

# Stroud District Housing Delivery Action Plan

August 2019



STROUD DISTRICT COUNCIL  
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# 1. Introduction

## Background

- 1.1 The Housing Delivery Test was introduced by the Government in July 2018 as an annual measurement of housing delivery across local planning authorities.
- 1.2 The Housing Delivery Test is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three year period.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

- 1.3 Paragraph 75 of the National Planning Policy Framework July 2018 states:

***75. To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.***

- 1.4 The first Housing Delivery Test (HDT) results for Stroud, published in February 2019, show an HDT measurement of 94%, based on housing completions for the three year period from 01 April 2015 to 31 March 2018, requiring an Action Plan to reduce the risk of future under-delivery.

## Purpose and scope

- 1.5 The purpose of this document is to better understand the key issues affecting the delivery of housing in the local area and to explore the actions and responses needed to drive up delivery in the future.
- 1.6 The document sets out the District's housing requirement in the light of the latest published housing completion figures and five year housing land supply monitoring evidence, identifies a range of delivery mechanisms and opportunities to bring forward supply, and looks ahead as to how the Stroud District Local Plan Review will seek to meet housing needs for the period to 2040.

# 2. Housing Delivery Analysis

## Housing requirement

- 2.1 The adopted **Stroud District Local Plan November 2015** includes a housing requirement figure for the period 1 April 2006 to 31 March 2031 of at least 11,400 dwellings and an annual housing requirement of 456 dwellings across the plan period.
- 2.2 The **Stroud District Housing Land Availability report, as at 01 April 2019**, shows current total completions and commitments for Stroud District for the period 01 April 2006 to 31 March 2019 at 11,424 dwellings – above the minimum requirement for the plan period to 2031.
- 2.3 Current Government housing targets, published July 2018, to significantly boost the supply of homes in the country to meet housing needs, require the Local Plan Review to provide for at least 638 new homes per year, a 40% increase in the annual housing requirement to 2040.

## Housing delivery

- 2.4 The published Housing Delivery Test results for 2018 are shown in Table 1:

*Table 1 2018 Housing Delivery Test results*

Number of homes required			Total required	Number of homes delivered			Total delivered	Housing Delivery Test	Action
2015-16	2016-17	2017-18	1,374	2015-16	2016-17	2017-18	1,287	94%	Action plan
458	458	458		430	356	501			

- 2.5 The combined delivery rate for the past three years equates to 94% of required delivery for the period, only approximately 20 dwellings short of the 95% threshold for no action required.
- 2.6 Lower than required delivery rates in the two year period 2015 – 2017 are attributable to delays to programmed delivery at major development sites at Littlecombe, Dursley and Hunts Grove, Hardwicke, due to infrastructure requirements, and detailed planning permission outstanding at Local Plan allocation sites at SA2: Land west of Stonehouse and SA3: NE Cam.
- 2.7 Indicative Housing Delivery Test results for the three year period 2016 – 2019, including the latest HLA 2019 completion rates, are shown in Table 2 and include a marked increased in delivery above required levels for the new three year period.

Table 2 Indicative Housing Delivery Test Results 2016 - 2019

Number of homes required			Total required	Number of homes delivered			Total delivered	Housing Delivery Test	Action
2016-17	2017-18	2018-19	1,374	2016-17	2017-18	2018-19	1,421	103%	None
458	458	458		356	501	564			

2.8 Higher than required housing delivery is shown for the two period 2017 to 2019 and includes renewed completions at Littlecombe and three national house builder outlets at Hunts Grove, as well as initial new homes completions at SA2: Land west of Stonehouse by three national house builders.

2.9 Homes delivered in the year 2018 – 19 also include ten affordable home completions as part of the Community Right to Build Order at Lawnside, Nailsworth.

2.10 The latest housing trajectory, including housing completions to 31 March 2019, is shown in Figure 1:

Figure 1 Housing trajectory 2019



2.11 The trajectory shows forecast delivery above the minimum requirement of 11,400 dwellings for the plan period based on a robust five year housing land supply of 8.25 years, as at 01 April 2019, and delivery momentum now increasing on strategic allocation sites.

