

Stroud District: Housing Land Supply Assessment Update November 2020

1 Introduction

- 1.1 This report sets out an update of Stroud District Council's assessment of the housing land supply position within Stroud District. It updates the figures contained within the latest Five Year Housing Land Supply Report, which has a base date of 1st April 2020, as this is the date of the most recent full assessment of housing land availability.
- 1.2 The purpose of this document is to report on the extent to which the Council can fulfil the requirement to identify and maintain a five year supply of deliverable land for housing as required by the National Planning Policy Framework.
- 1.3 The Stroud District Local Plan was adopted on 15th November 2015. Up to November 2020, the housing requirement of 11,400 (2006-2031), and an annual housing requirement of 456 dwellings, has been used for calculating the five-year housing land supply figure, in accordance with Government guidance (see Table 1).
- 1.4 The adopted Local Plan is currently being reviewed. A Draft Plan was published in November 2019 and an Additional Housing Options public consultation is currently underway, until 16th December 2020. Regulation 19 consultation on a Pre-Submission Plan is now timetabled for Spring 2021 with submission of the Plan to Government for examination by May 2021.
- 1.5 As it is now more than five years since the Local Plan was adopted, this report measures the 5-year housing land supply against the District's local housing need assessed using the standard method (see Tables 2 and 4). The report also includes new planning permissions for residential development for the six months to 30 September 2020 (see Table 3) in line with previous annual reporting.

Scope of this Update

- 1.6 The housing land supply for Stroud District is reported every year following a comprehensive land survey carried out on committed and completed housing developments in the District at 31 March 2020.
- 1.7 The Council's housing land supply consists of:
 - Unimplemented residential planning permissions
 - Residential development that is currently under construction
 - Other firm commitments subject to S.106 agreement
 - A windfall allowance
 - Sites allocated for housing in the adopted Local Plan which have not yet received planning permission
- 1.8 This update report has not involved a full resurvey of sites to determine whether sites previously with permission are now under construction or whether sites previously under construction have now been completed. However, the update report does take into account the following changes since 1 April 2020:
 - New permissions or other firm commitments for housing granted between 1 April and 30 September 2020
 - Large sites with planning permission which have lapsed between 1 April and 30 September 2020
 - Due to the impact of the Covid-19 pandemic and a delayed full assessment of housing land availability, published in October 2020, it has not been considered reasonable to contact

developers for an updated assessment of the deliverability of large sites at 01 October 2020. The report is therefore based on the information previously obtained between August and September 2020 and published as part of the Stroud District Five Year Housing Supply October 2020.

- 1.9 This update report is therefore not a full and comprehensive reassessment of the housing land supply, but an indication of how the land supply position may be changing in particular in relation to the standard method for assessing local housing need for the first time. This can help the Council, as local planning authority, to assess the current relationship between National and local planning policy relating to housing matters and can be a material consideration in the determination of planning applications.
- 1.10 The following tables set out the updated assessment of the housing land supply for Stroud District. For an explanation of the various components of the housing land requirement and supply please refer to the latest Five Year Housing Land Supply Report.

2 Housing Land Supply Assessment Update

Table 1: Local Plan Housing requirement 1/4/2020 – 31/3/2025

		Stroud District Local Plan 2015
A	Net dwellings required 2006-2031	11,400
B	Annual requirement (A divided by 25)	456
C	Net dwellings built 01/04/2006 - 31/03/2020	6,346
D	14 Year requirement between 2006 – 2020 (B x 14)	6,384
E	Shortfall/Surplus in first 14 years (D - C)	-38
F	Five year requirement [(B x 5) + E] (if shortfall)	2,318
G	Total requirement including 5% buffer (F x 1.05)	2,434

Table 2: Local Housing Need Standard Method

		Local Housing Need Standard Method
A	Annual household growth Average 2020 - 2030	491.3
B	Median affordability ratio 2019	8.68
C	Affordability uplift	29.3%
D	Local Housing Need 2020 (A x 1.29)	635
E	Five year requirement [(D x 5)	3,175
F	Total requirement including 5% buffer (F x 1.05)	3,334

