in Tewkesbury Borough)	Land To The West Of Farm Lane Shurdington	14/00838/FUL	Under construction	377	16	16					16
A	Detailed Planning	St Marks	Land off Stone Crescent	18/02215/FUL	Under construction	13	13	13					13
A	Detailed Planning	Lansdown	Telephone Repeater Station, Parabola Road	19/00111/FUL	Under construction	12	12	12					12
A	Detailed Planning	Benhall and the Reddings	Stansby Park, The Reddings	20/01274/FUL	Under construction	12	12	12					12
A	Detailed Planning	Oakley	Premiere Products, Bouncers Lane	20/00780/FUL	Under construction	65	12	12					12
A	Detailed Planning	Lansdown	Parker Court And Brailsford House, Knapp Lane	21/00643/P3OPA	Not Started	12	12		12				12

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2023-24	2024-25	2025-26	2026-27	2027-28	5-year total (1 April 2023 -31 March 2028) – Projected net dwellings delivery
A	Detailed Planning	Prestbury	Starvehall Farm, New Barn Lane	20/01703/FUL	Under construction	50	32	25	7				32
A	Detailed Planning		Old Gloucester Road	21/00872/REM	Under construction	175	175	10	50	50	50	15	175
A	Detailed Planning	Swindon Village	320 Swindon Road	21/02038/FUL	Under construction	24	24	7	17				24
A	Detailed Planning	Leckhampton	Land off Kidnappers Lane	21/00847/REM	Under construction	22	22	22					22
A	Detailed Planning	Lansdown	Apartment 27, One Bayshill Road	22/00445/FUL	Under construction	-1	-1	-1					-1
A	Detailed Planning	Leckhampton	Land at Shurdington Road	21/00045/REM	Not Started	12	12		12				12
A	Detailed Planning	SPRINGBANK	Douglas Equipment, Village Road	22/00474/FUL	Not Started	71	71		35	36			71
A	Detailed Planning	College	Montpellier House, Montpellier Drive	22/01668/PRIOR	Not Started	21	21		21				21
A	Detailed Planning	St Peters	Adey Ltd, Gloucester Road	21/02700/FUL	Not Started	37	37		37				37

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2023-24	2024-25	2025-26	2026-27	2027-28	5-year total (1 April 2023 -31 March 2028) – Projected net dwellings delivery
B	Medium	St Pauls	377 High Street	18/02369/COU	Under construction	5	5	5					5
B	Medium	Battledown	Cromwell Court Greenway Lane	18/02581/FUL	Under construction	7	7	8					8
B	Medium	All Saints	Former Post Office Vehicle Depot Carlton Street	19/00326/FUL	Under construction	6	6	6					6
B	Medium	St Pauls	Widdows Motor Parts Milsom Street	20/01032/FUL	Under construction	9	9	9					9
B	Medium	All Saints	32 Albion Street	20/01139/COU	Under construction	8	8	8					8
B	Medium	Pittville	Chapel Spa, North Place	20/01997/FUL	Under construction	8	8	8					8
B	Medium	Prestbury	Hunting Butts Farm, Swindon Lane	20/02054/FUL	Not Started	8	8		8				8
B	Medium	Leckhampton	The Rowans 66 Shurdington Road	21/01119/FUL	Not Started	6	6		6				6

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2023-24	2024-25	2025-26	2026-27	2027-28	5-year total (1 April 2023 -31 March 2028) – Projected net dwellings delivery
B	Medium	Lansdown	24 New Street	21/02130/FUL	Not Started	9	9		9				9
B	Medium	Charlton Park	Sandford Park House 39 - 41 London Road	21/01165/FUL	Under construction	8	8	8					8
B	Medium	Oakley	76 Pennine Rd	21/02594/FUL	Not Started	7	7		7				7
B	Medium	All Saints	11 High Street	22/01182/FUL	Under construction	8	8	8					8
B	Medium	Leckhampton	Charletyne, Kidnappers Lane	22/00535/FUL	Under construction	4	5	4					4
B	Medium	Benhall and the Reddings	Richmond Village Hatherley Lane	22/01479/FUL	Not Started	4	9		4				4
B	Medium	Lansdown	30 St Georges Place	22/02097/FUL	Not Started	7	7		7				7
B	Medium	St Pauls	48 Swindon Road	22/01399/FUL	Not Started	7	7		7				7
B	Medium	St Peters	Ski Tyres, 73 New Street	22/01585/FUL	Not Started	7	7		7				7
B	Medium	College	Montpellier House, Montpellier Drive	22/02209/COU & 23/00082/FUL	Not Started	9	9		9				9

