



**CHELTENHAM**  
BOROUGH COUNCIL

# **Cheltenham Borough Five-Year Housing Land Supply Statement as at 31 March 2025**

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## Table of Contents

Cheltenham Borough Five-Year Housing Land Supply Statement as at 31 March 2025.....	1
1. Introduction .....	1
2. Gloucester, Cheltenham, and Tewkesbury Joint Core Strategy (JCS) .....	1
3. The Standard Method.....	2
4. Previous delivery.....	2
5. Five-year housing land requirement with NPPF buffers .....	4
6. Housing supply and delivery .....	5
7. Supply of housing land.....	6
A – Major Sites for 10+ net dwellings with detailed planning permission .....	6
B – Medium sites (5-9 net dwellings) with outline or detailed planning permission .....	6
C – Major sites for 10+ net dwellings with outline planning permission.....	6
D – Smaller sites (1-4 net dwellings) with outline or detailed planning permission .....	7
E – Windfall allowance (1-4 net dwellings) .....	7
F – Cheltenham Plan Allocations.....	7
G – JCS Allocations (North West Cheltenham and West Cheltenham) .....	7
Summary of Categories .....	8
8. Housing delivery .....	9
Lead-in times.....	10
Build-out times.....	11
9. Five-year housing land supply calculation at 31 March 2025 .....	12
Appendix 1: Standard method calculation.....	13
Appendix 2: Trajectory request form.....	15
Appendix 3: North West Cheltenham .....	17
Appendix 4: West Cheltenham .....	18
Appendix 5: Oakley Farm .....	20
Appendix 6: Leckhampton.....	21
Appendix 7: Land north of Old Gloucester Road .....	22
Appendix 8: North Place Car Park .....	23
Appendix 9: All Sites .....	24

## Table of Figures

<b>Figure 1: Previous housing completions .....</b>	<b>3</b>
<b>Figure 2: Five-year housing requirement 1 April 2025 to 31 March 2030.....</b>	<b>5</b>
<b>Figure 3: Net dwellings (from 1 April to 31 March by year) completed on sites delivering one to four net dwellings.....</b>	<b>7</b>
<b>Figure 4: Sources of Housing Land Supply against the NPPF definition of ‘deliverable’ .....</b>	<b>8</b>
<b>Figure 5: Breakdown of CBCs supply of housing land (by year) for 1 April 2025 to 31 March 2030</b>	<b>9</b>
<b>Figure 6: Timeframes (from Lichfield’s Start to Finish report) for ‘planning approval’ and the ‘planning delivery period’ .....</b>	<b>10</b>
<b>Figure 7: Mean build out rates (from Lichfield’s Start to Finish report) on a range of large major sites .....</b>	<b>11</b>
<b>Figure 8: Five Year Housing Land Supply Calculation at 31 March 2025 .....</b>	<b>12</b>
<b>Figure 9: Cheltenham Borough's Local Housing Need (worked calculation) .....</b>	<b>14</b>

## 1. Introduction

- 1.1 On 12 December 2024 the Ministry of Housing, Communities & Local Government published the new [‘National Planning Policy Framework’ \(NPPF\)](#) . Key changes to housing need and housing land supply were made following the publication of the new NPPF (December 2024). These changes will be referenced within this five-year housing land supply statement.
- 1.2 Paragraph 78 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 against their housing requirement set out in the adopted strategic policies (Footnote 38), or against their local housing need where the strategic policies are more than five years (Footnote 39)”.
- 1.3 This statement sets out the position on the five-year housing land supply for Cheltenham Borough Council (CBC) as of 31st March 2025 and covers the five-year period from 1st April 2025 until 31st March 2030. **Figure 8** sets out that CBC can demonstrate a **2.69** years’ supply of housing land.
- 1.4 Any five-year housing land supply trajectory is a snapshot in time. To prepare this statement, CBC has engaged with site promoters, specifically with regard to the two strategic allocations (North-West Cheltenham and West Cheltenham), a major application for 350 homes at Land at Shurdington Road (local plan allocation), a major application for 250 homes at Oakley Farm, a major application for 157 homes at North Place (local plan allocation), and an ongoing major application for 171 homes at Old Gloucester Road (local plan allocation). It has also drawn on the wider planning team and has utilised 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. The Cheltenham Plan covers the period from 2011 to 2031 and is used together with the JCS to guide decisions on relevant planning matters.
- 2.4 The JCS became 5 years old on 11 December 2022. Paragraph 78 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 as set out in national guidance
- 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.
- 2.6 An updated [Local Development Scheme \(LDS\)](#) was agreed by all three authorities in February 2025. This committed to a consultation on a pre-submission SLP (Regulation 19) being undertaken in mid-2026 and submission of the SLP to the Secretary of State (Regulation 22) by December 2026.

