

Stroud District Five Year Housing Land Supply

December 2022



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1. Introduction

- 1.1 This report sets out the Council's assessment of the housing land supply position within Stroud District. It seeks to establish the extent to which the Council can fulfil the requirement to identify and maintain a five-year supply of deliverable land for housing.
- 1.2 The assessment has a base date of 1st April 2022 as this is the date of the most recent full assessment of housing land availability.
- 1.3 This document presents an assessment for the five-year period from **1st April 2022 to 31st March 2027**.

National Planning Policy Framework

- 1.4 The National Planning Policy Framework (NPPF) July 2021 sets out requirements for delivering a sufficient supply of homes to support the Government's objective of significantly boosting housing supply. To achieve this, it states that Local Planning Authorities (LPAs) should identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need, calculated using the standard method, where the strategic policies are more than five years old. An additional buffer of 5% (moved forward from later in the plan period) should be provided to ensure choice and competition in the market for land unless there has been significant under delivery of housing over the previous three years in which circumstance the buffer should be increased to 20%. Alternatively, where the LPA choose to demonstrate a five-year supply of deliverable sites through an annual position statement, this should include a 10% buffer to account for any fluctuations in the market that year.
- 1.5 The framework also states that LPAs may make an allowance for windfall sites as part of anticipated supply if they have compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Assessment of Land Availability, historic windfall rates and expected future trends.

Housing requirement

- 1.6 This document contains information on committed and completed housing developments in the Stroud District at 01 April 2022. In November 2015, the District Council adopted the Stroud District Local Plan which includes a housing requirement figure for the period 1 April 2006 to 31 March 2031 of at least 11,400 dwellings and an annual housing requirement of 456 dwellings. Table 1 of this report sets out the remaining housing requirement under the adopted Local Plan. The adopted Local Plan has been reviewed and a new Local Plan was submitted for examination on 25th October 2021.

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- 1.7 As it is now more than five years since the Local Plan was adopted, this report measures the 5-year housing land supply against the District's local housing need assessed using the standard method (Tables 2 and 4). A 5% buffer has been added to the requirement to ensure choice and competition in the market for land in accordance with the NPPF.
- 1.8 It is expected that the new draft Local Plan will be adopted during 2023. Once adopted future 5-year land supply reports will relate to the housing requirement set out in this new Local Plan.
- 1.9 The Housing Delivery Test 2021 Measurement for Stroud, published January 2022, is 161% and above the threshold for any prescribed consequence, in the form of an action plan or enhanced buffer, to further boost local housing delivery.

Housing supply

- 1.10 The Council's housing land supply consists of:
- Unimplemented residential planning permissions
 - Residential development that is currently under construction
 - Other firm commitments with a resolution to grant planning permission, including sites subject to a S.106 agreement
 - A windfall allowance
 - Sites allocated for housing in the adopted Local Plan which have not yet received planning permission
- 1.11 The Council records housing completions as at 31st March each year as part of its annual monitoring system. All numbers regarding completions and commitments in this report are taken from the **Stroud District Housing Land Availability Report 2022**.
- 1.12 In addition to the above housing land supply, the Council has identified further deliverable and developable housing sites within settlements, through the **Strategic Assessment of Land Availability (SALA) 2017** and subsequent updates. The **Stroud District Brownfield Land Register** includes other sites, on previously developed land currently without planning permission, that the Council has assessed as suitable for residential development which may also be forthcoming to further boost housing supply. Additional sites identified through these sources do not form part of the housing land supply calculation but will further enhance a healthy headroom of housing land supply above required levels and provide additional market flexibility.
- 1.13 The draft Local Plan submitted for examination allocates land for a further 7,825 dwellings, in addition to the housing supply identified above, to meet a housing requirement figure for the period 01 April 2020 to 31 March 2040 of at least 12,600 new homes or an annual requirement of at least 630 new homes per year.

Non implementation rate

- 1.14 A non-implementation rate of 22% has been applied to small sites with planning permission, based upon analysis carried out for the District Council by consultants Evans Jones during the preparation of their 2013 report “A Review of Stroud District Council’s Five-Year Housing Land Supply (October 2013).

2. Deliverability of sites

- 2.1 In accordance with the glossary definition of **Deliverable** in Annex 2 of the NPPF, all sites identified within the 5-year supply must be available now, must offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years.
- ✓ Be available – the schedule of sites includes those that are already in the planning system and have gained planning permission, or are being actively promoted through the Local Plan and are thereby currently available for development.
 - ✓ Be suitable – the schedule of sites includes permissions that have been granted within Stroud District or sites identified within the Local Plan thereby being within a suitable location to contribute to the creation of sustainable communities. The inclusion of a small sites windfall allowance reflects a consistent trend over 11 years that suitable sites continue to become available.
 - ✓ Be achievable – the schedule of sites includes only those that are considered achievable within 5 years. The inclusion of a small sites windfall allowance reflects a consistent actual delivery trend.
 - ✓ Realistic prospect – we have contacted landowners/ developers of the large sites and adopted Local Plan allocations to ensure that sites remain deliverable and are likely to come forward within the next five years.

Large sites (10 or more dwellings)

- 2.2 The landowner, developer or agent of each large site was contacted and asked to fill in a brief questionnaire to establish whether the site was still available for housing development and to assess whether the dwellings are likely to be delivered over the five-year period 2022 - 2027. Responses have been filed as evidence. Where developers were not contactable or did not respond, discussions were held with development management officers regarding the deliverability of those sites.

