

# **Stroud District: Housing Land Supply Assessment Update at 30 September 2017**

## **1 Introduction**

- 1.1 This report sets out an update of Stroud District Council's assessment of the housing land supply position within Stroud District. It updates the figures contained within the latest Five Year Housing Land Supply Report, which has a base date of 1st April 2017, as this is the date of the most recent full assessment of housing land availability.
- 1.2 The purpose of this document is to report on the extent to which the Council can fulfil the requirement to identify and maintain a five year supply of deliverable land for housing as required by the National Planning Policy Framework.

### **Scope of this Update**

- 1.3 The housing land supply for Stroud District is reported every year following a comprehensive land survey carried out on committed and completed housing developments in the District at 31 March 2017.
- 1.4 The Council's housing land supply consists of:
- Unimplemented residential planning permissions
  - Residential development that is currently under construction
  - Other firm commitments subject to S.106 agreement
  - A windfall allowance
  - Sites allocated for housing in the adopted Local Plan which have not yet received planning permission
- 1.5 This update report has not involved a full resurvey of sites to determine whether sites previously with permission are now under construction or whether sites previously under construction have now been completed. However, the update report does take into account the following changes since 1 April 2017:
- New permissions or other firm commitments for housing granted between 1 April and 30 September 2017
  - Large sites with planning permission which have lapsed between 1 April and 30 September 2017
  - A full reassessment of the deliverability of large sites at 30 September 2017
- 1.6 This update report is therefore not a full and comprehensive reassessment of the housing land supply, but an indication of how the land supply position may be changing. This can help the Council, as local planning authority, to assess the current relationship between National and local planning policy relating to housing matters and can be a material consideration in the determination of planning applications.
- 1.7 The following tables set out the update assessment of the housing land supply for Stroud District. For an explanation of the various components of the housing land requirement and supply please refer to the latest Five Year Housing Land Supply Report.

## 2. Housing Land Supply Assessment Update as at 30 September 2017 for the five year period 1 April 2017 – 31 March 2022

**Table 1: Housing requirement 1/4/2017 – 31/3/2022**

		<b>Local Plan</b>
A	Net dwellings required 2006-2031	11,400
B	Annual requirement (A divided by 25)	456
C	Net dwellings built 01/04/2006 - 31/03/2017	4,623
D	11 Year requirement between 2006 – 2017 (B x 11)	5,016
E	Shortfall/Surplus in first 11 years (D - C)	-393
F	Five year requirement [(B x 5) + E] (if shortfall)	2,673
G	Total requirement including 5% buffer (F x 1.05)	2,807

**Table 2: Deliverable Housing Land Supply 1/4/2017 – 31/3/2022**

		<b>Dwellings</b>
A	Allocated sites with planning permission (updated as at 30 September 2017)	1,591
B	Non-allocated large sites (10 dwellings or more) with planning permission (updated as at 30 September 2017)	3,314
C	Non-allocated small sites (9 dwellings or less) with planning permission (updated as at 30 September 2017) minus 22% non implementation rate (598 - 132)	466
D	Other firm commitments - subject to a Section 106 (updated as at 30 September 2017)	524
E	Local Plan allocated sites without planning permission	1,306
F	Windfall allowance (75x2)	150
<b>G</b>	<b>Total supply (A+B+C+D+E+F)</b>	<b>7,351</b>
H	Dwellings unlikely to be built in period between 2017 – 2022 (updated as at 30 September 2017)	3,560
<b>I</b>	<b>Total dwellings (G - H)</b>	<b>3,791</b>

**Table 3: Five Year Housing Land Supply 1/4/2017 – 31/3/2022**

		<b>Local Plan</b>
A	Total deliverable housing supply	3,791
B	Total requirement	2,807
<b>C</b>	<b>Percentage of 5 year housing supply (A divided by B)*100</b>	<b>135%</b>
	<b>Years supply</b>	<b>6.75</b>

