

# **Stroud District: Housing Land Supply Assessment Update at 30 September 2015**

## **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 2015, 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.

### **Scope of this Update**

- 1.3 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 2015.
- 1.4 The Council's housing land supply consists of:
- Unimplemented residential planning permissions that are considered deliverable
  - 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
  - Sites allocated in the submission draft Local Plan which have not yet received planning permission
- 1.5 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 2015:
- New permissions for housing granted between 1 April and 30 September 2015
  - Large sites with planning permission which have lapsed between 1 April and 30 September 2015
  - A full reassessment of the deliverability of large sites at 30 September 2015
- 1.6 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. 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.
- 1.7 The following tables set out the update 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 as at 30 September 2015 for the five year period 1 April 2015 – 31 March 2020

**Table 1: Housing requirement 1/4/2015 – 31/3/2020**

		Draft Local Plan
A	Net dwellings required 2006-2031	11,400
B	Annual requirement (A divided by 25)	456
C	Net dwellings built 01/04/2006 - 31/03/2015	3,837
D	9 Year requirement between 2006 – 2015 (B x 9)	4,104
E	Shortfall/Surplus in first 9 years (D - C)	-267
F	Five year requirement (B x 5) + E (if shortfall)	2,547
G	Total requirement including 5% buffer (F x 1.05)	2,674

**Table 2: Deliverable Housing Land Supply 1/4/2015 – 31/3/2020**

		Dwellings
A	Allocated sites with planning permission	2,156
B	Non-allocated large sites (10 dwellings or more) with planning permission (updated as at 30 September 2015)	1,199
C	Non-allocated small sites (9 dwellings or less) with planning permission (updated as at 30 September 2015) minus 22% non implementation rate (674-148)	526
D	Other firm commitments - subject to a Section 106 (updated as at 30 September 2015)	79
E	Local Plan allocated sites without planning permission	3536
F	Windfall allowance (83x2)	166
<b>G</b>	<b>Total supply (A+B+C+D+E+F)</b>	<b>7,662</b>
H	Dwellings unlikely to be built in period between 2015 – 2020 (updated as at 30 September 2015)	4,049
<b>I</b>	<b>Total dwellings (G - H)</b>	<b>3,613</b>

**Table 3: Five Year Housing Land Supply 1/4/2015 – 31/3/2020**

		Draft Local Plan
A	Total deliverable housing supply	3,613
B	Total requirement	2,674
<b>3</b>	<b>Percentage of 5 year housing supply (A divided by B)*100</b>	<b>135%</b>
	<b>Years supply</b>	<b>6.75</b>