Local Plan allocations

- 2.3 The developer or agent of all sites allocated in the adopted Local Plan, with or without planning permission, have been contacted to assess whether the dwellings on these sites are likely to be delivered over the five-year period 2022 - 2027.
- 2.4 As part of the draft Local Plan Examination, Inspectors have requested a detailed trajectory of Strategic and Local site allocation delivery for the Plan period to 2040. Site promoters of all Strategic and Local site allocations within the Submission Plan were contacted in October

2022 to obtain the latest anticipated delivery information. This information has been provided to the Inspectors on an individual site basis and will be published as part of the Examination Library evidence base. The delivery of these sites does not form part of the five-year land supply calculation however the draft Local Plan annual housing trajectory, based on cumulative forecast annual projected delivery, has been included at Appendix 11 to demonstrate the continuity of planned housing supply through to 2040.

Small sites (less than 10 dwellings)

- 2.5 Due to the large number of small sites (9 dwellings or less), it has not been possible to make a detailed assessment of each individual site. The Council has accepted a recommendation contained within the review of the Council's land supply, carried out by consultants Evans Jones in October 2013. In that report, a sample survey was undertaken, from which a non-implementation rate of 22% was recommended. This rate has been applied to all small sites with permission. It has then been assumed that the discounted supply is delivered within three years in line with the glossary definition of 'Deliverable' in Annex 2 of the NPPF. A breakdown of all commitments on small sites by Parish is detailed in Appendix 5.

Windfall allowance

- 2.6 In accordance with Government advice in the NPPF, an allowance has been made within this land supply assessment for unallocated windfall sites which have not yet received consent. This is based on experience of past local trends relating only to small sites. An assessment of delivery on small sites has been undertaken over an 11-year period (See Appendix 8) that indicates that small sites have consistently delivered at an average of 75 dwellings per year (not including greenfield sites or sites on garden land). It is considered that in practice these will continue to come forward and contribute to the delivery of new housing over the 5-year period. Only two years supply from this source is allowed for, to avoid the issue of double counting against small site commitments.

3. Housing land supply assessment

As at 1st April 2022 for the five-year period
1st April 2022 – 31st March 2027

Table 1: Local Plan Housing Requirement 1/4/2022 – 31/03/2027

| | | Stroud District Local Plan 2015 |
|---|--|------------------------------------|
| A | Net dwellings required 2006-2031 | 11,400 |
| B | Annual requirement (A divided by 25) | 456 |
| C | Net dwellings built 01/04/2006 - 31/03/2022 | 7,862 |
| D | 16 Year requirement between 2006 – 2022 (B x 16) | 7,296 |
| E | Shortfall/Surplus in first 16 years (D - C) | 566 |
| F | Five-year requirement (B x 5) + E (if shortfall) | 2,280 |
| G | Total requirement including 5% buffer (E x 1.05) | 2,394 |

Table 2: Local Housing Need Standard Method

| | | Local Housing Need Standard Method |
|---|--|--|
| A | Annual household growth Average 2022 - 2032 | 482.3 |
| B | Median affordability ratio 2021 | 10.27 |
| C | Affordability uplift | 39% |
| D | Local Housing Need 2022 (A x 1.39) | 671 |
| E | Five-year requirement [(D x 5) | 3,355 |
| F | Total requirement including 5% buffer (E x 1.05) | 3,523 |

Table 3: Deliverable Housing Land Supply 1/4/2022 – 31/3/2027

| | | Dwellings |
|---|---|-----------|
| A | Allocated sites under construction (Appendix 1) | 1,173 |
| B | Allocated sites with planning permission but not yet started (Appendix 2) | 152 |
| C | Non-allocated large sites (10 dwellings or more) under construction (Appendix 3) | 1,286 |
| D | Non-allocated large sites (10 dwellings or more) with planning permission but not yet started (Appendix 4) | 567 |
| E | Non allocated small sites (9 dwellings or less) with planning permissions (Appendix 5) minus 22% non-implementation rate [414 - 91] | 323 |

| | | |
|---|---|--------------|
| F | Other firm commitments - with a resolution to grant planning permission at 1 st April 2022, including sites subject to a s106 agreement (Appendix 6) | 42 |
| G | Local Plan allocated sites without planning permission (Appendix 7) | 1,387 |
| H | Windfall allowance (Appendix 8) [75x2] | 150 |
| I | Total supply [A+B+C+D+E+F+G+H] | 5,080 |
| J | Dwellings unlikely to be built in period between 2022 – 2027 (Appendix 9) | 1,320 |
| K | Total dwellings [I – J] (Appendix 9) | 3,760 |

Table 4: Five-Year Housing Land Supply 1/4/2022 – 31/3/2027

| | | Local Plan |
|---|---|-------------------|
| A | Total deliverable housing supply | 3,760 |
| B | Total requirement | 3,523 |
| | Percentage of five-year housing supply [A divided by B] x 100] | 107% |
| | Years supply | 5.34 |

Appendices

Appendix 1

Allocated sites under construction - 1st April 2022

| Parish | Site Name | Gross Capacity | Past losses | Expected losses | Not Started | Under Construction | Total Completed | Net Commitments |
|--------------------------|---------------------------------|----------------|-------------|-----------------|-------------|--------------------|-----------------|-----------------|
| Cam | SA3 Land north east of Draycott | 510 | 0 | 0 | 368 | 48 | 94 | 416 |
| Eastington/ Stonehouse | SA2 Land West of Stonehouse | 1,350 | 0 | 0 | 572 | 170 | 608 | 742 |
| Nailsworth | Land at Ringfield Close | 20 | 25 | 0 | 0 | 15 | 5 | 15 |
| Total commitments | | | | | | | | 1,173 |

