

STROUD DISTRICT COUNCIL

AGENDA  
ITEM NO

CABINET

13

21 July 2011

<b>Report Title</b>	<b>HOUSING REQUIREMENTS FOR STROUD DISTRICT 2006 - 2026</b>
<b>Purpose of Report</b>	To consider the housing requirements for the District over the period 2006 to 2026 as a basis for allocating land to accommodate housing needs in the Council's Core Strategy.
<b>Decision(s)</b>	<b>Cabinet RECOMMENDS TO COUNCIL that for consultation purposes the figure of 9,350 dwellings form the basis for a district-wide housing requirement 2006 – 2026, prior to the adoption of a final requirement figure to be contained in the Publication Version of the Core Strategy.</b>
<b>Consultation and Feedback</b>	<p>The production of the Core Strategy is subject to legislative requirements for public engagement and involvement. To date there have been two major consultation exercises at the 'Issues' stage and the 'Alternative Strategies' stage.</p> <p>The implications of coalition changes to the planning process and the outcomes of the consultation at the Alternative Strategies stage were reported to Cabinet on 30 Sept 2010 and 9 Dec 2010 respectively.</p>
<b>Financial Implications and Risk Assessment</b>	<p>None arising directly from this report. However, any housing development in the next 6 years will benefit the Council through New Homes Bonus.</p> <p>It is important to minimise the scope for legal challenge to planning decisions because of the associated costs.</p> <p>Graham Bailey, Principal Accountant Tel: 01453 754133 Email: <a href="mailto:graham.bailey@stroud.gov.uk">graham.bailey@stroud.gov.uk</a></p> <p>A risk assessment has been undertaken of the delivery of the Core Strategy using the Corporate Risk scorecard. The risk has been scored at 9 giving a medium risk factor. It is important therefore that progress is maintained on this important area of work. The evidence base used for the preparation of the RSS is being superseded by more recent evidence in the area of population and household projections leading to revised estimates of the need for housing. The resolution of the Council's housing requirement would assist the delivery of the Core Strategy. Failure to progress the Core Strategy could see the risk score rise to 12 with attendant consequences as spelled out in the report.</p>

<b>Legal Implications</b>	The Legal Implications are set out in the report.  Larissa Lowe, Principal Solicitor Tel: 01453 754377 Email: <a href="mailto:larissa.lowe@stroud.gov.uk">larissa.lowe@stroud.gov.uk</a>
<b>Report Author</b>	Peter Gilbert, Planning Strategy Manager Tel: 01453 754305 Email: <a href="mailto:peter.gilbert@stroud.gov.uk">peter.gilbert@stroud.gov.uk</a>
<b>Portfolio Holder</b>	Cllr Mrs B Tait, Cabinet Member for Planning and Environment Tel: 01452 812743 Email: <a href="mailto:cllr.Barbara.tait@stroud.gov.uk">cllr.Barbara.tait@stroud.gov.uk</a>
<b>Options</b>	Under changes proposed by the coalition government to the drawing up of Local Development Frameworks, individual Councils are expected to determine their own housing requirements rather than depend upon those passed down to them by the Regional Spatial Strategies that are subject to abolition through the Localism Bill.  However, whatever figure is determined must be backed up by robust and up-to-date evidence. There are potential sources of evidence including that provided originally to produce the housing requirements given in the RSS for the South West. More recent national projections are available and through application of local data to those national data sets local projections are available.  The Council needs to decide which data sets to use as the basis for its housing requirements.
<b>Performance Management Follow Up</b>	Performance Management will be achieved through the mandatory Annual Monitoring Report (AMR) as part of the <i>Local Development Framework</i> process. The AMR will assess the implementation of the Local Development Scheme and the extent to which policies in the <i>Core Strategy</i> are successfully implemented. The last AMR was submitted to the Secretary of State in December 2010. The Council also carries out annual monitoring of its housing land availability to assess the extent to which the housing requirement is being met.
<b>Background Papers/ Appendices</b>	Appendix A Appendix A: Table illustrating the net housing completions and commitments at 1 April 2011 set against various housing "requirements" methodologies for Stroud District.

## Background

1. A report was brought to Cabinet on 30 September 2010 outlining a number of issues facing the development of the Council's Core Strategy. Amongst these issues was the need for the Council to determine the housing requirement for the District up to 2026 in the light of the proposed abolition of the Regional Spatial Strategy (RSS).

