

Five Year Housing Land Supply

August 2012

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 2012 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 2012 to 31st March 2017**.

National Planning Policy Framework

- 1.4 The National Planning Policy Framework was published by the Government on 27 March 2012. One of its core planning principles is to proactively drive and support sustainable economic development to deliver homes. In furtherance of this principle it states that Local Planning Authorities (LPAs) should identify and update annually a supply of specific deliverable sites to provide five years worth of housing against their housing requirements. An additional buffer of 5% (moved forward from later in the plan period) should be provided to ensure choice and competition in the market for land unless there has been a persistent under delivery of housing in which circumstance the buffer should be increased to 20%.
- 1.5 The framework also states that LPAs may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Such supply should not include residential gardens.

Housing Requirement

- 1.6 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 will be abolished via provisions contained in the 2011 Localism Act.
- 1.7 Therefore the Council reviewed the housing requirements for the District. 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. This figure was based on information from 2010 DCLG household projections and also reflected the 2011 Gloucestershire County Council trend based projections as modified by taking into account anticipated local economic growth. The requirement for 9,350 dwellings was ratified for consultation at the full Council meeting on 22 September 2011. The full report to Cabinet can be viewed at http://www.stroud.gov.uk/info/members/cms_documentation/Ag13_Hsg_Rqmts_complete.pdf .
- 1.8 The subsequent consultation drew challenges to the proposed requirement – broadly reflected in members of the public suggesting it should be lower, whilst the respondents from the development industry suggested it should be higher. As a result an independent consultant was commissioned to review the

derivation of the population and housing numbers proposed and consider the consultation respondent's views. The Executive considered a report on the issue on 13 September 2012 and referred it to the Council meeting on 3 October 2012 when a new housing requirement figure of 9,260 dwellings was agreed for an extended plan period to 2031. The full report to Executive can be viewed at xxxxxxxxxxxxxxxxxxxx.

Housing Supply

- 1.9 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
 - A windfall allowance
- 1.10 The Council records housing completions as at 31st March each year as part of its annual monitoring system. All numbers regarding completions and commitments in this report are taken from the **2012 Residential Land Availability Report**.
- 1.11 The **Strategic Housing Land Availability Assessment** was originally undertaken by Roger Tym & Partners and published in January 2010. This was reviewed "in-house" by the Planning Strategy Team in 2011. 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.
- 1.12 The emerging **Local Plan** 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 new sites they will be included in the five year supply assessment.

Non Implementation rate

- 1.13 A non-implementation rate of 10% has been applied to small sites.

2. Deliverability of sites

- 2.1 In accordance with paragraph 47 of the NPPF all sites identified within the 5 year supply must be available now, offer a suitable location for development now, be achievable within 5 years and be on a viable development site.
- 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. The inclusion of a small sites windfall allowance reflects a consistent trend over 7 years that suitable sites continue to become available.
 - 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. The inclusion of a small sites windfall allowance reflects a consistent actual delivery over the last 7 years.
 - Be Viable – in line with the former PPS3 we have continued to contact landowners/developers of the committed large sites to ensure that they remain deliverable, and therefore viable, within the next five 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 Three sites allocated for housing in the 2005 Stroud District Local Plan (Hg6, Hg10 and Hg13) 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 7 year term from 9 May 2012.
 - 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.
 - Land between Hope Mill Lane and London Rd, Brimscombe (Hg13) is retained by the County Council and has proved unmarketable in the current economic climate due to land contamination issues.

Small sites (less than 10 dwellings)

- 2.4 Due to the large number of small sites (9 dwellings or less, 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 in line with footnote 11 to paragraph 47 of the NPPF. A breakdown of numbers committed on small sites by Parish is detailed in Appendix 5.

Windfall Allowance

- 2.5 In accordance with government advice in the NPPF, an allowance has been made within this land supply assessment for unallocated windfall sites which have not yet received consent. This is based on experience of past local trends relating only to small sites. An assessment of delivery on small sites has been undertaken over the last 7 years that indicates that small sites have consistently delivered an average of 83 dwellings per year (not including greenfield sites or sites on garden land). (See Appendix 8). It is considered that in practice these will continue to come forward and contribute to the delivery of new housing over the 5 year period. Only two years supply from this source is allowed for to avoid the issue of double counting against small site commitments.

