

Stroud District: Housing Land Supply Update January 2024

1 Introduction

- 1.1 The Council published its latest assessment of housing land supply in November 2023, <https://www.stroud.gov.uk/media/2237273/five-year-land-supply-2023-final-29112023.pdf>. The report demonstrates 5.05 years deliverable housing land supply based on a five-year local housing need requirement calculated using the standard method and including a 5% buffer.
- 1.2 The Government has since published an update to the National Planning Policy Framework (NPPF), 19 December 2023, including the following changes to five-year housing land supply:
 - removing the requirement for planning authorities with an up-to-date plan in place to update annually their five-year supply of land for housing;
 - removing the 5% and 10% buffers applied to an authority's housing land supply;
 - rewarding local authorities (LAs) at an advanced stage of plan making whereby those LAs with Local Plans at examination, Regulation 18 or Regulation 19 stage need only demonstrate a four-year housing land supply (as opposed to five years) for a period of two years for decision making purposes.
- 1.3 This report sets out an update of Stroud District Council's assessment of the housing land supply position against the latest NPPF requirements.
- 1.4 The Stroud District Local Plan was adopted in November 2015. This Plan has been reviewed and a draft Plan submitted in October 2021 which is currently at Examination.
- 1.5 As it is more than five years since the Local Plan was adopted, housing land supply is measured against the District's local housing need calculated using the standard method (see Tables 1 and 3). The requirement to add a 5% buffer has now been removed.
- 1.6 With the Council at an advanced stage of plan making, this report sets out the latest assessment of housing land supply against a **four-year housing land supply requirement** in accordance with paragraph 226 of the updated NPPF:

226. From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old⁶⁰, instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need. This provision does not apply to authorities who are not required to demonstrate a housing land supply, as set out in paragraph 76. These arrangements will apply for a period of two years from the publication date of this revision of the Framework.

- 1.7 The following tables set out the updated 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 [Five-Year Housing Land Supply November 2023 Report](#).

2 Housing Land Supply Assessment Update

Table 1: Local Housing Need Standard Method

		Local Housing Need Standard Method
A	Annual household growth Average 2023 - 2033	474.5
B	Median affordability ratio 2022	9.62
C	Affordability uplift	35%
D	Local Housing Need 2023 (A x 1.35)	641
E	Four-year requirement [(D x 4)	2,564
F	Total requirement with no buffer applied	2,564

Table 2: Deliverable Housing Land Supply 1/4/2023 – 31/3/2027

		Dwellings
A	Allocated sites with planning permission	1,050
B	Non-allocated large sites (10 dwellings or more) with planning permission (updated as at 01 October 2023)	1,926
C	Non-allocated small sites (9 dwellings or less) with planning permission (updated as at 01 October 2023) minus 22% non-implementation rate (431-95)	336
D	Other firm commitments - with a resolution to grant planning permission at 1st April 2023, including sites subject to a s106 agreement	0
E	Local Plan allocated sites without planning permission	1,387
F	Windfall allowance (Year 4)	76
G	Total supply (A+B+C+D+E+F)	4,775
H	Dwellings unlikely to be built in period between 2023 – 2027	1,981
I	Total dwellings (G - H)	2,794

Table 3: Four Year Housing Land Supply 1/4/2023 – 31/3/2027

		Local Housing Need Standard Method
A	Total deliverable housing supply	2,794
B	Minimum housing requirement	2,564
C	Percentage of 4-year housing supply (A divided by B)*100	1.09
	Years supply	4.36

Appendix 2: Large sites summary of deliverability

Large sites and allocated sites with planning permission or resolution to grant permission as at 01 October 2023

Site Name	Summary of Deliverability	2023/24	2024/25	2025/26	2026/27	Total
Newport Towers, Newport, Berkeley	Reserved matters approval for 39 dwellings granted June 2019. Ede Homes the developer and on site All 39 units under construction working towards completion within the current financial year to 31 March 2024. Developer estimate considered realistic.	39				39
Land at Newport, Berkeley	Exception site development. Full planning permission granted December 2021 for the erection of 16 affordable and 15 market houses. Centaur Homes (North) Ltd the developer and on site. Construction well underway with 6 units on track for completion before April 2024 and the site built out within the following year. Site promoter estimate considered realistic.	6	25			31
Land at rear of Canonbury Street Berkeley	Full planning permission granted November 2016 for the erection of 188 dwellings. Persimmon Homes the developer. Site built out since 01 April 2023.	1				1
PS33 Land West of Station Road Berkeley	Full planning permission granted June 2022 for the erection of 107 dwellings. Redrow Homes the developer and on site. The sales launch took place at the end of August and first completions are expected from Spring 2024. Developer estimate considered realistic.	0	14	44	49	107
Land at Wynstones Drive, Brookthorpe	Hybrid planning application granted outline planning permission September 2017 for the demolition of 5 detached bungalows and 4 flats and the erection of 19 dwellings, including detailed proposals for Phase 1 comprising 3 dwellings. Reserved matters approval for Phase 2, 16 dwellings, granted December 2021. Cotswold Homes the developer. Development of both phases has continued to progress with the remaining demolition and construction of 19 dwellings on track for completion by the end of this year. Developer estimate considered realistic.	18				18
Tricorn House, Stroud	Prior notification granted May 2020 for the conversion of the existing office building into 44 individual residential units. All flats nearing completion anticipated by end of 2023.	44				44
Dudbridge Industrial Estate	Hybrid planning permission issued in May 2018 for mixed use development comprising full permission for a retail food store (complete) and outline permission for up to 130 dwellings. Design Code for the residential development, permitted January 2019. Reserved matters approval for the conversion of buildings to 30no. apartments and new build residential redevelopment of 94no. dwellings granted May 2022. Conversion works progressing on the 30no. apartments with first completions anticipated 2024. Start of new build housing delayed by Severn Trent's major £25m sewerage upgrade adjacent to site but start on site likely from 2024. Recent interest and potential for development to come forward more quickly if the site is taken forward by an affordable housing provider. Developer estimate considered realistic.	0	16	44	30	90

