

Strategic Assessment of Land Availability (SALA)

New Sites Update Report

October 2020



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1.0 Introduction

- 1.1 This report sets out the findings of a partial update of the report produced in May 2017 which included a comprehensive assessment of land availability in Stroud District for future housing, employment, retail and community uses.
- 1.2 This partial update includes an assessment of new sites submitted to Stroud District Council since 2019 as part of the Local Plan Review process. However, this update has not reassessed the delivery of SALA sites identified in May 2017 or identified in the October 2018 or 2019 New Sites Update Reports. Consequently, the results should be read in conjunction with the main SALA report (May 2017) and the SALA New Sites Update Reports (October 2018 and October 2019).
- 1.3 The aim of the assessment is to identify which sites are the most suitable and deliverable for a particular use. The findings have two main purposes:
 1. To support the delivery of the adopted Stroud District Local Plan, by identifying suitable, available and achievable land to meet identified needs;
 2. To inform the Stroud District Local Plan Review, by identifying land with future potential for development, which can be further assessed through the review process.
- 1.4 This report includes an initial technical assessment of the suitability of newly promoted sites for development using a variety of data sources but does not commit Stroud District Council to allocate any particular parcel of land for a particular use, nor approve any application for development. Further justification for the development of land within this assessment will be required either through the Local Plan Review process or through the planning application process.
- 1.5 The latest assessment has been carried out in accordance with the Council's detailed [methodology statement](#) published in February 2016, which takes account of the guidance set out in the national Planning Practice Guidance for undertaking a combined SALA for housing and economic development. It has included an assessment of physical constraints, access to facilities and services and potential impacts on landscape, ecology and heritage assets.
- 1.6 This report sets out the overall findings in terms of impact of new sites on the anticipated land supply. Appendices to this report set out the results for individual new sites.
- 1.7 The results of this SALA update will inform monitoring documents, such as the annual Housing Land Availability, Employment Land Availability, and Five Year Housing Land Supply reports. The SALA will also form an evidence base for the Council's Brownfield Register and for the Local Plan Review.
- 1.8 A full review of the SALA will be undertaken when further land for development is required or if the Council is no longer able to demonstrate a five year supply of specific deliverable sites for housing.

2.0 Assessment of new sites

- 2.1 Since the publication of the SALA New Sites Update Report in October 2019, 28 additional sites have been submitted to Stroud District Council for consideration. Most of these sites were submitted as part of the Draft Local Plan consultation on the Local Plan Review, undertaken in autumn 2019.
- 2.2 All sites located within or adjacent to the most sustainable settlements (tier 1-3 settlements set out in the Local Plan) have been assessed for their suitability, availability and achievability in accordance with the Council's approved methodology.
- 2.3 In order to make the most efficient use of resources, a study threshold of sites capable of delivering 5 or more dwellings, or economic development, other residential development, retail or community uses on sites of 0.25 ha (or 500m² of floor space) and above was set at the outset of the SALA process. Sites which are not considered capable of delivering 5 or more dwellings have been excluded from detailed assessment in this SALA. Some of these sites may be suitable for development and may come forward for development. As they do these sites will be identified as sites with planning permission in future monitoring reports.
- 2.4 The latest list of sites with planning permission and other commitments is set out in Appendix 1. A detailed assessment of each new site considered to be deliverable or developable is set out in Appendix 2. Sites considered to have future potential are set out in Appendix 3. A list of sites rejected and the reasons for the decision are set out in Appendix 4.

Sites with potential within settlements

- 2.5 Those sites located within settlements have the potential to be suitable within the current Local Plan policy framework and therefore form another potential category of land that could contribute to the current land supply. A total of 2 new sites have been identified as having potential for additional development at the most sustainable settlements. Of these, 1 site has potential for housing, 0 sites for employment and 1 site for other uses.

Sites with future potential outside settlements

- 2.6 This SALA update has investigated the future potential for additional provision of housing, employment and other uses from newly promoted sites outside settlements. Currently, these sites are not in accordance with the Local Plan strategy and are therefore inappropriate for development at the current time. However, those considered most suitable for future development will need to be further assessed and consulted upon through the Local Plan Review process to identify the best options to help meet future needs.
- 2.7 A total of 8 new sites have been identified as having future potential for additional development at the most sustainable settlements. Of these, 5 sites have potential for

housing, 1 site for employment, 2 sites for mixed use and 0 sites for other uses. The total potential housing supply from this source is 2,361 dwellings.

