

Stroud District Five Year Housing Land Supply

July 2018



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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 2018 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 2018 to 31st March 2023**.

National Planning Policy Framework

- 1.4 A new National Planning Policy Framework (NPPF) was published by the Government in July 2018. Section 5 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 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 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 in the five year 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 31 March 2018. 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 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
- 1.9 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 **2018 Housing Land Availability Report**.
- 1.10 The Council's **Strategic Assessment of Land Availability (SALA) 2017** identified 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. Some of these deliverable sites have since received planning permission and are therefore now included in the Council's calculation of housing land supply. As at 1st April 2018, there is a further deliverable capacity of 49 housing units within settlements, identified in the SALA 2017, 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 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 over the last 11 years.
 - ✓ Realistic prospect – we have contacted landowners/ developers of the large sites 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 2018 - 2023. The returned questionnaires have been filed as evidence. Where developers were not contactable or did not return the form, 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 2018 - 2023.

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 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

- 2.5 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 (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 2018 for the five year period
1st April 2018 – 31st March 2023

Table 1: Housing requirement 1/4/2018 – 31/3/2023

		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 - 31/03/2018	5,120
D	12 Year requirement between 2006 – 2018 [B x 12]	5,472
E	Shortfall/Surplus in first 12 years [D – C]	-352
F	Five year requirement [(B x 5) + E] (if shortfall)	2,632
G	Total requirement including 5% buffer [F x 1.05]	2,764

Table 2: Deliverable Housing Land Supply 1/4/2018 – 31/3/2023

		Dwellings
A	Allocated sites under construction (Appendix 1)	1,350
B	Allocated sites with planning permission but not yet started (Appendix 2)	694
C	Non-allocated large sites (10 dwellings or more) under construction (Appendix 3)	2,076
D	Non-allocated large sites (10 dwellings or more) with planning permission but not yet started (Appendix 4)	922
E	Non allocated small sites (9 dwellings or less) with planning permissions (Appendix 5) minus 22% non implementation rate [505 - 111]	394
F	Other firm commitments - with a resolution to grant planning permission at 1 st April 2018, including sites subject to a s106 agreement (Appendix 6)	214
G	Local Plan allocated sites without planning permission (Appendix 7)	1,301
H	Windfall allowance (Appendix 8) [75x2]	150
I	Total supply [A+B+C+D+E+F+G+H]	7,101
J	Dwellings unlikely to be built in period between 2018 – 2023 (Appendix 9)	2,595
K	Total dwellings [I – J] (Appendix 9)	4,506

Table 3: Five Year Housing Land Supply 1/4/2018 – 31/3/2023

		Local Plan
A	Total deliverable housing supply	4,506
B	Total requirement	2,764
	Percentage of 5 year housing supply [(A divided by B) x 100]	163%
	Years supply	8.15

Appendices

Appendix 1

Allocated sites under construction - 1st April 2018

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	1347	3	0	1350
Total commitments								1,350

Appendix 2

Allocated sites with planning permission but not yet started - 1st April 2018

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
CAM	Land north east of Draycott Cam	450	0	0	450	0	0	450
MINCHINHAMPTON	Wimberley Mill Knapp Lane	104	0	0	104	0	0	104
NAILSWORTH	Tanners Piece, Park Road Crescent	11	0	8	11	0	0	3
STROUD	Land at Bath Place Cheapside	37	0	0	37	0	0	37
THRUPP	Ham Mills, Brimscombe	100	0	0	100	0	0	100
Total commitments								694