## Appendix 2: Large sites summary of deliverability for 5 year land supply update

Site Name	Parish	Gross permissions	Past losses	Expected losses	Net Permissions	Net Completions	Net commitments	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	Not likely to be built	Total 2017-2022	
<b>LARGE SITES WITH PLANNING PERMISSION AND SITES SUBJECT TO S106</b>																									
Newport Towers Hotel Newport Berkeley	ALKINGTON	6075	4	11	6060	649	5415	323	659	708	712	635	494	405	390	396	241	180	140	5	0	0	141	3037	
Berkeley Hospital Marybrook Street Berkeley	BERKELEY	39	0	0	39	0	39	0	19	20	0	0												39	
Land at rear of Canonbury Street Berkeley	BERKELEY	20	0	0	20	0	20	8	12	0	0	0												20	
Land at Windyridge Bisley Stroud	BISLEY WITH LYPIATT	188	0	0	188	0	188	0	44	48	48	48												188	
Land at Wynstones Drive, Brookthorpe	BOKTHORPE WITH WHADD	26	0	0	26	24	2	0	0	0	0	0										2	0	0	
91 Westward Road Stroud	CAINSCROSS	19	0	9	10	0	10	0	3	4	0	0												10	
Tricorn House Westward Road Ebley	CAINSCROSS	8	0	0	8	0	8	0	8	0	0	0												8	
Land at Box Road Cam	CAM	44	0	0	44	0	44	0	22	22	0	0												44	
Land at Littlecombe	CAM	71	0	0	71	3	68	43	25	0	0	0												68	
Land north east of Draycott Cam	CAM	508	0	0	508	180	328	46	60	60	47	0											115	213	
Land Opposite 8 Chapel Street Cam	CAM	450	0	0	450	0	450	0	25	55	55	55	55	55	55	55	55	40							135
Betworthy Farm The Street Coaley	COALEY	14	0	0	14	0	14	14	0	0	0	0													14
18 Woodmancote Dursley	DURSLEY	24	0	0	24	0	24	0	12	12	0	0													24
The Bymacks Site Long Street Dursley	DURSLEY	10	0	0	10	0	10	0	0	10	0	0													10
Land West Of Stonehouse Nastend Lane	EASTINGTON	23	0	0	23	0	23	23	0	0	0	0													23
Millend Mill Millend Lane	EASTINGTON	1350	0	0	1350	0	1350	0	15	70	140	140	140	140	140	140	140	140	140	5					365
Land North Of Frampton On Severn Industrial Park Lake Lane	FRAMPTON ON SEVERN	14	0	0	14	12	2	0	2	0	0	0													2
Colethrop Farm (Hunt's Grove)	HARDWICKE	21	0	0	21	0	21	0	21	0	0	0													21
Land at The Starting Gate Elmgrove Road East Hardwicke	HARDWICKE	1751	0	1	1750	342	1408	28	79	130	150	209	234	161	170	201	46								596
Mayo's Land Bristol Road Hardwicke	HARDWICKE	10	0	0	10	0	10	0	10	0	0	0													10
Nupend Farm Boscombe Lane Horsley	HORSLEY	51	0	0	51	4	47	47	0	0	0	0													47
Land at Woodside Lane Kings Stanley	KINGS STANLEY	16	0	0	16	0	16	0	16	0	0	0													16
Stanley Mills Ryeford Kings Stanley	KINGS STANLEY	48	0	0	48	33	15	15	0	0	0	0													15
Chestnut Park Kingswood	KINGSWOOD	146	0	0	146	0	146	0	36	50	50	10													136
Land South Of Leonard Stanley Primary School Bath Road Leonard Stanley	LEONARD STANLEY	51	0	0	51	0	51	0	51	0	0	0													51
Dark Mills Toadsmoor Lane Brimscombe	MINCHINHAMPTON	150	0	0	150	0	150	30	50	50	20	0													150
Former Amberley Ridge School Rodborough Common	MINCHINHAMPTON	36	0	0	36	0	36	0	0	18	18														36
Wimberley Mill Knapp Lane Brimscombe	MINCHINHAMPTON	11	0	1	10	0	10	10	0	0	0	0													10
Land at Pike Lane Nailsworth	NAILSWORTH	104	0	0	104	0	104	0	10	20	20	30	24												50
Land east of 16Lawnside Forest Green Nailsworth	NAILSWORTH	17	0	0	17	0	17	0	10	7	0	0													17