Table 3: Deliverable Housing Land Supply 1/4/2020 – 31/3/2025

		Dwellings
A	Allocated sites with planning permission (updated as at 01 October 2020)	1,780
B	Non-allocated large sites (10 dwellings or more) with planning permission (updated as at 01 October 2020)	2,720
C	Non-allocated small sites (9 dwellings or less) with planning permission (updated as at 01 October 2020) minus 22% non-implementation rate (572 - 126)	446
D	Other firm commitments - subject to a Section 106 (updated as at 01 October 2020)	84
E	Local Plan allocated sites without planning permission	1,387
F	Windfall allowance (75x2)	150
G	Total supply (A+B+C+D+E+F)	6,567
H	Dwellings unlikely to be built in period between 2020 – 2025 (updated as at 01 October 2020)	2,190
I	Total dwellings (G - H)	4,377

Table 4: Five Year Housing Land Supply 1/4/2020 – 31/3/2025

		Local Housing Need Standard Method
A	Total deliverable housing supply	4,377
B	Minimum housing requirement	3,334
C	Percentage of 5-year housing supply (A divided by B)*100	1.31
	Years supply	6.56

Appendix 2: Large sites summary of deliverability

Large sites and allocated sites with planning permission or resolution to grant permission as at 01 October 2020

Site Name	Summary of Deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Newport Towers, Newport, Berkeley	Reserved matters approval for 39 dwellings granted June 2019. Site owned by a developer. Development delayed by discharging highways and drainage pre-commencement conditions. Developers keen to carry out demolition works as soon as possible. Building works anticipated to start on site from April 2021 with delivery now expected over a two-year period from April 2022. Site promoter estimate considered realistic.	0	0	20	19	0	39
Land at rear of Canonbury Street Berkeley	Full planning permission granted November 2016 for the erection of 188 dwellings. Developer on site and 46 units now completed. Development rates expected to pick up to build out over next 36 months. Persimmon Homes have an annual average completions rate of 40 – 60 units. Site promoter estimate therefore considered realistic.	53	50	39	0	0	142
Tricorn House, Stroud	Prior notification granted May 2020 for the conversion of the existing office building into 44 individual residential units.	0	0	44	0	0	44
Dudbridge Industrial Estate	Hybrid planning permission issued in May 2018 for mixed use development comprising full permission for a retail food store and outline permission for up to 130 dwellings. Design Code for the residential development, permitted January 2019. Reserved matters submission anticipated this year. Demolition works underway and programmed to complete this year, together with flood alleviation works, to enable infrastructure works for the proposed housing. Site promoter estimate considered realistic.	0	15	35	50	30	130
Land north east of Draycott, Cam	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Outline permission granted December 2017 for 450 dwellings. Current application to increase outline permission to 506 dwellings. Bovis granted reserved matters permission for 137 dwellings on Phase H1 in April 2019 and on site. A partial re-plan of Phase H1 to accommodate a Roman Villa discovered on site and provide 4 additional dwellings, granted permission September 2020. Phases H1 and H2 accessed from Box Road with no distributor road or community infrastructure phasing constraints. Planning permission granted July 2020 for a new junction and spine road to serve remaining housing phases H3, H4 and H5. Site promoter estimate considered realistic.	55	59	24	48	49	235
Land north west of Box Road Cam	Reserved matters approval for 90 dwellings granted February 2020 for Wain Homes. Developer now on site. Unconstrained greenfield site. Developer estimate considered realistic.	0	36	36	18	0	90
Land adjacent to Box Road Avenue Cam	Reserved matters approval for 36 affordable homes granted January 2020 for Aster Homes. Start on site delayed by s104 drainage agreement negotiations between neighbouring land owner and Severn Trent Water to secure permitted publicly maintainable drainage system.	0	5	31	0	0	36
Coaley Junction Cam	Full permission granted March 2019 for 41no dwellings. Newland Homes the developer and on site. Site promoter estimate considered realistic.	9	32	0	0	0	41
Land at Middle Hill, Chalford Hill, Stroud	Exception site development. Full permission granted February 2020 for 31no affordable dwellings. Greensquare the developers. Currently discharging pre-commencement conditions prior to an anticipated start on site before the end of the year.	0	27	4	0	0	31