Appendix 3

Non-allocated large sites under construction - 1st April 2018

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	12	8	12
BISLEY WITH LYPIATT	Land at Windyridge Bisley	26	0	0	2	0	24	2
CAM	Land at Box Road Cam Dursley	71	0	0	0	14	57	14
CAM	Land at Littlecombe	508	0	0	256	26	226	282
EASTINGTON	Millend Mill Millend Lane	14	0	0	2	0	12	2
HARDWICKE	Land At Colethrop Farm (Hunts Grove)	1751	0	1	1360	27	364	1386
HARDWICKE	Mayo's Land Bristol Road Hardwicke	51	0	0	0	5	46	5
HORSLEY	Nupend Farm Boscombe Lane	16	0	0	3	13	0	16
KINGSWOOD	Chestnut Park, Kingswood	51	0	0	41	10	0	51
LEONARD STANLEY	Land South Of Leonard Stanley Primary School Bath Road	150	0	0	61	54	35	115
MINCHINHAMPTON	Former Amberley Ridge School Rodborough Common	11	1	0	0	4	7	4
NAILSWORTH	Locks Mill Brewery Lane	23	0	0	11	1	11	12
STANDISH	Horsemarling Farm Standish	17	0	0	0	5	12	5
STONEHOUSE	Land at the rear of 6 - 8 Wharfdale Way Bridgend	13	0	0	0	13	0	13
STROUD	Lansdown Kennels Lansdown Stroud	73	0	0	23	10	40	33
UPTON ST LEONARDS	Parcel 16B And 19B Land To The West And South Of Gloucester Business Park	158	0	0	72	52	34	124
Total commitments								2,076

Appendix 4

Non-allocated large sites with planning permission but not yet started - 1st April 2018

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
Brookthorpe with Whaddon	Land at Wynstones Drive Brookthorpe	19	0	9	19	0	0	10
CAINSCROSS	Tricorn House Westward Road Ebley	44	0	0	44	0	0	44
CAM	Land at 88 - 90 High Street Cam	10	0	2	10	0	0	8
COALEY	Betworthy Farm The Street Coaley	24	0	0	24	0	0	24
DURSLEY	18 Woodmancote 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
HARDWICKE	Land at the Starting Gate Elmgrove Road East	10	0	0	10	0	0	10
KINGS STANLEY	Stanley Mills Ryeford Kings Stanley	146	0	0	146	0	0	146
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	Daniels Industrial Estate 104 Bath Road	50	0	0	50	0	0	50
RODBOROUGH	Kites' Nest 106 Bath Road	10	0	0	10	0	0	10

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
RODBOROUGH	Land adjoining Stroud Rugby Club Dudbridge Hill Stroud.	14	0	0	14	0	0	14
RODBOROUGH	Land at Dudbridge Hill Stroud Glos.	39	0	0	39	0	0	*39
RODBOROUGH	Police Station Dudbridge Hill	13	2	0	13	0	0	13
STONEHOUSE	Land at Station Road Bristol Road Stonehouse	49	0	0	49	0	0	49
STROUD	106 Stratford Road Stroud	11	0	0	11	0	0	11
STROUD	Abercairn Belle Vue Road Stroud	14	0	0	14	0	0	14
STROUD	Thompson First Ltd Butterow Hill Bowbridge Stroud	24	0	0	24	0	0	24
THRUPP	Lewiston Mill Toadsmoor Road Brimscombe	21	0	0	21	0	0	21
THRUPP	STB Engineering Ltd, Brimscombe	11	0	0	11	0	0	11
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	Rooksmoor Mills Bath Road	54	0	0	54	0	0	54
WOODCHESTER	Woodchester Mill Selsley Road	10	0	0	10	0	0	10
WOTTON UNDER EDGE	Land adjacent Fountain Crescent	22	0	0	22	0	0	22
WOTTON UNDER EDGE	The Full Moon Mount Pleasant	10	0	0	10	0	0	10
Total commitments								922

*Land at Dudbridge (39 units) not included in large sites total with planning permission to avoid double counting as likely to be implemented as part of Land North of Dudbridge Hill development for 84 units subject to s106 agreement included in other firm commitments table.

Appendix 5

Non-allocated Planning Permissions: small sites by Parish - 1st April 2018

Parish	Commitments
ALDERLEY	1
ALKINGTON	0
ARLINGHAM	12
BERKELEY	0
BISLEY WITH LYPIATT	14
BROOKTHORPE WITH WHADDON	1
CAINSCROSS	50
CAM	33
CHALFORD	9
COALEY	6
CRANHAM	4
DURSLEY	20
EASTINGTON	11
ELMORE	0
FRAMPTON ON SEVERN	4
FRETHERNE WITH SAUL	2
FROCESTER	0
HAM AND STONE	8
HAMFALLOW	4
HARDWICKE	13
HARESCOMBE	0
HARESFIELD	4
HILLESLEY AND TRESHAM	2
HINTON	0
HORSLEY	10
KINGS STANLEY	11
KINGSWOOD	8

