



CHELTENHAM
BOROUGH COUNCIL

Cheltenham borough five-year housing land supply statement as at 31 March 2024

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1. Introduction

- 1.1 On 30 July 2024 the Ministry of Housing, Communities & Local Government published [‘Proposed reforms to the National Planning Policy Framework and other changes to the planning system’](#) as well as a [‘National Planning Policy Framework; draft text for consultation’](#). The consultation ran from 30 July 2024 and closed at 11.45pm on Tuesday 24 September 2024.
- 1.2 For the purposes of this five year housing land supply statement, Cheltenham Borough Council (CBC) have continued to refer to the [National Planning Policy Framework \(NPPF\) \(December 2023\)](#) and therefore, unless otherwise specified, all references are taken from that document.
- 1.3 Paragraph 77 of the NPPF 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 (Footnote 41), or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old (Footnote 42).”
- 1.4 This statement sets out the position on the five-year housing land supply for Cheltenham Borough Council (CBC) as of 31st March 2024 and covers the five-year period from 1st April 2024 until 31st March 2029. **Figure 8** **Figure 5** sets out that CBC can demonstrate a **4.57** years’ supply of housing land.
- 1.5 Any five-year housing land supply trajectory is a snapshot in time. CBC has engaged with site promoters, specifically with regard to the two strategic allocations (North-West Cheltenham and West Cheltenham), one major application for 350 homes (Land at Shurdington Road) and another major outline application (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 strategy for housing distribution as set out in the JCS sees growth focused in and around the urban areas of Cheltenham and Gloucester, with strategic allocations within the administrative boundary of Tewkesbury Borough to meet the housing needs of Cheltenham Borough and Gloucester City respectively.

- 2.3 The Cheltenham Plan was adopted on 20 July 2020 and allocates sites in accordance with the spatial strategy set out in the JCS.
- 2.4 The JCS became 5 years old on 11 December 2022. Paragraph 77 of the NPPF 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.
- 2.5 Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council are currently preparing a Cheltenham, Gloucester and Tewkesbury Strategic and Local Plan (SLP), which will replace the JCS in its entirety. Having regard to the NPPF, the three authorities therefore calculate their housing land supply against the local housing need.

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 **545 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.
- 4.3 Notwithstanding the above, Figure 2 shows previous housing completions in Cheltenham Borough from 1st April 2011 to 31st March 2024.

Figure 1: Previous housing completions

Year	JCS Requirement*	Net Annual Completions	Delivery against requirement
2011/12	450	33	-417
2012/13	450	268	-182
2013/14	450	413	-37
2014/15	450	315	-135
2015/16	450	397	-53
2016/17	450	297	-153
2017/18	450	594	+144
2018/19	450	776	+326
2019/20	450	462	+12
2020/21	450	386	-64
2021/22	450	114	-336
2022/23	547	273	-274
2023/24	545	315	-230
Total	6042	4647	-1399

† In December 2022, the Standard method of calculating Housing need came into effect so in 2022/23 and 2023/2024, it is the Local Housing Need figure that has been used to calculate the delivery against requirements figure.

5. Five-year housing land supply requirement

- 5.1 Under the NPPF (September 2023), local planning authorities were required to include a buffer of 5% (by default), or a 10% or a 20% buffer when calculating five-year housing land supply. The NPPF (September 2023) was replaced by the NPPF (December 2023). In the NPPF (December 2023), the 5% and 10% buffers have been removed but the 20% buffer has been retained, where delivery falls below 85% of the requirement over the previous three years. Paragraph 77 of the NPPF states “Where there has been significant under delivery of housing over the previous three years (Footnote 43), the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period)”.