3. Housing Land Supply Assessment as at 1 April 2012 for five year period 1 April 2012 – 31 March 2017

Table 1: Housing requirement 1/4/2012 – 31/3/2017

		Dwellings
A	Net dwellings required 2006-2031	9,260
B	Annual requirement (A divided by 25)	370.4
C	Annual requirement + 5% buffer (B x 5%)	389
D	Net dwellings built 01/04/2006 - 31/03/2012	2,381
E	6 Year requirement between 2006 – 2012 (B x 6)	2,222
F	Surplus in first 6 years (D - E)	159
G	Five year requirement (C x 5)	1945

Table 2: Deliverable Housing Land Supply 1/4/2012 – 31/3/2017

		Dwellings
A	Allocated sites under construction (Appendix 1)	2563
B	Allocated sites with planning permission but not yet started (Appendix 2)	348
C	Non-allocated large sites under construction (Appendix 3)	211
D	Non-allocated large sites with planning permission but not yet started (Appendix 4)	526
E	Outstanding Planning Permissions – small sites (Appendix 5) minus 10% non implementation rate (489 - 49)	440
F	Other firm commitments - subject to a Section 106 (Appendix 6)	24
G	Local Plan allocated sites with no planning permission or resolution to grant planning permission subject to a section 106 agreement (Appendix 7)	170
H	Windfall allowance (Appendix 8) (83x2)	166
I	Total supply (A+B+C+D+E+F+G+H)	4448
J	Dwellings unlikely to be built in period between 2012 – 2017 (Appendix 9)	1907
K	Total dwellings (I - J) (Appendix 9)	2541

Table 3: Five Year Housing Land Supply 1/4/2012 – 31/3/2017

		Dwellings
A	Total deliverable Housing Supply	2,541
B	Five Year Housing Requirement (1 April 2012 to 31 March 2017) + 5% buffer	1945
	Percentage of 5 year housing supply (A divided by B)	131%
		6.53 years

Appendix 1

Allocated sites under construction - 1st April 2012

Parish	Site Name	Total Capacity	Not Started	Under Construction	Losses During Year	Complete During Year	Total Complete	Net Commitment
Cam	Littlecombe	600	526	0	0	22	74	526
Hardwicke	Colethrop Farm (Hunt's Grove)	1750	1590	71	0	87	89	1661
Hinton	Land At Cromwell Farm Sanigar Lane Newtown	65	31	34	0	0	0	65
King's Stanley	Rectory Meadow, Church St	15	0	10	0	5	5	10
Leonard Stanley	Land At Bath Road and East Of Grange Farm	29	0	13	0	16	16	13
Stroud	Lansdown Kennels & Dairy Crest, Lansdown	73	33	0	0	0	40	33
Upton St Leonards	Land at former Brockworth Airfield	586	235	0	0	40	351	235
Wotton Under Edge	Land off Pack Horse Lane	20	0	20	0	0	0	20
TOTAL		3138	2415	148	0	170	575	2563

Appendix 2

Allocated sites with planning permission but not yet started - 1st April 2012

Parish	Site Name	Total Capacity	Not Started	Under Construction	Losses During Year	Complete During Year	Total Complete	Net Commitment
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
Dursley	Land to rear of 25/26 Union St (part Hg17)	5	5	0	0	0	0	5
Kingswood	Land at Chestnut Park Kingswood Glos.	27	27	0	0	0	0	27
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
TOTAL		348	348	0	0	0	0	348

Appendix 3

Non-allocated large sites under construction - 1st April 2012

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
Minchinhampton	Barcelona Farm Windmill Road Minchinhampton.	10	0	10	0	0	0	10
Nailsworth	Locks Mill Brewery Lane	20	9	0	0	0	11	9
Rodborough	Police Station Dudbridge Hill Stroud.	13	0	13	2	0	0	11
Stonehouse	Fox's Field Land North of Ebley Road Ebley Stonehouse.	105	76	15	0	14	14	91
Stroud	Stroud Cricket Club Stratford Road Stroud.	77	21	47	0	9	9	68
Woodchester	Hillgrove House Bath Road Woodchester	10	3	3	0	0	4	6
Wotton Under Edge	Land adjoining Water Lane Wotton Under Edge	14	0	14	0	0	0	14
		275	111	102	2	23	62	211