Site Name	Summary of Deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Land at Littlecombe	St Modwen on site and under construction. Overall numbers revised down in accordance with Masterplan for 58 units in Zone K2, 150 units in Zone C and 17 units in Zone F. Zone K2 complete and occupied. Development of Zone C under construction with 73 units now complete. Current reserved matters application for 12 units on Zone F as final phase of outline permission. New application for full planning permission for 28 dwellings within Zone E of the original redevelopment site submitted in October. The site is on schedule to be built out within the five year period.	35	35	19	0	0	89
18 Woodmancote, Dursley	Reserved matters approval granted March 2018. Cabot Homes on site, 4 properties sold and all remaining units under construction. Site on track to be built out within the current year.	10	0	0	0	0	10
Millend Mill, Mill End Lane	Extant permission for 2 dwellings as part as wider implemented scheme for conversion of former Mill building and associated land to residential use. Now likely to come forward as part of scheme for 3no. dwellings granted permission in October 2020. Neon Homes the developer.	0	0	2	0	0	2
Land West of Stonehouse, Nastend Lane	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Outline permission for 1350 dwellings granted April 2016. Reserved matters approval and completions progressing on the following phases: <ul style="list-style-type: none"> H1 – H4 138no. dwellings – David Wilson Homes (51 completions) H3 – H5 & H8 – H10 270no. dwellings – Barratt Homes (52 completions) H6 – H7 68no. dwellings – Redrow (61 completions) Parcel H21 130no. dwellings – Redrow Homes (12 completions) H11 and H12 165 dwellings – Redrow Homes (under construction) Current reserved matters application for 178no. dwellings on Parcels H16 and H19 on behalf of Vistry Homes. Site promoter estimate considered realistic.	206	227	176	218	161	988
Land at Claypits, Eastington	Eastington Community Land Trust granted full permission June 2019 for 23 affordable units for rent. Homes England funding approved. Aster Homes on site December 2019. Site programmed to be built out by December 2020. Site promoter estimate considered realistic.	23	0	0	0	0	23
Land at Broadfield Road, Eastington	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Full permission granted August 2020 for the demolition of a redundant communal building/ warden accommodation and erection of 9no. affordable Independent Living bungalows for older people. Anticipated start on site January 2021 with programmed completion December 2021.	-1	9	0	0	0	8
Land north of Frampton on Severn Industrial Park, Lake Lane	Outline permission granted November 2016. Current reserved matters submission prior to re-marketing the site with full permission. Likely 18 month build out with delivery of the 21no. units spread over two years.	0	0	15	6	0	21

Site Name	Summary of Deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Colethrop Farm (Hunts Grove)	<p>Phase R26a/ R27 (80no. dwellings) now built out. Crest Nicholson the main developer. Three other outlets currently delivering on Phases 2 and 3 and further reserved matters approval now on Phase 4:</p> <ul style="list-style-type: none"> R20 & R21 125no. dwellings – Bellway Homes (67 completions) R22 – 25 & R26B 142no. dwellings – David Wilson Homes (64 completions) R4, R9, R10 south, R13 – 16 & R20B Phase 3 350no dwellings –Bovis Homes (50 completions). Phase anticipated to be built out by December 2023 Parcels R11& R12 Phase 4 83no. dwellings– Crest Nicholson Parcel R3, R3EL, R5 & R7 Phase 4 163 dwellings – Crest Nicholson Parcel R2, R6, R8 & R10B Phase 4 138 dwellings – Crest Nicholson Parcel R17, R18 & R19 Phase 4 128no. dwellings - Stantec <p>Current application for reserved matters approval on remaining phase, with the total number of units across the development revised down to 1,638 dwellings from 1,750 granted outline consent. Site promoter estimate considered realistic.</p>	216	204	166	159	82	827
Land east of Waterwells Marconi Drive Quedgeley	<p>Full permission granted May 2019 as part of a larger cross boundary development with Gloucester City for 118 dwellings. Crest Nicholson the developer and on site. This part of the development originally delayed by a condition restricting the number of completed units before capacity improvements to M5 Junction 12. The condition has now been lifted and the 34 units are programmed for completion by November 2021.</p>	0	34	0	0	0	34
Land to the west of Hawkesbury Road Hillesley	<p>Full permission granted October 2018 as an exception site development for 9 no. affordable dwellings and 8no. open market dwellings. APS Homes now on site. Developer estimate considered realistic</p>	0	17	0	0	0	17
Land South of Leonard Stanley Primary School	<p>Site built out since September 2020.</p>	2	0	0	0	0	2
SA1f Wimberley Mill	<p>Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Reserved matters approval October 2019. Complex site - main sewer diversion agreed with Severn Trent and due to be completed this year; outstanding highways matters nearing resolution to enable infrastructure and housing development to commence. Local builder with track record of delivery and rates considered realistic.</p>	0	20	20	30	34	104
Land at Summersfield Road, Minchinhampton	<p>Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Full permission granted April 2020 for 7no. affordable dwellings. Anticipated start on site January 2021 and completion likely November 2021</p>	0	7	0	0	0	7
Land at Pike Lane, Nailsworth	<p>Reserved matters approval for 17no. dwellings granted December 2017. Newland Homes Ltd the developer and works started on site in 2019. Development currently on-hold pending further technical work. Developer estimate considered realistic.</p>	0	0	10	7	0	17
Locks Mill, Brewery Lane	<p>Permission for conversion and new build. 12 units complete. 11 units to be completed. Progress to bring forward delivery on outstanding plots within 5 year period detailed below:</p> <ul style="list-style-type: none"> Plot 7 (2 units): Revised scheme for 2 three bed dwellings granted permission January 2019 and developer now on site. <p>Development within three year period considered realistic.</p>	0	2	0	0	0	2