Appendix 2

Allocated sites with planning permission but not yet started - 1st April 2022

| Parish | Site Name | Gross Capacity | Past losses | Expected losses | Not Started | Under Construction | Total Completed | Net Commitments |
|--------------------------|-----------------------------------|----------------|-------------|-----------------|-------------|--------------------|-----------------|-----------------|
| Dursley | Cambridge Avenue, Dursley | 13 | 0 | 16 | 13 | 0 | 0 | -3 |
| Minchinhampton | SA1f Wimberley Mill | 104 | 0 | 0 | 104 | 0 | 0 | 104 |
| Stroud | SA1b Land at Bath Place | 47 | 0 | 0 | 47 | 0 | 0 | 47 |
| Wotton Under Edge | Gloucester Street/ Bradley Street | 8 | 0 | 4 | 8 | 0 | 0 | 4 |
| Total commitments | | | | | | | | 152 |

Appendix 3

Non-allocated large sites under construction - 1st April 2022

| Parish | Site Name | Gross Capacity | Past losses | Expected losses | Not Started | Under Construction | Total Completed | Net Commitments |
|--------------------------|--|----------------|-------------|-----------------|-------------|--------------------|-----------------|-----------------|
| Alkington | Newport Towers Hotel Newport | 39 | 0 | 0 | 19 | 20 | 0 | 39 |
| Berkeley | Land at rear of Canonbury Street Berkeley | 188 | 0 | 0 | 48 | 0 | 140 | 48 |
| Bisley with Lypiatt | Land at Windyridge Bisley Stroud | 26 | 0 | 0 | 2 | 0 | 24 | 2 |
| Brookthorpe with Whaddon | Land at Wynstones Drive Brookthorpe | 19 | 8 | 1 | 19 | 0 | 0 | 18 |
| Cam | Land north west of Box Road Cam | 90 | 0 | 0 | 10 | 40 | 40 | 50 |
| Cam | Land adjacent to Box Road Avenue Cam | 36 | 1 | 0 | 0 | 36 | 0 | 36 |
| Cam | Coaley Junction Cam | 41 | 0 | 0 | 0 | 2 | 39 | 2 |
| Chalford | Land at Middle Hill, | 31 | 0 | 0 | 0 | 9 | 22 | 9 |
| Dursley | Littlecombe | 508 | 0 | 0 | 128 | 12 | 368 | 140 |
| Eastington | Millend Mill Millend Lane | 14 | 0 | 0 | 2 | 0 | 12 | 2 |
| Hunts Grove | Colethrop Farm (Hunt's Grove) | 1,647 | 0 | 0 | 639 | 74 | 934 | 713 |
| Nailsworth | Locks Mill Brewery Lane | 23 | 0 | 0 | 9 | 2 | 12 | 11 |
| Nailsworth | The Maltings, Tetbury Lane | 13 | 0 | 0 | 7 | 6 | 0 | 13 |
| Standish | Former Standish Hospital and Former Westridge Hospital | 147 | 0 | 0 | 121 | 2 | 24 | 123 |
| Stroud | Lansdown Rise (Kennels) Lansdown | 73 | 0 | 0 | 0 | 10 | 63 | 10 |
| Stroud | Gospel Hall, Church Street, Stroud | 12 | 2 | 0 | 0 | 12 | 0 | 12 |
| Woodchester | Rooksmoor Mills, Bath Road | 54 | 0 | 0 | 0 | 46 | 8 | 46 |

| Parish | Site Name | Gross Capacity | Past losses | Expected losses | Not Started | Under Construction | Total Completed | Net Commitments |
|--------------------------|--|----------------|-------------|-----------------|-------------|--------------------|-----------------|-----------------|
| Wotton under Edge | Land south of the Chipping Surgery, Symn Lane, | 12 | 0 | 0 | 0 | 12 | 0 | 12 |
| Total commitments | | | | | | | | 1,286 |

Appendix 4

Non-allocated large sites with planning permission but not yet started - 1st April 2022

| Parish | Site Name | Gross Capacity | Past losses | Expected losses | Not Started | Under Construction | Total Completed | Net Commitments |
|--------------------|---|----------------|-------------|-----------------|-------------|--------------------|-----------------|-----------------|
| Alkington | Land at Newport Berkeley | 31 | 0 | 0 | 31 | 0 | 0 | 31 |
| Cainscross | Dudbridge Industrial Estate Dudbridge Road | 130 | 0 | 0 | 130 | 0 | 0 | 130 |
| Cainscross | Tricorn House Westward Road Ebley | 44 | 0 | 0 | 44 | 0 | 0 | 44 |
| Cam | Land off A4135 Tilsdown, Cam | 15 | 0 | 0 | 15 | 0 | 0 | 15 |
| Frampton on Severn | Land north of Frampton On Severn Industrial Park Lake Lane | 19 | 0 | 0 | 21 | 0 | 0 | 19 |
| Kings Stanley | Stanley Mills Ryeford | 146 | 0 | 0 | 146 | 0 | 0 | 146 |
| Minchinhampton | Dark Mills Toadsmoor Lane Brimscombe | 36 | 0 | 0 | 36 | 0 | 0 | 36 |
| Nailsworth | Land at Pike Lane | 17 | 0 | 0 | 17 | 0 | 0 | 17 |
| Rodborough | Land adjoining Stroud Rugby Club | 14 | 0 | 0 | 14 | 0 | 0 | 14 |
| Rodborough | Police Station Dudbridge Hill | 13 | 2 | 0 | 13 | 0 | 0 | 13 |
| Stonehouse | Land at Station Road Bristol Road | 49 | 0 | 0 | 49 | 0 | 0 | 49 |
| Stroud | Abercairn Belle Vue Road | 14 | 0 | 0 | 14 | 0 | 0 | 14 |