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2023-24	2024-25	2025-26	2026-27	2027-28	5-year total (1 April 2023 -31 March 2028) – Projected net dwellings delivery
B	Medium	Benhall and the Reddings	The Hayloft, The Reddings	22/00749/FUL	Not Started	8	8		8				8
B	Medium	Springbank	Pilgrove Cottage, Old Gloucester Road	22/02172/FUL	Under construction	4	4	4					4
C	Out	Battledown	Oakley Farm	20/01069/OUT	Not Started	250	250		8	45	44	43	140
D	Small	St Marks	42 Rowanfield Road	15/00730/FUL	Under construction	1	1	1					1
D	Small	Charlton Kings	Land adj. The Gray House (Kings Welcome) Harp Hill	15/01165/FUL	Under construction	2	2	2					2
D	Small	Battledown	Ham Hill Farm South Ham Road GL54 4EZ	15/01610/FUL	Under construction	0	1	0					0
D	Small	St Pauls	Land adjacent 28 King Street GL50 4AU	17/01672/FUL	Under construction	2	2	2					2
D	Small	Lansdown	2 Queens Circus GL50 1RX	17/02390/COU	Under construction	1	1	1					1
D	Small	College	56 High Street	18/01010/FUL	Under construction	4	4	4					4

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D	Small	College	Dewerstone House, Thirlestaine Road	18/01393/FUL	Under construction	1	1	2					2
D	Small	Lansdown	53 Montpellier Terrace	19/01999/FUL	Not Started	-1	-1	-1					-1
D	Small	Oakley	30 Pennine Road	19/02268/FUL	Under construction	1	1	1					1
D	Small	Battledown	Dunkeld, Ashley Road	19/02396/OUT	Not Started	0	1		0				0
D	Small	Up Hatherley	1 Manor View Cold Pool Lane	20/00274/FUL	Under construction	1	1	1					1
D	Small	St Pauls	Nationwide Building Society, 225 - 227 High Street	20/00408/OUT	Not Started	4	4		4				4
D	Small	Lansdown	27 Promenade	20/00641/FUL	Not Started	2	2		2				2
D	Small	St Peters	21 Great Western Road	20/00273/FUL	Not Started	3	3		3				3
D	Small	Leckhampton	Mount Pleasant, Daisybank Road	20/00716/PIP	Not Started	0	1		0				0

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2023-24	2024-25	2025-26	2026-27	2027-28	5-year total (1 April 2023 -31 March 2028) – Projected net dwellings delivery
D	Small	Charlton Park	2 Highland Road GL53 9LT	20/00702/FUL	Not Started	1	1		1				1
D	Small	Battledown	Beaufort Arms 184 London Road GL52 6HJ	20/00611/FUL	Under construction	6	3	3					3
D	Small	St Pauls	16 St Pauls Street North	20/00948/PIP	Not Started	1	1		1				1
D	Small	Leckhampton	27A Leckhampton Road	20/00697/FUL	Not Started	1	1		1				1
D	Small	Leckhampton	Crooks Industrial Estate, Croft Street (south-east corner)	20/01030/FUL	Not Started	1	1		1				1
D	Small	St Pauls	156 Swindon Road	20/01322/PRIOR	Not Started	1	1		1				1
D	Small	Swindon Village	Byways, Swindon Lane	20/01266/FUL	Not Started	1	1		1				1
D	Small	All Saints	Haddo Pittville Circus Road	20/01605/FUL	Not Started	1	1		1				1
D	Small	Charlton Park	27 Old Bath Road	20/01700/COU	Not Started	1	1		1				1

