

Core Strategy Topic Paper: Housing Land Availability

February 2010

Background

The Council has published a series of background papers to accompany the Core Strategy – Alternative Strategies consultation (February 2010). These cover a range of issues and provide more technical or detailed information than is contained in the consultation document itself. They also provide links to the various published sources of evidence on which the development of the housing and employment options has been based.

The background papers are:

1. District Profile: a Portrait of Stroud District
2. Climate Change and Stroud District
3. Housing land availability
4. Employment and economic growth in Stroud District
5. Alternative Strategies Consultation: how we developed the seven strategy options
6. Summary guide to our evidence base
7. A summary of townscape analysis and urban design strategies
8. Rural settlement classification
9. Infrastructure position statement
10. Preliminary habitat regulations screening work
11. Summary of responses to the Issues consultation
12. Sustainability Appraisal / Strategic Environmental Assessment of the alternative strategies

These background papers can be downloaded from the Council's website or are available from the Council in hard copy at a charge to cover photo copying and postage/packing.

Should you wish to make comments on the contents of this document, please write to

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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. This assessment covers the five year period from **1st April 2009 to 31st March 2014**
- 1.2 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 fulfill the requirement to identify and maintain a 5 year land supply.
- 1.3 Communities and Local Government (CLG) has prepared an advice note for Government Offices and the Planning Inspectorate (PINS) to assist them in considering whether Local Planning Authorities are able to demonstrate a 5 year supply of specific sites which are deliverable in accordance with criteria set out in PPS3 (para 54).
- 1.4 The Council has followed the approach set out in PPS 3 and in the advice note prepared by CLG in undertaking its assessment of a five year housing land supply for Stroud. Where assumptions have been made, these are clearly set out in the report. The assessment has a base date of 1st April 2009 as this is the date of the most recent full assessment of housing land availability.
- 1.5 The five year supply consists of:
 - Unimplemented residential planning permissions
 - Residential development that is currently under construction
 - Sites allocate for housing in the Local Plan
 - Other firm commitments subject to S.106 agreement
- 1.6 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 that are already in the planning system with planning permission, thereby the list of sites only includes those that are achievable within 5 years.



2. Deliverability of sites

Allocated sites

- 2.1 Each allocated site was assessed in order to establish the number of dwellings that are likely to be delivered over the five year period 2009-2014. See Appendix 9.
- 2.2 Two sites allocated for housing in the Local Plan are not expected to be delivered in the next five years. Bisley Road allotments, Stroud are owned by Stroud Council who lease the site on 5 year terms to an Allotment Association and has renewed the lease this year. Former Stroud Valley School, Ryeleaze Road, Stroud is now reused for County Council Youth Serviced and will not be progressed as housing site.
- 2.3 In respect to the three major sites, individual developers were approached specifically for an update on the current situation regarding expected housing delivery on their sites:
 - Land at Former Brockworth Airfield – Capacity has recently increased from 500 to 583 due to expected increases in densities being achieved on phases already built. The latest developer plan shows 339 to be built in the period 2009-2014. The remaining 8 will be built by 2015.
 - Lister Petter - The latest developer plan shows that of the 600 dwellings permitted in outline stage, 379 are due to be built in the period 2009-14. The remaining 221 will be built up to 2017.
 - Hunts Grove – Permission was granted in July 2008. The development plan shows that 290 will be built within the next five year period with the remaining 1460 built up to 2023.
- 2.4 Discussions were held with development control officers regarding the deliverability of the other sites.

Unallocated sites

- 2.5 In relation to small sites (less than 9 dwellings) 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 five years. A breakdown of numbers by Parish is detailed in Appendix 5.
- 2.6 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.
- 2.7 All unallocated large sites with planning permission are assumed to be delivered within the next five years.
- 2.8 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. 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.



Strategic Housing Land Availability assessment (SHLAA)

- 2.9 The Council appointed Roger Tym & Partners to undertake its Strategic Housing Land Availability Assessment. The assessment is now complete and available to download at http://www.stroud.gov.uk/docs/localplan/housing_land.asp
- 2.10 The SHLAA was not published at the time of the completion of the Five Year Land Supply. The SHLAA will be used in the Five Year Land Supply in 2010.