| Parish | Site Name | Gross Capacity | Past losses | Expected losses | Not Started | Under Construction | Total Completed | Net Commitments |
|--------------------------|----------------------------------|----------------|-------------|-----------------|-------------|--------------------|-----------------|-----------------|
| Stroud | Thompson First Ltd Butterow Hill | 24 | 0 | 0 | 24 | 0 | 0 | 24 |
| Upton St Leonards | Bowden Hall Farm Bondend Road | 15 | 0 | 0 | 15 | 0 | 0 | 15 |
| Total commitments | | | | | | | | 567 |

Appendix 5

Non-allocated Planning Permissions: small sites by Parish - 1st April 2022

Excludes small sites with planning permission within the Council's New Homes and Regeneration Programme with allocated funding included within Appendix 1 and Appendix 2

| Parish | Commitments |
|--------------------------|-------------|
| ALDERLEY | 1 |
| ALKINGTON | 8 |
| ARLINGHAM | 12 |
| BERKELEY | 2 |
| BISLEY WITH LYPIATT | 16 |
| BRIMSCOMBE & THRUPP | 14 |
| BROOKTHORPE WITH WHADDON | 1 |
| CAINSCROSS | 28 |
| CAM | 16 |
| CHALFORD | 11 |
| COALEY | 0 |
| CRANHAM | 2 |
| DURSLEY | 16 |
| EASTINGTON | 15 |
| ELMORE | 2 |
| FRAMPTON ON SEVERN | 2 |
| FREATHERNE WITH SAUL | 2 |
| FROCESTER | 0 |
| HAM AND STONE | 3 |
| HAMFALLOW | 6 |
| HARDWICKE | 8 |
| HARESCOMBE | 1 |
| HARESFIELD | 6 |
| HILLESLEY AND TRESHAM | 1 |
| HINTON | 1 |
| HORSLEY | 9 |
| HUNTS GROVE | 0 |
| KINGS STANLEY | 2 |

| Parish | Commitments |
|--------------------------|-------------|
| KINGSWOOD | 6 |
| LEONARD STANLEY | 5 |
| LONGNEY | 1 |
| MINCHINHAMPTON | 16 |
| MISERDEN | 0 |
| MORETON VALENCE | 1 |
| NAILSWORTH | 30 |
| NORTH NIBLEY | 1 |
| NYMPFIELD | 3 |
| OWLPEN | 0 |
| PAINSWICK | 15 |
| PITCHCOMBE | 0 |
| RANDWICK | 5 |
| RODBOROUGH | 12 |
| SLIMBRIDGE | 0 |
| STANDISH | 2 |
| STINCHCOMBE | 4 |
| STONEHOUSE | 25 |
| STROUD | 77 |
| ULEY | 0 |
| UPTON ST LEONARDS | 1 |
| WHITESHILL AND RUSCOMBE | 7 |
| WHITMINSTER | 1 |
| WOODCHESTER | 8 |
| WOTTON UNDER EDGE | 9 |
| Total commitments | 414 |

Appendix 6

Sites with a resolution to grant planning permission, including sites subject to a s106 agreement - 1st April 2022

| Parish | Site Name | Current Total Capacity |
|--------------------------|--------------------------------------|------------------------|
| Cam | Land south of railway line, Box Road | 42 |
| Total commitments | | 42 |

Appendix 7

Allocated sites without Planning Permission - 1st April 2022

| Parish | Site Name | Allocated Capacity |
|--------------------------|--|--------------------|
| HUNTS GROVE | SA4 Hunts Grove extension | 750 |
| HINTON | SA5 Sharpness Docks | 300 |
| VARIOUS | SA1 Stroud Valleys | 320 |
| VARIOUS | Council Housing (remaining allocation) | 17 |
| Total commitments | | 1,387 |

Appendix 8

Historic small sites windfall delivery

| Year (1 st April – 31 st March) | Windfall delivery (excluding residential gardens) |
|---|---|
| 2005/2006 | 112 |
| 2006/2007 | 70 |
| 2007/2008 | 40 |
| 2008/2009 | 102 |
| 2009/2010 | 75 |
| 2010/2011 | 104 |
| 2011/2012 | 78 |
| 2012/2013 | 81 |
| 2013/2014 | 58 |
| 2014/2015 | 40 |
| 2015/2016 | 72 |
| | Average = 75 |