Locks Mill Brewery Lane Nailsworth	NAILSWORTH	10	0	0	10	0	10	0	10	0	0	0													10
Daniels Industrial Estate 104 Bath Road Stroud	RODBOROUGH	23	0	0	23	11	12	0	3	0	4	5													7
Former School Bownham Park Centre Bownham Mead	RODBOROUGH	50	0	0	50	0	50	0	0	0	0	0	0	25	25										0
The Kites Nest 106 Bath Road Stroud	RODBOROUGH	17	0	0	17	0	17	17	0	0	0	0													17
Land Adjoining Stroud Rugby Club Dudbridge Hill Stroud	RODBOROUGH	10	0	0	10	0	10	0	10	0	0	0													10
Land at Dudbridge Hill, Stroud *	RODBOROUGH	14	0	0	14	0	14	0	14	0	0	0													14
Police Station Dudbridge Hill Stroud	RODBOROUGH	70	0	0	70	0	70	0	20	40	24														84
Horsemarling Farm Horsemarling Lane Standish Stonehouse	STONEHOUSE	13	2	0	11	0	13	0	13	0	0	0													13
Land at Station Road Bristol Road Stonehouse	STONEHOUSE	17	0	0	17	0	17	12	5	0	0	0													17
Land at Wharfdale Way Bridgend	STONEHOUSE	49	0	0	49	0	49	0	16	17	16														49
106 Stratford Road Stroud	STROUD	13	0	0	13	0	13	5	8	0	0	0													13
Abercairn Belle Vue Road Stroud	STROUD	11	0	0	11	0	11	0	11	0	0	0													11
Bowbridge Wharf Butterrow Hill Stroud	STROUD	14	0	0	14	0	14	0	4	10	0	0													14
Land At Bath Place Cheapside Stroud	STROUD	32	0	0	32	0	32	5	15	12	0	0													32
Lansdown Kennels Lansdown Stroud	STROUD	37	0	0	37	0	37	0	0	15	15	7													30
Thompson First Ltd Butterow Hill Bowbridge Stroud	STROUD	73	0	0	73	40	33	0	10	0	10	13													20
Ham Mill	THRUPP	24	0	0	24	0	24	0	0	0	0	0											24	0	
Lewiston Mill Toadsmoor Road Brimscombe	THRUPP	100	0	0	100	0	100	0	40	30	30														100
STB Engineering Ltd Toadsmoor Road Brimscombe	THRUPP	29	0	0	29	0	29	0	29	0	0	0													29
Bowden Hall Farm Bondend Road Upton St Leonards	UPTON ST LEONARDS	11	0	0	11	0	11	0	0	5	6														11
Parcel 16B And 19B Land to the west and south of Gloucester Business Park Upton St Leonards	UPTON ST LEONARDS	15	0	0	15	0	15	0	15	0	0	0													15
Parklands Farm School Lane Whitminster	WHITMINSTER	158	0	0	158	0	158	20	75	58	5	0													158
Woodchester Mill Selsley Road Stroud	WOODCHESTER	31	0	0	31	0	31	0	10	21	0	0													31
The Full Moon Mount Pleasant Wotton under Edge	WOTTON UNDER EDGE	10	0	0	10	0	10	0	10	0	0	0													10
Land adjacent Fountain Crescent Wotton-Under-Edge	WOTTON UNDER EDGE	10	2	0	12	0	14	0	14	0	0	0													14
<b>ADOPTED LOCAL PLAN ALLOCATIONS WITHOUT PLANNING PERMISSION</b>																									
<b>Strategic sites: Local Plan Allocations</b>								0	0	45	40	35	105	160	171	126	106	106	116	100	100	60	0	120	
- Hunts Grove extension	Hardwicke							0	0	0	0	0	0	35	45	40	40	40	45	50	50	30		0	
- Hunts Grove extension	Haresfield							0	0	0	0	0	10	30	40	40	40	40	45	50	50	30		0	
- Sharpness	Hinton							0	0	45	40	35	25	25	26	26	26	26	26	26	26				120
- Stroud Valleys								0	0	0	0	0	70	70	60	20	0	0	0	0	0	0	0	0	0
- Brimscombe Mill	Thrupp							0	0	0	0	0	20	20											0
- Brimscombe Port	Thrupp							0	0	0	0	0	50	50	50										0
- Dockyard Works	Minchinhampton							0	0	0	0	0	10	20											0
<b>Council Housing Sites:</b>								0	18	0	0	0	9	9	0	0	0	0	0	0	0	0	0	18	
The Ship Inn	Stonehouse							0	10	0	0	0													10
Tanner's Piece, Nailsworth	Nailsworth							0	3	0	0														