2.12 Current progress on adopted Local Plan residential allocation sites, to bring forward housing delivery within the plan period, is shown in Table 3:

*Table 3 Local Plan Strategic Allocation Site Progress*

SA1b Cheapside	30 dwellings	Full planning permission
SA1c Ham Mill	100 dwellings	Full planning permission
SA1d Brimscombe Mill	40 dwellings	Scheduled to come forward in years 6 -10
SA1e Brimscombe Port	150 dwellings	Current application for demolition, infrastructure and canal works as part of redevelopment programme
SA1f Wimberley Mills	100 dwellings	Outline permission
SA1g Dockyard Works	30 dwellings	Unlikely to come forward
SA2 West of Stonehouse	1350 dwellings	Delivering
SA3 North east of Cam	450 dwellings	On site
SA4 Hunts Grove Extension	750 dwellings	Hunts Grove delivering
SA5 Sharpness Docks	300 dwellings	Current application

## Housing supply

2.13 The **Stroud District Five Year Housing Land Supply report, July 2019**, identifies an 8.25 years supply of deliverable housing for the five year period 01 April 2019 to 31 March 2024.

2.14 The Council's housing land supply consists of:

- Unimplemented residential planning permissions
- Residential development that is currently under construction
- Other firm commitments with a resolution to grant planning permission, including sites subject to a S.106 agreement
- A windfall allowance
- Sites allocated for housing in the adopted Local Plan which have not yet received planning permission

2.15 The deliverability of large sites with planning permission together with Local Plan allocations without planning permission is supported by robust site evidence from developers/ agents, for all sites showing delivery within the five year period, and is updated and reported every six months.

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- 2.16 The Council's **Strategic Assessment of Land Availability (SALA) 2017 and New Sites Update Report October 2018** identify a further deliverable capacity of 49 houses within settlements, together with additional sites with future potential for housing provision to be progressed through the Local Plan Review.
- 2.17 The **Brownfield Register 2018** identifies an additional potential deliverable supply of 65 dwellings, excluding sites granted planning permission up to 31 March 2019 and sites referred to in the SALA above.
- 2.18 The Council has a strong commitment to the provision of affordable housing as part of its **Corporate Delivery Plan**. The adopted Local Plan includes a Council housing development programme commitment of 150 new affordable council dwellings over the period 2013 to 2018. 119 net dwellings have been completed or are under construction as at 01 April 2019, under the New Homes Programme and Sheltered Modernisation Programme. A further New Homes and Regeneration Programme was agreed by the Council in June 2019 with a budget commitment to deliver seven identified affordable rent and shared ownership schemes by 2023. In addition the Council has committed £3 million towards the acquisition of new development land beyond the existing programme to boost affordable housing supply.

# 3. Key Actions

## Local Plan housing requirement

- 3.1 The **Stroud District Local Plan Review** is underway, timetabled to be adopted by Winter 2021/22. The Review will meet the new Government housing target, significantly boosting the supply of homes to meet local needs and addressing long term affordability issues.
- 3.2 Consultation on a draft plan is programmed for Autumn 2019. This will involve key stakeholders in the District and will invite comments on the proposed strategy, potential allocations and development management policies to ensure a deliverable housing supply and promote housing delivery.

## Ensuring a deliverable housing supply

- 3.3 The draft plan will identify land for over 6000 homes to meet anticipated local need requirements for the period to 2040. Sites have been submitted and promoted by stakeholders as part of the Strategic Assessment of Land Availability (SALA) and Local Plan Review stages.
- 3.4 The SALA and Brownfield Register will continue to identify additional land opportunities suitable for housing, to bring forward housing supply.
- 3.5 The Council will continue its regular reporting of five year housing land supply, including engagement with developers and promoters of large sites with planning permission and housing allocations, to provide up-to-date, robust evidence of deliverable housing supply.
- 3.6 The Council have introduced an annual survey of developers and promoters of large sites with planning permission and housing allocations, as part of the monitoring cycle, to gain feedback on the published Housing Delivery Test measurement and necessary actions to support the maintenance and improvement of future housing delivery in the District.
- 3.7 From the 47 questionnaires sent out, three responses were received highlighting the following themes influencing housing delivery:
  - Speed and resourcing of planning process from validation to permission
  - Land and property market uncertainty
  - Increased cost due to additional requirements, survey restrictions and higher build costs
- 3.8 The Council will continue to contribute to the supply of affordable housing through the original five year New Homes Programme, Sheltered Modernisation Programme, latest New

Homes and Regeneration Programme and associated Pipeline Programme. Key actions identified for 2019/20 include submitting planning applications for 56 council homes on 6 sites, agreeing an approach to purchase more land for new council homes and adopting the housing strategy incorporating the delivery of community-led housing.