Parish	Commitments
LEONARD STANLEY	8
LONGNEY	2
MINCHINHAMPTON	19
MISERDEN	2
MORETON VALENCE	1
NAILSWORTH	46
NORTH NIBLEY	6
NYMPFIELD	14
OWLPEN	0
PAINSWICK	15
PITCHCOMBE	0
RANDWICK	9
RODBOROUGH	16
SLIMBRIDGE	7
STANDISH	1
STINCHCOMBE	2
STONEHOUSE	18
STROUD	47
THRUPP	19
ULEY	2
UPTON ST LEONARDS	7
WHITESHILL AND RUSCOMBE	13
WHITMINSTER	2
WOODCHESTER	7
WOTTON UNDER EDGE	15
Total	505

Appendix 6

Sites with a resolution to grant planning permission, including sites subject to a s106 agreement - 1st April 2018

Parish	Site Name	Current Total Capacity
CAINSCROSS	Dudbridge Industrial Estate Dudbridge Road	130
RODBOROUGH	Land North of Dudbridge Hill	84
Total commitments		214

Appendix 7

Allocated sites without Planning Permission - 1st April 2018

Parish	Site Name	Allocated Capacity
HARDWICKE/HARESFIELD	Hunts Grove extension (SA4)	750
HINTON	Sharpness Docks (SA5)	300
VARIOUS	Stroud Valleys (SA1)	220
VARIOUS	Council Housing (remaining allocation)	31
Total commitments		1,301

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	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Newport Towers, Newport, Berkeley	Outline permission for up to 39 dwellings granted March 2017. Current application for approval of reserved matters for 39 dwellings pending consideration. Anticipated commencement on site spring/ summer 2019. Site promoter estimate considered realistic.	0	0	19	20	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. The 8 apartments are complete and occupied. The 12 new build are all under construction and anticipated to complete August/ September 2018. Developer estimate considered realistic.	12	0	0	0	0	12
Land at rear of Canonbury Street Berkeley	Full planning permission granted November 2016 for the erection of 188 dwellings. Conditions discharged and developer on site. Persimmon Homes have an annual average completions rate of 40 – 60 units. Site promoter estimate therefore considered realistic.	0	44	48	48	48	188
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. Demolition work yet to take place.	0	3	3	4	0	10
Dudbridge Industrial Estate	Hybrid planning permission issued in May 2018 for mixed use development comprising full permission for a retail foodstore and outline permission for up to 130 dwellings. Application for approval of reserved matters for the residential element anticipated before the end of 2018. Other site works, including contamination and demolition works, underway or programmed to take place later this year to enable Lidl's construction to commence by early 2019. Site promoter estimate considered realistic.	0	0	15	35	50	100
Tricorn House, Stroud	Deemed consent for the change of use of the office building to 44 residential units July 2016 and works to building, including removal of all asbestos, have taken place. A planning application for a revised scheme including the provision of a new upper storey of additional residential accommodation is anticipated by Autumn 2018. Delivery estimate considered realistic	0	22	22	0	0	44
Land at 88 - 90 High Street Cam	Full permission granted March 2018 for the demolition of 2no. semi-detached houses and the erection of 10no. terraced houses. Current planning application for amended scheme pending consideration. Demolition and initial groundworks have now taken place on site and the development is anticipated to be built out within the current financial year. Site promoter estimate considered realistic.	10	0	0	0	0	10
Land at Box Road, Cam, Dursley	Full permission. Taylor Wimpey on-site. 57 completions as at 31 March 2018 and remaining 14 units under construction. All plots are anticipated to be completed and occupied by September 2018. Site promoter estimate considered realistic.	14	0	0	0	0	14
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 now under construction with first completions expected in August 2018. St. Modwen have delivered average 57 a year (2013-2016). The site is on schedule to be built out within the five year period.	60	60	47	0	0	167

Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Land north east of Draycott, Cam	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Outline permission granted December 2017 and conditions being discharged. Pre-application advice given on reserved matters for 137 dwellings on Phase H1 with an application expected by the autumn and an anticipated start on site early in 2019. Early phases accessed from Box Road. No distributor road or community infrastructure phasing constraints. Site promoter estimate considered realistic.	0	50	50	50	50	200
Betworthy Farm, The Street, Coaley	Rural exception site. Full planning permission granted January 2018. Conditions discharged and Centaur Homes now on site with 2no. units anticipated to be completed by March 2019 and the site built out by Christmas 2019. Developer estimate considered realistic.	2	22	0	0	0	24
18 Woodmancote, Dursley	Outline permission granted September 2016. Approval of reserved matters granted March 2018 and conditions being discharged. Anticipated start on site before March 2019. Site promoter estimate considered realistic.	0	10	0	0	0	10
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 on the following areas: <ul style="list-style-type: none"> H1 – H4 138no. dwellings – David Wilson Homes H3 – H5 & H8 – H10 270no. dwellings – Barratt Homes H6 – H7 68no. dwellings – Redrow. Developer on site Current reserved matters application for Phase 3A primary infrastructure, east of Phase 1, to facilitate further residential parcels. Site promoter estimate considered realistic.	40	140	200	200	200	780
Millend Mill, Millend Lane	Full permission for 14 units. 2 detached dwellings remain to be built. Site recently been sold. Development anticipated within three years.	0	0	2	0	0	2
Land north of Frampton on Severn Industrial Park, Lake Lane	Outline permission granted November 2016. Site being re-marketed and owner keen to progress development coming forward as soon as possible. Sufficient time for submission of reserved matters and delivery of development within the five year period. Anticipated timescales considered realistic.	0	0	0	21	0	21
Colethrop Farm (Hunts Grove)	Phase 2a (50no. dwellings) currently under construction and 22no. dwellings now complete. Crest Nicholson the developer. Further reserved matters approval on the following areas: <ul style="list-style-type: none"> Phase R26a/ R27 80no. dwellings – Crest Nicholson R20 & R21 125no. dwellings – Bellway Homes R22 – 25 & R26B 142no. dwellings – David Wilson Homes Site promoter estimate considered realistic.	87	132	215	255	224	913
Land at The Starting Gate, Elmgrove Road East, Hardwicke	Full permission granted September 2017. Conditions discharged and GTB Homes on site. Developer estimate considered realistic.	10	0	0	0	0	10
Mayo's Land, Bristol Road, Hardwicke	Reserved matters application approved August 2016. Bellway Homes are on-site. 46no. completions and remaining 5no. units under construction as at 31 March 2018. All units complete and sold as of July.	5	0	0	0	0	5

Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Nupend Farm Boscombe Lane, Horsley	Full permission granted March 2017. Edenstone Homes on site and 13no. out of the 16no. units under construction as at 31 March 2018 with the site programmed to be built out within the current year. Developer estimate considered realistic.	16	0	0	0	0	16
Stanley Mills, Ryeford, Kings Stanley	Full permission. Site now owned by a Gloucestershire property developer with experience of bringing complex sites forward quickly. A re-design of the factory/ warehouse building has now overcome issues with overhead cables on the site and construction is underway with an anticipated completion date of August 2019. Developer currently working towards housing development starting 2019/20 and delivering 146no. units over the following 3 year period.	0	0	50	50	46	146
Chestnut Park, Kingswood	Reserved matters permission granted February 2017. Conditions discharged and Crest Nicholson on site. 10 dwellings under construction as at 31 March 2018 with all 51no. units expected to be built out by the end of March 2019. Site promoter estimate considered realistic.	51	0	0	0	0	51
Land South of Leonard Stanley Primary School	Reserved matters permission granted November 2016. Barratt Homes and David Wilson Homes on site. 35no. completions and a further 54no. units under construction on site as at 31 March 2018. Site promoter estimate considered realistic.	45	45	25	0	0	115
Dark Mills, Toadsmoor Lane, Brimscombe	Site owner actively exploring options for bringing forward delivery. Further site preparation works and specialist reports are expected soon working towards completion of the current permission within the five year period. Development is likely to be influenced by adjoining redevelopment at Wimberley Mill.	0	0	0	18	18	36
Former Amberley Ridge School, Rodborough Common	Full planning permission granted August 2016. Site owned by developer and under construction. 7no. dwellings completed and remaining units under construction as at 31 March 2018. The site has since been built out.	4	0	0	0	0	4
Wimberley Mill	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 and progress made on outstanding issues to be resolved. Sufficient time for submission of reserved matters. Local builder with track record of delivery and rates considered realistic.	0	10	20	20	30	80
Land at Pike Lane, Nailsworth	Reserved matters approval for 17no. dwellings granted December 2017. Newland Homes Ltd the developer. Development anticipated to start on site 2019. Developer estimate considered realistic.	0	5	5	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 the developer and now on site with all 10no. units forecast to complete in January 2019. Site promoter estimate considered realistic.	10	0	0	0	0	10
Locks Mill, Brewery Lane	Permission for conversion and new build. 11 units completed. 12 units to be completed. Progress on outstanding plots detailed below: <ul style="list-style-type: none"> Plot 5 (1 unit): Internal works only remain to be completed. Plot 7 (2 units): Price agreed with developer with intended commencement Autumn 2018. Plots 3 & 4 (4 units): Conditions discharged, drainage works implemented and site being marketed. Site promoter estimate considered realistic.	0	3	4	0	0	7

Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Tanners Piece, Nailsworth	Full planning permission granted October 2017 for the demolition of 8no. semi detached bungalows and the erection of 11no. flatted units. Site part of Council housing programme. Budget committed. Planned start on site Summer 2018 with estimated 10 month build programme. Site promoter estimate considered realistic.	-8	11	0	0	0	3
Daniel's Industrial Estate, Bath Road, Stroud	Outline permission for mixed use redevelopment, including up to 50no. dwellings, granted February 2018. 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	0	25	25
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. The site has recently been sold but the agent understands likely delivery of the 10no.units by March 2020. Site promoter estimate considered realistic.	0	10	0	0	0	10
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 below. Pre-commencement conditions being discharged to enable planning permission to be implemented before Christmas 2018. Developer estimate considered realistic.	0	2	12	0	0	14
Land at Dudbridge Hill, Stroud	Full application submitted in 2014. Persimmon Homes still working with the landowner to resolve the covenant held by the MEB over adjacent land and facilitate completion of the s106 agreement. Developer's estimate of delivery over three years considered realistic.	0	0	20	40	24	84
Police Station, Dudbridge Hill, Stroud	Full planning permission. Demolition work complete on-site. New Dawn Homes Ltd is the developer. Pre-commencement conditions discharged with anticipated start on site 2019, in conjunction with site adjoining Stroud Rugby Club above subject to technical approval for highway works. Site promoter estimate considered realistic.	0	2	11	0	0	13
Horsemarling Farm, Horsemarling Lane, Standish	Full permission. Developer on site and under construction. 12no. units complete and the 5 remaining units under construction as at 31 March 2018. Site promoter estimate considered realistic.	5	0	0	0	0	5
Land at Wharfedale Way, Bridgend	Full permission granted January 2017 to create a 13 unit development site. Developer on site. All 13no. dwellings under construction as at 31 March 2018 and currently being marketed. Site promoter estimate considered realistic.	13	0	0	0	0	13
Land at Station Road Bristol Road, Stonehouse	Reserved matters permission for 49 units granted November 2016. Dunmore Developments Ltd is the developer. Current application to discharge pre-commencement conditions to enable the reserved matters permission to be implemented before November 2018. First sales anticipated from the end of 2019 with development spread over three years. Developer estimate considered realistic.	0	10	20	19	0	49
106 Stratford Road, Stroud	Full planning permission granted April 2016. Site being marketed. Site owner currently considering reapplying for a revised scheme. Still sufficient time for development to come forward.	0	5	6	0	0	11
Abercairn, Belle Vue Road, Stroud	Full permission. Site works implemented. Walsh Homes Ltd is the developer. Development on adjoining Lansdown Kennels site progressing to tie in with a likely recommencement of development in Autumn 2018 working towards housing delivery by 2020. Site promoter estimate considered realistic.	0	4	10	0	0	14

Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Land at Bath Place, Cheapside	Local Plan Allocation SA1b. Full permission granted February 2017. Newland Homes are the developer. A planning application for a revised scheme of 47 units is anticipated in the autumn with a view to starting on site in 2019 and likely delivery over a three year period 2019 -2022. Developer estimate considered realistic.	0	20	17	0	0	37
Lansdown Kennels, Lansdown, Stroud	Development of ten dwellings currently under construction and progressing with subsequent staged development of remaining units to follow over the next two years. Site promoter estimate considered realistic.	10	13	10	0	0	33
Ham Mill	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 is available and currently being re-marketed. The scheme recently won a Housing Design Award 2018. The submission by Assael Architects identifies the estimated date of completion as 06/01/2022. Sufficient time for conditions to be discharged. Delivery rates are reasonable. Site promoter estimate considered realistic.	0	30	40	30	0	100
Lewiston Mill, Toadsmoor Road, Brimscombe	Full permission. Colburn Homes Ltd is the developer. Further amendment to previously approved scheme granted permission February 2018 reducing total number of units to 21. Pre commencement conditions currently being discharged. Developer estimate considered realistic.	0	5	16	0	0	21
STB Engineering Ltd Toadsmoor Road Brimscombe Stroud	Full permission granted June 2017. Delivery of housing dependent on relocation of existing business and could be delayed due to difficulty finding suitable, affordable business premises in the District. Site promoter estimate considered realistic.	0	0	11	0	0	11
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. Development likely to come forward following completion of the company's Gloucester site. Developer estimate considered realistic.	0	4	11	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. 520 dwellings have now been completed. This is the final parcel within Stroud District. Delivery rates accelerated by Bovis and Persimmon working this phase in tandem. Site promoter estimate considered realistic.	75	49	0	0	0	124
Parklands Farm, School Lane, Whitminster	Outline permission granted September 2015. Current reserved matters application submitted by Newland Homes Ltd. Anticipated start on site early 2019 with delivery over a two year period. Developer estimate considered realistic.	8	23	0	0	0	31
Rooksmoor Mills, Woodchester	Full permission February 2018 for the redevelopment of the mill buildings to provide 54no. dwellings. Work is anticipated to start on site late October 2018 and the development completed by mid 2021, subject to sales. Site promoter estimate considered realistic.	7	12	15	20	0	54
Woodchester Mill, Selsley Road	Two alternative full applications granted planning permission in July 2016. Sufficient time for conditions to be discharged and the permission implemented before July 2019.	0	0	10	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 on the site. Pre commencement conditions currently being discharged working towards a probable start August/ September this year and all dwellings programmed to be completed by 31 March 2020.	0	22	0	0	0	22

Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2018/19	2019/20	2020/21	2021/22	2022/23	Total
The Full Moon, Mount Pleasant, Wotton Under Edge	Full permission granted May 2017 for the demolition of the former public house and erection of 10 dwellings. Demolition has taken place and pre commencement conditions are currently being discharged. Development is due to start immediately following discharge of conditions. Developer estimate considered realistic.	0	10	0	0	0	10

2. Local Plan allocations without planning permission

Site Name	Summary of Deliverability	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Hunts Grove Extension SA4	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 (see table above).	0	0	0	0	10	10
Sharpness 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, 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
Brimscombe Mill SA1d	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Site is being sold to a new owner. Delivery anticipated to start coming forward at the end of the five year period.	0	0	0	0	20	20
Brimscombe Port SA1e	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. £1.6million of capital funding agreed towards the cost of infrastructure to support redevelopment of the site. Ongoing discussions with Environment Agency regarding flood risk modelling and design solutions working towards submission of a planning application in September. A delivery strategy is to be presented to Strategy and Resources Committee in October. Delivery currently anticipated to start coming forward at the end of the five year period.	0	0	0	50	50	100
The Ship Inn	Site part of Council housing programme. Budget committed. Current full application for the erection of 9 affordable dwellings. Still progressing with planned delivery 2019. Site promoter estimate considered realistic.	0	9	0	0	0	9
Other Council housing site	Budget committed for 5 dwellings to be delivered within 5 year period. Site to be confirmed by Housing Committee in September 2018. Planning application due to be submitted in 2018 with likely delivery 2019/20. Site promoter estimate considered realistic.	0	5	0	0	0	5

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