

Stroud District Five Year Housing Land Supply

July 2017



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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 2017 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 2017 to 31st March 2022**.

National Planning Policy Framework

- 1.4 The National Planning Policy Framework was published by the Government on 27 March 2012. One of its core planning principles is to proactively drive and support sustainable economic development to deliver homes. In furtherance of this principle it states that Local Planning Authorities (LPAs) should identify and update annually a supply of specific deliverable sites to provide five years worth of housing against their housing requirements. 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 a persistent under delivery of housing in which circumstance the buffer should be increased to 20%.
- 1.5 The framework also states that LPAs may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Such supply should not include residential gardens.

Housing requirement

- 1.6 This document contains information on committed and completed housing developments in the Stroud District at 31 March 2017. 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.
- 1.7 The Local Plan Inspector concluded that “the latest evidence does not suggest that there has been a persistent record of under-delivery which might justify a 20% boost in housing supply.” (Inspector’s Report on the Examination of the Stroud District Local Plan, November 2015, paragraph 57). Consequently a 5% buffer has been added to the requirement and to any shortfall since 2006.

Housing supply

- 1.8 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
- 1.9 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 **2017 Housing Land Availability Report**.
- 1.10 The Council published its **Strategic Assessment of Land Availability (SALA)** in May 2017 which provides a comprehensive assessment of land availability in Stroud District for future housing, employment, retail and community uses. The SALA identifies a further deliverable capacity of 257 housing units on sites within settlements together with additional sites with future potential for additional housing provision to be progressed through the Local Plan Review.

Non implementation rate

- 1.11 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 paragraph 47 of the NPPF, all sites identified within the 5 year supply must be available now, must offer a suitable location for development now, must be achievable within 5 years and must be on a viable development site:
- ✓ 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 7 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 over the last 7 years.
 - ✓ Be viable – we have contacted landowners/ developers of the large sites to ensure that sites remain deliverable, and therefore viable, 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 2017 - 2022. The returned questionnaires have been filed as evidence. Where developers were not contactable or did not return the form, discussions were held with development control 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 2017 - 2022.

Small sites (less than 10 dwellings)

- 2.4 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 footnote 11 to paragraph 47 of the NPPF. A breakdown of all commitments on small sites by Parish is detailed in Appendix 5.

Windfall allowance

- 2.5 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 the last 11 years 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). (See Appendix 8). 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 2017 for the five year period
1st April 2017 – 31st March 2022

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

		Local Plan
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

		Dwellings
A	Allocated sites under construction (Appendix 1)	0
B	Allocated sites with planning permission but not yet started (Appendix 2)	1,491
C	Non-allocated large sites (10 dwellings or more) under construction (Appendix 3)	2,206
D	Non-allocated large sites (10 dwellings or more) with planning permission but not yet started (Appendix 4)	1,086
E	Non allocated small sites (9 dwellings or less) with planning permissions (Appendix 5) minus 22% non implementation rate [548 – 121]	427
F	Other firm commitments - subject to a Section 106 (Appendix 6)	485
G	Local Plan allocated sites without planning permission (Appendix 7)	1,406
H	Windfall allowance (Appendix 8) [75x2]	150
I	Total supply [A+B+C+D+E+F+G+H]	7,251
J	Dwellings unlikely to be built in period between 2017 – 2022 (Appendix 9)	3,836
K	Total dwellings [I – J] (Appendix 9)	3,415

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

		Local Plan
A	Total deliverable housing supply	3,415
B	Total requirement	2,807
	Percentage of 5 year housing supply [(A divided by B) x 100]	122%
	Years supply	6.08

Appendices

Appendix 1

Allocated sites under construction - 1st April 2017

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
-	-	-	-	-	-	-	-	-
Total commitments		0	0	0	0	0	0	0

Appendix 2

Allocated sites with planning permission but not yet started - 1st April 2017

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
EASTINGTON	Land West of Stonehouse	1350	0	0	1350	0	0	1350
MINCHINHAMPTON	Wimberley Mill Knapp Lane	104	0	0	104	0	0	104
STROUD	Land at Bath Place Cheapside	37	0	0	37	0	0	37
Total commitments		1491	0	0	1491	0	0	1,491