Appendix 4

Non-allocated large sites with planning permission not yet started – 1st April 2012

Parish	Site Name	Current Total Capacity	Not Started	Under Construction	Losses During Year	Complete During Year	Total	Net Commitments
Cam	88 - 90 High Street Cam	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 Berkeley	16	16	0	0	0	0	16
Kings Stanley	Stanley Mills Ryeford Kings Stanley	146	146	0	0	0	0	146
Kings Stanley	Land Adj. Coldwell Close Middleyard Kings Stanley	21	21	0	0	0	0	21
Minchinhampton	Land Off Cirencester Road The Tynings And Old Common Minchinhampton.	66	66	0	0	0	0	*66
Minchinhampton	Dark Mills Toadsmoor Lane Brimscombe	36	36	0	0	0	0	36
Nailsworth	Egypt Mill Hotel	12	12	0	0	0	0	12
Randwick	Land adj Sunny Ridge Townsend Randwick	13	13	0	0	0	0	13
Rodborough	Fromehall Park Dudbridge Hill Stroud	120	120	0	0	0	0	120
Stroud	106 Stratford Road Stroud	10	10	0	0	0	0	10
Stroud	Abercairn Belle Vue Road Stroud	14	14	0	0	0	0	14
Stroud	Thompson First Ltd Butterow Hill Bowbridge	24	24	0	0	0	0	24
Whitminster	Land at School Lane Whitminster	14	14	0	0	0	0	14
Wotton Under Edge	Former Industrial Site Potters Pond Wotton Under Edge.	10	10	0	0	0	0	10
		526	526	0	0	0	0	526

* This application is for the demolition of 40 dwellings and the erection of 66 dwellings, a net commitment is 26. Stroud District Council's 5 year supply calculation does not take demolitions into account until they have actually occurred therefore as the site had not started as at 1 April 2012 Appendix 4 lists 66 dwellings. This will be reduced as the development progresses.

Appendix 5

Outstanding Planning Permissions - Small Sites by Parish as at 1st April 2012

Parish	Commitments	Parish	Commitments
Alderley	1	Kingswood	5
Alkington	2	Leonard Stanley	6
Arlingham	12	Longney	1
Berkeley	6	Minchinhampton	13
Bisley with Lypiatt	14	Miserden	0
Brookthorpe with Whaddon	1	Moreton Valence	1
Cainscross	26	Nailsworth	37
Cam	34	North Nibley	4
Chalford	6	Nymphsfield	6
Coaley	1	Owlpen	0
Cranham	2	Painswick	3
Dursley	34	Pitchcombe	2
Eastington	12	Randwick	0
Elmore	1	Rodborough	9
Frampton on Severn	5	Slimbridge	7
Fretherne with Saul	0	Standish	0
Frocester	1	Stinchcombe	4
Ham and Stone	9	Stonehouse	19
Hamfallow	4	Stroud	90
Hardwicke	7	Brimscombe and Thrupp	21
Harescombe	0	Uley	7
Haresfield	1	Upton St Leonards	1
Hillesley and Tresham	2	Whiteshill and Ruscombe	3
Hinton	4	Whitminster	6
Horsley	9	Woodchester	15
Kings Stanley	13	Wotton under Edge	22
			489

Appendix 6

Sites subject to a Section 106 agreement - 1st April 2012

Parish	Site Name	Current Total Capacity
Cainscross	86 90 Cainscross Road, Stroud	14
Wotton-Under-Edge	Land at Mitre Pitch, Wotton Under Edge	10
		24

Appendix 7
Allocated sites without planning permission - 1st April 2012

Parish	Site Name	Allocated capacity
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
		170

Appendix 8
Historic small sites windfall delivery

Year	Windfall delivery (excluding residential gardens)
2005/2006	112
2006/2007	70
2007/2008	40
2008/2009	102
2009/2010	75
2010/2011	104
2011/2012	78
Average	83