Site Name	Summary of Deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	Total
The Maltings Tetbury Lane Nailsworth	Full planning permission granted June 2019 for the conversion of two former brewery buildings to 13 dwellings to be developed in conjunction with a new building comprising 3 apartments granted full permission in October 2017 and started on site. Conditions currently being discharged. Complex scheme with likely delivery of all 16 units towards the end of the five year period.	0	0	0	0	16	16
Ringfield Close, Nailsworth	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Full permission granted February 2020 for the redevelopment of former sheltered housing to provide 20no. affordable units. Anticipated start on site January 2021 with programmed completion November 2021.	-25	20	0	0	0	-5
Police Station, Dudbridge Hill, Stroud	Full planning permission. Demolition work complete on-site. New Dawn Homes Ltd is the developer. Pre-commencement conditions discharged and development likely to come forward in conjunction with site adjoining Stroud Rugby Club. Combined development now anticipated to come forward over a two-year period from Spring 2023 Site promoter estimate considered realistic.	0	0	0	13	0	13
Land adjoining Stroud Rugby Club, Dudbridge Hill	Full planning permission. New Dawn Homes Ltd is the developer. Development expected in conjunction with Police Station site above. Pre-commencement conditions discharged and initial site works carried out to implement planning permission. . Combined development now anticipated to come forward over a two year period from Spring 2023 due to the impact of the COVID pandemic and resulting cancellations of sales on other sites. Developer estimate considered realistic.	0	0	0	0	14	14
The Kites Nest, 106 Bath Road, Stroud	Site built out since 01 April 2020.	10	0	0	0	0	10
Daniel's Industrial Estate, Bath Road, Stroud	Outline permission for mixed use redevelopment, including up to 50no. dwellings, granted February 2018 with reserved matters to be submitted by February 2021. Housing delivery anticipated to start coming forward at the end of the five year period following approval of reserved matters and brownfield site remediation works. Site promoter estimate considered realistic.	0	0	0	25	25	50
Former Standish Hospital and Former Westridge Hospital Standish	Full permission granted February 2019 for the conversion of former Standish Hospital buildings to 48 dwellings, demolition of Westridge Hospital and development of 99 new build homes. Listed building consent approved February 2019. Developer now on site. Site promoter estimate considered realistic.	9	47	48	31	12	147
Land at Station Road Bristol Road, Stonehouse	Reserved matters permission for 49 units granted November 2016. Pre-commencement conditions discharged and permission implemented November 2018. Site owned by a small developer currently committed on another site. Site now likely to come forward towards the end of the five-year period following completion of current site. Developer estimate considered realistic.	0	0	0	25	24	49
Lansdown Kennels, Lansdown, Stroud	12 dwellings completed as at September 2020. 15 dwellings under construction, 11 anticipated for completion by the end of March 2021 followed by 4 completions and commencement of the final phase of 6 dwellings from April 2021. Site promoter estimate considered realistic.	13	4	6	0	0	23
Abercairn, Belle Vue Road, Stroud	Full permission. Site works implemented. Walsh Homes Ltd is the developer. Development still likely to come forward as a follow-on to adjoining Lansdown Kennels/ Rise development with housing delivery once final 6 units are under construction. Site promoter estimate considered realistic.	0	0	5	6	3	14