Appendix 10 Large sites summary of deliverability

1. Large sites with planning permission:

| Site Name | Summary of Deliverability | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | Total |
|---|--|---------|---------|---------|---------|---------|-------|
| Newport Towers, Newport, Berkeley | Reserved matters approval for 39 dwellings granted June 2019. Ede Homes the developer and on site working towards completion of all 39 units in a single phase from March 2023. Developer estimate considered realistic. | 0 | 39 | - | - | - | 39 |
| Land at Newport, Berkeley | Exception site development. Full planning permission granted December 2021 for the erection of 16 affordable and 15 market houses. Centaur Homes (North) Ltd the developer and on site. Site promoter estimate considered realistic. | 0 | 20 | 11 | - | - | 31 |
| Land at rear of Canonbury Street Berkeley | Full planning permission granted November 2016 for the erection of 188 dwellings. Persimmon Homes on site and 140 units now completed. The remaining 48 units are programmed for completion and the site built out by March 2023. Developer estimate considered realistic. | 48 | - | - | - | - | 48 |
| 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. Reserved matters approval for Phase 2, 16 dwellings, granted December 2021. Demolition of 8 units completed. Cotswold Homes the developer. Demolition of remaining dwelling and completion of Phase 1 (net 2 dwellings) by March 2023 with completion of Phase 2 the following year. Developer estimate considered realistic. | 2 | 16 | - | - | - | 18 |
| Tricorn House, Stroud | Prior notification granted May 2020 for the conversion of the existing office building into 44 individual residential units. The building is under new ownership as of September 2022. Discussions have taken place regarding the implementation of the extant permission for 44 units granted May 2020. Work due to start on site once the necessary bat license has been obtained. | 0 | 44 | - | - | - | 44 |
| Dudbridge Industrial Estate | Hybrid planning permission issued in May 2018 for mixed use development comprising full permission for a retail food store and outline permission for up to 130 dwellings. Design Code for the residential development, permitted January 2019. Reserved matters approval for the conversion of buildings to 30no. apartments and new build residential redevelopment of 94no. dwellings granted May 2022. Conversion works started on the 30no. apartments. Developer estimate considered realistic. | 0 | 15 | 35 | 50 | 24 | 124 |
| SA3 Land north east of Draycott, Cam (Millfields) | Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Original outline permission for 450 dwellings increased to 506 dwellings in January 2021. Vistry Homes (formerly Bovis) on site. Reserved matters approval on Phases H1 and H2 with Phase H1 (141 dwellings) programmed to be built out by March 2023. Reserved matters approval granted October 2021 for 97 dwellings and 6 self-build plots on Phase H2 under construction with 12 plots programmed for completion by the end of December 2022. Planning permission granted July 2020 for a new junction and spine road to serve remaining housing phases H3, H4 and H5. Site promoter estimate considered realistic. | 59 | 50 | 91 | 50 | 50 | 300 |

Appendix 10 Large sites summary of deliverability

| Site Name | Summary of Deliverability | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | Total |
|--|--|---------|---------|---------|---------|---------|-------|
| Land north west of Box Road Cam | Reserved matters approval for 90 dwellings granted February 2020 for Wain Homes. Developer on site and 40 out of 90 dwellings now completed. Developer estimate considered realistic. | 40 | 10 | - | - | - | 50 |
| Land adjacent to Box Road Avenue Cam | Reserved matters approval for demolition of one dwelling and development of 36 affordable homes granted January 2020. Developer on site on behalf of Aster Homes. 33 out of 36 dwellings under construction working towards delivery of all 36 affordable homes by March 2024. Developer estimate considered realistic. | 0 | 36 | - | - | - | 36 |
| Coaley Junction Cam | Full permission granted March 2019 for 41no dwellings. Newland Homes the developer. 39 units completed and the development on track to be built out within the current year. Developer estimate considered realistic. | 2 | - | - | - | - | 2 |
| Land off A4135 Tilsdown, Cam | Reserved matters approval for 15 dwellings granted August 2022 for Piper Homes. Unconstrained greenfield site with anticipated build out by March 2024. Developer estimate considered realistic. | 0 | 15 | - | - | - | 15 |
| Land south of railway line, Box Road, Cam | Outline planning permission granted June 2022 for up to 42 dwellings. Current reserved matters application on behalf of Wain Homes as Phase 2 follow-on development to Land north west of Box Road above. Unconstrained greenfield site. Site promoter estimate considered realistic. | 0 | 20 | 22 | - | - | 42 |
| Land at Middle Hill, Chalford Hill, Stroud | Exception site development. Full permission granted February 2020 for 31no affordable dwellings. Greensquare the developers and on site. 22 dwellings completed as at 01 April 2022 with the site programmed to be built out within the current year. Developer estimate considered realistic. | 9 | - | - | - | - | 9 |
| Land at 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 complete and occupied. Development of Zone C complete and occupied except for 8 units not started due to the location of the compound. All 12 units in Zone F under construction. Zone C and Zone F programmed to be built out by March 2024. Full permission granted in April 2022 for an additional 28 dwellings on land at Littlecombe Zone E. | 5 | 15 | - | - | - | 20 |
| Cambridge Avenue Dursley | Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Full permission granted November 2021 for the demolition of existing sheltered housing accommodation including 14 bungalows and 2 first floor flats and redevelopment to provide 13 affordable homes. Further Housing Committee approval required in December due to increased costs. Demolition anticipated January 2023 with a pause before commencement of construction works to obtain competitive quotes. Housing delivery now anticipated 2024/ 25. | -16 | 0 | 13 | - | - | -3 |
| Millend Mill, Mill End Lane | Extant permission for 2 dwellings as part of a wider implemented scheme for conversion of former Mill building and associated land to residential use. Neon Homes granted consent for 2no. dwellings to come forward with an approved scheme for 3no. dwellings on an adjacent site. Developers have confirmed their intention to build but anticipated start on site delayed pending discharge of final conditions and current market and funding uncertainty. | 0 | 0 | 2 | - | - | 2 |