Appendix 3

Non-allocated large sites under construction - 1st April 2017

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
BERKELEY	Berkeley Hospital Marybrook Street	20	0	0	0	20	0	20
BISLEY WITH LYPIATT	Land at Windyridge Bisley	26	0	0	2	0	24	2
CAM	Land at Box Road Cam Dursley	71	0	0	8	60	3	68
CAM	Land Opposite 8 Chapel Street Cam.	14	0	0	0	14	0	14
CAM	Land at Littlecombe	508	0	0	282	46	180	328
DURSLEY	The Bymacks Site Long Street Dursley	23	0	0	0	23	0	23
EASTINGTON	Millend Mill Millend Lane	14	0	0	2	0	12	2
HARDWICKE	Land At Colethrop Farm (Hunts Grove)	1751	0	1	1398	11	342	1408
HARDWICKE	Mayo's Land Bristol Road Hardwicke	51	0	0	5	42	4	47
KINGS STANLEY	Land at Woodside Lane Kings Stanley	48	0	0	2	13	33	15
MINCHINHAMPTON	Former Amberley Ridge School Rodborough Common	11	0	1	4	7	0	10
NAILSWORTH	Locks Mill Brewery Lane	23	0	0	11	1	11	12
RODBOROUGH	Former School Bownham Park Centre Bownham Mead	17	0	0	0	17	0	17
STANDISH	Horsemarling Farm Horsemarling Lane Standish	17	0	0	8	9	0	17
STROUD	Lansdown Kennels Lansdown Stroud	73	0	0	23	10	40	33
STROUD	Bowbridge Wharf Butterrow Hill Stroud	32	0	0	0	32	0	32
UPTON ST LEONARDS	Parcel 16B And 19B Land To The West And South Of Gloucester Business Park	158	0	0	141	17	0	158
Total commitments								2,206

Appendix 4

Non-allocated large sites with planning permission but not yet started - 1st April 2017

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
ALKINGTON	Newport Towers Newport Berkeley	39	0	0	39	0	0	39
BERKELEY	Land at rear of Canonbury Street Berkeley	188	0	0	188	0	0	188
CAINSCROSS	91 Westward Road Stroud	10	0	0	10	0	0	10
CAINSCROSS	Tricorn House Westward Road Ebley	44	0	0	44	0	0	44
DURSLEY	18 Woodmancote Dursley	10	0	0	10	0	0	10
DURSLEY	Dursley Garage, 29 - 31 Kingshill Road Dursley	10	0	0	10	0	0	10
FRAMPTON ON SEVERN	Land North Of Frampton On Severn Industrial Park Lake Lane	21	0	0	21	0	0	21
HORSLEY	Nupend Farm Boscombe Lane	16	0	0	16	0	0	16
KINGS STANLEY	Stanley Mills Ryeford Kings Stanley	146	0	0	146	0	0	146
KINGSWOOD	Chestnut Park, Kingswood	51	0	0	51	0	0	51
LEONARD STANLEY	Land South Of Leonard Stanley Primary School Bath Road	150	0	0	150	0	0	150
MINCHINHAMPTON	Dark Mills Toadsmoor Lane Brimscombe	36	0	0	36	0	0	36
NAILSWORTH	Land east of 16 Lawnside Forest Green	10	0	0	10	0	0	10
NAILSWORTH	Land at Pike Lane Nailsworth	17	0	0	17	0	0	17
RODBOROUGH	Police Station Dudbridge Hill	13	2	0	13	0	0	13
RODBOROUGH	Land at Dudbridge Hill Stroud Glos.	39	0	0	39	0	0	39
RODBOROUGH	Land North Of Dudbridge Hill Stroud.	31	0	0	31	0	0	31

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
RODBOROUGH	Land at Dudbridge Hill additional capacity	14	0	0	14	0	0	14
RODBOROUGH	Land adjoining Stroud Rugby Club Dudbridge Hill Stroud.	14	0	0	14	0	0	14
STONEHOUSE	Land at Station Road Bristol Road Stonehouse	49	0	0	49	0	0	49
STONEHOUSE	Old Station Yard Bristol Road Stonehouse.	15	0	0	15	0	0	15
STONEHOUSE	Land at the rear of 6 - 8 Wharfdale Way Bridgend	13	0	0	13	0	0	13
STROUD	Thompson First Ltd Butterow Hill Bowbridge Stroud	24	0	0	24	0	0	24
STROUD	Abercairn Belle Vue Road Stroud	14	0	0	14	0	0	14
STROUD	106 Stratford Road Stroud	11	0	0	11	0	0	11
THRUPP	Lewiston Mill Toadsmoor Road Brimscombe	31	0	0	31	0	0	31
UPTON ST LEONARDS	Bowden Hall Farm Bondend Road Upton St Leonards	15	0	0	15	0	0	15
WHITMINSTER	Parklands Farm School Lane	31	0	0	31	0	0	31
WOODCHESTER	Woodchester Mill Selsley Road	10	0	0	10	0	0	10
WOTTON UNDER EDGE	Land adjacent Fountain Crescent	14	2	0	14	0	0	14
Total commitments								1,086

