

Stroud District Council Strategic Housing Land Availability Assessment



Methodology Workshop

Purpose of the Study

- Provide evidence base on housing potential for Local Development Framework
- Identify whether/how RSS housing provision figures can be met
- Base date April 2009
- Time horizon to 2026

Purpose of today's workshop

- To agree the methodology for assessing sites, determining potential and assessing housing yield
- To discuss issues of achievability of housing
 - by housing type
 - by geographical area

Housing numbers context

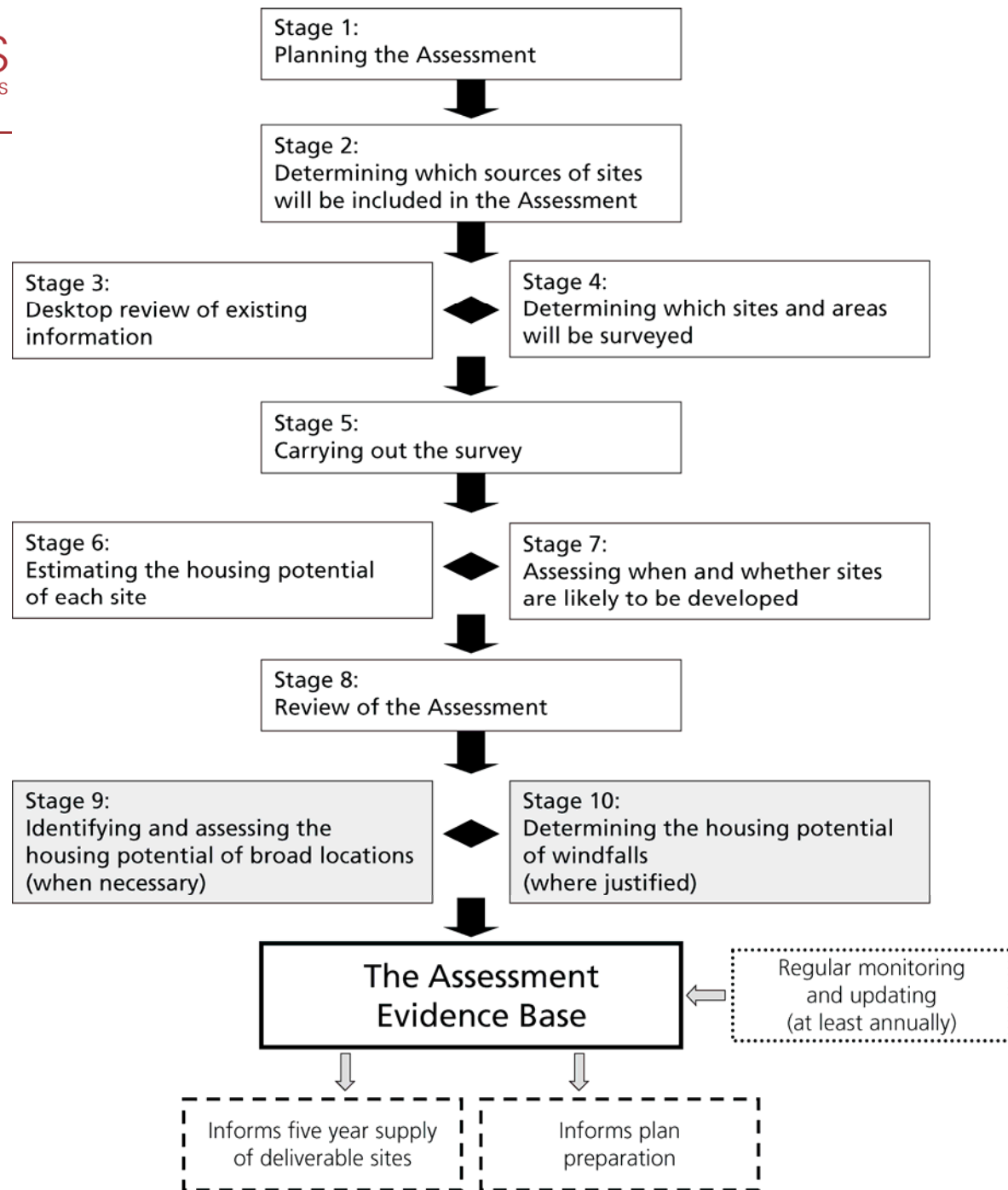
- Draft South West RSS proposed 6,700 net additional dwellings for Stroud between 2006 and 2026 (335dpa)
- Panel Report and SoS Proposed Changes increased this to 9,100 dwellings (455dpa)
 - 5,600 dwellings on sites not on urban extensions
- AMR shows 1,382 dwellings completed 2006/7 to 2008/9
 - Slightly ahead the annual average requirement
 - Reliance on certain sites to ramp up delivery to 2016