Appendix 10 Large sites summary of deliverability

| Site Name | Summary of Deliverability | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | Total |
|---|---|---------|---------|---------|---------|---------|------------|
| Land West of Stonehouse, Nastend Lane | <p>Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Outline permission for 1350 dwellings granted April 2016. Reserved matters approval and completions progressing on the following phases:</p> <ul style="list-style-type: none"> H1 – H4 138no. dwellings – Complete and occupied H3 – H5 & H8 – H10 270no. dwellings – Barratt Homes (178 completions) H6 – H7 68no. dwellings – Redrow Phase completed and occupied except for 4 show homes. Parcel H21 130no. dwellings – Complete and occupied H11 and H12 165 dwellings – Redrow Homes (67 completions) H16 and H19 178 dwellings – Vistry Homes (31 completions) H17, H18 & H20 131no. dwellings – Redrow Homes. Reserved matters approval granted July 2022 H13 and H14 216no. dwellings - Vistry Homes. Current reserved matters application pending consideration <p>Allocation proposed to be built out by the end of the five-year period. Site promoter estimate considered realistic.</p> | 285 | 318 | 139 | - | - | 742 |
| Land north of Frampton on Severn Industrial Park, Lake Lane | Reserved matters approval for 19no. dwellings granted March 2022. Developer on site and all units under construction. | 0 | 19 | - | - | - | 19 |
| Coethrop Farm (Hunts Grove) | <p>Crest Nicholson the main developer. 934 dwellings now completed at Hunts Grove and remaining development parcels set out below:</p> <ul style="list-style-type: none"> R4, R9, R10 south, R13 – 16 & R20B Phase 3 350no dwellings – Vistry Homes, formerly Bovis, (196 completions) Parcels R11& R12 Phase 4 83no. dwellings– Crest Nicholson. Reserved matters approval January 2020 Parcel R3, R3EL, R5 & R7 Phase 4 164no. dwellings – Crest Nicholson. Reserved matters approval October 2020 Parcel R2, R6, R8 &R10B Phase 4 146no. dwellings – Crest Nicholson. Reserved matters approval October 2020 Parcels R17, R18 & R19 Hunts Grove Phase 4 128no. dwellings – Stantec. Reserved matters approval October 2020 <p>Final outstanding application for reserved matters approval pending consideration for 38no. dwellings as part of the neighbourhood centre. Revised development total of 1,647 dwellings from 1,750 granted outline consent. Site promoter estimate considered realistic.</p> | 80 | 192 | 118 | 164 | 159 | 713 |
| Dark Mills | New 100-year flood modelling of the site has just been completed confirming developability of the extant permission for 36 dwellings. Owner progressing options for bringing forward development within the five-year period alongside adjoining redevelopment at Wimberley Mills (see below) and within the wider local area at Brimscombe Port. Site owner estimate considered realistic. | 0 | 0 | 12 | 12 | 12 | 36 |

Appendix 10 Large sites summary of deliverability

| Site Name | Summary of Deliverability | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | Total |
|--|--|---------|---------|---------|---------|---------|------------|
| SA1f Wimberley Mill | Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Reserved matters approval October 2019. Complex site - key works relating to the footpath diversion, main sewer diversion and highways matters completed to enable infrastructure and housing development to progress. All 104no. dwellings now under construction to foundation stage but delivery rate may be impacted by current market uncertainties. Local builder with track record of delivery and rates considered realistic. | 0 | 20 | 20 | 30 | 34 | 104 |
| Land at Pike Lane, Nailsworth | Reserved matters approval for 17no. dwellings granted December 2017. Permission implemented. Newland Homes the developer. Groundworks now expected to commence on site Spring 2023 with housing delivery coming forward across a two-year build programme and the site built out Spring 2026. Developer estimate considered realistic. | 0 | 0 | 9 | 8 | - | 17 |
| Locks Mill, Brewery Lane | Permission for conversion and new build. 14 units now complete. Extant permission for 9 units. Anticipated housing delivery within the five-year period detailed below: <ul style="list-style-type: none"> Plot 7 (2 units): Completed since April 2022 Plots 3 and 4 (4 units): Due to unsuccessful marketing of the site as a development opportunity, it is now the site owners intention to seek a revised planning permission and undertake development of a single 3 or 4-bed dwelling for sale, to be completed within the five year period. <p>Delivery estimate considered realistic.</p> | 2 | 0 | 0 | 1 | - | 3 |
| The Maltings, Tetbury Lane Nailsworth | Full planning permission and Listed Building Consent granted 2019 for the conversion of two former brewery buildings to 13 dwellings. Building works commenced with delivery coming forward over the next two-year period. Developer estimate considered realistic. | 6 | 7 | - | - | - | 13 |
| Ringfield Close, Nailsworth | Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Full permission granted February 2020 for the redevelopment of former sheltered housing to provide 20no. affordable units. Site built out since 01 April 2022. | 15 | - | - | - | - | 15 |
| Police Station, Dudbridge Hill, Stroud | Full planning permission. Demolition work complete on-site. New Dawn Homes Ltd is the developer. Pre-commencement conditions discharged and development likely to come forward in conjunction with site adjoining Stroud Rugby Club below. Start on site delayed by market conditions/ financial situation but pre-start drawing and engineering progressed. Anticipated start on site January 2024. Developer estimate considered realistic. | 0 | 0 | 13 | - | - | 13 |
| Land adjoining Stroud Rugby Club, Dudbridge Hill | Full planning permission. New Dawn Homes Ltd is the developer. Development expected in conjunction with Police Station site above. Pre-commencement conditions discharged and initial site works carried out to implement planning permission. Start on site delayed by market conditions/ financial situation but pre-start drawing and engineering progressed. Anticipated start on site June 2024. Developer estimate considered realistic. | 0 | 0 | 0 | 14 | - | 14 |