- 5.2 Footnote 43 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 on 19 December 2023. The [2022 HDT](#) showed that, over the three-year period 1st April 2019 to 31st March 2022, the amount of housing delivered within Cheltenham Borough was 100% (1,049 homes required and 1,046 net homes delivered). Therefore, the consideration of a 20% buffer is not relevant.
- 5.3 It should also be noted that the HDT is used as a measurement of housing delivery alongside the test of maintaining either a four-year or 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 calculated in different ways.
- 5.4 Paragraph 226 of the NPPF states *“From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years’ worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old (Footnote 80), instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need... These arrangements will apply for a period of two years from the publication date of this revision of the Framework”*.
- 5.5 The SLP will have two Regulation 18 stages, as set out in the Council’s Local Development Scheme (LDS). The first of the Regulation 18 consultation stages ended on 12 March 2024. That document was not accompanied by a policies map and the document did not contain proposed allocations. Therefore, it is considered that CBC still needs to demonstrate a five-year housing land supply. The five-year housing requirement for the period 1 April 2024 to 31 March 2029 is 2,725 dwellings as set out in Figure 2.

Figure 2: Five-year housing requirement 1 April 2024 to 31 March 2029

Row ID	Component	Calculation	Total Dwellings
A	Five-year Local Housing Need figure	Multiplied Local Housing Need figure (545 per annum) by 5 (years)	2,725

6. Supply of housing land

7. Deliverable sites

7.1 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 77 and 226 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".

7.2 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..."*

7.3 There are various references to 'windfall' sites within the NPPF, including at paragraphs 70 and 72, the latter 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"*.

8. Supply of housing land

8.1 The following sources of supply have been included within the five-year housing land supply calculation.

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

8.2 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 planning permission

8.3 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

8.4 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

8.5 Smaller sites where planning permission has been granted but the site has either not started or is 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 since 2017 through the JCS examination and is noted in the Inspector's Report³. Housing land supply is monitored annually and the lapse rate of 22% is currently higher than the rate of expired permissions. For this year's statement a cautious approach has continued to be taken and a lapse rate of 22% has been retained. However, this will be reviewed annually in subsequent years.

E – Windfall allowance (1-4 net dwellings)

8.6 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 3 shows that there has been an average annual windfall delivery of 54 net dwellings (53.6 rounded up). It is assumed that all small sites will be delivered in years one to two (2024/2025 and 2025/2026). To avoid double counting, the windfall supply does not contribute until years three to five (2026/27; 2027/28, and 2028/29). This approach to windfall was established through the JCS examination.

Figure 3: Net dwellings (from 1 April to 31 March by year) completed on sites delivering one to four net dwellings

2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Total	Average
47	56	65	74	35	48	50	375	54

F – Cheltenham Plan Allocations

8.7 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)

8.8 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

8.9 Figure 4 sets out how each of the categories above align with the NPPF definition of a deliverable site.

Figure 4: Sources of Housing Land Supply against the NPPF definition of ‘deliverable’

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

9. Housing delivery

9.1 The breakdown of CBC's supply of housing land by the different categories can be seen in Figure 5.

Figure 5: Breakdown of CBCs supply of housing land (by year) for 1 April 2024 to 31 March 2029

Supply source (as at 31 March 2024 unless otherwise specified)	2024-25	2025-26	2026-27	2027-28	2028-29	2024-2029 (total five-year supply)
A - Major Sites for 10+ net dwellings with detailed planning permission	117	206	187	133	67	710
B – Medium sites (5-9 net dwellings) with outline or detailed planning permission	85	20	0	0	0	105
C – Major sites for 10+ net dwellings with outline planning permission	0	5	0	0	0	5
D – Smaller sites (1-4 net dwellings) with outline or detailed planning permission	87	34	0	0	0	121
E – Windfall allowance (1-4 net dwellings)	0	0	54	54	54	162
F – Cheltenham Plan Allocations that do not otherwise have planning permission	0	0	25	74	163	262
G – JCS Allocations (North West Cheltenham and West Cheltenham) that do not otherwise have planning permission	16	115	220	377	415	1,143
Totals (excluding lapse rate for small sites not started)	305	380	486	638	699	2,508

9.2 Further information and detailed trajectories for the sites within categories A to G is provided within Appendix 6: All Sites

