

Stroud District: Housing Land Supply Assessment Update at 30 September 2016

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 2016, 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 2016.
- 1.4 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
- 1.5 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 2016:
- New permissions or other firm commitments for housing granted between 1 April and 30 September 2016
 - Large sites with planning permission which have lapsed between 1 April and 30 September 2016
 - A full reassessment of the deliverability of large sites at 30 September 2016
- 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 2016 for the five year period 1 April 2016 – 31 March 2021

Table 1: Housing requirement 1/4/2016 – 31/3/2021

		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 - 31/03/2016	4,267
D	10 Year requirement between 2006 – 2016 (B x 10)	4,560
E	Shortfall/Surplus in first 10 years (D - C)	-293
F	Five year requirement (B x 5) + E (if shortfall)	2,573
G	Total requirement including 5% buffer (F x 1.05)	2,702

Table 2: Deliverable Housing Land Supply 1/4/2016 – 31/3/2021

		Dwellings
A	Allocated sites with planning permission	1,454
B	Non-allocated large sites (10 dwellings or more) with planning permission (updated as at 30 September 2016)	3,211
C	Non-allocated small sites (9 dwellings or less) with planning permission (updated as at 30 September 2016) minus 22% non implementation rate (648-143)	505
D	Other firm commitments - subject to a Section 106 (updated as at 30 September 2016)	48
E	Local Plan allocated sites without planning permission	1,862
F	Windfall allowance (83x2)	166
G	Total supply (A+B+C+D+E+F)	7,246
H	Dwellings unlikely to be built in period between 2016 – 2021 (updated as at 30 September 2016)	4,169
I	Total dwellings (G - H)	3,077

Table 3: Five Year Housing Land Supply 1/4/2016 – 31/3/2021

		Draft Local Plan
A	Total deliverable housing supply	3,077
B	Total requirement	2,702
C	Percentage of 5 year housing supply (A divided by B)*100	114%
	Years supply	5.69

Appendix 2: Large sites summary of deliverability for 5 year land supply update

Sites with planning permission

Site Name	Summary of Deliverability	16/17	17/18	18/19	19/20	20/21	Total
Newport Towers, Newport, Berkeley	Outline permission lapsed therefore not included within updated 5 year land supply figure. Current application for 39 units being progressed.	0	0	0	0	0	0
Land On The North West Side Of Lynch Road	Full permission. On site and scheduled to complete before 31st March 2017. Site promoter estimate considered realistic.	10	0	0	0	0	10
Tricorn House, Stroud	Notification for prior approval for the change of use of the office building to 44 residential units submitted in April 2016 and works to building started on site. Site promoter estimate considered realistic.	0	22	22	0	0	44
Littlecombe Zone A3 and Part Zone K Cam, Dursley	Reserved matters permission. St. Modwen on-site and site under construction. Site promoter estimate considered realistic.	2	0	0	0	0	2
Land at Lister Petter, Littlecombe	Reserved matters permission. St. Modwen on-site and site under construction. St. Modwen has delivered average 57 a year (2013-2016) including 97 last year. Site promoter estimate considered realistic.	58	0	0	0	0	58
Land at Lister Petter, Littlecombe	New outline permission for remaining phases May 2016. All major constraints removed: contaminated land; unculverting river; infrastructure in place: hospital; employment; distributor road. St. Modwen currently on site delivering sites 6A and 6B (2016/17). Numbers revised down to reflect amended housing scheme of 150 units on Area C and 17 units with full planning permission on Zone F. St. Modwen has delivered average 57 a year (2013-2016) including 97 last year. Delivery rates of 60; 60; 47 from 2017/18 are reasonable. A recent appeal decision stated there was no reason not to accept the Council's figures.	0	60	60	47	0	167
Land opposite 8 Chapel Street, Cam	Full planning permission. Site part of Council housing programme. Planning permission granted in September for variation of conditions and development now started on site. Site promoter estimate considered realistic.	0	14	0	0	0	14
Land at Box Road, Cam, Dursley	Full permission. Taylor Wimpey on-site, site under construction and slightly ahead of original anticipated delivery. Taylor Wimpey has national average annual delivery of 46 completions per site. Site promoter estimate considered realistic.	0	50	21	0	0	71
Dursley Garage, 29 - 31 Kingshill Road, Dursley	Full permission. Site for sale and owner is having discussions with potential developers. Site promoter estimate considered realistic.	0	10	0	0	0	10
The Bymacks Site, Long	Full permission. Rooftop Housing Association on site and site under construction. Site promoter estimate considered realistic.	23	0	0	0	0	23