Principles of approach

- SHLAA collects information on site capacity and developability but does not select allocations
- Estimates based on judgement
 - there is no “right” answer
- Important to get broad acceptance of stakeholders
- Methodology must respond to:
 - local requirements and conditions
 - form and structure of available data

SHLAA Components

- Assess the level of committed housing
- Identify buildings/land with housing potential
- Assess dwelling potential of identified land
 - Constraints information
 - Site visits
- Identify constraints on suitability/availability/achievability
- Identify interventions to overcome constraints
- Estimate likely future windfall rate

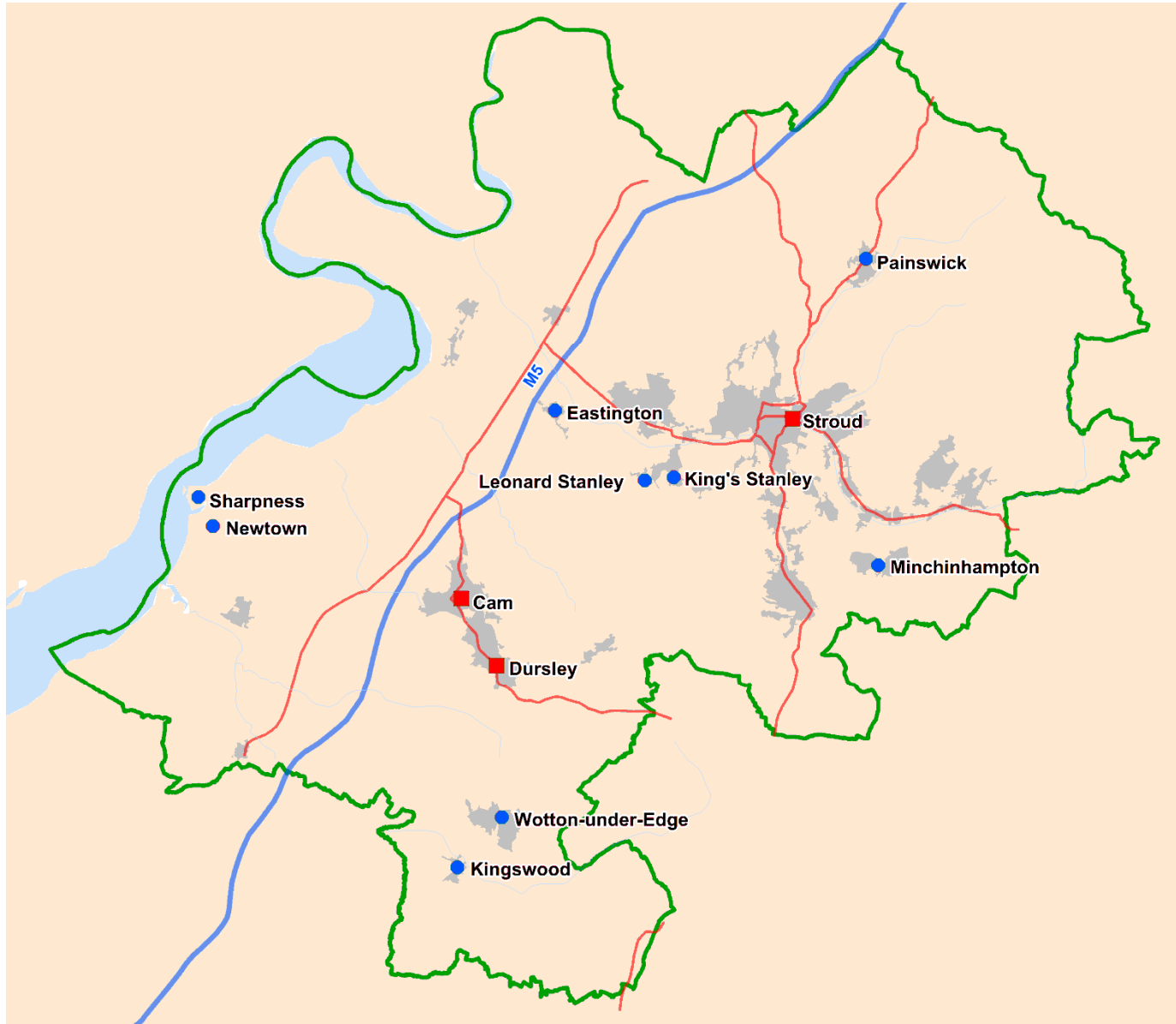


Stages 2 & 3: Sources of sites

- Call for Sites
 - February 2008 and March 2009
 - 185 sites
- Desktop sites
 - 290 sites
- Other sources
 - Urban capacity study, NLUD
- Site threshold of 0.2ha
 - Equivalent to 6 dwellings at 30dph
- Collected desktop information on designations
 - Planning, environmental, heritage, accessibility

Stage 4: Determining areas/sites to be surveyed

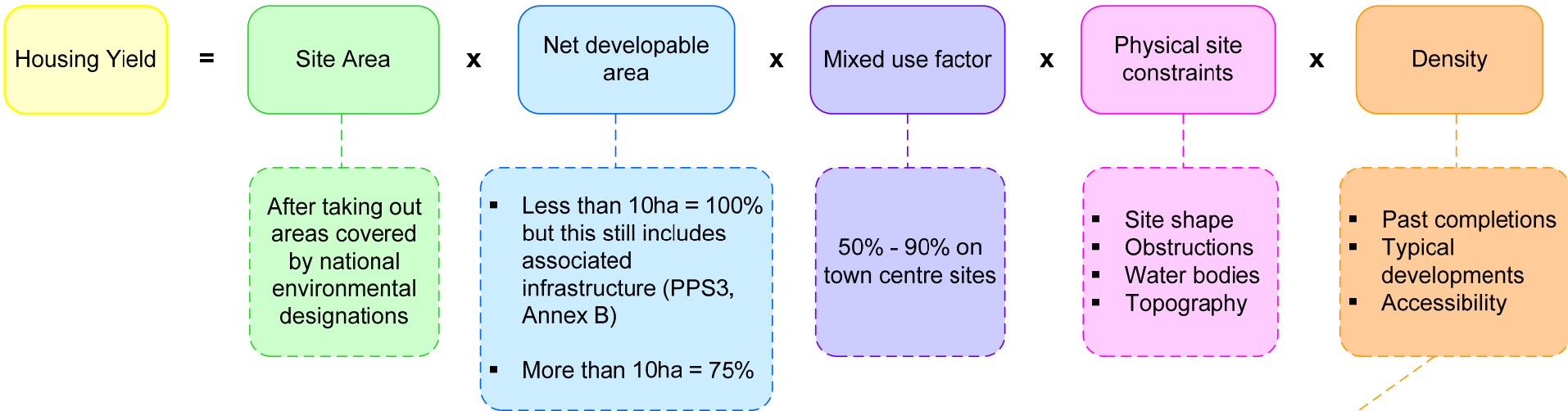
- Brownfield and greenfield sites
 - no sequential preference
- Within and adjacent to Local Plan settlement boundaries
- Assessment to cover large towns:
 - Stroud urban area, Cam/Dursley
- Small towns and larger villages:
 - Wotton-Under-Edge, Minchinhampton, Painswick, Kings Stanley/Leonard Stanley, Newtown/Sharpness, Kingswood and Eastington
- Other settlements with defined settlement boundaries



Stage 5: Carrying out the survey

- Exclude sites with absolute constraints
 - National policy protection, e.g. SSSI, RAMSAR
- Assume sites with full planning permission (including subject to S106) will be delivered
- Visit all other sites above 0.2ha threshold
- Record relevant information
 - greenfield/brownfield
 - whether site is occupied
 - current use and surrounding uses
 - constraints, e.g. access, topography
 - type of potential

Stage 6: Estimating housing potential of each site



	Back gardens	Other PDL/GF (urban area)	Other PDL (rural area)	Greenfield (urban edge/rural)
Within 400m of town centre (Category 1 sites)	30dph	60	30	60
Within 400m of bus stop and bus stop less than 1 mile from town centre (Cat 2 sites)	30	60	30	60
More than 400m from a bus stop and bus stop less than 1 mile from town centre (Cat 3 sites)	25	50	25	50
Within 400m of bus stop and bus stop more than 1 mile from town centre (Cat 4 sites)	20	40	20	40
More than 400m from a bus stop and bus stop more than 1 mile from town centre (Cat 5 sites)	15	30	15	30