2. It was agreed at that meeting to continue to use the housing allocation to the District (9,100 dwellings) set out in the RSS as this, (at that time), was based on the most reliable and up to date evidence. In that it did not meet the then predicted housing requirements for Stroud, that housing allocation acknowledged the limited capacity of the District to absorb further growth due to its environmental constraints, the local service centre function of the District's main settlements, the need for employment led regeneration, the concerns of greater motorway (M5) commuting and the lack of support for wider distribution to smaller towns. In the RSS, locations within and north of the SSCT's of Cheltenham and Gloucester were seen as the most sustainable locations for the largest scale of growth.

### **Recent new evidence**

#### **DCLG projections:**

3. Since the September meeting, DCLG have issued updated household projections (see <http://www.communities.gov.uk/documents/housing/xls/140987.xls> ) covering the period 2008-2033. Due to the application of revised household formation data these indicate a lower household projection than those used in the RSS. For Stroud district the change in households between 2006 and 2026 is projected to be 9,000 additional households. To accommodate the number of vacant dwellings, second homes and concealed households a factor of 3.8% (source Census2001) has been added to this to derive a projected housing need over that period. Thus the DCLG projections indicate a need for 9,344 dwellings between 2006 and 2026.

#### **Local projections:**

4. In addition, joint work commissioned by all the Gloucestershire districts and the County Council that provides more local, up to date and robust evidence to establish housing requirements has now been completed by the County Council's research team. Their report titled "Gloucestershire Housing Trend Analysis & Population and Household Projections (May 2011)" is available on our website at [http://www.stroud.gov.uk/info/housing/Gloucestershire\\_Housing\\_Trend\\_Analysis%20Population\\_Household\\_Projections.pdf](http://www.stroud.gov.uk/info/housing/Gloucestershire_Housing_Trend_Analysis%20Population_Household_Projections.pdf). The study comprises two elements – housing trend analysis and population and household projections. It has incorporated the latest DCLG 2008 based headship rates (providing household formation patterns) together with locally derived data to produce trend based population and household projections (9,360 households for Stroud district). By applying the conversion factor to the projected household numbers, the estimated number of dwellings needed to house them is derived. Thus the Glos CC local projections indicate a need for 9,728 dwellings between 2006 and 2026.
5. Another projection scenario has been produced by the County Council based on forecast employment growth (using Local Economy Forecasting Model (LEFM) data). This examines the possible effect of employment on projected population and household numbers. However this only takes the forecast to the year 2020 in accordance with the duration of the latest Cambridge Econometric local economic forecasting period. Whilst in general this indicates lower household projection figures than the trend forecast up to 2020, it has not been possible to project figures to 2026.

#### **Housing Affordability Model:**

6. Further work was also jointly commissioned to produce a housing affordability model from Heriot Watt University led by Prof Glen Bramley (former advisor to the National Planning and Housing Advisory Unit [NHPAU]). Information on this is available at <http://www.stroud.gov.uk/docs/lp/GloucestershireHousingEvidenceReview.asp> .

This work is ongoing (at the time of writing) and is expected to be finalised by the end of July. The model outputs are intended to help inform policy decisions about the quantum of housing to be delivered on a district-wide basis through provision made in Core Strategies.

### **Housing Land Availability**

7. The Planning Strategy Team annually surveys the district for housing completions to monitor the implementation of planning permissions for residential development. This is reported in the document "Residential Commitment in Stroud at 1 April 2011" (see [http://www.stroud.gov.uk/info/HLA\\_2011.pdf](http://www.stroud.gov.uk/info/HLA_2011.pdf) ). It contains information on committed and completed housing developments in the Stroud District at 31 March 2011. The housing requirement for the District is currently contained within the Regional Spatial Strategy for the South West. Although the government is committed to abolition of the Regional Spatial Strategy, the Council decided at Cabinet on 30 September 2010 to retain the figures until they are reviewed by all the Gloucestershire authorities. The housing requirement for the District contained in the Regional Spatial Strategy incorporating the SoS Proposed Changes July 2008 requires Stroud District to make provision for 9,100 new dwellings in the period 1 April 2006 to 31 March 2026. The current document uses this as a basis for assessing housing land availability.
8. The information provided in the document shows net changes to housing stock where possible, as it is the net increase in housing stock that helps meet housing requirements. Therefore, account is taken of any loss of dwellings occurring as a result of development on a site through demolition or conversion. This monitoring period runs from 1<sup>st</sup> April 2010 until the 31<sup>st</sup> March 2011.