3. Housing Land Supply Assessment

Future Housing requirements

- 3.1 The dwelling requirement for Stroud is taken from the Secretary of State's Proposed Changes to the Regional Spatial Strategy for the South West (July 2008). The requirement for the period 2006-26 is 9,100 dwellings. Taking into account completions since the start of the RSS period this equates to an annualised average of 454 dwellings per annum. See Table 1.

Housing requirement for the period 1 April 2009 – 31st March 2014

Table 1: Housing requirement

A	Net dwellings required 2006-2026	9,100
B	Net dwellings built 01/04/2006 - 31/03/2009	1,382
C	Residual requirement up to 2026 (A minus B)	7,718
D	No. of remaining RSS years	17
E	Annual requirement (C divided by D)	454
F	Five year requirement (E x 5)	2,270

Deliverable Housing Land Supply 1 April 2009 – 31st March 2014

Table 2: Summary of deliverable Housing Land Supply

		Dwellings
A	Allocated sites under construction (Appendix 1)	197
B	Allocated sites with planning permission but not yet started (Appendix 2)	1082
C	Non-allocated sites under construction (Appendix 3)	314
D	Non-allocated sites with planning permission but not yet started (Appendix 4)	239
E	Outstanding Planning Permissions – small sites (Appendix 5)	540
F	Other firm commitments - subject to s106 (Appendix 6)	206
G	Allocated in Local Plan having no planning permission or resolution to grant planning permission subject to a section 106 agreement (Appendix 7)	225
H	Total supply (A+B+C+D+E+F+G)	4492
I	Allocated sites unlikely to achieve potential in next five years (see Appendix 8)	1749
J	Total dwellings (E - F) (Appendix 9 2009-2014)	2743



Five Year Housing Land Supply 1 April 2009 – 31st March 2014

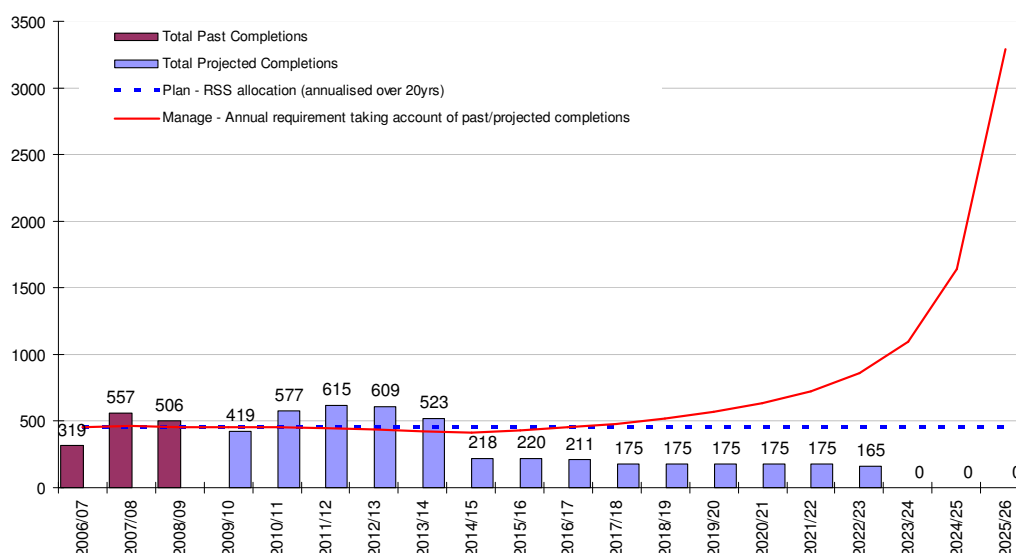
Table 3: Summary of five year housing supply

	Dwellings
A Total deliverable Housing Supply	2743
B Five Year Housing Requirement (1 April 09 – 31 st March 14)	2270
C Surplus over requirement	473
NI159 (A divided by B)	121%

4. Housing Trajectory

- 4.1 The following trajectory is based on *actual* completions up to and including 2008/09 (i.e. 31 March 2009), and from this date *projected* completions. The trajectory is based upon the annual average requirement (the RSS requirement of 455 units per annum for the period 2006–2026).