Latest summary of housing supply

- 2.8 By combining the results of this SALA update, with the supply identified in the SALA New Sites Reports (October 2018 & 2019) and the latest monitoring data (Five Year Land Supply, October 2020), it is possible to identify an indicative housing trajectory that sets out how much housing can be provided and at what point in the future.
- 2.9 Table 1 summarises the latest position with the expected housing supply identified for the current Local Plan period 2006 to 2031 but extends the potential supply to 2040 to take account of the results of SALA reports. The quantum of housing land needs beyond 2031 has yet to be finalised. There will be a requirement to find additional land as part of the Local Plan Review to meet housing needs to 2040.

Table 1: Comparing potential housing supply with current policy requirements

| Type of housing potential | 2006 -2020 | 2020 -2025 | 2025 -2030 | 2030 -2031 | 2031 -2040 | 2006 -2031 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Completions | 6346 | | | | | 6346 |
| Large sites with permission | - | 3430 | 755 | 0 | 0 | 4185 |
| Small sites with permission | - | 410 | 0 | 0 | 0 | 410 |
| Other firm commitments | - | 0 | 0 | 0 | 0 | 0 |
| Local Plan allocated sites | - | 355 | 771 | 68 | 78 | 1194 |
| SALA sites without permission within settlements (May 2017) | - | *305 | 242 | 33 | 0 | 580 |
| SALA sites without permission within settlements (October 2018) | - | 0 | 0 | 0 | 0 | 0 |
| SALA sites without permission within settlements (November 2019) | - | **45 | 0 | 0 | 0 | 45 |
| SALA sites without permission within settlements (October 2020) | - | 10 | 10 | 0 | 0 | 20 |
| Small sites windfall | - | 150 | 375 | 75 | 675 | 600 |
| Total housing supply | 6346 | 4705 | 2153 | 176 | 753 | 13380 |
| Stroud Local Plan Requirement | | | | | | 11400 |
| SALA sites with future potential (May 2017) | - | 1707 | 2349 | 551 | 1940 | - |
| SALA sites with future potential (October 2018) | - | 464 | 1410 | 320 | 850 | - |
| SALA sites with future potential (November 2019) | - | 15 | 75 | 0 | 65 | - |
| SALA sites with future potential (October 2020) | - | 145 | 716 | 150 | 1350 | - |

*includes 39 dwellings not built 2017-19

** includes 15 dwellings not built 2019/20

Latest summary of employment supply

- 2.10 Table 2 summarises the potential employment land supply identified for the period to 2031 taking account of sites with planning permission and those SALA sites considered to be in accordance with the current policy framework set out in the adopted Local Plan. The total supply is set against the Local Plan requirement.

Table 2: Comparing potential employment land supply with current policy requirements

| Type of employment potential | 2006 -2020 | 2020 -2031 | 2006 -2031 |
|---|---------------|---------------|---------------|
| Completions | 32.30 | | 32.30 |
| Losses | -28.44 | | -28.44 |
| Commitments | - | 50.74 | 50.74 |
| Local Plan allocated sites | - | 8.40 | 8.40 |
| Sites without permission within settlements/ employment areas(SALA May 2017) | - | 6.48 | 6.48 |
| Sites without permission within settlements/ employment areas (SALA October 2018) | | 8.13 | 8.13 |
| Sites without permission within settlements/ employment areas (SALA November 2019) | - | 0 | 0 |
| Sites without permission within settlements/ employment areas (SALA October 2020) | - | 0 | 0 |
| Total employment land supply | 3.86 | 73.75 | 77.61 |
| Stroud Local Plan Requirement | | | 58 |
| Shortfall / surplus | | | + 19.61 |
| Potential losses | | | -12.35 |

- 2.11 Although there is a current surplus in provision against targets, there is a potential loss from B1-B8 land uses of 12.35 hectares, derived from planning permissions and other commitments as at 1 April 2020. These permissions are being actively monitored to determine whether further employment land will be required to make up for these and any future potential losses.
- 2.12 The quantum of employment land needs beyond 2031 has yet to be identified. There is likely to be a requirement to find additional land as part of the Local Plan Review to meet future employment needs beyond 2031.
- 2.13 27 SALA sites outside settlements were considered to have future potential for additional employment in previous SALA reports. This SALA update has identified a further 1 site with future potential for employment provision.

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