- 9.3 To inform the assessment of housing delivery, Officers have reviewed and updated the previous assessment process undertaken to ensure a robust forecast of delivery is made. All planning permissions have been assessed in terms of their status as of 31st March 2024. Officers have recorded starts, dwellings under construction, completions, and outstanding commitments. Sites have been monitored against a desk-top assessment using, where necessary, building control applications, council tax records and the most update Google Earth satellite imagery to determine their status. For where the desk-top assessment has not provided a definitive update, sites visits have been conducted from April to June 2024.
- 9.4 Site promoters, developers, and landowners of major sites with planning permission of 100 dwellings or more and strategic allocations have been contacted and requested to return information on forecasted delivery. The templated request form is set out in Appendix 2: trajectory request form and information received has fed into the trajectories outlined in Appendix 6: All Sites.
- 9.5 Where officers did not contact the relevant site promoters or developers, starts and delivery rates were assessed on the basis of industry norms namely those laid out in [Lichfield’s Start to Finish Report](#) (3rd Edition, 2024).

Lead-in times

- 9.6 Lead-in times refer to the date planning consent was granted to date of the first dwelling completion. Officers have taken a conservative approach when applying expected first delivery of housing. For sites of 1-4 net dwellings, a lead-in time within year 1 of the 5-year trajectory has been applied. For sites of 5-49 net dwellings, officers have applied a lead-in time within year 2 of the trajectory.
- 9.7 The Lichfield’s Start to Finish report provide an assessment of the average timeframes from the time it takes for large major sites to get planning permission and to the completion of the first dwelling. This includes both ‘planning approval period’ and the ‘planning delivery period’. **Figure 6** demonstrates the timeframes on a range of site sizes.

Figure 6: Timeframes (from Lichfield’s Start to Finish report) for ‘planning approval’ and the ‘planning delivery period’

Site size (dwellings)	Planning approval period	Planning delivery period
2,000+	5.1	1.6
1,500-1,999	5	1.6
1,000-1,499	4.9	1.3
500-499	3.4	1.5
100-499	2.8	3.2
50-99	1.5	2.3

Build-out times

- 9.8 This relates to the rate at which homes are to be built out on sites. For small and medium sites, the build-out rate applied is within year 1 or 2 in the five-year period. Only very occasionally will sites be built out in year 3 where there is local evidence.
- 9.9 The Lichfield's Start to Finish report took a sample of sites of varying sizes and reported a mean average of annual build out for sites of these sizes. **Figure 7** show the mean build out rate on a range of large major site sizes.

Figure 7: Mean build out rates (from Lichfield's Start to Finish report) on a range of large major sites

Site size (dwellings)	Mean build-out rate (dpa)
50-99	20
100-499	49
500-99	67
1,000-1,499	90
1,500-1,999	110
2000+	150

- 9.10 The Lichfield's report does not provide average build-out rated for major sites of 10-49 dwellings, and therefore Officers have applied a conservative approach of 20 dwellings per annum where necessary. For sites of 100 to 499 dwellings, where we have not requested developer evidence, CBC have applied 49 dpa. All sites of 500+ dwellings within the Borough
- 9.11 For schemes of 100 to 499 dwellings, the JCS SALA/HELAA methodology assumed that in the first year of building only 25 units per year would be delivered. This assumption seemed to reflect the situation on the ground. As such, for these sites CBC have applied 25 dpa for the first year and 49 dpa for subsequent years.

10. Five-year housing land supply calculation at 31 march 2024

10.1 The five-year land supply calculation is shown in Figure 8. This demonstrates that CBC can demonstrate a **4.57 years'** supply of housing land.

Figure 8: Five Year Housing Land Supply Calculation at 31 March 2024

Row Number	Component (for 1 April 2024 to 31 March 2029)	Total
1	Five-year housing requirement	2,725
2	Annual rate for five-year requirement	545
3	Total deliverable housing supply	2,508
4	Lapse rate deduction 22% for small sites not started (82 Net Dwellings x 22% =18.04 net dwellings)	18
5	Total deliverable housing supply factoring in lapse rate	2,490
6	Total deliverable housing supply in years (row 5 divided by row 2)	4.57

11. 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 2024 to 2034. This uses the 2014 based household projections, as set out in [Table 406 \(2014-based live tables on household projections\)](#). Row 398 shows that the household projection for Cheltenham Borough in 2024 is 55,869 and in 2034 is 60,051. The calculation is therefore $(60,051 - 55,869)/10 = 418.2$.