Stroud Housing Trajectory 2006 - 2026



- 4.2 In 2008/9 there were 506 actual completions, falling from 557 in 2007/8. In the three year period from 2005/6 to 2008/9 there were 1382 actual completions.
- 4.3 The project number of completions in 2009/10 is 419 and is a reflection of the anticipated impact of the current economic downturn. Based on projected completions for the years to 2009 to 2014 the trajectory demonstrates that there will be a sufficient supply of dwellings to meet the South West regional Spatial Strategy requirement.
- 4.4 The potential supply of dwellings after five year period falls as the large allocated sites are completed. Once added in next years Annual Monitoring Report, the sites assessed within the SHLAA will increase potential housing development for 6-17years.



Appendix 1

Allocated sites under construction - 1st April 2009

Parish	Site name	Total Capacity	Not Started	Under Construction	Losses During Year	Complete During Year	Total Complete	Net Commitment
Dursley	Land comprising Former Gov Offices Union St Dursley	22	0	8	0	14	14	8
Eastington	Land north west of Spring Hill	37	7	12	0	18	18	19
Kingswood	Land south of Charfield Road & north-west of Chestnut Park	41	23	7	0	11	11	30
Stroud	Lansdown Kennels Lansdown Stroud	70	30	27	0	13	13	57
Upton St Leonards	Land Parcel 15a & 15b Former Brockworth Airfield	59	11	22	0	26	26	33
Upton St Leonards	Parcel 12b Former Brockworth Airfield Upton St Leonards	46	9	20	0	12	17	29
Upton St Leonards	Parcel 12a Former Brockworth Airfield Upton St Leonards	54	1	0	0	6	53	1
Wotton Under Edge	Land off Pack Horse Lane, Haw St. Wotton under Edge	20	20	0	0	0	0	20
	Total	349	101	96	0	100	152	197

Appendix 2

Allocated sites with planning permission but not yet started - 1st April 2009

Parish	Site name	Total Capacity	Not Started	Under Construction	Losses During Year	Complete During Year	Total Complete	Net Commitment
Cainscross	Land at Ebley Wharf	99	99	0	0	0	0	99
Cam	Littlecombe Zone A1 & A2 Land at Lister Petter	74	74	0	0	0	0	74
Dursley	Land at Lister Petter Littlecombe	448	448	0	0	0	0	448
Dursley	Zone F Lister Petter Long Street Dursley	78	78	0	0	0	0	78
Hardwicke	Colethrop Farm (Hunt's Grove)	1750	1750	0	0	0	0	1750
Stroud	Thompson First Ltd Butterow Hill Bowbridge Stroud	24	24	0	0	0	0	24
Upton St Leonards	Parcel 16a Brockworth Airfield	43	43	0	0	0	0	43
Upton St Leonards	Land at former airfield east of M5 at Brockworth	241	241	0	0	0	0	241
Wotton Under Edge	Land adjacent Fountain Crescent Wotton-Under-Edge	14	14	0	0	0	0	14
	Total	2771	2771	0	0	0	0	2771