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D	Small	Charlton Kings	Langett Bungalow, London Road	20/01660/FUL	Under construction	0	1	1					1
D	Small	Lansdown	3 Crescent Place	20/01902/COU	Not Started	1	1		1				1
D	Small	Charlton Park	58 Sandy Lane	20/02004/FUL	Not Started	0	1	0					0
D	Small	College	14 Promenade	20/02019/FUL	Not Started	2	2		2				2
D	Small	Battledown	Glenfall Garden Cottages, Mill Lane	20/01918/FUL	Not Started	3	3		3				3
D	Small	College	Hunter Page Planning, Thornbury House, 18 High Street	20/01777/COU	Not Started	1	1		1				1
D	Small	SPRINGBANK	18 Wentworth Road	20/02242/FUL	Not Started	1	1		1				1
D	Small	Charlton Park	95 London Road	21/00113/FUL	Not Started	1	1		1				1
D	Small	St Peters	19 New Street (rear)	21/00096/FUL	Not Started	2	2		2				2
D	Small	Park	87A & 87B Andover Road	20/02307/FUL	Not Started	0	2	0					0

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2023-24	2024-25	2025-26	2026-27	2027-28	5-year total (1 April 2023 -31 March 2028) – Projected net dwellings delivery
D	Small	Lansdown	Lansdown Lodge, 68 Lansdown Road	21/00240/FUL	Under construction	1	1	1					1
D	Small	Battledown	21 Battledown Close	21/00467/FUL	Under construction	0	1	1					1
D	Small	Leckhampton	68 Church Road, Leckhampton	21/00359/FUL	Not Started	1	1		1				1
D	Small	Pittville	24 Sherborne St	21/00675/REM	Not Started	6	6		6				6
D	Small	St Pauls	55 Townsend Street	21/00813/COU	Not Started	4	4		4				4
D	Small	All Saints	33 Keynsham Street	21/00960/PIP	Not Started	1	1		1				1
D	Small	Pittville	61 Fairview Street	21/01030/FUL	Not Started	1	1		1				1
D	Small	College	34 Suffolk Parade	21/00132/FUL	Not Started	2	2		2				2
D	Small	St Peters	352 High Street	21/01162/FUL	Under construction	3	3	3					3
D	Small	All Saints	30 Hales Rd	22/00458/FUL	Under construction	1	1	1					1
D	Small	Up Hatherley	38 Denbigh Road	21/00916/FUL	Not Started	1	1		1				1

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D	Small	College	4 Bath Road	21/00862/COU	Not Started	2	2		2				2
D	Small	Lansdown	29 Imperial Square	21/01539/FUL	Under construction	1	1	1					1
D	Small	Charlton Kings	Waterside, Church Walk	21/00193/FUL	Not Started	0	1	-1	1				0
D	Small	Prestbury	Blenheim Cottage, Blacksmith Lane	21/01725/PIP	Not Started	1	1		1				1
D	Small	Oakley	98 Whaddon Road (rear)	21/00926/FUL	Not Started	1	1		1				1
D	Small	Park	1 Belworth Drive	21/01819/PIP	Not Started	1	1		1				1
D	Small	Lansdown	Bridge House, 88 Lansdown Road	21/01396/FUL	Under construction	2	2	2					2
D	Small	Battledown	Pinewood, 12 Battledown Drive	21/01993/FUL	Under construction	0	1	1					1
D	Small	St Peters	55A Alstone Avenue (rear)	21/01802/FUL	Not Started	1	1		1				1
D	Small	Leckhampton	127 Church Road	21/02121/FUL	Not Started	1	1		1				1

