

# **Stroud District: Housing Land Supply Assessment Update at 30 September 2019**

## **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 2019, 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 2019.
- 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 2019:
  - New permissions or other firm commitments for housing granted between 1 April and 30 September 2019
  - Large sites with planning permission which have lapsed between 1 April and 30 September 2019
  - An updated assessment of the deliverability of large sites at 30 September 2019
- 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 2019 for the five year period 1 April 2019 – 31 March 2024

**Table 1: Housing requirement 1/4/2019 – 31/3/2024**

		<b>Stroud District Local Plan 2015</b>
A	Net dwellings required 2006-2031	11,400
B	Annual requirement (A divided by 25)	456
C	Net dwellings built 01/04/2006 - 31/03/2019	5,684
D	13 Year requirement between 2006 – 2019 (B x 13)	5,928
E	Shortfall/Surplus in first 13 years (D - C)	-244
F	Five year requirement [(B x 5) + E] (if shortfall)	2,524
G	Total requirement including 5% buffer (F x 1.05)	2,650

**Table 2: Deliverable Housing Land Supply 1/4/2019 – 31/3/2024**

		<b>Dwellings</b>
A	Allocated sites with planning permission (updated as at 30 September 2019)	2,038
B	Non-allocated large sites (10 dwellings or more) with planning permission (updated as at 30 September 2019)	3,103
C	Non-allocated small sites (9 dwellings or less) with planning permission (updated as at 30 September 2019) minus 22% non implementation rate (599 - 132)	467
D	Other firm commitments - subject to a Section 106 (updated as at 30 September 2019)	84
E	Local Plan allocated sites without planning permission	1,297
F	Windfall allowance (75x2)	150
<b>G</b>	<b>Total supply (A+B+C+D+E+F)</b>	<b>7,139</b>
H	Dwellings unlikely to be built in period between 2019 – 2024 (updated as at 30 September 2019)	2,764
<b>I</b>	<b>Total dwellings (G - H)</b>	<b>4,375</b>

**Table 3: Five Year Housing Land Supply 1/4/2019 – 31/3/2024**

		<b>Local Plan</b>
A	Total deliverable housing supply	4,375
B	Total requirement	2,650
<b>C</b>	<b>Percentage of 5 year housing supply (A divided by B)*100</b>	<b>165%</b>
	<b>Years supply</b>	<b>8.25</b>



## Appendix 2: Large sites summary of deliverability

### Large sites and allocated sites with planning permission or resolution to grant permission as at 30 September 2019

Site Name	Summary of Deliverability	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Newport Towers, Newport, Berkeley	Reserved matters approval for 39 dwellings granted June 2019. Current application for discharge of pre-commencement conditions submitted December 2019 to enable demolition of buildings early 2020 followed by construction works from mid-2020. Site promoter estimate considered realistic.	0	0	15	15	9	39
Land at rear of Canonbury Street Berkeley	Full planning permission granted November 2016 for the erection of 188 dwellings. Developer on site and 33 units now completed and a further 11 programmed for completion by the end of March 2020. Development rates expected to pick up over the next six months. Persimmon Homes have an annual average completions rate of 40 – 60 units. Site promoter estimate therefore considered realistic.	26	48	48	48	0	170
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. Currently exploring three possible development options for delivery. Delivery estimate to be reassessed in next full report.	0	-9	9	10	0	10
Tricorn House, Stroud	Planning permission granted February 2019 for a revised 43 unit scheme, including the provision of a new upper storey of residential accommodation. Delivery to be reassessed in next full report.	0	0	22	21	0	43
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 application to be submitted in first half of 2020. Demolition consent now granted to enable works on site to commence early 2020 including infrastructure works for the proposed housing. Site promoter estimate still considered realistic.	0	0	15	35	50	100
SA3 Land north east of Draycott, Cam	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Outline permission granted December 2017. Bovis granted reserved matters permission for 137 dwellings on Phase H1 in April 2019 and 7 completions on site by end of 2019. Phases H1 and H2 accessed from Box Road with no distributor road or community infrastructure phasing constraints. Current application, submitted April 2019, for a new junction and spine road to serve remaining housing phases H3, H4 and H5. Site promoter estimate considered realistic.	35	53	49	50	50	237
Land at 88 - 90 High Street Cam	Site built out	10	0	0	0	0	10
Land north west of Box Road Cam	Outline permission for up to 90 dwellings granted December 2018. Current reserved matters application for 90 dwellings on behalf of Wain Homes. Working towards start on site spring/ summer 2020, subject to reserved matters approval and discharge of pre-commencement conditions. Unconstrained greenfield site. Developer estimate considered realistic.	0	10	40	40	0	90
Land adjacent to Box Road Avenue Cam	Outline permission for up to 36 dwellings granted October 2018. Site now owned by Aster Communities. Current application for reserved matters for 100% affordable housing scheme. Works scheduled to start on site June 2020 with completions programmed from November 2020 through to August 2021.	0	15	20	0	0	35
Coaley Junction Cam	Full permission granted March 2019 for 41no dwellings. Newland Homes the developer. Conditions currently being discharged. Anticipated start on site early 2020. Site promoter estimate considered realistic.	0	26	15	0	0	41
Betworthy Farm, The Street, Coaley	Rural exception site. Full planning permission granted January 2018. Centaur Homes on site. 19 units now complete and occupied with remaining 5 units under construction working towards programmed completion February/March 2020. Developer estimate considered realistic.	24	0	0	0	0	24