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 2023. 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 2023”*. Row 293 of Table 5c gives an affordability ratio of 8.85 for Cheltenham Borough as of 2023.

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 $(8.85 - 4)/4 * 0.25 + 1$, which gives an affordability adjustment of 1.303125.

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**:

$$1.303125 * 418.2 = 544.9$$

(Figure is 544.9 but this has then been rounded up)

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 418.2. 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 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 546 (10,917/20). (546 figure is 545.85 rounded up) The average annual household growth over 10 years is 418.2 (as per Step 1). The minimum annual local housing need figure is 545 (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 418.2
 - i. $\text{Cap} = 546 + (40\% \times 546) = 764$
(218 figure is 218.4 rounded down)
- 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 545. The worked calculation can be seen in Figure 9.

Figure 9: Cheltenham Borough's Local Housing Need (worked calculation)

Step 1: Setting the baseline

Total households 2024: 55,869

Total households 2034: 60,051

10 year change (2024 –2034): 4,182

Annual average household growth: 418.2

Step 2: An adjustment to take account of affordability

Median workplace-based affordability ratio: 8.85

Adjustment factor: 30.31%

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: Yes

Annual housing need cap: 764

Local Housing Need (per annum): 545

12. Appendix 2: trajectory request form


The following is the template form that was sent to all site promoters/developers (for sites of 100+ net dwellings) by email in June of 2024 requesting build out and trajectory information:

Important planning information needed

Annually, Cheltenham Borough Council is required to demonstrate that there is a deliverable supply of new homes to meet housing needs over the next five years. To this end, we are contacting you to gain an up-to-date picture of anticipated delivery rates on major sites – those with planning permission and/or those allocated for housing development.

We would be grateful for your assistance with providing accurate information on delivery and any issues which may affect delivery.

Please see the below table. We would appreciate it if you could provide / update the trajectory for the next five years (2024/25 to 2028/29). Note each year runs from 1 April to 31 March the following year (not calendar years). Dwellings are counted as 'complete' when they are watertight.

Site name:	x				
Reference:	x				
Address / location:	x				
Net dwellings:	x				
Trajectory (completions anticipated)					
					
2024/25	2025/26	2026/27	2027/28	2028/29	Later

We would also be grateful for your answers, including an explanation, to each of the questions below as applicable.

1. Is the site in multiple ownership?

2. Is the site in the ownership of a developer, or subject to any other form of developer interest?

3. Does the developer intend to develop this site for residential use within the next 5 years?

4. Where applicable please provide details of progress / anticipated timescales for submission of planning application(s) (full/outline/reserved matters as applicable)

5. Are there any issues relating to viability that may delay or prevent development coming forward on this site?

6. Are there any issues relating to housing demand/market conditions in the area that may delay or prevent development coming forward on this site?

7. Any other issues to resolve that may affect the lead-in period/delivery timescales for the site?

13. Appendix 3: North West Cheltenham

Overview

This is a Strategic Allocation (Policy A4 North West Cheltenham) within the adopted Joint Core Strategy (JCS).

Planning history

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 2024. 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.

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, "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".

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.

Lead in times

A number of pre-commencement planning conditions relating to planning permission 20/00759/FUL have been discharged and works have commenced on site.

Build out rates

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 2024/25 (Swindon Farm site) and completion of the 4,285 net dwellings would finish in 2042/43. They expect a maximum built out rate of 360 net dwellings per annum.

Conclusion

CBC have made no alterations to the proposed delivery information submitted. CBC have included 336 net dwellings in the five-year housing land supply. CBC have not included Home Farm within the five-year housing land supply.

14. Appendix 4: 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 2024/2025.

CBC/HBD XFactory Cheltenham - Two outline planning applications (23/01874/OUT & 23/01875/OUT) validated on 7 November 2023, for residential and employment land development. Both benefit from Scoping opinions (23/00554/SCOPE & 22/02206/SCOPE). The application is expected to be determined 2024/2025.