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D	Small	Swindon Village	Manor Farm, Church Road, Swindon Village	20/00749/FUL	Under construction	4	4	4					4
D	Small	Battledown	Sangria, Ashley Road	21/02329/FUL	Not Started	0	1		1				1
D	Small	St Pauls	15 St Pauls Street South	21/02540/FUL	Not Started	1	1		1				1
D	Small	Battledown	23 Hales Road	21/02610/PRIOR	Not Started	1	1		1				1
D	Small	St Peters	Land Adjacent, 16 Gloucester Road	21/02581/FUL	Not Started	2	2		2				2
D	Small	College	21 Suffolk Parade	21/02680/FUL	Not Started	1	1		1				1
D	Small	Pittville	116 Prestbury Road	21/02453/FUL	Not Started	5	5		5				5
D	Small	Leckhampton	Land east of Leckhampton Reservoir	21/02148/FUL	Not Started	2	2		2				2
D	Small	Lansdown	Beverley, Overton Park Road	21/02175/FUL	Under construction	0	1	1					1
D	Small	Charlton Kings	1 Balcarras Retreat	22/00052/FUL	Not Started	0	1	-1	1				0

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D	Small	Battledown	3 Battledown Close	22/00096/PIP	Not Started	1	2		1				1
D	Small	Swindon Village	Kynance, Church Rd	21/02534/FUL	Under construction	1	1	1					1
D	Small	Charlton Kings	2 Lyefield Road West	22/00261/FUL	Not Started	1	1		1				1
D	Small	Park	Tivoli Glass, 35 Lypiatt Street	22/00252/FUL	Not Started	0	0		0				0
D	Small	Charlton Kings	Land Adj To 25 Hales Road	23/00444/FUL	Not Started	1	1		1				1
D	Small	College	Montrose House, Wellington Street	22/00400/FUL	Under construction	1	1	1					1
D	Small	Park	Lypiatt House, Lypiatt Road	22/00378/FUL	Under construction	1	1	1					1
D	Small	Charlton Park	117 London Road	21/02217/FUL	Under construction	0	0	0					0
D	Small	College	8 Imperial Square	22/00334/COU	Under construction	-1	-1	-1					-1
D	Small	Leckhampton	113 Church Road Leckhampton	22/00501/FUL	Not Started	1	1		1				1

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D	Small	St Peters	19 New Street	22/00437/FUL	Not Started	1	1		1				1
D	Small	Charlton Park	Sky Garden, Daisy Bank Road	21/02773/TDC	Not Started	0	0		0				0
D	Small	Benhall and the Reddings	19 Granley Road	21/02809/FUL	Under construction	1	1	1					1
D	Small	St Marks	Gainsford Cottage 45 Church Road	22/00435/FUL	Not Started	1	1		1				1
D	Small	St Marks	8 Libertus Road	22/00699/FUL	Under construction	-2	-2	-2					-2
D	Small	St Pauls	56 Hanover Street	22/00620/FUL	Not Started	1	1		1				1
D	Small	SPRINGBANK	39 Redgrove Road	22/00686/FUL	Not Started	1	1		1				1
D	Small	Park	Cornerways, UoG, The Park	22/00543/FUL	Under construction	1	1	1					1
D	Small	Park	Cornerways, UoG, The Park	21/02413/FUL	Under construction	1	1	1					1
D	Small	Battledown	Ham Hill Farm Ham Road	21/02412/FUL	Not Started	0	1		1				1
D	Small	All Saints	First Floor And Second Floor 17	22/00837/FUL	Not Started	2	2		2				2

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			Pittville Street										
D	Small	Leckhampton	39 Pilley Lane	22/01057/FUL	Not Started	1	1		1				1
D	Small	Prestbury	Blenheim Cottage, Blacksmith Lane	22/00777/TDC	Not Started	1	1		1				1
D	Small	Battledown	1 Coltham Fields	22/00764/FUL	Not Started	1	1		1				1
D	Small	Pittville	Springfield, 9 Walnut Close	22/01077/FUL	Under construction	2	2	2					2
D	Small	Prestbury	The Paddocks, Swindon Lane	22/01190/FUL	Not Started	1	1		1				1
D	Small	All Saints	Kashmir 1 Albion Street	22/01269/FUL	Under construction	1	1	1					1
D	Small	St Marks	Atherstone, 17 Church Road	22/01314/FUL	Not Started	1	1		1				1
D	Small	St Peters	93 Gloucester Road	22/01488/PRIOR	Not Started	2	2		2				2
D	Small	Charlton Kings	Charlton House, Charlton Hill	22/01301/FUL	Not Started	1	1		1				1