Site Name	Summary of Deliverability	2019/20	2020/21	2021/22	2022/23	2023/24	Total
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 under construction with 73 units now complete and occupied as at January 2020. Current reserved matters application for 12 units on Zone F as final phase of development. The site is on schedule to be built out within the five year period.	35	46	45	0	0	124
18 Woodmancote, Dursley	Outline permission granted September 2016. Approval of reserved matters granted March 2018. Cabot Homes on site and all ten units now under construction. Previous estimate considered realistic.	0	10	0	0	0	10
SA2 Land West of Stonehouse, Nastend Lane	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. Reserved matters approval and completions coming forward on the following phases: <ul style="list-style-type: none"> <li>H1 – H4 138no. dwellings – David Wilson Homes (46 completions total forecast by end of March 2020)</li> <li>H3 – H5 &amp; H8 – H10 270no. dwellings – Barratt Homes (45 completions total forecast by end of March 2020)</li> <li>H6 – H7 68no. dwellings – Redrow (55 current completions)</li> <li>Parcel H21 130no. dwellings – Redrow Homes (8 current completions)</li> <li>H11 and H12 165 dwellings – Redrow Homes (0 current completions)</li> </ul> Site promoter estimate considered realistic.	146	206	238	195	149	934
Land at Claypits, Eastington	Eastington Community Land Trust granted full permission June 2019 for 23 affordable units for rent. Homes England funding approved. Aster Homes on site December 2019. Site programmed to be built out by December 2020. Site promoter estimate considered realistic.	0	23	0	0	0	23
Land north of Frampton on Severn Industrial Park, Lake Lane	Outline permission granted November 2016. Current reserved matters submission prior to re-marketing the site with full permission. Likely 18 month build out with delivery of the 21no. units spread over two years . Delivery estimate to be reassessed in next full report.	0	0	15	6	0	21
Coletthrop Farm (Hunts Grove)	Phase 2a (50no. dwellings) now complete. Phase R26a/ R27 (80no. dwellings) on track to be built out by March 2020. Crest Nicholson the developer. Further reserved matters approval and developer on site on the following areas and starting to deliver: <ul style="list-style-type: none"> <li>R20 &amp; R21 125no. dwellings – Bellway Homes (75 completions total forecast by end of March 2020 and phase built out by April 2021)</li> <li>R22 – 25 &amp; R26B 142no. dwellings – David Wilson Homes (57 completions total forecast by end of March 2020 with remainder built out over following two years)</li> <li>R4, R9, R10 south, R13 – 16 &amp; R20B 350no dwellings –Bovis Homes (reserved matters permission April 2019). Phase anticipated to be built out over next three year period to December 2022</li> </ul> Reserved matters applications now submitted for all remaining phases with the total number of units across the development revised down to 1,638 dwellings from 1,750 granted outline consent. Site promoter estimate considered realistic.	128	249	229	174	75	855
Land to the west of Hawkesbury Road Hillesley	Full permission granted October 2018. Site now owned by APS Homes. Conditions being discharged. Anticipated start on site March 2020 with a 10 month build duration. Developer estimate considered realistic.	0	17	0	0	0	17
Chestnut Park, Kingswood	Site built out	22	0	0	0	0	22
Land South of Leonard Stanley Primary School	Reserved matters permission granted November 2016. Barratt Homes and David Wilson Homes on site. A total of 139 units programmed for completion on site by the end of March 2020 and the development on track to be built out Summer 2020. Site promoter estimate considered realistic.	29	11	0	0	0	40
Dark Mills, Toadsmoor Lane, Brimscombe	Ongoing site evaluation works using specialist consultants working towards development in accordance with the permitted scheme within the five year period. Development is likely to be influenced by adjoining redevelopment at Wimberley Mill. Delivery estimate to be reassessed in next full report.	0	0	18	18	0	36

