

# **Five Year Housing Land Supply**

**October 2011**

## 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.stroud.co.uk/docs/docs/lp/core.asp](http://www.stroud.co.uk/docs/docs/lp/core.asp)). 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.

## **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	1,977
C	Residual requirement up to 2026 (A - B)	7,373
D	No. of remaining years to 2026	15
E	Annual requirement (C divided by D)	491.5
F	Five year requirement (E x 5)	2,458

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)	410
C	Non-allocated large sites under construction (Appendix 3)	107
D	Non-allocated large sites with planning permission but not yet started (Appendix 4)	433
E	Outstanding Planning Permissions – small sites (Appendix 5)	515
F	Other firm commitments - subject to a Section 106 (Appendix 6)	168
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>4424</b>
I	Dwellings unlikely to be built in period between 2011 – 2016 (see Appendix 8)	1954
<b>J</b>	<b>Total dwellings (H - I) (Appendix 8)</b>	<b>2470</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	2470
B	Five Year Housing Requirement (1 April 2011 to 31 March 2016)	2458
C	Shortfall or surplus on requirement	12
	<b>NI159 (A divided by B)</b>	<b>100.5%</b>
		<b>5.02 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
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>410</b>	<b>410</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>410</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
Stroud	Stroud College	149	18	27	0	18	104	45
Woodchester	Hillgrove House Bath Road	10	0	3	0	4	7	3
	<b>TOTAL</b>	<b>253</b>	<b>29</b>	<b>78</b>	<b>0</b>	<b>22</b>	<b>146</b>	<b>107</b>

**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	38
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
Nympsfield	7
Owlpen	0
Painswick	8
Pitchcombe	1
Randwick	7
Rodborough	9
Slimbridge	4
Standish	0
Stinchcombe	4
Stonehouse	38
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>515</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>
Dursley	Land to rear of 25/26 Union Street, Dursley	3
Kings Stanley	Stanley Mill, Kings Stanley	146
Kings Stanley	Marville, St. Georges Avenue, Kings Stanley	4
Kings Stanley	Rectory Meadow, Church Street, Kings Stanley	15
		<b>168</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		20	30	28													78
Land at Ebley Wharf, Cainscross	Yes	Yes	Yes	6	30	30	33													99
Littlecombe, Dursley/Cam	Yes	Yes	Yes	22	20	75	80	80	80	80	80	31								548
88 - 90 High Street Cam	Yes	Yes	Yes				10													10
Land at May Lane Dursley	Yes	Yes	Yes	15																15
Land to rear of 25/26 Union Street, Dursley	Yes	Yes	Yes			3														3
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	90	93	53	53	53	100	150	150	150	150	150	140	140	140	136		1748
Land at Cromwell Farm Sanigar Farm Newtown Berkeley	Yes	Yes	Yes	15	30	20														65
Marville, Kings Stanley	Yes	Yes	Yes		4															4
Stanley Mill, Kings Stanley	Yes	Yes	Yes	19	45	35	37	10												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		12	12	12													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			30	45	45												120
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		11	13														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											12	12					24
Stroud College	Yes	Yes	Yes	36	9															45
Stroud Cricket Club Stratford Road Stroud.	Yes	Yes	Yes	10	36	31														77
Land at former airfield east of M5 at Brockworth	Yes	Yes	Yes	25	55	55	45	35	30	30										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			30	30	20												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/sites subject to S106</b>				<b>329</b>	<b>452</b>	<b>447</b>	<b>398</b>	<b>249</b>	<b>210</b>	<b>260</b>	<b>230</b>	<b>181</b>	<b>150</b>	<b>162</b>	<b>152</b>	<b>140</b>	<b>140</b>	<b>136</b>	<b>103</b>	<b>3739</b>
<b>All small sites</b>				<b>171</b>	<b>172</b>	<b>172</b>														<b>515</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>500</b>	<b>624</b>	<b>619</b>	<b>438</b>	<b>289</b>	<b>210</b>	<b>260</b>	<b>230</b>	<b>211</b>	<b>150</b>	<b>162</b>	<b>152</b>	<b>140</b>	<b>140</b>	<b>136</b>	<b>163</b>	<b>4424</b>

Allocated sites

Five Year supply period