# Appendix 1: Deliverability of sites

Site Name	Parish	Gross permissions	Past losses	Expected losses	Net Permissions	Net Completions	Net commitments	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Not likely to be built	Total 2015-2020		
<b>LARGE SITES WITH PLANNING PERMISSION AND SITES SUBJECT TO S106</b>																											
		4612	52	1	4559	1177	3434	312	519	673	437	242	217	188	117	264	160	54	0	0	0	0	0	251	2183		
Newport Towers, Newport, Berkeley	Alkington	39	0	0	39	0	39	0	0	39	0	0													39		
Land On The North West Side Of Lynch Road, Berkeley	Berkeley	10	0	0	10	0	10	0	10	0	0	0														10	
Land at Windyridge, Bisley, Stroud	Bisley with Lypiatt	26	0	0	26	24	2	0	0	0	0	0												2	0		
91 Westward Road, Stroud	Cainscross	10	0	0	10	0	10	0	10	0	0	0														10	
Land at Box Road, Cam, Durlsey	Cam	71	0	0	71	0	71	0	20	34	17	0														71	
Land Opposite 8 Chapel Street, Cam.	Cam	14	0	0	14	0	14	0	14	0	0	0														14	
Land at Lister Petter, Littlecombe	Cam/ Dursley	600	0	0	600	147	453	20	90	95	98	0												150	303		
Dursley Garage, 29 - 31 Kingshill Road, Dursley	Dursley	10	0	0	10	0	10	0	0	10	0	0														10	
Millend Mill, Millend Lane	Eastington	14	0	0	14	0	14	11	1	2	0	0														14	
Land off Swallowcroft, Eastington Stonehouse Glos.	Eastington	30	0	0	30	0	30	0	30	0	0	0														30	
Berkeley Vale Hotel, Stone, Berkeley	Ham and Stone	16	0	0	16	0	16	16	0	0	0	0														16	
Colethrop Farm (Hunts Grove)	Hardwicke	751	0	1	750	333	417	9	20	88	70	64	84	82												251	
Colethrop Farm (Hunts Grove)	Haresfield	1000	0	0	1000	0	1000	0	10	100	61	64	84	86	117	264	160	54								235	
Mayo's Land, Bristol Road, Hardwicke	Hardwicke	55	0	0	55	0	55	0	0	25	26	0												4	51		
Sellars Farm, Sellars Road, Hardwicke	Hardwicke	176	0	0	176	112	64	64	0	0	0	0														64	
Land at Woodside Lane, Kings Stanley	Kings Stanley	48	0	0	48	0	48	0	48	0	0	0														48	
Stanley Mills, RyeFord, Kings Stanley	Kings Stanley	146	0	0	146	0	146	0	12	26	36	36	36													110	
Land South Of Leonard Stanley Primary School, Bath Road, Leonard Stanley	Leonard Stanley	150	0	0	150	0	150	0	0	50	50	50														150	
Land At Mankley Road Leonard Stanley Stroud	Leonard Stanley	51	0	0	51	0	51	0	51	0	0	0														51	
Land Off Cirencester Road, The Tynings And Old Common, Minchinhampton	Minchinhampton	66	40	0	26	30	36	36	0	0	0	0														36	
Dark Mills, Toadsmoor Lane, Brimscombe	Minchinhampton	36	0	0	36	0	36	0	0	18	18	0														36	
Locks Mill, Brewery Lane	Nailsworth	19	0	0	19	11	8	0	0	0	0	0														8	
Land adj Sunny Ridge, Townsend, Randwick	Randwick	17	0	0	17	0	17	8	9	0	0	0														17	
Land North Of Dudbridge Hill, Stroud	Rodborough	31	0	0	31	0	31	0	0	0	0	0														31	
Police Station Dudbridge Hill, Stroud	Rodborough	13	2	0	11	0	13	0	13	0	0	0														13	
Rodborough Court, Walkley Hill, Stroud	Rodborough	10	0	0	10	0	10	0	0	0	0	0														10	
Land at Dudbridge Hill, Stroud	Rodborough	39	0	0	39	0	39	0	19	20	0	0														39	
Land Adjoining Stroud Rugby Club Dudbridge Hill Stroud.	Rodborough	14	0	0	14	0	14	0	0	0	0	14														14	
Bownham Park School Bownham Mead Rodborough Common.	Rodborough	11	0	0	11	0	11	0	7	4	0	0														11	
Horsemarling Farm, Horsemarling Lane, Standish Stonehouse	Standish	17	0	0	17	0	17	0	0	0	17	0														17	
Land at Station Road, Bristol Road, Stonehouse	Stonehouse	49	0	0	49	0	49	0	16	17	16	0														49	
Old Station Yard, Bristol Road, Stonehouse.	Stonehouse	15	0	0	15	0	15	0	7	8	0	0														15	
Land To The Rear Of 38 - 40 High Street, Stonehouse.	Stonehouse	11	0	0	11	0	11	11	0	0	0	0														11	
Target Close, Stroud	Stroud	14	8	0	6	0	14	14	0	0	0	0														14	
Timms Garage, Cainscross Road, Stroud	Stroud	32	0	0	32	0	32	32	0	0	0	0														32	
Thompson First Ltd, Butterow Hill, Bowbridge Stroud	Stroud	24	0	0	24	0	24	0	0	0	0	0														24	
Lansdown Kennels, Lansdown, Stroud	Stroud	73	0	0	73	40	33	0	0	0	0	0	13	20												0	
Old Reservoir Bisley Old Road Stroud.	Stroud	38	0	0	38	0	38	0	38	0	0	0														38	
Bowbridge Wharf, Butterow Hill, Stroud	Stroud	24	0	0	24	0	24	0	0	24	0	0														24	
Flat 9 Streamside, Slad Road, Stroud	Stroud	10	0	0	10	0	10	10	0	0	0	0														10	
Abercairn, Belle Vue Road, Stroud	Stroud	14	0	0	14	0	14	0	7	7	0	0														14	
Lewiston Mill, Toadsmoor Road, Brimscombe, Stroud	Stroud	41	0	0	41	0	41	0	15	15	0	0														11	
STB Engineering Ltd, Toadsmoor Road, Brimscombe, Stroud	Stroud	11	0	0	11	0	11	0	0	0	0	0														11	
Bowden Hall Farm, Bondend Road, Upton St Leonards	Upton St Leonards	15	0	0	15	0	15	0	15	0	0	0														15	
Former Brockworth Airfield	Upton St Leonards	586	0	0	586	475	111	30	10	51	20	0														111	
Parklands Farm, School Lane, Whitminster	Whitminster	31	0	0	31	0	31	0	20	11	0	0														31	
Rookswood Mills Bath Road Woodchester Stroud.	Woodchester	54	0	0	54	0	54	0	24	30	0	0														54	
Land off Pack Horse Lane, Haw Street, Wotton under Edge	Wotton under Edge	20	0	0	20	0	20	10	10	0	0	0														20	
Land adjacent, Fountain Crescent, Wotton-Under-Edge	Wotton under Edge	14	2	0	12	0	14	0	0	0	0	14														14	
Former Industrial Site Potters Pond, Wotton Under Edge	Wotton under Edge	46	0	0	46	5	41	41	0	0	0	0														41	
<b>ADOPTED AND DRAFT LOCAL PLAN ALLOCATIONS WITHOUT PLANNING PERMISSION</b>																											
<b>Adopted Local Plan Allocations</b>								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	0
Land North of Dudbridge Hill								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0
Bisley Old Road Allotments								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	0
Former Stroud Valley School Ryleaze Rd								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0
Land between Hope Mill Lane & London Road								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0
<b>Strategic sites: Draft Local Plan Allocations</b>								0	60	95	245	317	337	352	456	470	456	259	201	26	26	0	0	0	0	717	0
- North East Cam								0	20	55	55	55	55	55	55	55	45	0	0	0	0	0	0	0	0	185	0
- Hunts Grove extension								0	0	0	30	36	36	36	68	75	75	19	0	0	0	0	0	0	0	66	0
- Hunts Grove extension								0	0	0	30	36	36	36	68	75	75	19	0	0	0	0	0	0	0	66	0
- Sharpness								0	0	0	45	35	30	20	20	20	26	26	26	26	26	26	0	0	0	80	0
- Stroud Valleys								0	40	40	35	55	30	30	70	70	60	20	0	0	0	0	0	0	0	170	0
- Cheapside								0	15	15	0	0	0	0													