Nema – Outline application 24/01268/OUT, validated on 31 July 2024, for residential and employment land development. The application is expected to be determined in late 2025.

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	491
Nema	365
Whole allocation	2,502

There are Planning Performance Agreements in place with all developers across the West Cheltenham strategic allocation. The LPA is supporting swift progress of the applications.

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 Quarter 1 2025 with the first completions on site Quarter 2 2026.

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 2025. This remains unchanged from the 2023 position statement.

CBC have not included Nema site within the five-year housing land supply as the application was formally submitted after 31st March 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 above figures for CBC/HBD south and CBC/HBD north above equate to 1,067 net dwellings). They expect a maximum build out rate of 207 net dwellings per annum. 582 net dwellings would be completed in the five-year period. These rates remain unchanged from the 2023 position statement.

The applicant (Savills), representing St Modwens, responded to CBC's request for information. They set out that first completions would be in 2025/26 and completion of the 1,100 net dwellings would finish in 2034/35. They expect peak build out rates within the five-year housing land supply period will be 90 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. 225 net dwellings would be completed in the five-year period. They expect the delivery rate to increase once the second access to the site has been delivered as part of the Development Consent Order (DCO) works to J10 of the M5.

Conclusion

CBC have not made any alterations to the proposed delivery information submitted.

CBC have included 807 net dwellings in the five-year housing land supply.

15. Appendix 5: 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. A reserved matters application (23/01691/REM) was granted permission on 7 June 2024

Lead in Times

The applicant (Vistry Homes Ltd) responded to CBC's request for information. They stated that they are anticipating commencing works on site in January 2025 with the first completions Quarter 1 2026.

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 2025/26 and completion of the 250 net dwellings would finish in 2030/32. They expect a maximum build out rate of 40 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.

16. Appendix 5: Leckhampton

Overview

This is a Local Plan Allocation (Policy MD4: Leckhampton) within the Cheltenham Plan 2020

Planning history

Full planning application (20/01788/FUL) for development comprising up to 350 residential dwellings... at Land at Shurdington Road was granted planning permission on appeal (Ref: APP/B1605/W/22/3309156) on 27 February 2024.

Lead in Times

The applicant (Miller Homes) responded to CBC's request for information. They stated that they are anticipating works to commence in 2025 and first completions within the 2025/26 fiscal year. . Several applications to discharge planning conditions, including pre-commencement conditions, are currently pending consideration as of September 2024. Miller Homes have also advertised that homes will go on sale late Q4 2024.

Build out Rates

The applicant responded to CBC's request for information. They stated that the completion of the 350 net dwellings would likely finish 2028/29. The submitted Construction Method Statement sets out that the development will be carried out in two phases and the construction program will span approximately 48 months. They expect a maximum build out of 132 dwelling per annum.

Conclusion

CBC have not made any alterations to the proposed delivery information submitted but acknowledge that a detailed trajectory maybe subject to change. CBC included 125 net dwellings in the five-year housing land supply.

17. Appendix 6: All Sites

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Five-year total (1 April 2024 -31 March 2029) – Projected net dwellings delivery
A	Detailed Planning	St Marks	Land off Stone Crescent	18/02215/FUL	Under construction	13	13	13					13
A	Detailed Planning	Lansdown	Parker Court And Brailsford House, Knapp Lane	21/00643/P3OPA	Not Started	12	12	12					12
A	Detailed Planning	Swindon Village	320 Swindon Road	21/02038/FUL	Under construction	24	24		24				24
A	Detailed Planning	Lansdown	Apartment 27, One Bayshill Road	22/00445/FUL	Under construction	-1	0	-1					-1
A	Detailed Planning	Battledown	Oakley Farm	23/01691/REM	Not Started	250	250		20	40	40	40	140
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	2024-25	2025-26	2026-27	2027-28	2028-29	Five-year total (1 April 2024 -31 March 2029) – Projected net dwellings delivery
A	Detailed Planning	Leckhampton	Land adj Leckhampton Farm Court	21/02750/FUL	Not Started	30	30		15	15			30
A	Detailed Planning	Leckhampton	Land off Kidnappers Lane	22/02205/FUL	Not Started	13	13		13				13
A	Detailed Planning	Leckhampton	Leckhampton	20/01788/FUL	Not Started	350	350		98	132	93	27	350
B	Medium	St Pauls	377 High Street	18/02369/COU	Under construction	5	3	3					3
B	Medium	Battledown	Cromwell Court Greenway Lane	18/02581/FUL	Under construction	7	7	8					8
B	Medium	Battledown	Beaufort Arms 184 London Road GL52 6HJ	20/00611/FUL	Under construction	6	3	3					3
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	Under construction	6	5	5					5