Appendix 10 Large sites summary of deliverability

| Site Name | Summary of Deliverability | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | Total |
|--|--|---------|---------|---------|---------|---------|-------|
| Former Standish Hospital and Former Westridge Hospital, Standish | Full permission granted February 2019 for the conversion of former Standish Hospital buildings to 48 dwellings, demolition of Westridge Hospital and development of up to 99 new build homes. Listed building consent approved February 2019. Developer on site. Current application to vary the permitted scheme including a reduction in the total number of new dwellings to be delivered and a revised overall total of 138 dwellings subject to planning permission being granted. Developer estimate considered realistic. | 64 | 50 | - | - | - | 114 |
| Land at Station Road Bristol Road, Stonehouse | Reserved matters permission for 49 units granted November 2016. Pre-commencement conditions discharged and permission implemented November 2018. Development likely to come forward as an amended scheme for 45 dwellings under a variation to the original planning permission currently pending consideration. Anticipated open market housing scheme start on-site 2023/ 24 with likely housing delivery from 2025/ 26. Site promoter estimate considered realistic. | 0 | 0 | 0 | 45 | - | 45 |
| Lansdown Kennels, Lansdown, Stroud | 23 dwellings completed, as part of Lansdown Rise development since 2016. The remaining 10 dwellings are all under construction with 4no. dwellings nearing completion and the final phase of 6no. dwellings now at first floor level and anticipated for completion Summer 2023. Developer estimate considered realistic. | 4 | 6 | - | - | - | 10 |
| Abercairn, Belle Vue Road, Stroud | Full permission. Walsh Homes Ltd is the developer and now on site with housing delivery anticipated to come forward from 2024 following completion of Lansdown Rise development. Developer estimate considered realistic. | 0 | 8 | 6 | - | - | 14 |
| SA1b Land at Bath Place, Cheapside | Local Plan Allocation SA1b. Full permission granted April 2021 for an amended scheme for 47no. dwellings. The Council has agreed to purchase the site which also forms part of the Levelling Up Fund Round 2 bid with the announcement due late 2022. The Council is aiming to complete purchase of the site by December 2022. | 0 | 0 | 0 | 47 | - | 47 |
| Gospel Hall, Church Street, Stroud | Full permission granted May 2019. Bales Homes on site. Demolition of existing buildings completed (2 units) and 12no. dwellings under construction and on-track for completion by April 2023. | 12 | - | - | - | - | 12 |
| Bowden Hall Farm, Bondend Road, Upton St Leonards | Outline permission granted on appeal October 2014. Reserved matters approval granted December 2017. New Dawn Homes the developer. Pre-commencement conditions discharged and permission implemented. Greenfield site. Pre-start drawings, engineering and tenders progressed working towards anticipated start on site January 2023 with all plots due to be delivered by 2024. Developer estimate considered realistic. | 0 | 15 | - | - | - | 15 |
| Rooksmoor Mills, Woodchester | Full permission granted February 2018 for the redevelopment of the mill buildings to provide 54no. dwellings. Finance raised with Homes England. Coln Residential the developer. First phase of development of 8 dwellings completed and occupied. Remaining development under construction and on track for completion and the site built out by April 2023. Developer estimate considered realistic. | 46 | - | - | - | - | 46 |

Appendix 10 Large sites summary of deliverability

| Site Name | Summary of Deliverability | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | Total |
|--|---|---------|---------|---------|---------|---------|-------|
| Land south of the Chipping Surgery, Symn Lane, Wotton under Edge | Amended full planning permission granted June 2020. GHR Developments on site with all 12 units under construction and on track for completion by April 2023. | 12 | - | - | - | - | 12 |
| Gloucester Street/ Bradley Street, Wotton under Edge | Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Planning permission granted September 2019 for the redevelopment of 4no. existing council owned properties to provide 8no. new energy efficient affordable homes. Further Housing Committee approval required in December 2022 due to increased costs. Demolition anticipated January 2023 followed by a competitive tender process to achieve the best value for money for delivering the site with the next stage of construction due in Jul/Aug 2023 and housing delivery 2024/ 25. | -4 | 0 | 8 | - | - | 4 |

