

STROUD DISTRICT LOCAL PLAN EiP

Submission on behalf of SevenHomes

Matter 3 Housing Requirement



1. The purpose of this Paper is to set out SevenHomes's position in respect of certain limited points in Matter 3

Question 10

2. SevenHomes position is that whilst the Plan establishes a housing requirement of at least 12,600 dwellings over the Plan period, the Plan is silent on the anticipated delivery for each year over the Plan period for specific sites. Table 6 in the Plan shows a projected delivery in 5-year blocks with its main focus on the strategic sites in the Plan. This does not corroborate with the Graph also provided on page 306 of the document.
3. Turning to "local development sites" the Plan anticipates that delivery will be relatively uniform from 2025 onwards, but it is not clear as to how this has been determined in the Table. For reference, it is SevenHomes's intention to secure the positive determination of its application in Frampton on Severn as Stroud District Council will allow and then look to submit reserve matters. It is expected that the site will be developed within 5 years.
4. The difficulty with this approach is that there is a question mark over whether the Council will be in a position to demonstrate that it can maintain a 5-year housing land supply, as required by the Framework.

Question 11

5. In terms of a higher housing requirement, SevenHomes would support such a provision as a high housing requirement places the emphasis on the Council to allocate additional land for development. This providing greater flexibility in the Plan for sites to come forward and support the Council in maintaining a 5-year housing land supply. In addition, additional housing would also increase the level of affordable housing being provided in the District, which would help address the wider issue of affordability in the District (paragraph 4.21 of the Plan).
6. A higher housing requirement could be met by increasing the overall allocation of housing at non-strategic sites, such as at PS44. This is because the evidence base exists to support a higher level of development.