### 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-004-20241212](#) 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 the amount of the existing housing stock of the area and is adjusted to account for local affordability.
- 3.2 The standard method sets out that the minimum LHN for Cheltenham Borough is **821 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 022 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 022 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 1** shows previous housing completions in Cheltenham Borough from 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2025.

**Figure 1: Previous housing completions**

Year	JCS Requirement <sup>1</sup>	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	316	-229
2024/25	824 <sup>2</sup>	349	-473
<b>Total</b>	<b>6866</b>	<b>4993</b>	<b>-1871</b>

<sup>1</sup> In December 2022, the Standard Method of calculating Housing Need came into effect so it is the Local Housing Need figure that has been used to calculate the delivery against requirements figure.

<sup>2</sup> In December 2024, the Standard Method was updated in the Housing and Economic Needs Assessment section of the PPG. The local housing need figure for Cheltenham was 545 dwellings per annum until that point but as a result of the changed approach in the PPG it changed to 824 per annum.

## 5. Five-year housing land requirement with NPPF buffers

5.1 Under the previous NPPF (December 2023), local planning authorities were required to include a 20% buffer where delivery had fallen below 85% of the housing requirement over the previous three years. Following the publication of the new NPPF (December 2024), mandatory buffers to the housing requirements are now required.

5.2 Paragraph 78 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; or*
- b) 20% where there has been significant under delivery (Footnote 40) of housing over the previous three years, to improve the prospect of achieving the planned supply or;*
- c) From 1 July 2026, for the purposes of decision-making, only 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework (Footnote 41), and whose annular average housing requirement (Footnote 42) is 80% or less of the most up to date local housing need figure calculated using the standard method set out in the national planning practice guidance”.*

5.3 Footnote 40 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 12 December 2024. The HDT showed that over the three-year period 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2023, the percentage of housing delivered within Cheltenham Borough was 65% (1,174 homes required and 759 net homes delivered). Therefore, a 20% buffer to the housing requirement has been applied.

5.4 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, there are two different mechanisms calculated in different ways.

- 5.5 An issues and options consultation (Spatial Options and Key Policy Areas) Regulation 18 consultation ran from 16 January until 13 March 2024. The Regulation 18 Plan 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.
- 5.6 **Figure 2** sets out that the five-year housing requirement for the period 1 April 2025 to 31 March 2030 is 4,926 dwellings.

**Figure 2: Five-year housing requirement 1 April 2025 to 31 March 2030**

Row ID	Component	Calculation	Total Dwellings
A	Five-year Local Housing Need figure	Multiplied Local Housing Need figure (821 per annum) by 5 (years)	4,105
B	Five-year Local Housing Need figure with NPPF buffer (20%)	Multiple Row A by 1.2	4,926

## 6. Housing supply and delivery

- 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 78 and 232 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 paragraphs 73 and 75, 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”.

## **7. Supply of housing land**

7.1 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**

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 planning 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 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 Report. 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)**

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 3** shows that there has been an average annual windfall delivery of 52 net dwellings (51.75 rounded up). It is assumed that all small sites will be delivered in years one to two (2025/2026 and 2026/2027). To avoid double counting, the windfall supply does not contribute until years three to five (2027/28; 2028/29, and 2029/30). 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**

<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>Total</b>	<b>Average</b>
47	56	65	74	35	48	50	39	414	52 <sup>3</sup>

#### **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.

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<sup>3</sup> Figure is 51.75 but this has then been rounded up

**Summary of Categories**

7.9 **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

## 8. Housing delivery

8.1 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 2025 to 31 March 2030**

Supply source (as at 31 March 2025 unless otherwise specified)	2025-26	2026-27	2027-28	2028-29	2029-30	2025-2030 (total five-year supply)
A - Major Sites for 10+ net dwellings with detailed planning permission	283	268	290	119	0	960
B – Medium sites (5-9 net dwellings) with outline or detailed planning permission	88	45	6	0	0	139
C – Major sites for 10+ net dwellings with outline planning permission	0	0	0	0	0	0
D – Smaller sites (1-4 net dwellings) with outline or detailed planning permission	112	25	0	0	0	137
E – Windfall allowance (1-4 net dwellings)	0	0	52	52	52	156
F – Cheltenham Plan Allocations that do not otherwise have planning permission	0	9	88	190	113	400
G – JCS Allocations (North West Cheltenham and West Cheltenham) that do not otherwise have planning permission	0	20	138	302	405	865
Totals (excluding lapse rate for small sites not started)	483	367	574	663	570	2,657

8.2 Further information and detailed trajectories for the sites within categories A to G is provided within **Appendix 9: All Sites**

- 8.3 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 31<sup>st</sup> March 2025. 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. Where the desk-top assessment did not provide a definitive update, sites visits were conducted from April to July 2025.
- 8.4 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 9: All Sites**.
- 8.5 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](#) (3<sup>rd</sup> Edition, 2024).

