

Timeline for West of Stonehouse (Great Oldbury) Policy SA2 of the adopted Stroud LP

Discussed at Matter 6c Stonehouse Cluster Hearing Session – 18th May 2023

On behalf of Robert Hitchins Ltd and Redrow Homes Ltd.

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1. Timeline for Great Oldbury

- 1.1. The site in the adopted Local Plan Policy SA2 West of Stonehouse (now Great Oldbury) was promoted during the last Local Plan.
- 1.2. The West of Stonehouse site had been included in the Stroud LP Preferred Strategy but when the Council reduced the overall housing requirement in the Submission version of the Local Plan in 2013, land west of Stonehouse was excluded. It was promoted as an omission site and subsequently included in the Plan at the Proposed Modifications {Inspectors Report November 2015}.
- 1.3. During the examination in 2014 an outline application was submitted for:
 - A mixed-use development comprising up to 1,350 dwellings and 9.3 hectares of employment land for use classes B1, B2 and B8; a mixed use local centre comprising use classes A1, A2, A3, A4, A5, D1, D2 and B1; primary school, open space and landscaping, parking and supporting infrastructure and utilities; and the creation of new vehicular accesses from Grove Lane, Oldends Lane and Brunel Way.
- 1.4. Application submitted in April 2014 (on the first day of the LP examination).
- 1.5. Validated 2nd April 2014 (ref S.14/O810/OUT).
- 1.6. Local Plan Adopted November 2015
- 1.7. Application granted 14th April 2016

	Application Submitted	Validated	Decision
Outline	April 2014	2 nd April 2014	14 th April 2016
1 st RM	13 th January 2017	20 th January 2017	28 th January 2018
2 nd RM	3 rd February 2018	8 th February 2018	8 th June 2018
3 rd RM	6 th February 2018	9 th February 2018	8 th June 2018
4 th RM	1 st June 2018	5 th June 2018	6 th September 2018
5 th RM	29 th October 2018	31 st October 2018	25 th February 2019

- 1.8. Details below
- 1.9. **First RM** application S.17/O095/REM **13th Jan 2017** for 68 dwellings on development areas H6 and H7 **granted 24th Jan 2018** (Redrow)



- 1.10. **2nd RM S.18/O259/REM submitted 3rd Feb 2018** for Parcels H3- H5 and H8 -H10 for 262 dwellings plus 8 self-build plots etc. **granted 8th June 2018** (Barratt/David Wilson Homes)
- 1.11. **3rd RM S.18/O275/REM** for 138 dwellings Parcels H1 – H4 **submitted 6th Feb 2018 – granted 8th June 2018** (Barratts)
- 1.12. **4th RM S.18/1219/REM** Parcel H21 for 130 dwellings **submitted 1st June 2018, granted 6th September 2018** (Redrow)
- 1.13. **5th RM S.18/2326/REM** for 165 dwellings Parcels H11 – H12 **submitted 29th October 2018– granted 25th Feb 2019** (Redrow)
- 1.14. Lichfields Start to Finish refers to on average the time from granting outline planning permission to completion of first dwellings on site for sites of 1,000 – 1,499 dwellings is 3.2yrs
- 1.15. Great Oldbury outline was granted on 14th April 2016 dwellings are recorded in the Stroud District Five Year Housing Supply published in August 2019, it records in Appendix 1 that as of 1st April 2019 that 18 dwellings were completed and 136 were under construction.
- 1.16. Lichfields research found that the average timeframes from validation of first application to completion of first dwelling was an average of 5.0–8.4yrs depending on the size of the site.
- 1.17. According to the research a site of 1,000 to 1,499 dwellings takes 6.9years. Great Oldbury is 1,350 dwellings and took from April 2014 to April 2019 i.e. from validation to first completions – approximately 5yrs.



Extract from Stroud District Five Year Housing Supply August 2019 (page 6)

Appendices

Appendix 1

Allocated sites under construction - 1st April 2019

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Eastington/ Stonehouse	Land West of Stonehouse	1350	0	0	1196	136	18	1332
Nailsworth	Tanners Piece, Nailsworth	11	8	0	0	11	0	11
Total commitments								1343

Extract from Appendix 10 Large sites summary of deliverability August 2019 (page 15)

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. Reserved matters approval and completions coming forward on the following phases: <ul style="list-style-type: none"> H1 – H4 138no. dwellings – David Wilson Homes H3 – H5 & H8 – H10 270no. dwellings – Barratt Homes H6 – H7 68no. dwellings – Redrow Homes H21 130no. dwellings – Redrow Homes H11 and H12 165 dwellings – Redrow Homes Site promoter estimate considered realistic.	134	215	244	195	149	937
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EB117 Latest Stroud District Five Year Housing Supply December 2022 indicates **608 completions as of 1st April 2022.** (page 8)



Appendix 1

Allocated sites under construction - 1st April 2022

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Cam	SA3 Land north east of Draycott	510	0	0	368	48	94	416
Eastington/ Stonehouse	SA2 Land West of Stonehouse	1,350	0	0	572	170	608	742
Nailsworth	Land at Ringfield Close	20	25	0	0	15	5	15
Total commitments								1,173

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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