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Five-year total (1 April 2024 -31 March 2029) – Projected net dwellings delivery
B	Medium	Oakley	76 Pennine Rd	21/02594/FUL	Not Started	7	7	7					7
B	Medium	Benhall and the Reddings	Richmond Village Hatherley Lane	22/01479/FUL	Under construction	4	1	1					1
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	Under construction	7	7	7					7
B	Medium	College	Montpellier House, Montpellier Drive	22/02209/COU & 23/00082/FUL	Under construction	9	9	9					9
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
B	Medium	Lansdown	47 Promenade	23/01029/FUL	Not Started	9	9		9				9
B	Medium	St Peters	10 Stone Crecent	22/01891/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	2024-25	2025-26	2026-27	2027-28	2028-29	Five-year total (1 April 2024 -31 March 2029) – Projected net dwellings delivery
B	Medium	Pittville	86-90 Winchcombe Street	23/01891/PRIOR	Not Started	5	5		5				5
B	Medium	All Saints	Berkeley Place Surgery, 11 High Street	23/01308/FUL	Under construction	8	8	8					8
C	Outline	St Marks	Unit 22, Lansdown Industrial Estate	21/02828/OUT	Not Started	5	5		5				5
D	Small	Battledown	Ham Hill Farm South Ham Road GL54 4EZ	15/01610/FUL	Under construction	0	1	0					0
D	Small	College	56 High Street	18/01010/FUL	Under construction	4	4	4					4
D	Small	Charlton Park	27 Old Bath Road	20/01700/COU	Under construction	1	1	1					1
D	Small	College	Hunter Page Planning, Thornbury House, 18 High Street	20/01777/COU	Under construction	1	1	1					1

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Five-year total (1 April 2024 -31 March 2029) – Projected net dwellings delivery
D	Small	Leckhampton	68 Church Road, Leckhampton	21/00359/FUL	Not Started	1	1	1					1
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					
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	2	2					2
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
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	0					0
D	Small	Oakley	98 Whaddon Road (rear)	21/00926/FUL	Not Started	1	1	1					1

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Five-year total (1 April 2024 -31 March 2029) – Projected net dwellings delivery
D	Small	Park	1 Belworth Drive	21/01819/PIP	Not Started	1	1	1					
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
D	Small	Battledown	Sangria, Ashley Road	21/02329/FUL	Under construction	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	Under construction	1	1	1					1

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Five-year total (1 April 2024 -31 March 2029) – Projected net dwellings delivery
D	Small	Pittville	116 Prestbury Road	21/02453/FUL	Under construction	5	5	5					5
D	Small	Leckhampton	Land east of Leckhampton Reservoir	21/02148/FUL	Not Started	2	2	2					2
D	Small	Charlton Kings	1 Balcarras Retreat	22/00052/FUL	Not Started	0	1	1					1
D	Small	Battledown	3 Battledown Close	22/00096/PIP	Not Started	1	2	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	Leckhampton	113 Church Road Leckhampton	22/00501/FUL	Under construction	1	1	1					1
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	1	0					0
D	Small	St Marks	Gainsford Cottage 45 Church Road	22/00435/FUL	Not Started	1	1	1					1