**Lead-in times**

- 8.6 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.
- 8.7 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 for 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
500-999	3.4	1.5
100-499	2.8	3.2
50-99	1.5	2.3

### Build-out times

- 8.8 This relates to the rate at which homes are to be built out on sites. For small and medium sites, as defined in section 7, the build-out rate applied is within year 1 or 2 in the five-year period. The build-out rate for these sites will only be applied in year 3 where evidence has been provided by the developer.
- 8.9 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** shows the mean build out rate on a range of large major sites.

**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
500-999	67
1,000-1,499	90
1,500-1,999	110
2000+	150

- 8.10 The Lichfield's report does not provide average build-out rate for major sites of 10-49 dwellings, and therefore Officers have applied a conservative approach of 20 dwellings per annum (dpa) 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 have provided updated trajectory information and therefore Officers have not needed to apply the relevant mean build out rate.
- 8.11 For schemes of 100 to 499 dwellings, the JCS Strategic Assessment of Land Availability (SALA)/Housing Economic Land Availability Assessment (HELAA) methodology assumed that in the first year of building only 25 units per year would be delivered. This assumption reflects the situation on the ground at the time. As such, for these sites CBC have continued to apply 25 dpa for the first year and 49 dpa for subsequent years.

## 9. Five-year housing land supply calculation at 31 March 2025

9.1 The five-year land supply calculation is shown in Figure 8. This demonstrates that CBC can demonstrate a **2.69 years'** supply of housing land.

**Figure 8: Five Year Housing Land Supply Calculation at 31 March 2025**

Row Number	Component (for 1 April 2025 to 31 March 2030)	Total
1	Five-year housing requirement with 20% buffer	4,926
2	Annual rate for five-year requirement with 20% buffer	985 <sup>4</sup>
3	Total deliverable housing supply	2,657
4	Lapse rate deduction 22% for small sites not started (29 Net Dwellings x 22% =6.38 net dwellings)	6 <sup>5</sup>
5	Total deliverable housing supply factoring in lapse rate	2651
6	Total deliverable housing supply in years (row 5 divided by row 2)	<b>2.69</b>

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<sup>4</sup> Figure is 985.2 rounded down to 985

<sup>5</sup> 6.38 figure has been rounded down to 6

## 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-004-20241212](#)) is to use the value of the existing housing stock for the from 2001 to 2024. This uses the dwelling stock estimates by local authority district, as set out in [Table 125 \(Dwelling stock estimated by local authority district: 2001-2024 unrounded\)](#). Row 416 shows that the existing stock for Cheltenham Borough in 2024 is 57,511. To set the baseline, 0.8% of the existing housing stock is used, therefore the calculation is 0.8% of 57,511. The housing stock baseline figure is 460.088.

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 relates to the year 2025. Table 5c (Median affordability ratio) is referred to by ONS as the “*Ratio of median house price to median gross annual workplace-based earnings by local authority district, England and Wales, 1997 to 2024*”. The mean average affordability over the five most recent years for which data is available should be used. Row 293 of Table 5c gives the mean average affordability ratio of 9.13 for Cheltenham Borough.

1.3 Because the ratio is above 5, an adjustment is made in line with the following formula as set out in the PPG.

$$\text{Adjustment factor} = \left( \frac{\text{five year average affordability ratio} - 5}{5} \right) \times 0.95 + 1$$

1.4 The calculation is therefore  $(9.13 - 5)/5 \times 0.95 + 1$ , which gives an affordability adjustment of 1.7847.

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**:

$$1.7847 * 460.088 = 821$$

(Figure is 821.1 but this has then been rounded down)

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

**Step 1: Setting the baseline**

Total existing housing stock 2024 (unrounded): 57,511

0.8% of 57,511: 460.088

**Step 2: An adjustment to take account of affordability**

Median workplace-based affordability ratio 2024: 8.17

Five-year mean average affordability ratio: 9.13

Adjustment factor: 1.7847

**Local Housing Need (per annum): 821**

**Local Housing Need (per annum) with NPPF 20% buffer: 985.2**

## 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 July of 2025 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 (2025/26 to 2029/30). 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.*

<b>Site name:</b>	x				
<b>Reference:</b>	x				
<b>Address / location:</b>	x				
<b>Net dwellings:</b>	x				
<b>Trajectory (completions anticipated)</b>					
					
<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>Later</b>

*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?*

## **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 was considered and approved by the planning committees of Cheltenham and Tewkesbury Councils on 29 May 2025 subject to conditions and a signed Section 106 agreement within nine months of this decision. 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 determination of this application.

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**

Works have commenced on site in regard to Land at Swindon Fram, planning permission 20/00759/FUL

### **Build out rates**

The applicant (White Peak Planning) 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 have been 156 completions as of 31 March 2025 and the completion of the full 4,285 net dwellings would finish in 2042/43. They expect a peak build out rate within the five-year housing land supply period will be 140 net dwellings per annum.