### **Housing requirement:**

9. Therefore a range of evidence exists to help inform the Council in its decision on determining an appropriate housing requirement for the District. This is summarised in the table at Appendix A to this report. In this appendix, the various housing requirements are set against the latest data on housing completions since 1 April 2006 and the position on housing commitments as at 1 April 2011 to indicate the residual housing requirement for which allocations may be needed in the Core Strategy.
10. The phrase "may be needed" is used in recognition of the Cabinet's desire (approved on 30/9/2010) to discuss with neighbouring authorities the possibility of continuing the RSS approach to the distribution of development in the interests of sustainability. Since the proposed abolition of the RSS no alternative system has been put in place for dealing with strategic or cross-boundary issues (e.g. distribution of housing and employment opportunities. However the Localism Bill has signalled a new statutory duty for neighbouring authorities to "co-operate" where cross boundary issues arise.
11. Whilst the Council has the responsibility for setting appropriate housing targets, this should not be done in isolation from neighbouring Councils. The RSS provided a strategic approach to housing and employment distribution. That recognised the principle of a higher level of sustainability at larger urban areas and settlements relative to that at smaller towns and villages. Whilst some of the actual locations for growth selected in the RSS were contested, the basic principle of concentration of development at the largest cities and towns in the region remained unchallenged. Therefore whilst economic and housing projections demonstrated various trends of growth in Districts, the desired distribution of that growth was focussed towards the

most sustainable locations – i.e. what were termed Strategically Significant Towns and Cities (Gloucester and Cheltenham in this area). Without the RSS to provide that continued focus, this is a matter that is subject of debate at the recently formed Countywide Strategic Planning Issues Group. Due to meet on 7 July 2011, a verbal report from the meeting will be provided on any progress made in this matter.

12. The housing requirements for the period 2006-2026 range from 9,100 (RSS allocation) to 9,700 (rounded GCC local trend based projections). The DCLG figures provide a mid range projection of about 9,350 dwelling. The GCC local trend based projections when modified for projected economic growth also indicate lower projection rates than in the trend based figures up to 2020. It is therefore considered reasonable to adopt a mid range figure of 9,350 dwellings as the housing requirement for the district for the period 2006-2026. This will be the subject of consultation over the summer prior to adoption of a final figure in the Publication version of the Core Strategy anticipated in November 2011.

### **Impact on Five Year Housing Supply**

13. Appendix A indicates that by using the DCLG projection of 9,350 dwellings as the base for housing requirements and subtracting the housing commitments at 1/4/2011 and the completions between 1/4/2006 - 31/3/2011, there is an overall residual requirement of 3,119 dwellings for which land needs to be found. Subject to any discussions with neighbouring authorities about the distribution of such development on a strategic basis, this land will need to be allocated through the Core Strategy.
14. However, Planning Policy Statement 3 (PPS3) Housing published by the Government in November 2006 states that one of its key objectives is to ensure that the planning system delivers a flexible and responsive supply of land for new housing. From 1st April 2007, PPS3 has required all Local Planning Authorities to assess the extent to which existing plans already fulfil the requirement to identify and maintain a 5 year land supply.
15. In recent years the Council has used the dwelling requirement for Stroud of 9,100 dwellings (2006 – 2026) taken from the Secretary of State's Proposed Changes to the Regional Spatial Strategy for the South West (July 2008). However, assuming the adoption of the advice in this report this requirement will need substituting with a figure of 9,350 for the purposes of calculation of the 5 year housing supply. The impact of this is set out in Appendix B to this report.
16. The report at Appendix B has been written as if the advice in this report is adopted. It is important to note that the Deliverability of Sites as indicated in Appendix 8 of that report contains an estimate of delivery of each site by officers using their judgement. The landowners/developers of all these sites have been contacted and asked for their assessment of the deliverability of their sites. When replies have been received this Appendix will be updated. It is possible this will modify the figures to the effect that the Council cannot demonstrate that it has a five year supply of housing.
17. The document will be added to our website in its current form, (updated by input from landowners/developers as above), unless Cabinet or Council adopt an alternative figure for the housing requirement, whereupon the document will be amended to reflect that.

