

# **Stroud District: Housing Land Supply Assessment Update at 31 October 2014**

## **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 had a base date of 1st April 2014 as this was 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 to on 1 April.
- 1.4 The Council's housing land supply consists of:
- Unimplemented residential planning permissions that are considered deliverable
  - 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
  - Sites allocated in the submission draft 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 2014:
- New permissions for housing granted between 1 April and 31 October 2014
  - Large sites with planning permissions which have lapsed between 1 April and 31 October 2014
  - A full reassessment of the deliverability of large sites at 31 October 2014
- 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 sets 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 31 October 2014 for the five year period 1 April 2014 – 31 March 2019

**Table 1: Housing requirement 1/4/2014 – 31/3/2019**

		Draft Local Plan	What homes where? (2011)*	What homes where? (2008)*	OAN October 2014**
A	Net dwellings required 2006-2031	9,500	10,550	11,600	11,200
B	Annual requirement (A divided by 25)	380	422	464	448
C	Annual requirement + 5% buffer (B x 105%)	399	443	487	470
D	Net dwellings built 01/04/2006 - 31/03/2014	3,264	3,264	3,264	3,264
E	8 Year requirement between 2006–2014 (B x 8)	3,040	3,376	3,712	3,584
F	Shortfall/Surplus in first 8 years (D - E)	+224	-112	-448	-320
G	Five year requirement (C x 5) + F (if shortfall)	1,995	2,328	2,884	2,672

\* The Local Plan Inspector refers to projections using 2008 and 2011 household projections as a “useful starting point and baseline figure” (Inspector’s Initial Conclusions, paragraph 31, June 2014).

\*\* The Objectively Assessed Housing Needs of Stroud, Forest of Dean and Cotswold (NMSS, October 2014)

**Table 2: Deliverable Housing Land Supply 1/4/2014 – 31/3/2019**

		Dwellings
A	Allocated sites with planning permission	2455
B	Non-allocated large sites (10 dwellings or more) with planning permission (updated as at 31 October 2014)	1314
C	Non-allocated small sites (9 dwellings or less) with planning permission (updated as at 31 October 2014) minus 22% non implementation rate (616 - 136)	480
D	Other firm commitments - subject to a Section 106 (updated as at 31 October 2014)	83
E	Local Plan allocated sites without planning permission	1739
F	Windfall allowance (83x2)	166
<b>G</b>	<b>Total supply (A+B+C+D+E+F)</b>	<b>6237</b>
H	Dwellings unlikely to be built in period between 2014 – 2019 (updated as at 31 October 2014)	2431
<b>I</b>	<b>Total dwellings (G - H)</b>	<b>3806</b>

**Table 3: Five Year Housing Land Supply 1/4/2014 – 31/3/2019**

		Draft Local Plan	What homes where? (2011)*	What homes where? (2008)*	OAN October 2014**
A	Total deliverable housing supply	3806	3806	3806	3806
B	Five year requirement + 5% buffer + shortfall	1,995	2,328	2,884	2,672
	<b>Percentage of 5 year housing supply (A divided by B)*100</b>	191%	164%	132%	142%
	<b>Years supply</b>	<b>9.6</b>	<b>8.2</b>	<b>6.6</b>	<b>7.1</b>