**Appendix 2: Large sites summary of deliverability for 5 year land supply update**  
**Large sites with planning permission or resolution to grant permission subject to S106 agreement**

Site Name	Summary of Deliverability	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Newport Towers, Newport, Berkeley	Outline permission for up to 39 dwellings granted March 2017. Reserved matters application anticipated by early part of 2018 followed by commencement on site later in the year. Site promoter estimate considered realistic.	0	19	20	0	0	<b>39</b>
Berkeley Hospital, Marybrook Street, Berkeley	Full planning permission granted October 2016 for the conversion and redevelopment of the listed, former hospital site to provide 8 apartments and 12 new dwellings. Two developers on site. The 8 apartments are due to be completed by the end of 2017 and the 12 new build are anticipated to complete April/ May 2018. Developer estimate considered realistic.	8	12	0	0	0	<b>20</b>
Land at rear of Canonbury Street Berkeley	Full planning permission granted November 2016 for the erection of 188 dwellings. Conditions being discharged and mitigation and licensing agreed with Natural England to enable a likely Spring 2018 start on site. Persimmon Homes the developer. Persimmon has an annual average completions rate of 40 – 60 units. Site promoter estimate therefore considered realistic.	0	44	48	48	48	<b>188</b>
Land at Wynstones Drive, Brookthorpe	Hybrid planning application granted outline planning permission September 2017 for the demolition of 5 detached bungalows and 4 flats and the erection of 19 dwellings, including detailed proposals for Phase 1 comprising 3 dwellings. Application for reserved matters for the remaining units is anticipated in early 2018 with development of the site expected to complete within 3 years. Demolition work yet to take place. Site promoter estimate considered realistic.	0	3	3	4	0	<b>10</b>
91 Westward Road, Cainscross	Full permission. Site now owned by Chris James Homes and conditions being discharged. Scheme amended from 10 units to 8 units.	0	8	0	0	0	<b>8</b>
Tricorn House, Stroud	Notification for prior approval for the change of use of the office building to 44 residential units submitted in April 2016 and works to building started on site. All asbestos has now been removed from the building and discussions are currently taking place regarding a revised scheme for additional units which would be subject to a planning application in the near future. Site promoter estimate considered realistic.	0	22	22	0	0	<b>44</b>
Land at Box Road, Cam, Dursley	Full permission. Taylor Wimpey on-site. 12 completions since April 2017. All bar 5 plots (under the site compound area or in the sales car park) under construction. Taylor Wimpey has national average annual delivery of 46 completions per site. Site promoter estimate considered realistic.	43	25	0	0	0	<b>68</b>
Land at Lister Petter, Littlecombe	St Modwen on site and under construction. Overall numbers revised down in accordance with Masterplan for 58 units in Zone K2, 150 units in Zone C and 17 units in Zone F. Zone K2 now nearing completion. New reserved matters permission for 150 dwellings in Zone C granted May 2017, conditions discharged and construction started including show home and view home to be completed by the end of 2017. St. Modwen have delivered average 57 a year (2013-2016). The site is on schedule to be built out within the five year period.	46	60	60	47	0	<b>213</b>
Land north east of Draycott, Cam	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Resolution to grant outline permission in November 2016 subject to legal agreements. S106 with District Council complete, S106 with County Council imminent. Market interest in site. 24 months for initial reserved matters to first completions considered realistic. Early phases accessed from Box Road. No distributor road or community infrastructure phasing constraints. Delivery rates of 25; 55; 55 are considered to be reasonable on the basis of national data for average completions per site outlet.	0	0	25	55	55	<b>135</b>
Land opposite 8 Chapel Str, Cam	Full planning permission. Site part of the Council's housing programme and all units completed July 2017.	14	0	0	0	0	<b>14</b>