18. In summary the Council can argue that it has a 5.04 year housing supply. However, this is precariously balanced and is likely to be challenged if used as a reason for refusing planning permission for new residential development. Should such challenges be successful at Appeal, the main implication of this is that such planning applications would be considered against paragraphs 71 and 72 of PPS3 which state that,

*71. Where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, for example, where Local Development Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in paragraph 69.*

*72. Local Planning Authorities should not refuse applications solely on the grounds of prematurity*

### **Summary/Conclusion**

19. The coalition Government has repeated statements that housing delivery remains a high priority and it intends to surpass that of the previous government. Therefore rather than see the revocation of the RSS and abolition of housing targets as an opportunity to reduce housing targets in the District, the Council must consider the most up to date evidence about housing demand and needs to establish for itself a reasonable target whilst bearing in mind the capacity of the District to absorb further growth. The contents of this report summarise the latest evidence and provides references to it.

20. It is considered critical to the future sustainable growth of the District, and the benefits this can bring to meeting local visions, objectives and needs, that there should be an agreed clear plan led approach to growth. The planning of housing growth of course needs to go hand in hand with planning for employment growth. Without such a plan there is a danger that growth will occur in an ad hoc, unplanned fashion, including possibly through the appeals process.

21. In addition, the planned provision of necessary strategic infrastructure to accompany housing and economic growth and the attainment of wider objectives such as those set out in our Sustainable Community Strategy, would be made even more difficult. There are also economic effects of under-supply of housing and failing to plan for future population. such as worsening affordability, exacerbating volatility in the housing market and increasing long-distance commuting. Lack of this plan led approach would also be likely to incur very significant and potentially unnecessary costs for the Council in determining applications, contesting major strategic appeals and in dealing with and defending costs applications.

22. It is therefore recommended that the Council adopts the figure of 9,350 dwellings as its housing requirement for the period 2006-2026 and consults on this.

**APPENDIX A:** The table below illustrates the net housing completions and commitments at 1 April 2011 set against various housing “requirements” methodologies for Stroud District.

	RSS Housing Projections – (DCLG 2003 based demand **)	RSS Housing Allocation - Proposed Changes (July 2008)**	DCLG Household Projections (Nov 2010)	GCC Local Household Projections ( May 2011)
Completions (1 April 2006 to 31 March 2011)	1,705	1,705	1,705	1,705
Completions between 01/04/2010 and 31/03/2011	289	289	289	289
<b>Total Completions (A)</b>	<b>1,994</b>	<b>1,994</b>	<b>1,994</b>	<b>1,994</b>
Large site commitments at 01 April 2011 (10+ dwellings)	3,578	3,578	3,578	3,578
Small site commitments at 01 April 2011 (1-9 dwellings)	509	509	509	509
Other firm commitments at 01 April 2011*	150	150	150	150
<b>Total Commitments (B)</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>	<b>4,237</b>
Total Completions and commitments (C=A+B)	6,231	6,231	6,231	6,231
Possible Housing Requirement (1 April 2006 to 31 March 2026 (D))	10,301	9,100	***9,350	***9,730
<b>Residual Requirement (D-C)</b>	<b>4,070</b>	<b>2,869</b>	<b>3,119</b>	<b>3,499</b>

\* Sites subject to Section 106 Legal Agreement

\*\*Regional Spatial Strategy incorporating the SoS proposed changes July 2008

\*\*\*projection plus 3.8% conversion factor for households to dwellings (derived from 2001 census for vacancies, 2<sup>nd</sup> homes, concealed households {rounded})

## **Agenda Item 13** **Appendix B**

# Five Year Housing Land Supply

April 2011

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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 fulfill 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 2011 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 2011 to 31st March 2016**.

### Housing Requirement

- 1.4 Planning Policy Statement 3 (PPS3) Housing was published by the Government in November 2006. One of its key objectives is to ensure that the planning system delivers a flexible and responsive supply of land for new housing. From 1st April 2007, PPS3 requires all Local Planning Authorities to assess the extent to which existing plans already fulfil the requirement to identify and maintain a 5 year land supply.
- 1.5 In previous years the Council has used the dwelling requirement for Stroud of 9,100 dwellings (2006 – 2026) taken from the Secretary of State's Proposed Changes to the Regional Spatial Strategy for the South West (July 2008). However, this is to be abolished via provisions contained in the Localism Bill.
- 1.6 On 21 July 2011 the Council's Cabinet recommended that Council approve the figure of 9,350 dwellings as the housing requirement going forward to 2026 to replace the previously adopted RSS based figure. (The full report can be viewed at [www.XXXX](#)). This figure is based on information from 2010 DCLG household projections and also reflects the 2011 Gloucestershire County Council trend based projections as modified by taking into account anticipated local economic growth.