### **Conclusion**

CBC have made no alterations to the proposed delivery information submitted. CBC have included 380 net dwellings in the five-year housing land supply. CBC have not included Home Farm within the five-year housing land supply.

## 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 in October 2025.

CBC/HBD XFactory Cheltenham - Two outline planning applications (23/01874/OUT (Northern Parcel) & 23/01875/OUT (Southern Parcel) validated on 7 November 2023, for residential and employment land development. Both benefit from Scoping opinions (23/00554/SCOPE & 22/02206/SCOPE). The application 23/01875/OUT (Southern Parcel) was considered and approved by the planning committee of CBC on 4 July 2025 subject to conditions and the need for a signed Section 106 agreement to be completed within nine months of this decision. The application 23/01874/OUT (Northern Parcel) is expected to be determined late 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 north	443
CBC/HBD south	576
Nema	365
Whole allocation	2,484

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 (Revantage), representing St Modwens, responded to CBC's request for information. They stated that they are estimating starting works on site in 2026 with the first completions on site within the 2026-27 financial year.

The applicant (HGH consulting) representing CBC/HBD land ownership responded to CBC's request for information. They stated that they are estimating the first completions will be within the 2027-28 financial year.

CBC have now included the Nema site within the five-year housing land supply as the application was formally submitted after 31st July 2024. The applicant representing Nema did not respond to CBC's request for information. Officers have assessed the start and delivery rates on the basis of industry norms, namely those laid out in [Lichfield's Start to Finish Report](#) (3<sup>rd</sup> Edition, 2024).

## **Build out rates**

The applicant (HGH consulting), representing CBC/HBD's land ownership, 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 2027-28 and completion of the 1,019 net dwellings would finish in 2034/35. They expect a peak build out rate within the five-year housing land supply period will be 140 net dwellings per annum. 315 net dwellings would be completed in the five-year period.

The applicant (Revantage), representing St Modwens, responded to CBC's request for information. They set out that first completions would be in 2026-27 and completion of the 1,100 net dwellings would finish in 2035-36. 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. 245 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 595 net dwellings in the five-year housing land supply.

## **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 Quarter 1 2026 with the first completions in summer 2026.

### **Build out rates**

The applicant responded to Cheltenham BC's request for information. They set out that first completions would be in 2026-27 and completion of the 250 net dwellings would finish in 2028-29. They expect a maximum build out rate of 125 dwellings per annum.

### **Conclusion**

CBC have not made any alterations to the proposed delivery information submitted. CBC have included the full 250 net dwellings in the five-year housing land supply.

## **Appendix 6: 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**

Works have commenced on site with a sales office now open and the first completions expected within the 2025/26 fiscal year.

### **Build out Rates**

The applicant did not respond to CBC's request for updated information and therefore the build out rate remains unchanged from the 2024 position statement. 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 dwellings per annum.

### **Conclusion**

CBC have not made any alterations to the proposed delivery information submitted but acknowledge this is based on the information provided within the 2024 position statement and the trajectory may be subject to change in future monitoring periods. CBC have included the full 350 net dwellings in the five-year housing land supply.

## **Appendix 7: Land north of Old Gloucester Road**

### **Overview**

This is a Local Plan Allocation (Policy HD8: Old Gloucester Road) within the Cheltenham Plan 2020.

### **Planning history**

Phase 1 of this site was granted under outline planning permission (17/01411/OUT) for development comprising up to 90 dwellings... on 15 December 2017 and a reserved matters (21/00872/REM) application was subsequently approved on 16 July 2021. 85 dwellings have since been built out. Phase 2 and 3 of this site has been submitted under planning permission 24/00449/FUL, dated 15 March 2024, for development comprising 171 dwellings... and is expected to be determined by the end of Autumn 2025

### **Lead in Times**

The applicant (Bromford Housing) responded to CBC's request for information. They stated that they are anticipating works to commence in 2026 and first completions within the 2026/27 fiscal year.

### **Build out Rates**

The applicant responded to CBC's request for information. They stated that the completion of the 171 net dwellings would likely finish 2029/30. They expect a maximum build out of 80 dwellings per annum.

### **Conclusion**

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

## **Appendix 8: North Place Car Park**

### **Overview**

This is a Local Plan Allocation (Policy HD9: North Place Car Park and Portland Street) within the Cheltenham Plan 2020

### **Planning history**

Full planning application (24/00236/FUL) for development comprising up to 147 residential dwellings... at North Place Car Park, was granted planning permission on 16 December 2024.

### **Lead in Times**

The applicant (Wavensmere Homes) responded to CBC's request for information. They stated that they are anticipating works to commence in 2026 and first completions within the 2026/27 fiscal year.