## Appendix 2: Large sites summary of deliverability for 5 year land supply update

Site Name	Summary of Deliverability	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Betworthy Farm, The Street, Coaley	Rural exception site. Resolution to grant full planning permission March 2017 subject to s106 agreement. Following a neighbour query application returning to committee in November 2017 with recommendation for approval. Developer keen to start on site early in the new year. Site promoter estimate considered realistic.	0	12	12	0	0	24
18 Woodmancote, Dursley	Outline permission granted September 2016. Site being marketed for development and sale agreed with exchange expected by the end of the year. Sufficient time for reserved matters application to be made and considered. Agents confirmed development estimate is realistic.	0	0	10	0	0	10
The Bymacks Site, Long Street, Dursley	Development complete and occupied.	23	0	0	0	0	23
Land West of Stonehouse, Nastend Lane Stonehouse	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Outline permission for 1350 dwellings granted April 2016. Area masterplan and design parameters approved and conditions being discharged. Reserved matters approved May 2017 for infrastructure to serve approved Phase 1 Masterplan. Developers on site September 2017. Reserved matters application submitted by Redrow Homes for first 2 parcels, H6 and H7, on west of site (48 units) due for determination February 2018. Redrow has recently delivered average 59 a year (2013-16) at Sellars Farm in District. Pre-application discussions with Barratt Homes/David Wilson Homes for adjacent phases H1-5 (400 units), application expected December 2017. Area masterplan submitted September 2017 for phase H21, opening up the east of the site by Robert Hitchins. Hitchins has confirmed two outlets from 2018/19, so 50 each per year is reasonable, stepping up to 3 outlets in 2020/21. Site promoter estimate considered realistic.	0	15	70	140	140	365
Millend Mill, Millend Lane, Eastington	Full permission for 14 units. 2 detached dwellings remain to be built. Site being marketed. Site promoter estimate considered realistic.	0	2	0	0	0	2
Land north of Frampton on Severn Industrial Park, Lake Lane Frampton	Outline permission granted November 2016. Site has been marketed and is currently under offer. Application for approval of reserved matters likely to follow in 2018 and housing delivery 2019/20. Site promoter estimate considered realistic.	0	0	21	0	0	21
Colethrop Farm (Hunts Grove) Hardwicke	Renegotiated outline planning permission granted July 2016. Crest currently completing existing phases with reserved matters permission. Further reserved matters applications received September 2017 for 80 new dwellings in Phase R26a/ R27, the main access road into Phase 2 and major open space. Crest Nicholson has delivered average 59 a year (2011-15) – in line with national average. Crest has confirmed two outlets from 2017 and likely delivery of Phase 2 by 4 housebuilders including Crest. Site promoter estimate considered realistic.	28	79	130	150	209	596
Land at The Starting Gate, Elmgrove Road East, Hardwicke	Full permission granted September 2017. Conditions being discharged. Building works are anticipated to commence on site Spring 2018 with completion of all 10 units later in the year. Site promoter estimate considered realistic.	0	10	0	0	0	10
Mayo's Land, Bristol Road, Hardwicke, Gloucester	Reserved matters application approved August 2016. Bellway Homes are on-site and anticipate completing all units around January 2018. Bellway have an average annual completion rate of 40 – 50 units per year. Site promoter estimate considered realistic. Current application for 20 dwellings, comprising Mayos Land Phase 3 on land immediately south of the current development, pending consideration.	47	0	0	0	0	47