### Housing Supply

- 1.7 The Council's housing land supply consists of:
  - Unimplemented residential planning permissions
  - Residential development that is currently under construction
  - Sites allocated for housing in the Local Plan which have not yet got planning permission
  - Other firm commitments subject to S.106 agreement
- 1.8 The Council records housing completions as at 31<sup>st</sup> March each year as part of its annual monitoring system. All numbers regarding completions and commitments in this report are taken from the **2011 Residential Land Availability Report**.
- 1.9 The **Strategic Housing Land Availability Assessment** was undertaken by Roger Tym & Partners and published in January 2010. This is being reviewed "in-house" by the Planning Strategy Team. However, the Council has made the decision not to include SHLAA sites within the five year land supply as sites within the SHLAA have not been assessed against planning policy. Therefore

some sites may not be suitable for development when assessed against current or emerging policy.

- 1.10 The **Core Strategy** which will provide a new policy framework and spatial strategy has not yet been adopted. Therefore no strategic sites have been allocated. Once the Council has allocated sites they will be included in the five year supply assessment.

**Non Implementation rate**

- 1.11 A non-implementation has not been applied to small sites. It was argued at the Local Plan Inquiry that under Plan, Monitor, Manage where sites that have expired planning permissions, they may still be brought forward at a later date and thus contribute to future supply or be replaced in the supply pipeline.

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## **2. Deliverability of sites**

- 2.1 In accordance with paragraph 54 of PPS3 all sites identified within the 5 year supply must be available for development, situated in a suitable location and achievable within 5 years.
- Be available – the schedule of sites includes those that are already in the planning system and have gained planning permission, thereby the site is currently available for development.
  - Be suitable – the schedule of sites includes permissions that have been granted within Stroud District, thereby being within a suitable location to contribute to the creation of sustainable communities.
  - Be achievable – the schedule of sites includes those that are already in the planning system with planning permission, thereby the list of sites only includes those that are achievable within 5 years.

### **Large sites (10 or more dwellings)**

- 2.2 The 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 2011-2016. The returned questionnaires have been filed as evidence. Where developers were not contactable or did not return the form, discussions were held with development control officers regarding the deliverability of those sites.
- 2.3 Two sites allocated for housing in the Local Plan (Hg6 and Hg10) are not expected to be delivered in the next five years. Bisley Old Road allotments, Stroud (Hg6) are owned by Stroud Town Council who has leased the site to an Allotment Association on a 5 year term from May 2007. Former Stroud Valley School, Ryeleaze Road, Stroud (Hg10) is now reused for County Council Youth Services and will not be progressed as a housing site.

### **Small sites (less than 10 dwellings)**

- 2.4 In relation to small sites (9 dwellings or less) because of the large number of such sites, it has not been possible to make a detailed assessment of each individual site. It is assumed that all sites will be deliverable within three years. A breakdown of numbers by Parish is detailed in Appendix 5.
- 2.5 In accordance with government advice in PPS3, no allowance has been made within this land supply assessment for unallocated windfall sites which have not yet received consent. However, experience, based on past local trends, suggests that these sites will continue to come forward and, in practice, will contribute to the delivery of new housing over the 5 year period. On this basis, this assessment should be regarded as a conservative estimate of the deliverable land supply.