### **Build out Rates**

The applicant responded to CBC's request for information. They stated that the completion of the 147 net dwellings would likely finish during the 2027/28 fiscal year. They expect a maximum build out of 72 dwellings per annum.

### **Conclusion**

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

## Appendix 9: All Sites

Type	NPPF Delivery Category	Status (Not started OR Under construction)	Permission Reference	Site Name	Location	Net Site Capacity	2025-26 Net Delivery	2026-27 Net Delivery	2027-28 Net Delivery	2028-29 Net Delivery	2029-30 Net Delivery	Five-year total (1 April 2025 - 31 March 2030) - Projected Net Dwellings delivery
A	Detailed Planning	Under construction	18/02215/FUL	Land off Stone Crescent	St Marks	13	6					6
A	Detailed Planning	Under construction	21/02038/FUL	320 Swindon Road	Swindon Village	24	20	4				24
A	Detailed Planning	Not Started	23/01691/REM	Oakley Farm	Battledown	250		33	125	92		250
A	Detailed Planning	Under construction	22/01668/PRIOR	Montpellier House, Montpellier Drive	College	21	21					21
A	Detailed Planning	Not started	21/02750/FUL	Land Adj Leckhampton Farm Court Farm Lane	Leckhampton	30	15	15				30
A	Detailed Planning	Under construction	22/02205/FUL	Land off Kidnappers Lane	Leckhampton	13	13					13
A	Detailed Planning	Not started	23/00625/FUL	456 High Street	St Peters	18		18				18
A	Detailed Planning	Under construction	20/01788/FUL	Leckhampton	Leckhampton	350	98	132	93	27		350
A	Detailed Planning	Under construction	24/00236/FUL	North Place Car Park and Portland Street	St Pauls	147		66	72			138

<b>A</b>	Detailed Planning	Under construction	20/00759/OUT	North West Cheltenham (Swindon Farm site)	Swindon Village	266	110						110
<b>B</b>	Medium	Under construction	16/02178/FUL & 24/01078/CLPUD	Eagle Star Tower Block, Montpellier Drive	College	7		7					7
<b>B</b>	Medium	Under construction	18/02369/COU	377 High Street	St Pauls	5	3						3
<b>B</b>	Medium	Under construction	18/02581/FUL	Cromwell Court Greenway Lane	Battledown	7	3						3
<b>B</b>	Medium	Under construction	20/00611/FUL	Beaufort Arms 184 London Road	Battledown	6	3						3
<b>B</b>	Medium	Under construction	20/02054/FUL	Hunting Butts Farm, Swindon Lane	Prestbury	8	8						8
<b>B</b>	Medium	Under construction	21/01119/FUL	The Rowans 66 Shurdington Road	Leckhampton	6	5						5
<b>B</b>	Medium	Under construction	21/02594/FUL	76 Pennine Rd	Oakley	7	7						7
<b>B</b>	Medium	Under construction	22/01479/FUL	Richmond Village Hatherley Lane	Benhall and the Reddings	4	1						1
<b>B</b>	Medium	Under construction	22/01399/FUL	48 Swindon Road	St Pauls	7	7						7
<b>B</b>	Medium	Under construction	22/02209/COU & 23/00082/FUL	Montpellier House, Montpellier Drive	College	9	9						9
<b>B</b>	Medium	Under construction	22/02172/FUL	Pilgrove Cottage, Old	Springbank	4	4						4

				Gloucester Road								
B	Medium	Not Started	22/00839/FUL	30 St Georges Place	Lansdown	7	7					7
B	Medium	Not started	23/01029/FUL	47 Promenade	Lansdown	9	9					9
B	Medium	Under construction	22/01891/FUL	10 Stone Crescent (Land at Stone Crescent)	St Peters	6	6					6
B	Medium	Not started	23/01200/PRIOR	86-90 Winchcombe Street	Pittville	5		5				5
B	Medium	Under construction	23/01308/FUL	Berkeley Place Surgery, 11 High Street	All Saints	8	8					8
B	Medium	Not started	21/02828/OUT	Unit 22, Lansdown Industrial Estate	St Marks	5		5				5
B	Medium	Under construction	23/00277/FUL	Edmonstone House, North Place	St Pauls	9	3					3
B	Medium	Under construction	23/00167/FUL	58 High Street	College	5	5					5
B	Medium	Not started	23/00566/FUL	Ground and first floors, 22 Rodney Road	College	6		6				6
B	Medium	Not started	24/00942/FUL	102 - 104 Promenade	College	9		9				9
B	Medium	Not started	24/01527/OUT	C S Glass Cheltenham Ltd, Mead Road	College	6			6			6
B	Medium	Not started	25/00054/PRIOR	Prinbox Works, Lypiatt Street	Park	6		6				6