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Five-year total (1 April 2024 -31 March 2029) – Projected net dwellings delivery
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	Battledown	Ham Hill Farm Ham Road	21/02412/FUL	Not Started	0	1	0					0
D	Small	All Saints	First Floor And Second Floor 17 Pittville Street	22/00837/FUL	Not Started	2	2	2					2
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	Under construction	1	1	1					1
D	Small	Battledown	1 Coltham Fields	22/00764/FUL	Not Started	1	1	1					1
D	Small	Prestbury	The Paddocks, Swindon Lane	22/01190/FUL	Not Started	1	1	1					1
D	Small	St Marks	Atherstone, 17 Church Road	22/01314/FUL	Not Started	1	1	1					1

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Five-year total (1 April 2024 -31 March 2029) – Projected net dwellings delivery
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
D	Small	Charlton Kings	2 Charlton Court Road	22/00072/FUL	Under construction	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	Leckhampton	22A Moored Park Road	22/01926/FUL	Under construction	1	1	1					1
D	Small	St Peters	5 Arle Road	22/02010/FUL	Not Started	1	1	1					1
D	Small	St Peters	354 High Street	22/02040/COU	Under construction	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	Lansdown	15 Homespa House, 37	22/02208/FUL	Not Started	1	1	1					1

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Five-year total (1 April 2024 -31 March 2029) – Projected net dwellings delivery
			Christchurch Road										
D	Small	College	The Flat, 5 Suffolk Parade	22/01961/FUL	Under construction	1	1	1					1
D	Small	St Pauls	18 - 19 Henrietta Street	22/02032/FUL	Not Started	2	2	2					2
D	Small	St Peters	One grove, 1 Grove Street	23/00287/FUL	Not Started	3	3		3				3
D	Small	Lansdown	42D Montpellier Spa Road	23/00476/FUL	Not Started	1	1		1				1
D	Small	Charlton Park	26 Pilford Road	22/02153/OUT	Not Started				1				1
D	Small	Pittville	6 Clarence Road	23/00114/FUL	Under construction	3	3	3					3
D	Small	All Saints	Unit1, Keynsham Works, Keynsham Street	23/00261/FUL	Under construction	3	3		3				3
D	Small	St Marks	Atherstone, 17 Church Road	23/00441/FUL	Not Started	3	3		3				3

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Five-year total (1 April 2024 -31 March 2029) – Projected net dwellings delivery
D	Small	Park	6 & 8 Grafton Road	23/00022/FUL	Under construction	-1	-1	-1					-1
D	Small	Charlton Kings	243 London Road	22/00183/FUL	Not Started	1	1		1				1
D	Small	Oakley	The Old Station House, Cotswold Road	23/00077/FUL	Under construction	3	3	3					3
D	Small	St Marks	7 Cambridge Avenue	23/00661/FUL	Not Started	1	1		1				1
D	Small	Swindon Village	Manor Farm, Cambridge Avenue	22/02177/ COU	Under construction	1	1	1					1
D	Small	Charlton Kings	Nisa, 185 Cirencester Road, Charlton Kings	22/01979/FUL	Not Started	2	2		2				2
D	Small	Charlton Park	10 Bafford Approach	23/00280/FUL	Not Started	1	1		1				1
D	Small	Charlton Park	Windyridge, Daisy Bank Road	23/00175/FUL	Not Started	0	1		0				0
D	Small	Pittville	35 Prestbury Road	23/00611/FUL	Not Started	2	2		2				2

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Five-year total (1 April 2024 -31 March 2029) – Projected net dwellings delivery
D	Small	Charlton Kings	99 Beeches Road	23/00938/FUL	Not Started	1	1		1				1
D	Small	Charlton Kings	Brecon House, Charlton Hill	23/00938/FUL	Not Started	1	1		1				1
D	Small	All Saints	82-84 London Road	22/01612/FUL	Under construction	2	2	2					2
D	Small	Pittville	6 Saville Close	23/01132/FUL	Not Started	2	2		2				2
D	Small	Battledown	3 Beechwoods Close	23/01220/FUL	Not Started	0	1		0				0
D	Small	Leckhampton	43 Moorend Park Road	23/0443/FUL	Not Started	0	1		0				0
D	Small	College	21 Suffolk Parade	23/01519/PRIOR	Not Started	1	1		1				1
D	Small	Pittville	17 Albemarle Gate	23/01568/FUL	Under construction	0	1	0					0
D	Small	College	Dewerstone House, Thirlestaine Road	23/01402/FUL	Under construction	0	-1	-1					-1
D	Small	Battledown	194 London Road	23/01250/FUL	Not Started	2	1		1				1