### 3. Housing Land Supply Assessment as at 1 April 2011 for five year period 1 April 2011 – 31 March 2016

#### Housing requirement 1 April 2011 – 31<sup>st</sup> March 2016

A	Net dwellings required 2006-2026	9,350
B	Net dwellings built 01/04/2006 - 31/03/2011	1,994
C	Residual requirement up to 2026 (A - B)	7,356
D	No. of remaining years to 2026	15
E	Annual requirement (C divided by D)	490.4
F	Five year requirement (E x 5)	2,452

Table 1: Housing requirement

#### Deliverable Housing Land Supply 1 April 2011 – 31<sup>st</sup> March 2016

		Dwellings
A	Allocated sites under construction (Appendix 1)	2621
B	Allocated sites with planning permission but not yet started (Appendix 2)	425
C	Non-allocated large sites under construction (Appendix 3)	99
D	Non-allocated large sites with planning permission but not yet started (Appendix 4)	433
E	Outstanding Planning Permissions – small sites (Appendix 5)	509
F	Other firm commitments - subject to a Section 106 (Appendix 6)	150
G	Local Plan allocated sites with no planning permission or resolution to grant planning permission subject to a section 106 agreement (Appendix 7)	170
<b>H</b>	<b>Total supply (A+B+C+D+E+F+G)</b>	<b>4407</b>
I	Dwellings unlikely to be built in period between 2011 – 2016 (see Appendix 8)	1933
<b>J</b>	<b>Total dwellings (H - I) (Appendix 8)</b>	<b>2474</b>

Table 2: Summary of deliverable Housing Land Supply 2011 - 2016

#### Five Year Housing Land Supply 1 April 2011 – 31<sup>st</sup> March 2016

		Dwellings
A	Total deliverable Housing Supply	2474
B	Five Year Housing Requirement (1 April 2011 to 31 March 2016)	2452
C	Shortfall or surplus on requirement	22
	<b>NI159 (A divided by B)</b>	<b>100.9%</b>
		<b>5.04 years</b>

Table 3: Summary of five year housing supply 2011 - 2016

**Appendix 1**  
**Allocated sites under construction - 1<sup>st</sup> April 2011**

Parish	Site Name	Total Capacity	Not Started	Under Construction	Losses During Year	Complete During Year	Total Complete	Net Commitments
Cam	Littlecombe	600	526	22	0	38	52	548
Hardwicke	Colethrop Farm (Hunt's Grove)	1750	1727	21	0	2	2	1748
Stroud	Lansdown Kennels & Dairy Crest, Lansdown	70	30	0	0	0	40	30
Upton St Leonards	Land at former Brockworth Airfield	586	251	24	0	24	311	275
Wotton Under Edge	Land off Pack Horse Lane	20	0	20	0	0	0	20
	<b>TOTAL</b>	<b>3026</b>	<b>2534</b>	<b>87</b>	<b>0</b>	<b>64</b>	<b>405</b>	<b>2621</b>

**Appendix 2**  
**Allocated sites with planning permission but not yet started - 1<sup>st</sup> April 2011**

Parish	Site Name	Total Capacity	Not Started	Under Construction	Losses During Year	Completed During Year	Total Completed	Net Commitments
Cainscross	Former Cashes Green Hospital.	78	78	0	0	0	0	78
Cainscross	Land At Ebley Wharf Westward Road	99	99	0	0	0	0	99
Hinton	Land At Cromwell Farm Sanigar Farm Newtown	65	65	0	0	0	0	65
Kings Stanley	Land North Of Bathleaze	15	15	0	0	0	0	15
Leonard Stanley	Land At Bath Road And East Of Grange Farm	29	29	0	0	0	0	29
Stroud	Bowbridge Wharf Butterrow Hill	24	24	0	0	0	0	24
Stroud	Land Adj Hill Paul Building Cheapside	101	101	0	0	0	0	101
Wotton Under Edge	Land Off Fountain Crescent	14	14	0	0	0	0	14
	<b>TOTAL</b>	<b>425</b>	<b>425</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>425</b>

**Appendix 3**  
**Non-allocated large sites under construction - 1<sup>st</sup> April 2011**

Parish	Site Name	Total Capacity	Not Started	Under Construction	Losses During Year	Completed During Year	Total Completed	Net Commitments
Bisley With Lypiatt	Land At Windyridge Bisley	26	2	0	0	0	24	2
Dursley	Land At May Lane	15	0	15	0	0	0	15
Nailsworth	Locks Mill Brewery Lane	20	9	0	0	0	11	9
Nailsworth	Former Hazelwood Factory Newmarket Road	33	0	33	0	0	0	33
Stonehouse	The Rowing Tanks Regent St Stonehouse	8	0	8	0	0	0	8
Stonehouse	61 Regent Street	8	0	1	0	7	7	1
Stroud	Stroud College	149	2	26	0	35	121	28
Woodchester	Hillgrove House Bath Road	10	0	3	0	4	7	3
	<b>TOTAL</b>	<b>269</b>	<b>13</b>	<b>86</b>	<b>0</b>	<b>46</b>	<b>170</b>	<b>99</b>