<b>B</b>	Medium	Not started	24/01696/FUL	Unit 1 to Unit 2, King Alfred Way	Battledown	7		7					7
<b>D</b>	Small	Under construction	15/01610/FUL	Ham Hill Farm South Ham Road	Battledown	0	0						0
<b>D</b>	Small	Under construction	18/01010/FUL	56 High Street	College	4	4						4
<b>D</b>	Small	Under construction	21/00813/COU	55 Townsend Street	St Pauls	4	4						4
<b>D</b>	Small	Not Started	21/00132/FUL	34 Suffolk Parade	College	2	1						1
<b>D</b>	Small	Under construction	21/00193/FUL	Waterside, Church Walk	Charlton Kings	0	0						0
<b>D</b>	Small	Under construction	21/02581/FUL	Land Adjacent, 16 Gloucester Road	St Peters	2	2						2
<b>D</b>	Small	Under construction	21/02148/FUL	Land east of Leckhampton Reservoir	Leckhampton	2	2						2
<b>D</b>	Small	Under construction	22/00052/FUL	1 Balcarras Retreat	Charlton Kings	0	1						1
<b>D</b>	Small	Under construction	22/00445/FUL	Apartment 27, One Bayshill Road	Lansdown	-1	-1						-1
<b>D</b>	Small	Under construction	22/00252/FUL	Tivoli Glass, 35 Lypiatt Street	Park	0	0						0
<b>D</b>	Small	Not Started	22/00437/FUL	19 New Street	St Peters	1	1						1
<b>D</b>	Small	Not Started	21/02773/TDC	Sky Garden, Daisy Bank Road	Charlton Park	0	0						0

D	Small	Not Started	22/00435/FUL	Gainsford Cottage 45 Church Road	St Marks	1	1						1
D	Small	Not Started	22/00620/FUL	56 Hanover Street	St Pauls	1	1						1
D	Small	Under construction	22/00686/FUL	39 Redgrove Road	Springbank	1	1						1
D	Small	Not Started	21/02412/FUL	Ham Hill Farm Ham Road	Battledown	0	0						0
D	Small	Not Started	22/00837/FUL	First Floor and Second Floor 17 Pittville Street	All Saints	2	2						2
D	Small	Not Started	22/01057/FUL	39 Pilley Lane	Leckhampton	1	1						1
D	Small	Under construction	22/00777/TDC	Blenheim Cottage, Blacksmith Lane	Prestbury	1	1						1
D	Small	Under construction	22/00458/FUL	30 Hales Rd	All Saints	1	1						1
D	Small	Not Started	22/00764/FUL	1 Coltham Fields	Battledown	1	1						1
D	Small	under construction	22/01314/FUL	Atherstone, 17 Church Road	St Marks	1	1						1
D	Small	Not Started	22/01488/PRIOR	93 Gloucester Road	St Peters	2	2						2
D	Small	Not Started	22/01301/FUL	Charlton House, Charlton Hill	Charlton Kings	1	1						1
D	Small	Not Started	22/01782/COU	Basement Flat, 49 All Saints Rd	All Saints	-1	-1						-1

D	Small	Under construction	22/02010/FUL	5 Arle Road	St Peters	1	1					1
D	Small	Not Started	22/01660/FUL	15 Lansdown Place (rear)	Lansdown	1	1					1
D	Small	Under construction	23/00039/FUL	88 Caernarvon Road	Warden Hill	1	1					1
D	Small	Not Started	22/02208/FUL	15 Homespa House, 37 Christchurch Road	Lansdown	1	1					1
D	Small	Not Started	22/02032/FUL	18 - 19 Henrietta Street	St Pauls	2	2					2
D	Small	Not Started	23/00287/FUL	One grove, 1 Grove Street	St Peters	3	3					3
D	Small	Not Started	22/02153/OUT	26 Pilford Road	Charlton Park	1		1				1
D	Small	Under construction	23/00114/FUL	6 Clarence Road	Pittville	3	3					3
D	Small	Under construction	23/00261/FUL	Unit 1, Keynsham Works, Keynsham Street	All Saints	3	3					3
D	Small	Not Started	23/00441/FUL	Atherstone, 17 Church Road	St Marks	3	3					3
D	Small	Under construction	23/00183/FUL	243 London Road	Charlton Kings	1	1					1
D	Small	Not started	23/00661/FUL	7 Cambridge Avenue	St Marks	1	1					1
D	Small	Not started	22/01979/FUL	Nisa, 185 Cirencester Road, Charlton Kings	Charlton Kings	2		2				2