Appendix 5

Non-allocated Planning Permissions: small sites by Parish - 1st April 2017

Parish	Commitments
ALDERLEY	1
ALKINGTON	5
ARLINGHAM	15
BERKELEY	1
BISLEY WITH LYPIATT	11
BROOKTHORPE WITH WHADDON	2
CAINSCROSS	24
CAM	38
CHALFORD	11
COALEY	2
CRANHAM	4
DURSLEY	25
EASTINGTON	9
ELMORE	0
FRAMPTON ON SEVERN	13
FRETHErne WITH SAUL	1
FROCESTER	0
HAM AND STONE	9
HAMFALLOW	2
HARDWICKE	11
HARESCOMBE	0
HARESFIELD	4
HILLESLEY AND TRESHAM	5
HINTON	4
HORSLEY	11
KINGS STANLEY	9
KINGSWOOD	6

Parish	Commitments
LEONARD STANLEY	8
LONGNEY	0
MINCHINHAMPTON	23
MISERDEN	2
MORETON VALENCE	1
NAILSWORTH	48
NORTH NIBLEY	8
NYMPFIELD	15
OWLPEN	0
PAINSWICK	15
PITCHCOMBE	0
RANDWICK	14
RODBOROUGH	18
SLIMBRIDGE	5
STANDISH	0
STINCHCOMBE	3
STONEHOUSE	23
STROUD	57
THRUPP	16
ULEY	3
UPTON ST LEONARDS	8
WHITESHILL AND RUSCOMBE	11
WHITMINSTER	4
WOODCHESTER	16
WOTTON UNDER EDGE	27
Total	548

Appendix 6

Sites subject to a section 106 agreement - 1st April 2017

Parish	Site Name	Current Total Capacity
CAM	Land north east of Draycott, Cam	450
COALEY	Betworthy Farm, The Street, Coaley	24
THRUPP	STB Engineering Ltd, Toadsmoor Road, Brimscombe	11
Total commitments		485

Appendix 7

Allocated sites without Planning Permission - 1st April 2017

Parish	Site Name	Allocated Capacity
HARDWICKE/HARESFIELD	Hunts Grove extension (SA4)	750
HINTON	Sharpness Docks (SA5)	300
VARIOUS	Stroud Valleys (SA1)	320
VARIOUS	Council Housing (remaining allocation)	36
Total		1,406

Note: Land north east of Draycott, Cam is not listed in Appendix 7 as it is currently awaiting the signing of a section 106 agreement and is therefore listed in Appendix 6

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. Sites with planning permission:

Site Name	Summary of Deliverability	17/18	18/19	19/20	20/21	21/22	Total
Newport Towers, Newport, Berkeley	New outline planning permission for up to 39 dwellings granted April 2017. Sufficient time for reserved matters application to be made and considered. Site promoter estimate considered realistic.	0	19	20	0	0	39
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. Conditions being discharged. Current application for minor amendments to previous Listed Building Consent. Works commenced on site.	0	20	0	0	0	20
Land at rear of Canonbury Street Berkeley	Full planning permission granted November 2016 for the erection of 188 dwellings. 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	188
91 Westward Road	Full permission. Site now owned by Chris James Homes and conditions being discharged.	0	0	0	0	10	10
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. Site promoter estimate considered realistic.	0	22	22	0	0	44
Land at Box Road, Cam, Dursley	Full permission. Taylor Wimpey on-site. 3 completions and 60 of the remaining 68 plots under construction as at 31st March 2017. Taylor Wimpey has national average annual delivery of 46 completions per site. Site promoter estimate considered realistic.	43	25	0	0	0	68
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. All remaining units within Zone K2 were under construction as at 31 March 2017. New reserved matters permission for 150 dwellings in Zone C granted May 2017. Discharge of conditions ongoing and site ready for construction following completion of Zone K2. 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	213
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 a s106 agreement. Planning permission anticipated to be granted July 2017. 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	135
Land opposite 8 Chapel Street, Cam	Full planning permission. Site currently under construction as part of the Council's housing programme and due to complete July 2017.	14	0	0	0	0	14

Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	17/18	18/19	19/20	20/21	21/22	Total
Betworthy Farm, The Street, Coaley	Rural exception site. Resolution to grant full planning permission March 2017 subject to s106 agreement. Site promoter estimate considered realistic.	0	12	12	0	0	24
18 Woodmancote, Dursley	Outline permission granted September 2016. Site currently being marketed. Sufficient time for reserved matters application to be made and considered. Site promoter estimate considered realistic.	0	0	10	0	0	10
Dursley Garage, 29 - 31 Kingshill Road, Dursley	Full permission. The site owner has decided to undertake the development of the site himself and is keen to commence work on the 10 units as soon as possible. Site promoter estimate considered realistic.	0	10	0	0	0	10
The Bymacks Site, Long Street, Dursley	Full permission. Rooftop Housing Association have built out the site since April and the units are now occupied.	23	0	0	0	0	23
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 by Council in October 2016. Current reserved matters application for first 3 parcels to west of site submitted by Redrow Homes pending consideration. Redrow has recently delivered average 59 a year (2013-16) at Sellars Farm in the District. Robert Hitchins has confirmed two outlets from 2018/19, so 50 each per year is reasonable, stepping up to 3 outlets in 2020/21.	0	15	70	140	140	365
Millend Mill, Millend Lane	Full permission for 14 units. 2 detached dwellings remain to be built. Site promoter estimate considered realistic.	2	0	0	0	0	2
Land north of Frampton on Severn Industrial Park, Lake Lane	Outline permission granted November 2016. Site promoter estimate considered realistic.	0	21	0	0	0	21
Colethrop Farm (Hunts Grove)	Further Reserved matters application to be submitted in 2017 with the prospect of increasing delivery rates. Crest Nicholson has delivered average 59 a year (2011-15) – in line with national average. Crest has confirmed two outlets from 2017, so 48 each per year is reasonable.	36	79	95	86	74	370
Mayo's Land, Bristol Road, Hardwicke, Gloucester	Reserved matters application approved August 2016. Bellway Homes are on-site. 4 completions and 42 of the remaining 47 plots under construction as at 31st March 2017. Bellway Homes have an average annual completion rate of 40 – 50 units per site. Site promoter estimate considered realistic.	40	7	0	0	0	47

Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	17/18	18/19	19/20	20/21	21/22	Total
Nupend Farm Boscombe Lane	Full permission granted March 2017. Discharge of conditions ongoing. Site promoter estimate considered realistic.	3	13	0	0	0	16
Land at Woodside Lane, Kings Stanley	Full permission. Lioncourt Homes on site. 33 completions and 13 of the remaining 15 units under construction as at 31st March 2017. Site promoter estimate considered realistic.	15	0	0	0	0	15
Stanley Mills, Ryeford, Kings Stanley	Full permission. Delivery has been set back a year due to delays with the replacement factory building. Avant Homes currently finalising the specification and costs of the new factory/ warehouse building to be built. Housing is enabling development so no incentive for further delays. Rates of 6; 30; 30 are reasonable commencing 2019/20.	0	0	6	30	30	66
Chestnut Park, Kingswood	Reserved matters permission granted February 2017. Crest Nicholson is the developer. Discharge of conditions ongoing. Site promoter estimate considered realistic.	0	25	26	0	0	51
Land South of Leonard Stanley Primary School, Bath Road, Leonard Stanley	Reserved matters permission granted November 2016. Barratt Homes the developer is now on site. Discharge of conditions ongoing. Site promoter estimate considered realistic.	30	50	50	20	0	150
Dark Mills Toadsmoor Lane	Site owner in discussions with a builder and hoping to bring forward a scheme later in the year. Site promoter estimate considered realistic.	0	0	18	18	0	36
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	10
Wimberley Mil Knapp Lane	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 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	50
Land at Pike Lane, Nailsworth	Outline permission granted December 2015. Current reserved matters application submitted April 2017. Site promoter estimate considered realistic.	0	0	10	7	0	17
Land east of 16 Lawnside, Forest Green	Community Right to Build Order brought into legal force, and planning permission granted, in October 2016 for a detailed scheme. Aster Homes currently negotiating the purchase of the site. Site promoter estimate considered realistic.	0	10	0	0	0	10

Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	17/18	18/19	19/20	20/21	21/22	Total
Locks Mill, Brewery Lane	Permission for conversion and new build. 11 units completed. 12 units to be completed. Development of the 7 units brought forward by site owner based on latest information. No change in circumstances. Site promoter estimate considered realistic.	1	2	4	0	0	7
Bownham Park Centre, Bownham Mead	Full permission. Redcliffe Homes Limited are the developer. All 17 units under construction as at 31 st March 2017 and on track to be built out during the current year. Site promoter estimate considered realistic.	17	0	0	0	0	17
Land adjoining Stroud Rugby Club, Dudbridge Hill,	Full planning permission. New Dawn Homes Ltd is the developer. Site promoter estimate considered realistic.	0	14	0	0	0	14
Land at Dudbridge Hill, Stroud	Full application submitted in 2014. Legal issues regarding covenants remain to be resolved. However, Persimmon Homes is actively working to resolve matters. Timescales provide sufficient lead in time for matters to be resolved. Site promoter estimate 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. Site promoter estimate considered realistic.	0	13	0	0	0	13
Horsemarling Farm, Horsemarling Lane, Standish	Full permission. Developer on site and under construction. Site promoter estimate considered realistic.	13	4	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. Site promoter estimate considered realistic.	0	16	17	16	0	49
Land at Wharfedale Way, Bridgend	Full permission granted January 2017 to create 13 unit development site. Developer on site. Site promoter estimate considered realistic.	13	0	0	0	0	13
106 Stratford Road, Stroud	Full planning permission granted April 2016. Site promoter estimate considered realistic.	0	0	11	0	0	11
Abercairn, Belle Vue Road, Stroud	Full permission. Site works implemented. Walsh Homes Ltd is the developer. Site promoter estimate considered realistic.	0	0	14	0	0	14

Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	17/18	18/19	19/20	20/21	21/22	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	32
Land at Bath Place, Cheapside	Local Plan Allocation SA1b. Full permission granted February 2017. Newland Homes are the developer and currently reviewing their proposals, putting back housing delivery to the end of the five year period.	0	0	0	15	15	30
Lansdown Kennels, Lansdown, Stroud	Development of ten dwellings currently under construction. Second phase of 10 dwellings to follow within five year period. Site promoter estimate considered realistic.	0	10	0	10	0	20
Lewiston Mill, Toadsmoor Road, Brimscombe	Full permission. Colburn Homes Ltd is the developer. Developer keen to start on site. Site promoter estimate considered realistic.	0	4	27	0	0	31
STB Engineering Ltd Toadsmoor Road Brimscombe	Full permission granted June 2017. Site promoter estimate considered realistic.	0	0	5	6	0	11
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. This is the final parcel within Stroud District. The delivery rates are reasonable. Site promoter estimate considered realistic.	14	50	84	10	0	158
Parklands Farm, School Lane, Whitminster	Outline permission. Site being purchased by Elan Homes. Reserved matters application expected in 2017. Developer's estimate considered realistic.	0	10	21	0	0	31
Woodchester Mill, Selsley Road	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	10
Land adjacent Fountain Crescent, Wotton-Under- Edge	Full planning permission granted in 2008 for 14 dwellings. Council is no longer taking site forward as part of Council housing programme. Sale of site for 22 dwellings, including an adjacent site, to a Registered Provider expected to complete by the end of July 2017 with a planning application anticipated later in 2017.	0	14	0	0	0	14

Appendix 10 Large sites summary of deliverability

2. Local Plan allocations

Site Name	Summary of Deliverability	17/18	18/19	19/20	20/21	21/22	Total
Sharpness Docks (SA5)	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, submitted April 2017, 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; 40; 35 are reasonable.	0	0	45	40	35	120
Ham Mill (SA1c)	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Planning permission granted April 2017 for mixed use development including 100 new homes. Site has recently been marketed. Sufficient time for conditions to be discharged. Delivery rates are reasonable. Site promoter estimate considered realistic.	0	0	40	30	30	100
The Ship Inn	Site part of Council housing programme. Budget committed. Pre-application discussions have commenced. Site promoter estimate considered realistic.	0	10	0	0	0	10
Tanner's Piece, Nailsworth	Site part of Council housing programme. Budget committed. Planning application submitted. Site promoter estimate considered realistic.	0	3	0	0	0	3
Other SDC housing site	Budget committed for 5 dwellings to be delivered within 5 year period. Site to be confirmed and presented to the Housing Committee in September. Site promoter estimate considered realistic.	0	0	0	0	5	5

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