

**Statement of Common Ground**  
**between**  
**Cotswold District Council**  
**and**  
**Pegasus Planning Group**  
**in relation to**  
**Matter 4 (Housing Supply)**

# 1 Introduction

- 1.1 The parties to this Statement of Common Ground (SoCG) are Cotswold District Council, referred to hereafter as 'the Council', and Pegasus Planning Group (on behalf of Robert Hitchins Ltd.), referred to hereafter as 'Pegasus'.
- 1.2 The purpose of this SoCG is to aid and inform the Examination in Public into the Cotswold District Local Plan (2011-2031) with regards to Matter 4, which covers the Housing Land Supply.
- 1.3 In response to the Inspector's Supplementary Questions for Session 16: Matters 2 & 4 - Further Issues [ED041], Pegasus submitted a further Hearing Statement [ED051]. In this statement, Pegasus listed several points that the Council contested. The Council has since discussed these issues with Pegasus and have come to an agreement on the following points:
  - Issue 1: Pegasus withdraw their comments relating to paragraph 3.6 and Table 1 of the Housing Land Supply Report (November 2017) [ED046]; and
  - Issue 2: Pegasus withdraw their comments regarding two extant planning permissions in the deliverable supply, which were said to be in active use and therefore not deliverable.

## 2 Matters agreed between the parties

### Issue 1

- 2.1 In response to the Inspector's Question 42A, Pegasus say in their hearing statement [ED051] that:

*"The Council have published ED046 which assesses the five-year land supply position of Cotswold District. Paragraph 3.6 suggests that the previous assessments of the Council have been conservative, and furthermore that it has been conservative in all but 2 instances. However, this is not actually supported by the evidence."*

- 2.2 The Council submitted in the Matter 4 hearing session on 22 November 2017 that Pegasus may have misinterpreted Table 1 of ED046, which informs paragraph 3.6. Subsequent to the hearing session, the Council has agreed with Pegasus that Table 1 could be more clearly presented. An updated version of Table 1 has been agreed with Pegasus and is provided below.

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**Table 1: Comparison between projected delivery rates in previous five year housing land supply (5YHLS) reports and actual dwelling delivery**

Projection Year	Projected delivery of extant planning permissions in previous Five Year Housing Land Supply (5YHLS) reports					Actual dwelling completions
	5YHLS 2012	5YHLS 2013	5YHLS 2014	5YHLS 2015	5YHLS 2016	
2011/12	-	-	-	-	-	<b>528</b>
2012/13	309	-	-	-	-	<b>393</b>
2013/14	353	343	-	-	-	<b>399</b>
2014/15	338	459	396	-	-	<b>505</b>
2015/16	215	490	690	574	-	<b>597</b>
2016/17	168	393	594	917	644	<b>754</b>

### Issue 2


- 2.3 In response to the Inspector's Question 43A, Pegasus say in their hearing statement [ED051] that two sites are in active use and should be removed from the deliverable supply. These are:

- Land north of Cirencester Road, Tetbury (114 dwellings); and
- Former petrol filling station, Windrush (16 dwellings).


- 2.4 Both Pegasus and the Council visited the Land north of Cirencester Road site after the Matter 4 hearing session. It is now agreed that the site is under construction and Pegasus do not contest the Council's assertion it is deliverable within five years.
- 2.5 After further discussion and review, Pegasus also agree that the former petrol filling station site is not in active use and that the site is deliverable within five years.

### 3 Signatories

#### Cotswold District Council

<b>Name:</b>	MATTHEW BRITTON
<b>Signature:</b>	
<b>Position:</b>	PRINCIPAL PLANNING POLICY OFFICER
<b>Date:</b>	27/11/2017

#### Pegasus

<b>Name:</b>	SARAH HAMILTON-FOYN
<b>Signature:</b>	
<b>Position:</b>	REGIONAL DIRECTOR
<b>Date:</b>	4/12/17