## Appendix 2: Large sites summary of deliverability for 5 year land supply update

Site Name	Summary of Deliverability	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Nupend Farm, Boscombe Lane, Horsley	Full permission granted March 2017. Edenstone Homes the developer. Conditions discharged and developer on site. All 16 units now expected to complete 2018/19. Site promoter estimate considered realistic.	0	16	0	0	0	<b>16</b>
Land at Woodside Lane, Kings Stanley	Full permission. Lioncourt Homes on site. 46 completions and the 2 remaining units due to complete and the site built out by Christmas 2017.	15	0	0	0	0	<b>15</b>
Stanley Mills, Ryeford, Kings Stanley	Full permission. Site now owned by a Gloucestershire property developer with experience of bringing complex sites forward quickly. Anticipated factory build start on site by January 2018, subject to moving electricity cable, to enable the housing development to come forward. Developer currently working towards housing development starting 2019/20 and delivering 136 units over a 3 year period.	0	0	36	50	50	<b>136</b>
Chestnut Park, Kingswood	Reserved matters permission granted February 2017. Discharge of conditions ongoing. Crest Nicholson is the developer and on site. All 51 units expected to be built out within the next 18 months. Site promoter estimate considered realistic.	0	51	0	0	0	<b>51</b>
Land South of Leonard Stanley Primary School, Bath Road, Leonard Stanley	Reserved matters permission granted November 2016. Barratt Homes and David Wilson Homes on site. Launch of show complex on site October/ November 2017. Site promoter estimate considered realistic.	30	50	50	20	0	<b>150</b>
Dark Mills, Toadsmoor Lane, Brimscombe	Full permission. Site owner actively exploring options for bringing forward delivery, including pre-application meeting with Council to discuss existing consent and any changing requirements in the context of remediation and flood alleviation works, with agent stating delivery estimate 2020 – 2022 is a realistic, achievable goal. Site promoter estimate considered realistic.	0	0	0	18	18	<b>36</b>
Former Amberley Ridge School, Rodborough Common	Full planning permission granted August 2016. Site owned by developer and under construction. Site promoter estimate considered realistic.	10	0	0	0	0	<b>10</b>
Wimberley Mill, Brimscombe	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Outline planning permission granted August 2016. Detailed design work and pre app discussions regarding reserved matters already undertaken. Site currently being readied for development. Delivery previously set back to reflect scale of site works, including contamination and diverting the water course. Local builder with track record of delivery and rates considered realistic.	0	0	10	20	20	<b>50</b>
Land at Pike Lane, Nailsworth	Outline permission granted December 2015. Current reserved matters application pending consideration. Subject to approval in December 2017, anticipated May 2018 start on site. Site promoter estimate considered realistic.	0	0	10	7	0	<b>17</b>
Land east of 16 Lawnside, Forest Green, Nailsworth	Community Right to Build Order brought into legal force, and planning permission granted, in October 2016 for a detailed scheme. Aster Homes finalising purchase of the site. Contractors appointed and works are anticipated to start on site by April 2018. Site promoter estimate considered realistic.	0	10	0	0	0	<b>10</b>