Site Name	Summary of Deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	Total
SA1b Land at Bath Place, Cheapside	Local Plan Allocation SA1b. Extant permission for 37 dwellings granted February 2017. Newland Homes are the developer. Market conditions have led to discussions to increase the number of dwellings on the site. Current application for an amended scheme for 47 units. Delivery would then come forward over a two-year period, subject to planning permission. Developer estimate considered realistic.	0	0	23	14	0	37
Gospel Hall Church Street Stroud	Full permission granted May 2019. Site now owned by Bales Homes and on site. Demolition of existing buildings completed. Developer estimate considered realistic.	-2	12	0	0	0	10
Lewiston Mill, Toadsmoor Road, Brimscombe	Full permission. Colburn Homes Ltd is the developer. 18 units complete with remaining units under construction and due to be built out in the current year.	7	0	0	0	0	7
Bowden Hall Farm, Bondend Road, Upton St Leonards	Outline permission granted on appeal October 2014. Reserved matters approval granted December 2017. New Dawn Homes the developer. Pre-commencement conditions discharged. Anticipated start on site now delayed by 12 months to summer/autumn 2021 with delivery predicted by summer/autumn 2022. Developer estimate considered realistic.	0	0	15	0	0	15
Former Brockworth Airfield	Outline permission has been followed by reserved matters permissions for parcels delivered subsequently by Bovis, Barratt, Cotswoldgate Homes and Persimmon Homes. 138 completions in final parcel of development within Stroud District. Persimmon anticipate building out the remainder of the phase before 31 March 2021. Site promoter estimate considered realistic.	20	0	0	0	0	20
Parklands Farm, School Lane, Whitminster	Reserved matters approval granted February 2019. Newland Homes the developer. 9 completions and majority of remaining units under construction. Planning permission granted September 2020 for an additional two dwellings, on adjoining land off School Lane, Whitminster, as part of the Parklands Farm development increasing the total capacity to 33 dwellings. Development anticipated to be built out next year. Developer estimate considered realistic.	15	9	0	0	0	24
Rooksmoor Mills, Woodchester	Full permission granted February 2018 for the redevelopment of the mill buildings to provide 54no. dwellings. Finance raised with Homes England. Coln Residential the developer. Building works well underway with first completions due within the current year and the site built out in 3 years. Site promoter estimate considered realistic.	8	25	21	0	0	54
Land south of the Chipping Surgery Symn Lane Wotton under Edge	Amended full planning permission granted June 2020. Colburn Homes Ltd the developer. Delivery anticipated within the five year period.	0	0	0	0	12	12
Dryleaze Court, Wotton under Edge	Full permission granted April 2020 for the demolition of the former SDC sheltered housing block and redevelopment for 22 dwellings. Hawkfield Homes the developer and on site. Demolition works complete. Delivery anticipated within three years.	-33	0	22	0	0	-11
Gloucester Street/ Bradley Street, Wotton under Edge	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Planning permission granted September 2019 for the redevelopment of 4no. existing council owned properties to provide 8no. new energy efficient affordable homes. Two of the properties are tenanted and anticipated start on site delayed until November 2021 pending suitable alternative accommodation with programmed completion October 2022.	0	-4	8	0	0	4

Local Plan allocations without planning permission

Site Name	Summary of Deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	Total
SA4 Hunts Grove Extension	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Delivery planned to come on stream in tandem with later phases of current Hunts Grove development and with initial completions 2023/24.	0	0	0	68	90	158
SA5 Sharpness Docks	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Canal and River Trust has track record of successful canal restoration projects. Frontloaded masterplan and technical evidence considered at SDLP examination. Current outline planning application, pending consideration, for mixed use development including 300 dwellings. Delivery rates reflect delivery of specific initial parcels within Docks. Later delivery on greenfield site with no constraints. Delivery rates of 45; 35 are reasonable.	0	0	0	45	35	80
SA1d Brimscombe Mill	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. New site owner investigating comprehensive scheme embracing the old mill pond as a focal point with likely delivery simultaneously with Brimscombe Port.	0	0	0	0	40	40
SA1e Brimscombe Port	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. £1.6million of capital funding agreed towards the cost of infrastructure to support redevelopment of the site. Current application for demolition works and construction of new infrastructure including reinstatement of the canal from Bourne Mill to Goughs Orchard lock and a new canal basin, new access road off the A419 and bridge works on Brimscombe Hill.	0	0	0	0	50	50
Orchard Road, Ebley S.20/0798/FUL	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Current application for 5no. affordable units. Anticipated start on site April 2021 with programmed completion January 2022.	0	5	0	0	0	5
Queens Drive, Cashes Green	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Planning application still to be submitted for 7no. affordable units. Anticipated start on site and programmed completion pushed back to 2022/3.	0	0	7	0	0	7