Appendix 2: Large sites summary of deliverability for 5 year land supply update

Street, Dursley							
18 Woodmancote, Dursley	Outline permission granted September 2016. Site currently being marketed. Sufficient time for reserved matters application to be made and considered. Site promoter estimate considered realistic.	0	0	10	0	0	10
Millend Mill, Millend Lane	Full permission for 14 units. 11 units on site have been completed recently, 1 house currently under construction. Site promoter estimate considered realistic.	1	2	0	0	0	3
Land off Swallowcroft, Eastington	Full permission. Newland Homes on site. Remaining 20 units under construction. Site promoter estimate considered realistic.	20	0	0	0	0	20
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. Area masterplan and design parameters approved by Council in October 2016. Reserved matters application for first 3 parcels to west of site expected to be submitted by Redrow Homes early in 2017. Redrow has recently delivered average 59 a year (2013-16) at Sellars Farm in district. Robert Hitchins has confirmed two outlets from 2018/19, so 50 each per year is reasonable, stepping up to 3 outlets in 2020/21. A recent appeal decision stated the anticipated delivery of 50 units per year per outlet seems reasonable with delivery from 2017/18 realistic.	0	0	0	70	140	210
Mayo's Land, Bristol Road, Hardwicke, Gloucester	On site. Reserved matters application approved August 2016 and conditions discharged. Site promoter estimate considered realistic.	29	20	2	0	0	51
Colethrop Farm (Hunts Grove)	Renegotiated outline planning permission July 2016: Viability validated by District Valuer. Delivery amended to reflect s106 delays on the main site and economic uncertainty following the referendum vote in June. Further Reserved matters application to be submitted in 2017 with the prospect of increasing delivery rates. Crest Nicholson has delivered average 59 a year (2011-15) – in line with national average. Crest has confirmed two outlets from 2017, so 48 each per year is reasonable. A recent appeal decision stated there was no reason to dispute the developer's assessment of delivery rates on this site.	2	36	77	100	109	324
Nupend Farm Boscombe Lane	Full application received resolution to grant in November 2015. Current revised application for 16 dwellings has put back likely delivery timescale to March 2018. Site promoter estimate considered realistic.	0	16	0	0	0	16
Land at Woodside Lane, Kings Stanley	Full permission. PROW diversion and badger mitigation issues being addressed. Units for sale. Delivery revised to complete over two years. Site promoter estimate considered realistic.	32	16	0	0	0	48
Stanley Mills,	Full permission. Delays due to takeover of company and need to relocate factory building.	0	0	10	32	32	74