Appendix 3

Non-allocated sites under construction - 1st April 2009

Parish	Site name	Total Capacity	Not Started	Under Construction	Losses During Year	Complete During Year	Total Complete	Net Commitment
Bisley with Lypiatt	Land at Windyridge Bisley Stroud	26	2	0	0	0	24	2
Cainscross	Dolphin Munday Court Westward Rd Stroud	14	0	14	0	0	0	14
Dursley	Land at May Lane Dursley	15	0	15	0	0	0	15
Dursley	Land Adjoining Uley Road Dursley	14	0	2	0	6	12	2
Minchinhampton	Dark Mills Toadsmoor Lane Brimscombe	36	36	0	0	0	0	36
Nailsworth	Locks Mill Brewery Lane	20	9	0	0	0	11	9
Nailsworth	Former Hazelwood Factory Newmarket Road Nailsworth	33	0	33	0	0	0	33
Nailsworth	Egypt Mill Hotel	12	12	0	0	0	0	12
Rodborough	Part Redlars Mill Dudbridge Road Stroud	60	0	60	0	0	0	60
Stroud	Bowbridge Wharf Butterrow Hill Stroud	24	24	0	0	0	0	24
Stroud	Stroud College (Orchard Leaze) Stratford Rd Stroud	149	38	20	0	91	91	58
Stroud	Peghouse Farm Slad Road	133	1	0	0	0	132	1
Stroud	Land at London Rd (Wilmington & Rosecroft)	36	0	24	0	12	12	24
Stroud	Land at Slad Road Stroud	14	0	14	0	0	0	14
Woodchester	Hillgrove House Bath Road Woodchester	10	0	10	0	0	0	10
	Total	296	122	192	0	109	282	314

Appendix 4

Non-allocated sites with planning permission not yet started - 1st April 2009

Parish	Site name	Total Capacity	Not Started	Under Construction	Losses During Year	Complete During Year	Total Complete	Net Commitment
Cainscross	Ebley Saw Mills 315 Westward Road Stroud	14	14	0	0	0	0	14
Cam	Opposite 8 Chapel Street Cam	12	12	0	0	0	0	12
Eastington	Millend Mill Millend Lane	14	14	0	0	0	0	14
Rodborough	Fromehall Park Dudbridge Hill Stroud	120	120	0	0	0	0	120
Stonehouse	Land at Severn Road & Midland Road Stonehouse	16	16	0	0	0	0	16
Woodchester	Rooksmoor Mills Bath Road Woodchester	51	51	0	0	0	0	51
Wotton Under Edge	The Malt House Bear Street Wotton-Under-Edge	12	12	0	0	0	0	12
	Total	239	239	0	0	0	0	239



Appendix 5

Outstanding Planning Permissions - Small Sites by Parish as at 31st March 2009

Parish	Commitments
Alderley	2
Alkington	3
Arlingham	12
Berkeley	11
Bisley with Lypiatt	13
Brookthorpe with Whaddon	4
Cainscross	32
Cam	35
Chalford	8
Coaley	6
Cranham	2
Dursley	23
Eastington	16
Frampton on Severn	1
Fretherne with Saul	1
Frocester	1
Ham and Stone	6
Hamfallow	3
Hardwicke	4
Harescombe	1
Haresfield	1
Hillesley and Tresham	3
Hinton	6
Horsley	15
Kings Stanley	6

Parish	Commitments
Kingswood	5
Leonard Stanley	3
Longney	3
Minchinhampton	21
Miserden	1
Moreton Valence	0
Nailsworth	27
North Nibley	1
Nymphsfield	8
Owlpen	0
Painswick	10
Randwick	10
Rodborough	11
Slimbridge	5
Standish	2
Stinchcombe	6
Stonehouse	50
Stroud	83
Brimscombe and Thrupp	18
Uley	6
Upton St Leonards	3
Whiteshill and Ruscombe	5
Whitminster	4
Woodchester	18
Wotton under Edge	25
	540



Appendix 6

Sites subject to 106 agreement - 1st April 2009

Parish	Site Name	Allocated capacity
Berkeley	Berkeley Vale Hotel, Stone, Berkeley	11
Berkeley	Land at Cromwell Farm, Sanigar Lane, Newtown, Berkeley	65
Leonard Stanley	Land east of Grange Farm, Bath Road, Leonard Stanley	29
Stroud	Land adj Hill Paul Building, Cheapside, Stroud	101
		206

Appendix 7

Allocated sites without planning permission - 1st April 2009

Parish	Site Name	Allocated capacity
Rodborough	Land north of Dudbridge Hill, Rodborough	80
Cainscross	Cashes Green Hospital, Cainscross	40
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
Kings Stanley	Land north of Bathleaze, Kings Stanley	15
		225