Site Name	Summary of Deliverability	2019/20	2020/21	2021/22	2022/23	2023/24	Total
SA1f Wimberley Mill	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Outline planning permission granted August 2016. Reserved matters approval October 2019. Final pre-commencement conditions being discharged to enable start on site by March 2020 and housing delivery starting to come forward within six months. 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. Newland Homes Ltd the developer. Pre-commencement conditions discharged and work started on site December 2019. Developer estimate considered realistic.	0	0	5	5	7	17
Locks Mill, Brewery Lane	Permission for conversion and new build. 12 units complete. 11 units to be completed. Progress to bring forward delivery on outstanding plots within 5 year period detailed below: <ul style="list-style-type: none"> <li>Plot 7 (2 units): Site sold and revised scheme for 2 three bed dwellings granted permission January 2019</li> </ul> Development within three year period considered realistic.	0	0	2	0	0	2
Tanners Piece, Nailsworth	Site built out June 2019	11	0	0	0	0	11
The Maltings Tetbury Lane Nailsworth	Full planning permission granted June 2019 for the conversion of two former brewery buildings to 13 dwellings. Conditions currently being discharged working towards anticipated start on site Summer 2020. Complex scheme with likely delivery of all 13 units towards the end of the five year period.	0	0	0	0	13	13
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. Combined development now anticipated to come forward over a two year period from Spring2022 following slow sales and other delayed sites. Site promoter estimate considered realistic.	0	0	0	13	0	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. . Combined development now anticipated to come forward over a two year period from Spring2022 following slow sales and other delayed sites. Developer estimate considered realistic.	0	0	0	0	14	14
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. Developer on site and all units under construction as at April 2019. Development on track to meet previous estimates for the site to be built out by April 2020. Delivery estimate considered realistic.	10	0	0	0	0	10
Daniel's Industrial Estate, Bath Road, Stroud	Outline permission for mixed use redevelopment, including up to 50no. dwellings, granted February 2018 with reserved matters to be submitted by February 2021. Housing delivery anticipated to start coming forward at the end of the five year period following approval of reserved matters and brownfield site remediation works. Site promoter estimate considered realistic.	0	0	0	25	25	50
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 99 new build homes. Listed building consent approved February 2019. Pre-commencement conditions being discharged working towards starting on site April 2020. Site promoter estimate considered realistic.	0	29	29	29	29	116
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. . Site owned by a small developer currently committed on another site. Site will be remarketed in the Spring to try and bring forward development otherwise will come forward towards the end of the five year period following completion of current site. Developer estimate considered realistic.	0	0	0	25	24	49
Lansdown Kennels, Lansdown, Stroud	10 dwellings now completed and occupied as at January 2020. A further 17 dwellings under construction for completion Summer 2020. Construction of the remaining 6 units programmed to start later this year for completion, and the site built out, Summer 2021. Site promoter estimate considered realistic.	2	17	6	0	0	25

