**12th May 2023**

**Note on housing supply which could be delivered before impacts on M5 J12 and J14 would require mitigation**

**Introduction**

At the Stroud District Local Plan Hearing Session held on 23 March 2023, the Inspector asked the District Council to prepare a short note setting out the expected housing supply which could be delivered before the highway capacity constraints currently existing at the M5 motorway junctions 12 and 14 would require mitigation to be delivered. The note should also set out which sites in the housing trajectory would impact and where.

**Housing sites which will impact on Junctions 12 and 14**

The Infrastructure Delivery Plan Addendum EB110) sets out those draft Local Plan allocations which are expected to contribute to mitigation schemes at junctions 12 and 14. These are:

Housing sites affecting Junction 12

G1 - South of Hardwicke

G2 - Land at Whaddon

PS30 - Hunts Grove Expansion

Housing sites affecting Junction 14

PS34 - Sharpness Docks

PS36 - New Settlement at Sharpness

PS37 - New Settlement at Wisloe

**Housing trajectory for housing sites affecting Junctions 12 and 14**

The following tables set out the projected housing supply to be delivered from the above sites, using data from the housing trajectory compiled in December 2022 and submitted by the Council at the MIQ stage in February 2022 (see District Council Appendix 1 to MIQs).

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Site affecting J12** | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 |
| G1 - South of Hardwicke  | 0 | 0 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 30 | 0 | 0 | 0 |
| G2 - Land at Whaddon  | 0 | 80 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 120 |
| PS30 - Hunts Grove Expansion | 0 | 110 | 110 | 75 | 75 | 75 | 75 | 75 | 75 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 190 | 430 | 395 | 395 | 395 | 395 | 395 | 395 | 400 | 320 | 320 | 320 | 230 | 200 | 200 | 120 |
| **Cumulative TOTAL** | **0** | **190** | **620** | **1015** | **1410** | **1805** | **2200** | **2595** | **2990** | **3390** | **3710** | **4030** | **4350** | **4580** | **4780** | **4980** | **5100** |

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Site affecting J14** | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 |
| PS34 - Sharpness Docks | 0 | 0 | 45 | 35 | 30 | 30 | 30 | 30 | 30 | 30 | 20 | 20 | 0 | 0 | 0 | 0 | 0 |
| PS36 - New Settlement at Sharpness | 0 | 0 | 0 | 0 | 0 | 50 | 150 | 150 | 200 | 200 | 250 | 250 | 250 | 250 | 250 | 250 | 150 |
| PS37 - New Settlement at Wisloe | 0 | 0 | 50 | 50 | 50 | 85 | 121 | 92 | 74 | 144 | 106 | 108 | 102 | 110 | 130 | 130 | 148 |
| TOTAL | 0 | 0 | 95 | 85 | 80 | 165 | 301 | 272 | 304 | 374 | 376 | 378 | 352 | 360 | 380 | 380 | 298 |
| **Cumulative TOTAL** | **0** | **0** | **95** | **180** | **260** | **425** | **726** | **998** | **1302** | **1676** | **2052** | **2430** | **2782** | **3142** | **3522** | **3902** | **4200** |

**Housing supply which could be delivered without sites impacting upon M5 Junctions 12 or 14**

The final table below summarises the projected housing supply from all sources excluding the above sites, as an indication of the housing supply unaffected by the highway constraints at M5 Junctions 12 or 14.

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Housing supply | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 | 33/34 | 34/35 | 35/36 | 36/37 | 37/38 | 38/39 | 39/40 |
| Total supply | 745 | 771 | 779 | 1117 | 869 | 963 | 814 | 460 | 395 | 311 | 230 | 230 | 228 | 135 | 165 | 75 | 75 | 75 | 75 | 120 |
| **Cumulative TOTAL** | **745** | **1516** | **2295** | **3412** | **4281** | **5244** | **6058** | **6518** | **6913** | **7224** | **7454** | **7684** | **7912** | **8047** | **8212** | **8287** | **8362** | **8437** | **8512** | **8632** |

\*The table includes 317 dwellings from commitments unlikely to be built