2. Local Plan allocations without planning permission:

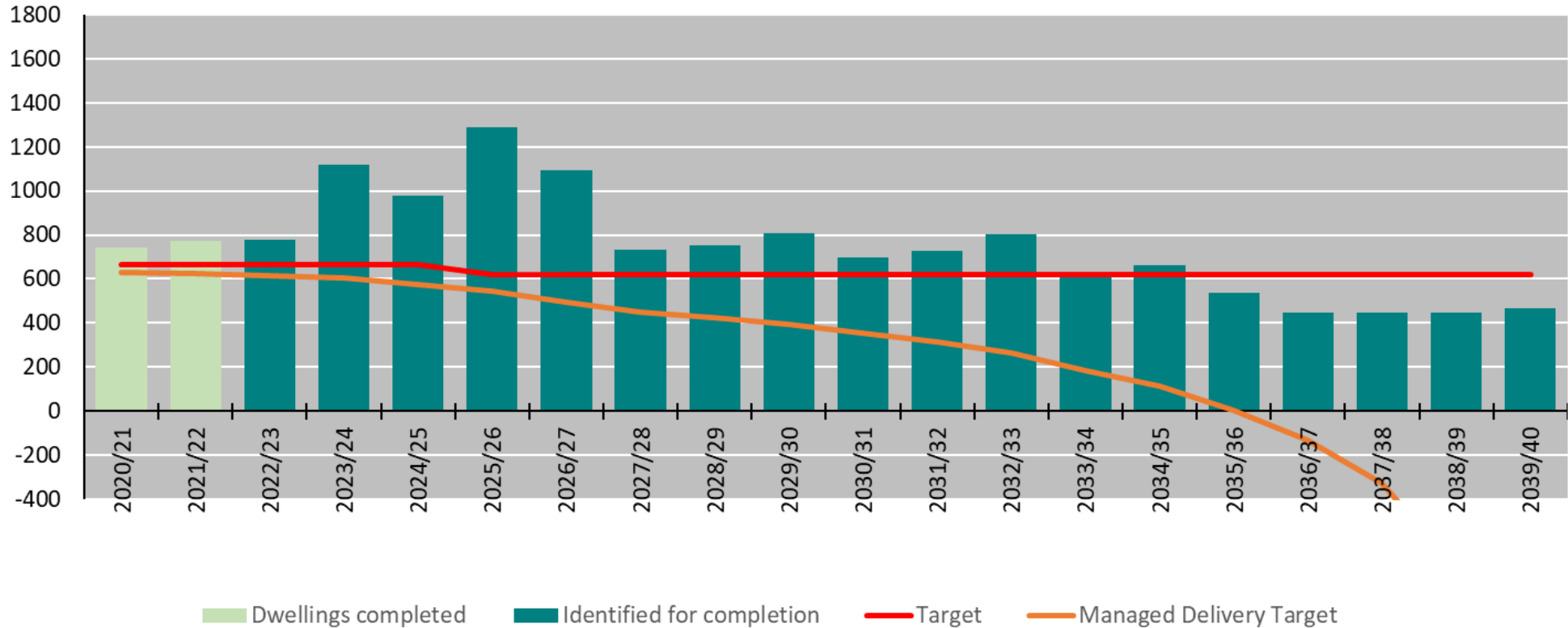
| Site Name | Summary of Deliverability | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | Total |
|---------------------------|--|---------|---------|---------|---------|---------|-------|
| SA4 Hunts Grove Extension | Strategic allocation in adopted Local Plan 2015 and Stroud District Local Plan Review: Submission Draft Plan October 2021. Deliverability and viability tested at SDLP examination. Delivery planned to come on stream in tandem with later phases of current Hunts Grove development and with initial completions 2024/25. | 0 | 0 | 110 | 110 | 75 | 295 |
| SA5 Sharpness Docks | Strategic allocation in adopted Local Plan 2015 and local site allocation in Stroud District Local Plan Review: Submission Draft Plan October 2021. 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. Significant progress made on outline planning application for mixed use development including 300 dwellings regarding agreement with Gloucestershire County Council over access and transport issues, updated ecological assessments and options to address HSC constraints. Delivery rates reflect delivery of specific initial parcels within Docks. Later delivery on greenfield site with no constraints. Delivery rates of 45, 35 are reasonable. | 0 | 0 | 0 | 45 | 35 | 80 |
| SA1d Brimscombe Mill | Strategic allocation in adopted Local Plan 2015 and local site allocation in Stroud District Local Plan Review: Submission Draft Plan October 2021. Deliverability and viability tested at SDLP examination. On-going discussions between the Council and landowners, with agreement between parties to masterplan the whole site; to resolve access issues and to demonstrate that both parts of the site can be delivered in a coordinated manner. | 0 | 0 | 0 | 40 | - | 40 |

Appendix 10 Large sites summary of deliverability

| Site Name | Summary of Deliverability | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | Total |
|----------------------------|---|---------|---------|---------|---------|---------|-------|
| SA1e Brimscombe Port | Strategic allocation in adopted Local Plan 2015 and Stroud District Local Plan Review: Submission Draft Plan October 2021. Deliverability and viability tested at SDLP examination. £1.6million of capital funding agreed towards the cost of infrastructure to support redevelopment of the site. Planning permission received for the necessary infrastructure to take the site out of the flood plain. Demolition works across the site completed June 2022. St Modwen selected as the Council's development partner and the Development Agreement currently being finalised. Public consultation underway prior to the submission of a detailed planning application for the mixed use redevelopment of the site including up to 150 new homes. | 0 | 0 | 0 | 20 | 50 | 70 |
| Orchard Road, Ebley | Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Full permission granted April 2021 for 5no. affordable units. Question mark over the viability of the site due to increased costs but any delivery anticipated 2024/ 25. | 0 | 0 | 5 | - | - | 5 |
| Queens Drive, Cashes Green | Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Planning application for 7no. affordable units anticipated January 2023 with likely start on site April 2024 and housing delivery 2025/ 26. | 0 | 0 | 0 | 7 | - | 7 |
| Other sites | The residual 5no. units of the identified 150 new affordable dwellings in the adopted Local Plan to come forward on sites currently at the feasibility stage or within the pipeline of opportunities with committed funding for housing delivery within the five-year period. | 0 | 0 | 0 | 0 | 5 | 5 |

Appendix 11 Draft Local Plan housing trajectory 2020 - 2040

Anticipated draft Local Plan delivery trajectory including housing completions 01 April 2020 – 31 March 2022, current deliverable large site commitments and discounted small site delivery at 01 April 2022, latest Strategic and Local Site Allocation delivery information provided by site promoters* and a windfall allowance from 2025/26



*To be published as part of the [Examination Library](#)

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