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Site Name	Summary of Deliverability	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Locks Mill, Brewery Lane, Nailsworth	Permission for conversion and new build. 11 units completed. 12 units to be completed. Development of 3 of the units likely to come forward over next 18 months. Site owner actively working to bring forward the remaining 4 units by marketing the site. Application to discharge pre-commencement conditions, to enable planning permission to be implemented, anticipated before end of 2017. Site promoter estimate considered realistic.	0	3	0	0	4	7
Bownham Park Centre, Bownham Mead, Rodborough	Full permission. Redcliffe Homes Limited developing the site. All 17 units under construction as at 31 <sup>st</sup> March 2017 and due to be completed by the end of November 2017. Site promoter estimate considered realistic.	17	0	0	0	0	17
The Kites Nest, 106 Bath Road, Stroud	Full permission granted August 2017 for the redevelopment of the site including 7 new build dwellings and the conversion of the former pub into 3 flats. Site promoter estimate considered realistic.	0	0	10	0	0	10
Land adjoining Stroud Rugby Club, Dudbridge Hill, Stroud	Full planning permission. New Dawn Homes Ltd is the developer. Development expected in conjunction with Police Station site below. Applications for discharge of pre-commencement conditions expected end 2017/early 2018 with anticipated start on site Easter/ Summer 2018, subject to technical approval for highway works. Site promoter estimate considered realistic.	0	14	0	0	0	14
Land at Dudbridge Hill, Stroud	Full application submitted in 2014. Progress made on resolving legal issues regarding covenants and Persimmon Homes optimistic of signing the s106 agreement by end 2017. Works likely to start on site spring 2019 and developer's estimate of delivery over three years considered realistic.	0	0	20	40	24	84
Police Station, Dudbridge Hill, Stroud	Full planning permission. Demolition work complete on-site. New Dawn Homes Ltd is the developer. Development expected in conjunction with site adjoining Stroud Rugby Club above. Applications for discharge of pre-commencement conditions expected end 2017/early 2018 with anticipated start on site Easter/ Summer 2018, subject to technical approval for highway works. Site promoter estimate considered realistic.	0	13	0	0	0	13
Horsemarling Farm, Horsemarling Lane, Standish	Full permission. Developer on site and under construction. On track to deliver 12 units by March 2018 and the 5 remaining units to complete by July 2018. Site promoter estimate considered realistic.	12	5	0	0	0	17
Land at Station Road Bristol Road, Stonehouse	Reserved matters permission for 49 units granted November 2016. Dunmore Developments Ltd is the developer. Anticipate applications will be made to discharge pre commencement conditions December 2017/ January 2018 to enable the reserved matters permission to be implemented before November 2018. Site promoter estimate considered realistic.	0	0	16	17	16	49
Land at Wharfedale Way, Bridgend, Stonehouse	Full permission granted January 2017 for 13 units. Developer on site. 5 units under construction and due to complete before the end of March 2018 with the remaining units to follow 2018/19. Site promoter estimate considered realistic.	5	8	0	0	0	13
106 Stratford Road, Stroud	Full planning permission granted April 2016. Site currently being marketed.	0	0	11	0	0	11
Abercairn, Belle Vue Road, Stroud	Full permission. Site works implemented. Walsh Homes Ltd is the developer. Development on adjoining Lansdown Kennels site progressing to tie in with a likely recommencement of development in Autumn 2018 working towards housing delivery by 2020. Site promoter estimate considered realistic.	0	0	4	10	0	14