Site Name	Summary of Deliverability	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Abercairn, Belle Vue Road, Stroud	Full permission. Site works implemented. Walsh Homes Ltd is the developer. Development still likely to come forward as a follow-on to adjoining Lansdown Kennels/ Rise development with housing delivery from April 2021 once final 6 units are under construction. Site promoter estimate considered realistic.	0	0	7	7	0	14
SA1b Land at Bath Place, Cheapside	Local Plan Allocation SA1b. Full permission granted February 2017. Newland Homes are the developer. Market conditions have led to discussions to increase the number of dwellings on the site. Currently working towards submission of an amended scheme for 47 units early 2020. Delivery would then come forward over a three year period, subject to planning permission. Developer estimate considered realistic.	0	0	10	15	12	37
Gospel Hall Church Street Stroud	Full permission granted May 2019. Site currently being marketed. Delivery of houses most likely 2020/21 following demolition and site preparation works 2019/20. Previous estimate from site promoter considered reasonable.	-2	12	0	0	0	10
STB Engineering Ltd Toadsmoor Road Brimscombe	Alternative permission for employment uses on the site granted planning permission July 2019. Housing development now unlikely to come forward.	0	0	0	0	0	0
Lewiston Mill, Toadsmoor Road, Brimscombe	Full permission. Colburn Homes Ltd is the developer. 14 units complete and occupied as at end of December 2019 and remaining units under construction. Previous developer estimate considered reasonable.	21	0	0	0	0	21
Stouts Hill Club Ltd Lampern Hill Club Ltd Uley	Full permission granted July 2019 for the change of use of the Manor House, previously used as 14 timeshare units, to a single residential property. Permission implemented.	1	0	0	0	0	1
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. Conditions being discharged. Anticipated start on site summer/ autumn 2020 with delivery predicted by summer/autumn 2021. Developer estimate considered realistic.	0	0	15	0	0	15
Former Brockworth Airfield	Outline permission has been followed by reserved matters permissions for parcels delivered subsequently by Bovis, Barratt, Cotswoldgate Homes and Persimmon Homes. This is the final parcel within Stroud District. Completions slightly delayed. Persimmon now due to build out remainder of phase by June 2020. Site promoter estimate considered realistic.	25	20	0	0	0	45
Parklands Farm, School Lane, Whitminster	Outline permission granted September 2015. Reserved matters approval granted February 2019. Newland Homes the developer and now on site. First completion December 2019 with a further 3 completions programmed by the end of March 2020. Site now anticipated to be built out by December 2020. Developer estimate considered realistic.	4	27	0	0	0	31
Rooksmoor Mills, Woodchester	Full permission February 2018 for the redevelopment of the mill buildings to provide 54no. dwellings. Finance raised with Homes England. Coln Residential the developer. Building works well underway. Piling work finished and floor slab works for Block F programmed January 2020. Completions before end of March delayed by wet weather. Anticipated completions shifted back one year. Site promoter estimate considered realistic.	0	8	40	6	0	54
The Full Moon, Mount Pleasant, Wotton Under Edge	Site built out since April 2019	10	0	0	0	0	10
Land adjacent Fountain Crescent, Wotton-Under-Edge	Full planning permission granted December 2017 for 22no. dwellings. Fortis Living to deliver 100% affordable housing scheme. Aqua Construction on site. 13 units complete and handed over to Fortis Living as at December 2019. Remainder of units scheduled for handover by the end of January 2020 and the site built out.	22	0	0	0	0	22

Site Name	Summary of Deliverability	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Land south of the Chipping Surgery Symn Lane Wotton under Edge	Full planning permission granted August 2019. Colburn Homes Ltd the developer. Anticipated start on 2020/21 and delivery over a two year period. Previous developer estimate considered reasonable.	0	9	3	0	0	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. Anticipated start on site November 2021 with programmed completion October 2022.	0	0	-4	8	0	4

### Local Plan allocations without planning permission

Site Name	Summary of Deliverability	2019/20	2020/21	2021/22	2022/23	2023/24	Total
SA4 Hunts Grove Extension	Strategic allocation in Local Plan. 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 2022/23 as previously anticipated (see table above).	0	0	0	8	68	76
SA5 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. 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
Summersfield Road, Minchinhampton	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Current planning application for 7no. affordable dwellings. Anticipated start on site and completion now likely 2021/22.	0	0	7	0	0	7
Broadfield Road, Eastington	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Planning application submitted September 2019 for the demolition of a redundant communal building/ warden accommodation and erection of 9no. affordable Independent Living bungalows for older people. Anticipated start on site Summer 2020 with programmed completion Summer 2021.	0	-1	9	0	0	8
Ringfield Close, Nailsworth	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Current planning application for the redevelopment of former sheltered housing to provide 20no. affordable units. Anticipated start on site Summer 2020 with programmed completion Summer 2021.	0	-26	20	0	0	-6
Orchard Road, Ebley	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Planning application now due to be submitted March 2020 for 5no. affordable units. Anticipated start on site Autumn 2020 with programmed completion 2021/22.	0	0	5	0	0	5
Queens Drive, Cashes Green	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Planning application now due to be submitted May 2020 for 7no. affordable units. Anticipated start on site Winter 2020 with programmed completion 2021/22.	0	0	7	0	0	7