D	Small	Not started	23/00280/FUL	10 Bafford Approach	Charlton Park	1	1						1
D	Small	Not started	23/00175/FUL	Windyridge, Daisy Bank Road	Charlton Park	0	0						0
D	Small	Not started	23/00611/FUL	35 Prestbury Road	Pittville	2	2						2
D	Small	Not Started	23/00948/FUL	99 Beeches Road, Charlton Kings	Charlton Kings	1	1						1
D	Small	Not started	23/00938/FUL	Brecon House, Charlton Hill	Charlton Kings	1	1						1
D	Small	Under construction	22/01612/FUL	82-84 London Road	All Saints	2	2						2
D	Small	Not started	23/01132/FUL	6 Saville Close	Pittville	2	2						2
D	Small	Under construction	23/01443/FUL	43 Moorend Park Road	Leckhampton	0	0						0
D	Small	Not started	23/01519/PRIOR	21 Suffolk Parade	College	1	1						1
D	Small	Under construction	23/01568/FUL	17 Albemarle Gate	Pittville	0	1						1
D	Small	Not started	23/01610/FUL	58 Sandy Lane	Charlton Park	0	0						0
D	Small	Not started	23/01328/FUL	Third floor, 7 Rodney Road	College	1	1						1
D	Small	Not started	23/00685/FUL	Cobbers Corner, 202 High Street	Lansdown	2	2						2
D	Small	Not started	23/01647/FUL	Byways, Swindon Lane	Swindon Village	1	1						1
D	Small	Under construction	23/01883/FUL	The Paddocks, Swindon Lane	Prestbury	1	1						1

D	Small	Under construction	23/00687/FUL	Cromwell Court Greenway Lane	Battledown	2	2						2
D	Small	Not started	23/02030/FUL	18 Wentworth Road	Springbank	1	1						1
D	Small	Under construction	23/01300/FUL	Rowanfield, 17 Wellington Sqaure	Pittville	-1	-1						-1
D	Small	Under construction	23/01856/FUL	Leckhampton Lodge, 23 Moorend Park Road	Leckhampton	1	1						1
D	Small	Under construction	23/00272/FUL	26 Cambray Place	College	4	4						4
D	Small	Not started	24/00126/PRIOR	1 Tebbit Mews Winchcombe St	All Saints	1	1						1
D	Small	Not started	23/02063/FUL	The Drive House, 3 Clevelands Drive	Pittville	1	1						1
D	Small	Under construction	23/01750/FUL	29 Imperial Square	Lansdown	1	1						1
D	Small	Under construction	23/01517/FUL	29 Lansdown Place	Lansdown	1	1						1
D	Small	Not started	24/00389/FUL	Land at Springfield Close	Benhall and the Reddings	1	1						1
D	Small	Under Construction	24/00462/FUL	23 Hales Road	Battledown	2	2						2
D	Small	Completed	24/00348/FUL	Beggars Roost, Stanley Road	Battledown	0							0

D	Small	Not started	24/00565/FUL	6 Saville Close	Pittville	4		4				4
D	Small	Not started	24/00519/FUL	Leckhampton Reservoir, Leckhampton Hill	Leckhampton	1		1				1
D	Small	Not started	24/00581/FUL	Land at Caernarvron Court	Up Hatherley	4		4				4
D	Small	Not started	24/00554/FUL	Green Acre, Spring Lane	Prestbury	0	1					1
D	Small	Under construction	24/00511/FUL	Land adjacent 66 Copt Elm Road	Charlton Kings	1	1					1
D	Small	Under construction	24/00787/FUL	Dunkeld, Ashley Road	Battledown	0	1					1
D	Small	Not started	24/00867/FUL	27 Grosvenor Street	All Saints	1	1					1
D	Small	Not started	24/00530/FUL	Evergreen Bowbridge Lane	Prestbury	1	1					1
D	Small	Not started	24/00450/FUL	12 Royal Crescent	Lansdown	1	1					1
D	Small	Not started	24/00303/FUL	23 Lansdown Place	Lansdown	1	1					1
D	Small	Not started	24/00493/FUL	121 Promenade	Lansdown	2	2					2
D	Small	Under construction	24/00860/FUL	194 London Road	Charlton Park	2	3					3
D	Small	Not started	24/00854/FUL	Rossella, 29 Brookway Road	Charlton Kings	0	0					0
D	Small	Not started	24/00506/FUL	Ham Hill North Farm, Ham Road	Battledown	1	1					1