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Site Name	Summary of Deliverability	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Bowbridge Wharf, Butterrow Hill, Stroud	Full permission. Newland Homes are on site and all units have commenced construction. Site promoter estimate considered realistic.	5	15	12	0	0	<b>32</b>
Land at Bath Place, Cheapside, Stroud	Local Plan allocation SA1b. Full permission granted February 2017. Newland Homes currently negotiating a revised scheme with the Council. A revised application is likely to be submitted 2018 with a view to commencing on site in 2019 and housing delivery at the end of the five year period.	0	0	0	15	15	<b>30</b>
Lansdown Kennels, Lansdown, Stroud	Development of ten dwellings currently under construction and progressing. Second phase of 10 dwellings to follow within five year period. Site promoter estimate considered realistic.	0	10	0	10	0	<b>20</b>
Ham Mill, London Road, Thrupp	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Full permission granted April 2017 for mixed use development including 100 new homes. Site has been marketed and detailed negotiations currently taking place with a number of prospective purchasers. Sufficient time for conditions to be discharged. Delivery rates are reasonable. Site promoter estimate considered realistic.	0	0	40	30	30	<b>100</b>
Lewiston Mill, Toadsmoor Road, Brimscombe, Stroud	Full permission. Colburn Homes Ltd is the developer. Minor amendment to previously approved scheme granted permission September 2017 reducing total number of units to 29. Developer has started on site. Site promoter estimate considered realistic.	0	29	0	0	0	<b>29</b>
STB Engineering Ltd, Toadsmoor Road, Brimscombe, Stroud	Full permission granted June 2017. Delivery of housing dependent on relocation of existing business and could be delayed due to difficulty finding suitable, affordable business premises in the District. Site promoter estimate considered realistic.	0	0	0	5	6	<b>11</b>
Bowden Hall Farm, Bondend Road, Upton St Leonards	Outline permission granted on appeal October 2014. Current application for approval of reserved matters received September 2017. New Dawn Homes the developer. Site promoter estimate considered realistic.	0	15	0	0	0	<b>15</b>
Former Brockworth Airfield	Outline permission for 586 dwellings has been followed by reserved matters permissions for parcels delivered subsequently by Bovis, Barratt, Cotswoldgate Homes and Persimmon Homes. 486 dwellings have now been completed. The final parcel within Stroud District received reserved matters permission in October 2017. Delivery rates accelerated by Bovis and Persimmon working this phase in tandem. Site promoter estimate considered realistic.	20	75	58	5	0	<b>158</b>
Parklands Farm, School Lane, Whitminster	Outline permission. Site under offer to a regional housebuilder and due to exchange contracts before Christmas 2017. Reserved matters application expected 2018. Most conditions discharged. Timescale considered realistic.	0	0	10	21	0	<b>31</b>
Woodchester Mill, Selsley Road, Woodchester	Two alternative full applications granted planning permission in July 2016. Sufficient time for conditions to be discharged. Site promoter estimate considered realistic.	0	10	0	0	0	<b>10</b>
The Full Moon, Wotton Under Edge	Full permission granted May 2017 for the demolition of the former public house and erection of 10 dwellings. Demolition has taken place and contracts for building work currently out to tender. Anticipated start on site early 2018 with completion of all 10 units by the end of 2018/19.	0	10	0	0	0	<b>10</b>



## Appendix 2: Large sites summary of deliverability for 5 year land supply update

Site Name	Summary of Deliverability	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Land adjacent Fountain Crescent, Wotton-Under-Edge	Full permission granted in 2008 for 14 dwellings. Council working with Fortis Living to deliver 100% affordable housing scheme on the site. Fortis Homes have acquired additional land and current planning application, submitted September 2017, for 22 unit scheme is due to be determined by November/December 2017.	0	14	0	0	0	14

### Local Plan allocations

Site Name	Summary of Deliverability	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Sharpness Docks, Sharpness	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Canal and River Trust has track record of successful canal restoration projects. Frontloaded masterplan and technical evidence considered at SDLP examination. Current outline planning application, pending consideration, for mixed use development including 300 dwellings. Expected to be determined early 2018. Building rates reflect delivery of specific initial parcels within Docks already subject to detailed layout discussions. Later delivery on greenfield site with no constraints. Initial delivery rates of 45; 40; 35 are considered reasonable.	0	0	45	40	35	120
The Ship Inn, Stonehouse	Site part of Council housing programme. Budget committed. Pre-application discussions ongoing with anticipated application December 2017. Still progressing with planned delivery in 2018/19. Site promoter estimate considered realistic.	0	10	0	0	0	10
Tanner's Piece, Nailsworth	Site part of Council housing programme. Budget committed. Planning permission granted October 2017. Planned start on site Summer 2018 with estimated 10 month build programme. Site promoter estimate considered realistic.	0	3	0	0	0	3
Other Council housing site	Budget committed for 5 dwellings to be delivered within 5 year period. Site to be confirmed by Housing Committee in December 2017. Planning application due to be submitted early in 2018 with likely delivery by 2019. Site promoter estimate considered realistic.	0	5	0	0	0	5