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**Appendix 4**  
**Non-allocated large sites with planning permission not yet started - 1<sup>st</sup> April 2011**

Parish	Site Name	Total Capacity	Not Started	Under Construction	Losses During Year	Completed During Year	Total Completed	Net Commitments
Cam	88 - 90 High Street	10	10	0	0	0	0	10
Eastington	Millend Mill Millend Lane	14	14	0	0	0	0	14
Ham And Stone	Berkeley Vale Hotel Stone	15	15	0	0	0	0	15
Minchinhampton	Barcelona Farm Windmill Road .	10	10	0	0	0	0	10
Minchinhampton	Dark Mills Toadsmoor Lane Brimscombe	36	36	0	0	0	0	36
Nailsworth	Egypt Mill Hotel	12	12	0	0	0	0	12
Rodborough	Fromehall Park Dudbridge Hill Stroud	120	120	0	0	0	0	120
Stonehouse	Fox's Field, Ebley Road	105	105	0	0	0	0	105
Stroud	Thompson First Ltd Butterow Hill Bowbridge	24	24	0	0	0	0	24
Stroud	Stroud Cricket Club Stratford Road.	77	77	0	0	0	0	77
Wotton Under Edge	Former Industrial Site Potters Pond	10	10	0	0	0	0	10
	<b>TOTAL</b>	<b>433</b>	<b>433</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>433</b>

## Appendix 5

### Outstanding Planning Permissions - Small Sites by Parish as at 1<sup>st</sup> April 2011

Parish	Commitments
Alderley	1
Alkington	2
Arlingham	14
Berkeley	7
Bisley with Lypiatt	17
Brookthorpe with Whaddon	1
Cainscross	18
Cam	42
Chalford	10
Coaley	3
Cranham	3
Dursley	41
Eastington	16
Elmore	1
Frampton on Severn	4
Fretherne with Saul	0
Frocester	1
Ham and Stone	8
Hamfallow	5
Hardwicke	3
Harescombe	2
Haresfield	1
Hillesley and Tresham	3
Hinton	5
Horsley	15
Kings Stanley	3

Parish	Commitments
Kingswood	5
Leonard Stanley	7
Longney	3
Minchinhampton	22
Miserden	0
Moreton Valence	0
Nailsworth	30
North Nibley	3
Nymphsfield	7
Owlpen	0
Painswick	8
Pitchcombe	1
Randwick	7
Rodborough	9
Slimbridge	4
Standish	0
Stinchcombe	4
Stonehouse	29
Stroud	61
Brimscombe and Thrupp	21
Uley	5
Upton St Leonards	1
Whiteshill and Ruscombe	3
Whitminster	4
Woodchester	15
Wotton under Edge	34
	<b>509</b>

**Appendix 6**  
**Sites subject to a Section 106 agreement - 1<sup>st</sup> April 2011**

<b>Parish</b>	<b>Site Name</b>	<b>Allocated capacity</b>
Kings Stanley	Stanley Mill	146
Kings Stanley	Marville, St. Georges Avenue Kings Stanley	4
		<b>150</b>

**Appendix 7**  
**Allocated sites without planning permission - 1<sup>st</sup> April 2011**

<b>Parish</b>	<b>Site Name</b>	<b>Allocated capacity</b>
Rodborough	Land north of Dudbridge Hill, Rodborough	80
Stroud	Bisley Old Road allotments, Stroud	45
Stroud	Former Stroud Valley School, Ryleaze Road	15
Brimscombe & Thrupp	Land between Hope Mill Lane & London Rd	30
		<b>170</b>