Appendix 2: Large sites summary of deliverability for 5 year land supply update

Ryeford, Kings Stanley	Discussions about minor revisions to factory consent underway. Repairs to Grade 1 listed building underway. Housing is enabling development so no incentive for further delays. Rates of 10; 32; 32 are reasonable commencing 2018/19. A recent appeal decision stated it was reasonable to accept the company's assertion that development will commence in 2018.						
Chestnut Park, Kingswood	Outline permission. Development Control Committee resolution, in November, to grant permission for reserved matters subject to s106 agreement which is expected to be signed early 2017. Crest Nicholson is the developer. Discharge of conditions ongoing. Site promoter estimate considered realistic.	0	24	27	0	0	51
Land at Mankley Road, Leonard Stanley, Stroud	Site completed since April 2016.	32	0	0	0	0	32
Land South of Leonard Stanley Primary School, Bath Road, Leonard Stanley	Outline permission July 2014. Barratt Homes now the site owner and developer. Reserved matters approved in November. Discharge of conditions ongoing. Greenfield site, no constraints. Delivery 2017/18 onwards 40; 40; 40; 30 is reasonable. A recent appeal decision stated there was no reason not to accept previous developer's estimates for delivery of the site within the 5 year period.	0	40	40	40	30	150
Wimberley Mill	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Outline planning permission granted July 2016. Detailed design work already undertaken. Reserved matters application expected shortly. Local builder with track record of delivery. Latest information confirms that delivery is still expected to start coming forward 2017/18. Delivery rates of 20; 40; 40; 4 (2017/18-2020/21) are reasonable.	0	20	40	40	4	104
Former Amberley Ridge School, Rodborough Common	Full planning permission granted August 2016. Site owned by a developer. Current application for discharge of conditions and work expected to start on site in 2017.	0	0	10	0	0	10
Locks Mill, Brewery Lane	Permission for conversion and new build. 11 units completed. 12 units to be completed. Development of the 7 units brought forward by site owner based on latest information. Site promoter estimate considered realistic.	1	6	0	0	0	7
Land at Pike Lane, Nailsworth	Outline permission granted December 2015. Reserved matters pre-application drawings received from Newland Homes and application expected by February 2017. Sufficient time to determine reserved matters application. Delivery revised to complete over two years. Site promoter estimate considered realistic.	0	7	10	0	0	17
Land adj. Sunny Ridge, Randwick	Two full permissions for 17 units. 3 units completed. 4 units sold. Remaining 9 units on the market. Additional homes to be sold 2017. Bell Homes is the developer. Site promoter estimate considered realistic.	10	4	0	0	0	14

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Police Station, Dudbridge Hill, Stroud	Full planning permission. Demolition work complete on-site. New Dawn Homes Ltd is the developer. Site promoter estimate considered realistic.	0	0	13	0	0	13
Land Adjoining Stroud Rugby Club, Dudbridge Hill,	Full planning permission. New Dawn Homes Ltd is the developer. Site promoter estimate considered realistic.	0	6	8	0	0	14
Bownham Park Centre, Bownham Mead	Full permission. Site under construction. Redcliffe Homes Limited is the developer. Site promoter estimate considered realistic.	0	17	0	0	0	17
Land at Dudbridge Hill, Stroud	Full application submitted in 2014. Legal issues regarding covenants remain to be resolved. However, Persimmon Homes is actively working to resolve matters. Timescales provide sufficient lead in time for matters to be resolved. Site promoter estimate considered realistic.	0	0	0	20	40	60
Horsemarling Farm, Horsemarling Lane, Standish	Full permission. Site now owned by a developer. Site promoter estimate considered realistic.	0	17	0	0	0	17
Old Station Yard, Bristol Road, Stonehouse.	Full permission. Delivery revised due to land contamination issues. There remains time for the permission to be implemented. Site promoter estimate considered realistic.	0	0	7	8	0	15
Land at Station Road Bristol Road, Stonehouse	Outline permission. Reserved matters application submitted April 2016. Dunmore Developments Ltd is the developer. Sufficient time to determine reserved matters application. Site promoter estimate considered realistic.	0	16	17	16	0	49
Abercairn, Belle Vue Road, Stroud	Full permission. Site works implemented. Woodchester Commercial Developments Ltd is the developer. Awaiting suitable market conditions. Site promoter estimate considered realistic.	0	0	0	0	14	14
Bowbridge Wharf Butterrow Hill Stroud	Full permission. Site under construction. Newland Homes is the developer. Site promoter estimate considered realistic.	16	16	0	0	0	32
Land at Bath Place, Cheapside	Full permission. Newland Homes is the developer. Site promoter estimate considered realistic.	0	18	19	0	0	37
Old Reservoir, Bisley Old Road, Stroud	Site completed and all 38 units handed over in September 2016.	38	0	0	0	0	38
106 Stratford	Full planning permission granted April 2016. Site promoter estimate considered realistic.	0	0	0	11	0	11