Stage 7: Assessing deliverability and developability

- Need to demonstrate that site is **available** for housing
 - Ownership
- Need to demonstrate that site is **suitable** for housing
 - Policy restrictions
 - Physical problems or limitations
 - Potential impacts
 - Environmental conditions

Stage 7: Assessing deliverability and developability

- Need to demonstrate that housing is **achievable**
 - *“...a judgement about the economic viability of a site and the capacity for a developer to complete and sell the housing over a certain period.”*
- It is affected by:
 - Market factors
 - Cost factors
 - Delivery factors
- Need inputs from stakeholders
 - Residual valuation model not practical

Stage 8: Review the assessment

- Do we have enough potential supply?
 - 5-year requirement of 2,326 dwellings
 - 10-year requirement of 4,652 dwellings, etc
- Answer is almost certainly ‘no’
- Need to look at alternative sources
 - Urban extensions

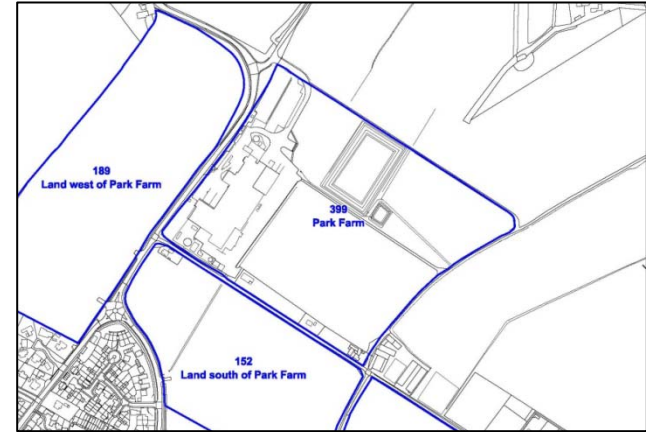
Stage 9: Potential on broad locations

- Urban extensions
 - Both locations adjoin Gloucester urban area
- Assessed in the same way as sites

Data collection

Example assessment

- **Developable site area**
 - Gross site area = 2ha
 - Absolute constraints
 - RAMSAR = 1.1ha
 - SSSI = 0.3ha
 - Net site area = 0.6ha
- **Density**
 - 200m from nearest high frequency bus stop
 - 0.4 miles from nearest town centre
 - Site is in existing urban area on PDL
 - Higher density development possible (50+ dph)
 - Subject to site specific constraints on density



Example assessment...cont...

- **Policy/environmental constraints (on net area)**
 - 25% green belt
 - 25% AONB
 - 10% Local Nature Reserve
- **Site occupation/ownership**
 - Existing occupied buildings on site; in single ownership
- **Access/topography**
 - Site will need access from main road through existing housing estate
 - Site is flat

Example assessment...cont...

- **Assessment**
 - Issues affecting *suitability*
 - Green belt, AONB, LNR
 - Priority from suitability assessment - 3rd
 - Issues affecting *availability*
 - Single ownership
 - Priority from availability assessment - 1st
 - Issues affecting *achievability*
 - Access
 - Site in lower value urban area
 - Priority from achievability assessment - 2nd
 - Overall Assessment = 3rd priority

Example assessment...cont...

- **Likely time period for delivery**
 - 11-15 years
- **Actions required to bring site forward**
 - Green belt/AONB/LNR - design to eliminate impact
 - Find suitable alternative premises for existing occupiers
 - Determine whether access can be provided

Questions

Issues with delivering housing in Stroud

Location

- Where in the district is development most popular?
- Why is this?
- Are these the most affluent areas?
- Is there much demand for housing near to the stations?

Issues with delivering housing in Stroud

Type/tenure of housing

- What types of housing are the most popular in the district and why? Which is there little demand for and why?
- Which types of housing have the greatest shortage of supply, i.e. is it family housing, small flats, etc?
- How significant is the buy-to-let market?
- How much of a need is there for affordable housing?

Issues with delivering housing in Stroud...cont...

Type of development

- What type of development is most common, i.e. large or small developments?
- What types of developer lead the market, i.e. volume housebuilders or small local builders?
- Is there much infill development?
- Is there significant potential for conversion of existing properties into housing?