## Promoting housing delivery

- 3.9 The Local Plan Review draft plan will include a growth strategy to deliver sustainable housing growth across the District at a range of locations and levels of growth, to maximise opportunities to boost and maintain housing delivery for the period to 2040.
- 3.10 Potential site allocations will be progressed through the Local Plan Review process, including involvement of Parish and Town Councils in early place-shaping activity to ensure local views are understood and contribute to the planning process from the outset to bring forward housing delivery.
- 3.11 The Local Plan Review will explore and support models of delivery, such as Garden communities and Community Land Trusts, alongside providing additional opportunities for small and medium sized sites to meet specific identified local development needs (exception sites for first time buyers, self-build & custom build housing, rural exception sites) and sites supported by neighbourhood plans.
- 3.12 The Brownfield Register will be updated, at least annually, and the implementation of a Part 2 Register, introducing permission in principle for identified sites, kept under review.
- 3.13 The Council will continue to maintain and promote the **Self-build register** to provide information and support to boost self-build delivery, including the promotion of Council owned disposal sites through the Self-build register.
- 3.14 The Council will look to maximise opportunities to work in partnership with other agencies and secure funding to bring forward housing delivery as demonstrated at:
- Standish Hospital working with Homes England
  - SA1e Brimscombe Port working with Homes England and Stroud Valleys Canal Company
  - SA5 Sharpness Docks working with the Canal and River Trust
- 3.15 The Council will continue a pro-active role to bring forward affordable housing delivery:
- Member of Gloucestershire Rural Housing Partnership, including joint funding for Gloucestershire Rural Community Council's (GRCC) Rural Housing Enabler, working with local communities to identify unmet housing need in rural areas and promote opportunities for rural housing development.

- Funding a dedicated Community-led Housing Enabler, from the Community Housing Fund grant allocation, to bring forward housing, including affordable housing, opportunities.
- Working with registered providers to bring forward affordable housing.
- Working in partnership with other organisations to actively bid for funding to bring forward additional affordable housing units including Homes England Move-On Fund.

3.16 The Council will continue to maintain a strong housing land availability and five year housing land supply evidence base, including regular engagement with stakeholders, to ensure a good understanding of the local housing market and enable the early identification of potential supply and delivery issues.

3.17 The Council will continue to maintain and drive up performance processing planning applications. Current performance statistics for the year to April 2019 show 92% of major applications, 91% of minor applications and 94% of other applications are dealt with within the statutory and agreed timeframes, which is well above national targets.

3.18 The Council will review the need for an Action Plan annually, to update performance and review the actions required to support and maintain the delivery of new homes in Stroud District.

## 4. Monitoring reports and other published information

4.1 All monitoring reports and other published information referred to in the Action Plan are set out below.

4.2 The Council's latest **housing land availability** and **five year housing land supply** reports are published on the Council's website:

<https://www.stroud.gov.uk/environment/planning-and-building-control/planning-strategy/monitoring>

4.3 The latest annual housing completion figures for the District are published as at 01 April as part of the Council's annual Housing Land Availability Report.

4.4 The latest five year housing land supply position is reported as at 01 April and 01 October each year and includes latest housing delivery progress for all large sites with planning permission and Local Plan allocations

4.5 **Stroud District Local Plan Adopted November 2018**

<https://www.stroud.gov.uk/environment/planning-and-building-control/planning-strategy/stroud-district-local-plan>

4.6 Progress on the **Stroud District Local Plan Review**, together with links to the **Strategic Assessment of Land Availability** and latest evidence base studies can be found at:

<https://www.stroud.gov.uk/environment/planning-and-building-control/planning-strategy/stroud-district-local-plan-review>

4.7 **Brownfield Land Register**

<https://www.stroud.gov.uk/environment/planning-and-building-control/planning-strategy/brownfield-land-register>

4.8 **Self-build register**

<https://www.stroud.gov.uk/housing/self-build-housing>

4.9 **Corporate delivery plan**

<https://www.stroud.gov.uk/council-and-democracy/corporate-plans-and-policies/corporate-delivery-plan-cdp>

4.10 **Stroud District Housing Strategy 2015 - 2019**

<https://www.stroud.gov.uk/housing/housing-strategy>

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