## Appendix 8: Deliverability of sites

SiteName	Available	Suitable	Deliverable	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Not built	Totals
<b>LARGE SITES WITH PLANNING PERMISSION AND SITES SUBJECT TO S106</b>																				
Land at Windyridge, Bisley, Stroud	Yes	Yes	No																2	2
Former Cashes Green Hospital, Cashes Green Road, Cainscross	Yes	Yes	Yes	10	40	28														78
Land at Ebley Wharf, Cainscross	Yes	Yes	Yes			33	33													99
Littlecombe, Dursley/Cam	Yes	Yes	Yes	45	55	65	75	80	80	80	68									548
88 - 90 High Street Cam	Yes	Yes	Yes				10													10
Land at May Lane Dursley	Yes	Yes	Yes	15																15
Millend Mill, Millend Lane, eastington	Yes	Yes	Yes			8	4	2												14
Berkeley Vale Hotel Stone Berkeley	Yes	Yes	Yes		8	7														15
Colethrop Farm (Hunt's Grove)	Yes	Yes	Yes	40	60	60	60	70	150	150	150	150	150	150	140	140	140	138		1748
Land at Cromwell Farm Sanigar Farm Newtown Berkeley	Yes	Yes	Yes		10	10	20	25												65
Marville, Kings Stanley	Yes	Yes	Yes		4															4
Stanley Mill, Kings Stanley	Yes	Yes	Yes			40	50	56												146
Rectory Meadow Church Street Kings Stanley Stonehouse	Yes	Yes	Yes		10	5														15
Land north of Bath Road and east of Grange Farm	Yes	Yes	Yes	14	15															29
Barcelona Farm Windmill Road Minchinhampton.	Yes	Yes	Yes				10													10
Dark Mills Toadsmoor Lane Brimscombe	Yes	Yes	Yes				20	16												36
Locks Mill Brewery Lane	Yes	Yes	Yes								3	3	3							9
Egypt Mill Hotel	Yes	Yes	Yes				12													12
Former Hazelwood Factory Newmarket Road Nailsworth	Yes	Yes	Yes	33																33
Fromehall Park Dudbridge Hill Stroud	Yes	Yes	Yes		20	40	40	20												120
The Rowing Tanks Regent St Stonehouse	Yes	Yes	Yes	8																8
61 Regent Street	Yes	Yes	Yes	1																1
Fox's Field Land North of Ebley Road Ebley Stonehouse.	Yes	Yes	Yes	21	21	21	21	21												105
Bowbridge Wharf Butterrow Hill Stroud	Yes	Yes	Yes				24													24
Land adj Hill Paul Building Cheapside	Yes	Yes	No																101	101
Lansdown Kennels Lansdown Stroud	Yes	Yes	Yes	15	15															30
Thompson First Ltd Butterrow Hill Bowbridge Stroud	Yes	Yes	Yes				24													24
Stroud College	Yes	Yes	Yes	28																28
Stroud Cricket Club Stratford Road Stroud.	Yes	Yes	Yes		20	30	27													77
Land at former airfield east of M5 at Brockworth	Yes	Yes	Yes	30	50	50	50	50	40	5										275
Hillgrove House Bath Road Woodchester	Yes	Yes	Yes	3																3
Land off Pack Horse Lane Haw Street Wotton under Edge	Yes	Yes	Yes	5	5	10														20
Land adjacent Fountain Crescent Wotton-Under-Edge	Yes	Yes	Yes		3	6	5													14
Former Industrial Site Potters Pond Wotton Under Edge.	Yes	Yes	Yes				10													10
<b>LOCAL PLAN ALLOCATED SITES WITHOUT PLANNING PERMISSION</b>																				
Land north of Dudbridge Hill	Yes	Yes	Yes				40	40												80
Bisley Old Road Allotments	No	Yes	Yes																45	45
Former Stroud Valley School, Ryeleaze Road	No	Yes	No																15	15
Land between Hope Mill Lane and London Road	Yes	Yes	No									30								30
<b>All large sites</b>				<b>268</b>	<b>336</b>	<b>413</b>	<b>495</b>	<b>373</b>	<b>270</b>	<b>235</b>	<b>221</b>	<b>153</b>	<b>153</b>	<b>150</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>138</b>	<b>103</b>	<b>3728</b>
<b>All small sites</b>				<b>169</b>	<b>170</b>	<b>170</b>														<b>509</b>
<b>Local Plan sites</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>170</b>
<b>All sites</b>				<b>437</b>	<b>506</b>	<b>583</b>	<b>535</b>	<b>413</b>	<b>270</b>	<b>235</b>	<b>221</b>	<b>183</b>	<b>153</b>	<b>150</b>	<b>140</b>	<b>140</b>	<b>140</b>	<b>138</b>	<b>163</b>	<b>4407</b>

Allocated sites

Five Year supply period