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Road, Stroud							
STB Engineering Ltd Toadsmoor Road Brimscombe	Full application currently being considered. Additional flood risk modelling and culvert assessment is required and suitable conditions are being discussed. Sufficient time for application to be determined and conditions discharged. Site promoter estimate considered realistic.	0	0	11	0	0	11
Lewiston Mill, Toadsmoor Road, Brimscombe	Full permission. Colburn Homes Ltd is the developer. Developer keen to start on site. Site promoter estimate considered realistic.	0	30	0	0	0	30
Bowden Hall Farm, Bondend Road, Upton St Leonards	Outline permission granted on appeal October 2014. Sufficient time for reserved matters application to be considered. Site promoter estimate considered realistic.	0	15	0	0	0	15
Former Brockworth Airfield	Outline permission for 586 dwellings has been followed by reserved matters permissions for parcels delivered subsequently by Bovis, Barratt, Cotswoldgate Homes and Persimmon Homes. 475 dwellings have now been completed. The remaining parcels are expected to be developed within 5 years. The delivery rates are reasonable. Site promoter estimate considered realistic.	0	20	60	34	0	114
Parklands Farm, School Lane, Whitminster	Outline permission. Conditions currently being discharged. Delays previously due to archaeological investigations. Site being marketed. Sufficient time for reserved matters application to be made and considered. Site promoter estimate considered realistic.	0	20	11	0	0	31
Woodchester Mill, Selsley Road	Historic permissions now expired. Two alternative full applications granted planning permission in July 2016. Sufficient time for conditions to be discharged. Site promoter estimate considered realistic.	0	0	10	0	0	10
Rooksmoor Mills, Bath Road, Woodchester	Hybrid permission consisting of full permission for 24 units and outline permission for 30 units subject to judicial review in December 2016. Revised application for a reduced scheme anticipated to come forward early in 2017. Delivery estimate within 5 years is considered realistic.	0	0	0	24	24	48
Potters Pond, Wotton Under Edge	Site completed since April 2016	6	0	0	0	0	6
Land adjacent Fountain Crescent, Wotton-Under-Edge	Full planning permission granted in 2008 for 14 dwellings. Council is no longer taking site forward as part of Council housing programme. Council proposing to sell the site early in 2017 for 21 dwellings including an adjacent site. Site sent to Registered Providers in August 2016. Pre-sale negotiations have taken place. A recent appeal decision stated there seems no reason as to why the site should not be developed within the 5 year period.	0	0	10	4	0	14

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Land off Pack Horse Lane, Haw Street, Wotton under Edge	Full permission. Site under construction. Renishaw PLC is the developer. The delivery rates are reasonable. Site promoter estimate considered realistic.	10	10	0	0	0	20

Local Plan allocations

North East Cam	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Resolution to grant outline permission in November 2016 subject to a s106 agreement. Early phases accessed from Box Road. No distributor road or community infrastructure phasing constraints. Highway model for M5 now built so no further delay expected. Delivery rates of 25; 55 are reasonable. A recent appeal decision found delivery commencing in 2019/20 is realistic.	0	0	0	25	55	80
Hunts Grove Extension	Delivery amended to reflect s106 delays on the main site and economic uncertainty following the referendum vote in June and will now commence outside the 5 year land supply, alongside continued delivery on the main site.	0	0	0	0	0	0
Sharpness	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. Outline application with detailed layout of housing areas expected in March 2017 with the first reserved matters in 2018. Delivery has been revised in the light of these timings and the first houses are now expected to come forward in 2019/20. Delivery rates reflect delivery of specific initial parcels within Docks. Later delivery on greenfield site with no constraints. Delivery rates of 45; 40 are reasonable.	0	0	0	45	40	85
Ham Mill	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Full application currently being considered. Sufficient time for permission to be granted and conditions discharged. Delivery rates are reasonable. Site promoter estimate considered realistic.	0	0	0	40	30	70
The Ship Inn	Site part of Council housing programme. Budget committed. Pre-application discussions have commenced. Site promoter estimate considered realistic.	0	0	9	0	0	9
Daniel's Road, Stroud	Site part of Council housing programme. Budget committed. Full permission. Construction will commence October / November 2016. Site promoter estimate considered realistic.	0	3	0	0	0	3
Top of Town Phase 3	Site part of Council housing programme. Budget committed. Pre-application discussions have commenced. Site promoter estimate considered realistic.	0	3	0	0	0	3