D	Small	Not started	24/00742/FUL	8 Rotunda Terrace, Montpellier Street	Lansdown	1	1					1
D	Small	Not started	24/00708/FUL	15 St Pauls Street South	St Pauls	1	1					1
D	Small	Not started	24/01070/FUL	48 Arle Drive	St Peters	1	1					1
D	Small	Not started	24/00971/FUL	32 Andover Road	Park	1	1					1
D	Small	Not started	24/01018/FUL	99 St Georges Place	Lansdown	3		3				3
D	Small	Under construction	24/01448/PRIOR	38 Andover Road	Park	1	1					1
D	Small	Not started	24/01001/FUL	53 Montpellier Terrace	Lansdown	-2	-2					-2
D	Small	Not started	24/01150/FUL	St Edmunds, Sandy Lane Road	Charlton Kings	1	1					1
D	Small	Under construction	24/00158/PRIOR	116 Prestbury Road	Pittville	2	2					2
D	Small	Not started	23/01424/FUL	Glenfall House, Mill Lane	Battledown	1	1					1
D	Small	Not started	24/01471/FUL	31 Prestbury Road	Pittville	1	1					1
D	Small	Not started	24/00615/FUL	Heather Brae, Ryeworth Drive	Charlton Kings	0	0					0
D	Small	Under construction	24/01407/FUL	29 Lansdown Place	Lansdown	0	0					0
D	Small	Not started	24/01535/FUL	Abbey Hotel, 14 - 16 Bath Parade	College	2		2				2

D	Small	Not started	24/01764/FUL	19 New Street	Lansdown	2		2				2
D	Small	Under construction	24/01608/FUL	14 Promenade	College	2	2					2
D	Small	Not started	24/01815/FUL	16A Rodney Road	College	1	1					1
D	Small	Under construction	24/01799/PRIOR	30 St Georges Place	Lansdown	2	2					2
D	Small	Not started	24/01838/PRIOR	The Daffodil, 18 - 12 Suffolk Parade	Park	1	1					1
D	Small	Not started	24/01931/FUL	Ground floor flat, The Vineyard, Berkeley Street	All Saints	1	1					1
D	Small	Not started	24/00387/FUL	First Floor, Hanover House, Montpellier Walk	Lansdown	4		4				4
D	Small	Not started	24/01353/FUL	Car Park, Idsall Drive, Prestbury	Prestbury	1	1					1
D	Small	Not started	24/01508/FUL	174 Bath Road	College	1	1					1
D	Small	Not started	24/00079/FUL	14 Suffolk Parade	College	1	1					1
D	Small	Not started	24/01902/FUL	Flat B. 25 Clarence Parade	Lansdown	1	1					1
D	Small	Not started	24/02076/FUL	57 Bath Road	College	1	1					1
D	Small	Under construction	25/00014/FUL	First Floor, 118-120 High Street	College	2	2					2

D	Small	Under construction	24/02108/FUL	12 Montpellier Arcade	Lansdown	1	1						1
D	Small	Not started	24/01852/FUL	6 Henrietta Street	St Pauls	1	1						1
D	Small	Not started	24/01821/FUL	Land between 43 and 45 Market Street	St Peters	1	1						1
D	Small	Under construction	24/01880/FUL	5 Beechwood Close	Battledown	0	-2	2					0
D	Small	Not started	25/00119/FUL	Montpellier Town House, 33 Montpellier Terrace	Lansdown	1	1						1
D	Small	Not started	25/00098/FUL	Mountview, 3 The Park	Park	-2	-2						-2
D	Small	Not started	24/01361/FUL	51 Ryeworth Road	Battledown	1	1						1
E	Windfall	Windfall	-	Windfall - Cheltenham Borough					52	52	52		156
F	Local Plan Allocation		-	Christ College Site B	St Peters	70					20	20	40
F	Local Plan Allocation		25/00837/FUL	Former Monkscroft Primary School	St Marks	70			25	45			70
F	Local Plan Allocation		-	Bouncer's Lane (not consented)	Oakley	20					20		20
F	Local Plan Allocation		-	Land off Oakhurst Rise	Battledown	25						25	25
F	Local Plan Allocation		21/02832/OUT	Lansdown Industrial Estate	St Marks	215					25	49	74

<b>F</b>	Local Plan Allocation		24/00449/FUL	Phase 2 Land at Old Gloucester Road	Springbank	171		9	63	80	19	171
<b>G</b>	JCS Strategic Allocation		22/01817/OUT	Land at West Cheltenham (St Modwens)	Hesters Way, Springbank	1100		20	45	90	90	245
<b>G</b>	JCS Strategic Allocation		23/01874/OUT	Land at West Cheltenham (CBC/HBD North and South)	Hesters Way, Springbank	576			43	67	67	177
<b>G</b>	JCS Strategic Allocation		23/01875/OUT	Land at West Cheltenham (CBC/HBD South)	Hesters Way, Springbank	443				65	73	138
<b>G</b>	JCS Strategic Allocation		24/01268/OUT	Land at West Cheltenham (NEMA)	Hesters Way, Springbank	365					35	35
<b>G</b>	JCS Strategic Allocation		16/02000/OUT	North West Cheltenham (rest of site)	Swindon Village/ Uckington	4020			50	80	140	270
<b>Totals</b>						<b>8497</b>	<b>483</b>	<b>367</b>	<b>574</b>	<b>663</b>	<b>570</b>	<b>2657</b>