Appendix 8

Sites allocated in Local Plan that are unlikely to achieve their potential 2009-2014

Site	Status	Capacity	Completions to 31-3-2009	Likely yield - next 5 years	Deficit	Comment
Land at Former Brockworth Airfield		583	236	339	-8	Increased capacity on this site achieved through higher densities. 236 already built. Latest developer phasing plan shows 339 to be built in period 2009-2014.
Hunts Grove, Colethrop Farm, Hardwicke	LP allocation MU1 – permission granted July 2008.	1750	0	290	-1460	290 dwellings delivered 2009-2014
Former Lister Petter factory site, Dursley / Cam	LP allocation MU3 – permission granted July 2008	600	0	379	-221	Started in 2009 with delivery up to 2017
Bisley Road allotments, Stroud	LP allocation Hg7	45	0	0	-45	Owned by Stroud Town Council who lease the site on 5 year terms to an Allotment Association. Lease renewed this year.
Former Stroud Valley School, Ryeleaze Road, Stroud	LP allocation Hg10	15	0	0	-15	Now reused for County Council Youth Services and not to be progressed for housing.
		2,993	236	1008	-1,749	



Appendix 9: Deliverability of sites

	2009/ 10	2010/ 11	2011/ 12	2012 /13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26
Allocated Sites																	
Land at Former Brockworth Airfield	58	104	101	49	27	8											
Land north of Dudbridge Hill, Rodborough		40	40														
Cashes Green Hospital, Cainscross		20	20														
Former Redlars car park, Dudbridge Rd, Cainscross																	
Bisley Old Road allotments, Stroud																	
Lansdown Kennels and Dairycrest, Stroud	30	27															
Former Stroud Valley School, Ryleaze Road																	
Land at Bowbridge Wharf, Butterow Hill, Stroud		24															
Land between Hope Mill Lane & London Rd				30													
Land off Union Street, Dursley	8																
Land of Pack Horse Lane, Wotton				10	10												
Knapp Lane / Fountain Crescent, Wotton			10	4													
Land north west of Spring Hill, Eastington	19																
Land north of Bathleaze, Kings Stanley				15													
Land south of Charfield Road, Kingswood	20	10															
Land north of Bath Road, Leonard Stanley		10	19														
Land at Cromwell Farm, Newtown/Sharpness			30	35													
Hunts Grove, Hardwicke		5	65	100	120	120	150	150	175	175	175	175	175	165			
Land at Ebley Wharf, westward Road, Ebley	20	50	29														
Land at Lister Petter, Cam, Dursley	43	66	80	95	95	90	70	61									
Cheapside Wharf, Stroud				50	51												
All Allocated Sites	198	356	394	388	303	218	220	211	175	175	175	175	175	165	0	0	0
Non Allocated Sites	221	221	221	221	220	-	-	-	-	-	-	-	-	-	-	-	-
Total	419	577	615	609	523	218	220	211	175	175	175	175	175	165	0	0	0

Core Strategy Consultation:

Alternative Strategies for shaping the future of Stroud District
8th FEBRUARY – 22nd MARCH 2010

This background paper has been published to support the main 'Alternative Strategies' consultation document: a discussion paper, which looks at seven alternative spatial strategies and proposed policies. You can see this online at www.stroud.gov.uk/core and at the following locations during their normal opening hours:



- Town and parish council offices that open to the public: Berkeley, Cainscross, Cam, Chalford, Dursley, Minchinhampton, Nailsworth, Painswick, Rodborough, Stonehouse, Stroud, Wotton-under-Edge



- Public libraries at Berkeley, Brockworth, Dursley, Nailsworth, Minchinhampton, Painswick, Quedgeley, Stonehouse, Stroud, Wotton-under-Edge



- The customer service centre at Stroud District Council offices, Ebley Mill. There are computers for public internet access here as well.
- The Tourist Information Centre at the Subscription Rooms, Stroud

You can print out **consultation response forms** from our website or take a photocopy from APPENDIX 1 of this document. Please return your completed form to the address given on the back of this document by Monday 22nd March 2010.

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