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Five-year total (1 April 2024 -31 March 2029) – Projected net dwellings delivery
D	Small	Charlton Park	58 Sandy Lane	23/01610/FUL	Not Started	0	1		0				0
D	Small	College	Third Floor, 7 Rodney Road	23/01323/FUL	Not Started	1	1		1				1
D	Small	Lansdown	Cobblers Corner, 202 High Street	23/00685/FUL	Not Started	2	2		2				2
D	Small	Battledown	Battledown Court Oakley Road	23/01936/FUL	Under construction	1	1	1					1
D	Small	Prestbury	Bellever, Bowbridge Lane	23/01835/FUL	Under construction	0	1	0					0
D	Small	Swindon Village	Byways, Swindon Lane	23/01647/FUL	Not Started	1	1		1				1
D	Small	Prestbury	The Paddocks, Swindon Lane	23/01883/FUL	Not Started	2	1		1				1
D	Small	Battledown	Cromwell Court Greenway Lane	23/00678/FUL	Not Started	2	2		2				2
D	Small	SPRINGBANK	18 Wentworth Road	23/02030/FUL	Not Started	1	1		1				1

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Five-year total (1 April 2024 -31 March 2029) – Projected net dwellings delivery
D	Small	Pittville	Rowanfield, 17 Wellington Square	23/01300/FUL	Not Started	0	-1		-1				-1
D	Small	Prestbury	23 High Street, Prestbury	23/01405/FUL	Under construction	2	2	2					2
D	Small	Leckhampton	Leckhampton Lodge, 23 Moorend Park Road	23/01856/FUL	Not Started	1	1		1				1
D	Small	26 Cambray Place	College	23/00272/FUL	Under construction	4	4	4					4
D	Small	Battledown	3 Battledown Close	23/01432/FUL	Not Started	0	1		0				0
D	Small	Park	4 The Park	23/02106/FUL	Under construction	1	1	1					1
D	Small	All Saints	1 Tebbit Mews, Winchcombe Street	24/00126/PRIOR	Not Started	1	1		1				1
D	Small	Pittville	The Drive House, 3 Clevelands Drive	23/02063/FUL	Not Started	1	1		1				1

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Five-year total (1 April 2024 -31 March 2029) – Projected net dwellings delivery
D	Small	Up Hatherley	Roenda, Greatfield Lane	23/02031/FUL	Under construction	1	1	1					1
E	Windfall		Windfall - Cheltenham Borough	-	Windfall					54	54	54	162
F	Local Plan Allocation	St Pauls	North Place Car Park	24/00236/FUL	Not Started	147	147			25	49	49	123
F	Local Plan Allocation	St Peters	Christ College Site B	-	-	70	70					20	20
F	Local Plan Allocation	Oakley	Bouncer's Lane	-	-	20	20					20	20
F	Local Plan Allocation	St Marks	Lansdown Industrial Estate	21/02832/FUL	Not Started	215	215					25	25
F	Local Plan Allocation	SPRINGBANK	Phase 2 Land at Old Gloucester Road	24/00449/FUL	Not Started	180	180				25	49	74
G	JCS Strategic Allocation		Land at West Cheltenham (St Modwens)	22/01817/OUT		1100	1100			45	90	90	225
G	JCS Strategic Allocation		Land at West Cheltenham (CBC/HBD	23/01874/OUT & 23/01875/OUT		1030	1030		65	125	207	185	582

Category Breakdown	Category	Ward	Site Name	Permission Reference	Not Started / Under Construction	Net number of dwellings	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Five-year total (1 April 2024 -31 March 2029) – Projected net dwellings delivery
			North and South)										
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	Under construction	265	265	16	50	50	80	140	336
G	JCS Strategic Allocation		North West Cheltenham (rest of site)	16/02000/OUT		4020	4020						
Totals						8437	8439	305	380	486	638	699	2508