Appendix 9: Deliverability of sites

SiteName	Available	Suitable	Deliverable	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	Total
LARGE SITES WITH PLANNING PERMISSION AND SITES SUBJECT TO S106																			
Land at Windyridge, Bisley, Stroud	Yes	Yes	No															2	2
Former Cashes Green Hospital, Cashes Green Road, Cainscross	Yes	Yes	Yes	25	53														78
Land at Ebley Wharf, Cainscross	Yes	Yes	Yes	21	45	33													99
Littlecombe, Dursley/Cam	Yes	Yes	Yes	10	50	75	75	75	75	75	75	16							526
88 - 90 High Street Cam	Yes	Yes	No															10	10
Land to rear of 25/26 Union St (part Hg17)	Yes	Yes	Yes					5											5
Millend Mill, Millend Lane, eastington	Yes	Yes	Yes		7	7													14
Berkeley Vale Hotel Stone Berkeley	Yes	Yes	Yes	8	8														16
Colethrop Farm (Hunt's Grove)	Yes	Yes	Yes	93	53	53	53	100	150	150	150	150	150	140	140	140	139		1661
Land at Cromwell Farm Sanigar Farm Newtown Berkeley	Yes	Yes	Yes	45	20														65
Rectory Meadow Church Street Kings Stanley Stonehouse	Yes	Yes	Yes	10															10
Stanley Mill, Kings Stanley	Yes	Yes	Yes			30	30	30	30	26									146
Land Adj. Coldwell Close Middleyard Kings Stanley Glos.	Yes	Yes	Yes	21															21
Land at Chestnut Park Kingswood Glos.	Yes	Yes	Yes	2	25														27
Land north of Bath Road and east of Grange Farm	Yes	Yes	Yes	13															13
Land Off Cirencester Road The Tynings And Old Common Minchinhampto	Yes	Yes	Yes		30	36													66
Barcelona Farm Windmill Road Minchinhampton.	Yes	Yes	Yes	10															10
Dark Mills Toadsmoor Lane Brimscombe	Yes	Yes	Yes		22	14													36
Egypt Mill Hotel	Yes	Yes	Yes			12													12
Locks Mill Brewery Lane	Yes	Yes	Yes			4	5												9
Land adj Sunny Ridge Townsend Randwick	Yes	Yes	Yes		13														13
Fromehall Park Dudbridge Hill Stroud	Yes	Yes	Yes		50	50	20												120
Police Station Dudbridge Hill Stroud.	Yes	Yes	Yes			11													11
Fox's Field Land North of Ebley Road Ebley Stonehouse.	Yes	Yes	Yes	24	43	24													91
Stroud Cricket Club Stratford Road Stroud.	Yes	Yes	Yes	43	25														68
106 Stratford Road Stroud	Yes	Yes	Yes		10														10
Abercairn Belle Vue Road Stroud	Yes	Yes	Yes		14														14
Lansdown Kennels Lansdown Stroud	Yes	Yes	Yes		20	13													33
Thompson First Ltd Butterow Hill Bowbridge Stroud	Yes	Yes	Yes														24		24
Land adj Hill Paul Building Cheapside	Yes	Yes	No															101	101
86 - 90 Cainscross Road Stroud.	Yes	Yes	Yes		14														14
Bowbridge Wharf Butterow Hill Stroud	Yes	Yes	Yes														24		24
Land at former airfield east of M5 at Brockworth	Yes	Yes	Yes	5	10	30	70	80	40										235
Land at School Lane Whitminster Glos.	Yes	Yes	Yes	14															14
Hillgrove House Bath Road Woodchester	Yes	Yes	Yes	6															6
Land adjoining Water Lane Wotton Under Edge	Yes	Yes	Yes	14															14
Former Industrial Site Potters Pond Wotton Under Edge.	Yes	Yes	Yes														10		10
Land adjacent Fountain Crescent Wotton-Under-Edge	Yes	Yes	Yes			7	7												14
Land at Mitre Pitch Wotton-under-Edge	Yes	Yes	Yes	10															10
Land off Pack Horse Lane Haw Street Wotton under Edge	Yes	Yes	Yes			10	10												20
LOCAL PLAN ALLOCATED SITES WITHOUT PLANNING PERMISSION																			
Land north of Dudbridge Hill	Yes	Yes	Yes				40	40											80
Bisley Old Road Allotments	No	Yes	No															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
All large sites/sites subject to S106				374	512	409	270	290	295	251	225	166	150	140	140	140	197	113	3672
All small sites (incl 10% non implementation)				147	147	146													440
Local Plan sites							40	40											90
Windfalls							83	83											166
All sites				521	659	555	393	413	295	251	225	166	150	140	140	140	197	203	4448
Allocated sites			Five Year supply period																