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D	Small	All Saints	52 Grosvenor Street	22/00950/FUL	Under construction	-1	-1	-1					-1
D	Small	Prestbury	West View, Blacksmith Lane	22/01753/FUL	Under construction	1	1	1					1
D	Small	Benhall and the Reddings	Shakespeare Cottage, North Road West	22/01685/FUL	Not Started	1	1		1				1
D	Small	Charlton Kings	2 Charlton Court Road	22/00072/FUL	Not Started	1	1		1				1
D	Small	All Saints	Basement Flat, 49 All Saints Rd	22/01782/COU	Not Started	-1	-1		-1				-1
D	Small	Pittville	17 Albemarle Gate	22/01724/FUL	Under construction	0	1	0					0
D	Small	Leckhampton	22A Moorend Park Road	22/01926/FUL	Not Started	1	1		1				1
D	Small	Park	The Royal Union, 37 Hatherley St	22/01719/COU	Under construction	1	1	1					1
D	Small	Battledown	TFL Salvage, Unit 12, King Alfred Way	22/01919/FUL	Not Started	8	8		8				8
D	Small	St Peters	5 Arle Road	22/02010/FUL	Not Started	1	1		1				1

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D	Small	St Peters	354 High Street	22/02040/COU	Not Started	3	3		3				3
D	Small	Lansdown	7 Clarence Parade	22/01666/FUL	Not Started	2	2		2				2
D	Small	Lansdown	15 Lansdown Place (rear)	22/01660/FUL	Not Started	1	1		1				1
D	Small	Warden Hill	88 Caernarvon Road	23/00039/FUL	Not Started	1	1		1				1
D	Small	Hesters Way	Pear Tree Cottage, Pheasant Lane	23/00045/REM	Under construction	2	2	2					2
D	Small	Lansdown	15 Homespa House, 37 Christchurch Road	22/02208/FUL	Not Started	1	1		1				1
D	Small	College	The Flat, 5 Suffolk Parade	22/01961/FUL	Under construction	1	1	1					1
D	Small	Park	Springfield, Talbot Road	22/02220/FUL	Under construction	4	4	4					4
D	Small	Pittville	2 Cleavelands Avenue	23/00060/FUL	Under construction	1	1	1					1

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D	Small	St Pauls	18 - 19 Henrietta Street	22/02032/FUL	Not Started	2	2		2				2
D	Small	Charlton Park	Land Adj Lilleybrook Golf Club, Cirencester Rd	22/02101/FUL	Under construction	1	1	1					1
D	Small	Leckhampton	The Coaches, Leckhampton Hill	23/00252/FUL	Not Started	0	0		0				0
D	Small	Battledown	Battledown Court Oakley Road	23/00313/FUL	Under construction	1	1	1					1
E	Windfall		Windfall - Cheltenham Borough	-	Windfall					55	55	55	165
F	Local Plan Allocation	St Peters	Christ College Site B	-	Not Started	70	70			25	25	20	70
F	Local Plan Allocation	Oakley	Bouncer's Lane	-	Not Started	20	20					20	20
G	JCS Strategic Allocation		Land at West Cheltenham (St Modwens)	22/01817/OUT		1100	1100		45	90	110	155	400

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G	JCS Strategic Allocation		Land at West Cheltenham (CBC/HBD North and South)			1030	1030			65	125	207	397
G	JCS Strategic Allocation		Land at West Cheltenham (NEMA)			330	330						0
G	JCS Strategic Allocation		North West Cheltenham (Swindon Farm site)	20/00759/FUL		265	265	0	90	150	240	360	840
G	JCS Strategic Allocation		North West Cheltenham (rest of site)	16/02000/OUT		4020	4020						
Totals						8275	7862	243	512	516	649	875	2795