# Appendix 1: Deliverability of sites

SiteName	Parish	Gross permissions	Expected losses	Net Permissions	Net Completions	Net commitments	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Not likely to be built	Total 2014-2019		
<b>LARGE SITES WITH PLANNING PERMISSION AND SITES SUBJECT TO S106</b>																											
Newport Towers Newport Berkeley	Alkington	39	0	39	0	39	0	39	0	0	0														39		
Land at Windyridge	Bisley with Lypiatt	26	0	26	24	2	0	0	0	0	0													2	0		
STB Engineering	Brimscombe & Thrupp	11	0	11	0	11	0	0	0	0	11															11	
Former Cashes Green Hospital	Cainscross	78	0	78	23	55	55	0	0	0	0															55	
Land at Ebley Wharf	Cainscross	98	0	98	67	32	32	0	0	0	0															32	
Land at Box Road	Cam	71	0	71	0	71	0	24	30	17	0															71	
Land at Elstob Lane	Cam	19	0	19	0	19	9	9	0	0	0															18	
Littlecombe	Cam/ Dursley	600	0	600	100	500	50	50	70	155	75	30														70	
Dursley Garage, 29 -31 Kingshill Road,	Dursley	10	0	10	0	10	0	10	0	0	0															10	
Land off Swallowcroft	Eastington	30	0	30	0	30	0	30	0	0	0															30	
Millend Mill Millend Lane	Eastington	14	0	14	0	14	11	0	3	0	0															14	
Berkeley Vale Hotel Stone Berkeley	Ham and Stone	16	0	16	0	16	0	16	0	0	0															16	
Mayo's Land Bristol Road	Hardwicke	55	0	55	0	55	0	0	0	25	30															55	
Sellars Farm Sellars Road	Hardwicke	176	0	176	41	135	91	44	0	0	0															135	
Coletrop Farm (Hunt's Grove)	Hardwicke/ Haresfield	1750	0	1750	275	1474	80	105	105	200	200	200	200	200	184											690	
Stanley Mills Ryeford	Kings Stanley	146	0	146	0	146	4	36	36	36	34															146	
Land at Mankley Road	Leonard Stanley	51	0	51	0	51	0	0	51	0	0															51	
Land South of Leonard Stanley Primary School	Leonard Stanley	150	0	150	0	150	0	0	50	50	50															150	
Dark Mills Toadsmoor Lane Brimscombe	Minchinhampton	36	0	36	0	36	0	0	18	18	0															36	
Land Off Cirencester Road The Tynings And Old Common	Minchinhampton	66	0	66	0	66	21	45	0	0	0															66	
Land To The East Of Glebe Farm Tobacconist Road	Minchinhampton	20	0	20	0	20	20	0	0	0	0															20	
Egypt Mill Hotel	Nailsworth	12	0	12	0	12	0	12	0	0	0															12	
Locks Mill Brewery Lane	Nailsworth	20	1	19	11	8	0	0	0	0	0															8	
Land adj Sunny Ridge Townsend	Randwick	13	0	13	0	13	4	9	0	0	0															13	
Fromehall Park Dudbridge Hill	Rodborough	120	0	120	0	120	0	0	0	0	0															120	
Land at Dudbridge Hill	Rodborough	39	0	39	0	39	0	0	0	0	0	19	20													0	
Land North of Dudbridge Hill	Rodborough	31	0	31	0	31	0	6	25	0	0															31	
Police Station Dudbridge Hill	Rodborough	13	0	13	0	13	0	13	0	0	0															13	
Rodborough Court Walkley Hill	Rodborough	10	0	10	0	10	0	10	0	0	0															10	
Land at Northfield Dursley Road Cambridge	Slimbridge	24	0	24	0	24	24	0	0	0	0															24	
Horsemarling Farm Horsemarling Lane	Standish	17	0	17	0	17	0	17	0	0	0															17	
Fox's Field Land North of Ebley Road Ebley	Stonehouse	105	0	105	81	24	24	0	0	0	0															24	
Land at Station Road Bristol Road	Stonehouse	49	0	49	0	49	0	0	25	24	0															49	
Land To The Rear Of 38 - 40 High Street	Stonehouse	11	0	11	0	11	11	0	0	0	0															11	
Old Station Yard, Bristol Rd,	Stonehouse	15	0	15	0	15	0	7	8	0	0															15	
106 Stratford Road	Stroud	10	0	10	0	10	0	0	0	0	0															10	
86 - 90 Cainscross Road	Stroud	14	0	14	0	14	14	0	0	0	0															14	
Abercairn Belle Vue Road	Stroud	14	0	14	0	14	0	0	0	0	0	14														14	
Bowbridge Wharf Butterrow Hill	Stroud	24	0	24	0	24	0	20	4	0	0															24	
Lansdown Kennels Lansdown	Stroud	73	0	73	40	33	0	0	0	0	0	33														0	
Old Reservoir Bisley Old Road	Stroud	38	0	38	0	38	0	38	0	0	0															38	
Streamside, Slad Road	Stroud	10	0	10	0	10	0	0	10	0	0															10	
Target Close	Stroud	14	8	6	0	6	0	6	0	0	0															6	
Thompson First Ltd Butterrow Hill Bowbridge	Stroud	24	0	24	0	24	0	0	0	0	0															24	
Timms Garage Cainscross Road	Stroud	32	0	32	0	32	0	32	0	0	0															32	
Lewiston Mill Toadsmoor Road Brimscombe	Thrupp	41	0	41	0	41	0	0	0	0	0															41	
Bowden Hall Farm	Upton St Leonards	15	0	15	0	15	0	0	15	0	0															15	
Former Brockworth Airfield	Upton St Leonards	586	0	586	404	182	65	48	19	40	10															182	
Hill Grove House, Bath Road	Woodchester	10	0	10	9	1	1	0	0	0	0															1	
Former Industrial Site Potters Pond	Wotton under Edge	46	0	46	0	46	16	30	0	0	0															46	
Land adjacent Fountain Crescent	Wotton under Edge	14	0	14	0	14	0	0	7	7	0															14	
Land at Mitre Pitch	Wotton under Edge	10	0	10	0	10	10	0	0	0	0															10	
Land off Pack Horse Lane Haw Street	Wotton under Edge	20	0	20	0	20	0	20	0	0	0															20	
<b>ADOPTED AND DRAFT LOCAL PLAN ALLOCATIONS WITHOUT PLANNING PERMISSION</b>																											
<b>Adopted Local Plan Allocations:</b>																											
Land North of Dudbridge Hill	Rodborough																									10	
Bisley Old Road Allotments	Stroud																									45	
Former Stroud Valley School Ryleaze Rd	Stroud																									15	
Land between Hope Mill Lane & London Road	Thrupp																									30	
<b>Draft Local Plan Allocations:</b>																											
North East Cam	Cam	0	20	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	260
Hunts Grove Extension	Hardwicke/ Haresfield																									0	
Sharpness Docks	Hinton	0	0	0	0	45	35	30	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	45	
Stroud Valleys - Dockyard Works	Minchinhampton																									0	
Stroud Valleys - Wimberley Mills	Minchinhampton																									50	
Stroud Valleys - Chesopside	Stroud																									30	
Stroud Valleys - Ham Mill	Thrupp																									10	
Stroud Valleys - Brimscombe Mill	Thrupp																									0	
Stroud Valleys - Brimscombe Port	Thrupp																									0	
<b>Council Housing Sites:</b>																											
Moseley Crescent	Cainscross	0</																									