Site Name	Summary of Deliverability	2023/24	2024/25	2025/26	2026/27	Total
SA3 Land north east of Draycott, Cam (Millfields)	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Original outline permission for 450 dwellings increased to 506 dwellings in January 2021. Vistry Homes (formerly Bovis) on site. Reserved matters approval and completions progressing on the following phases: <ul style="list-style-type: none"> Phase H1 141 dwellings – remaining 7 units to be completed November 2023 and first phase built out Phase H2 (98 dwellings & 6 self build plots) – A total of 50 dwellings due to be completed within the current year with the remaining 48 dwellings programmed for completion and the phase built out in 2024. 6 self build dwellings still to come forward. Planning permission granted July 2020 for a new junction and spine road to serve remaining housing phases H3, H4 and H5. Site promoter estimate considered realistic.	40	68	56	50	214
Land north west of Box Road Cam	Reserved matters approval for 90 dwellings granted February 2020 for Wain Homes. Developer on site. 75 out of 90 dwellings completed as at 01 April this year and the site programmed to be built out within the current financial year. Developer estimate considered realistic.	15				15
Land adjacent to Box Road Avenue Cam	Reserved matters approval for demolition of one dwelling and development of 36 affordable homes granted January 2020. Developer on site on behalf of Aster Homes. 33 out of 36 dwellings under construction working towards delivery of all 36 affordable homes by March 2024. Developer estimate considered realistic.	36				36
Land off A4135 Tilsdown, Cam	Reserved matters approval for 15 dwellings granted August 2022 for Piper Homes. Developer on site working towards anticipated build out by March 2024. Developer estimate considered realistic.	15				15
Land south of railway line, Box Road, Cam	Outline planning permission granted June 2022 for up to 42 dwellings. Current reserved matters application on behalf of Wain Homes as Phase 2 follow-on development to Land north west of Box Road above. Unconstrained greenfield site. Site promoter estimate considered realistic.	0	42			42
Glebelands, Fairmead, Cam	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Full permission granted April 2022 for the demolition of existing buildings, comprising 33 dwellings, and the erection of 23 new affordable homes. Demolition of the existing units has now taken place and the site is ready for construction as soon as the construction contract has been awarded. Likely start on site April 2024 with housing delivery now anticipated 2025/26.	-33	0	23		-10
Land at Littlecombe	St Modwen on site and under construction. Overall numbers revised down in accordance with Masterplan for 58 units in Zone K2, 150 units in Zone C and 12 units in Zone F. Zone K2 previously completed and Zone F now complete and occupied. Development of Zone C complete and occupied except for an apartment block of 8 flats and a ground floor retail unit not started due to the location of the site compound and now likely to come forward as a revised scheme for an apartment block of 9 flats, granted planning permission in June 2023. Zone C programmed to be built out by March 2024. Developer estimate considered realistic.	9				9

Site Name	Summary of Deliverability	2023/24	2024/25	2025/26	2026/27	Total
Littlecombe Zone E	Full permission granted in April 2022 for an additional 28 dwellings within the wider Littlecombe development on land identified as Littlecombe Zone E. St Modwen on site and development under construction with 19 units due for completion before April 2024 and the site built out within the following year. Developer estimate considered realistic.	19	9			28
Cambridge Avenue Dursley	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Full permission granted November 2021 for the demolition of existing sheltered housing accommodation including 14 bungalows and 2 first floor flats and redevelopment to provide 13 affordable homes. Demolition of the existing units has now taken place and the site is ready for construction as soon as the construction contract has been awarded. Likely start on site January 2024 with housing delivery now anticipated 2025/26.	-16	0	13		-3
Millend Mill, Mill End Lane	Extant permission for 2 dwellings as part of a wider implemented scheme for conversion of former Mill building and associated land to residential use. Neon Homes granted consent for 2no. dwellings to come forward with an approved scheme for 3no. dwellings on an adjacent site. Pre-commencement conditions discharged December 2022 and building works started on site June 2023.	0	2			2
Land West of Stonehouse, Nastend Lane	<p>Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Outline permission for 1,350 dwellings granted April 2016. Reserved matters approval and completions progressing on the following phases:</p> <ul style="list-style-type: none"> • H1 – H4 138no. dwellings – Complete and occupied • H3 – H5 & H8 – H10 270no. dwellings – Barratt Homes remaining 17 homes programmed for completion and build out by March 2024. 8 self build dwellings still to come forward. • H6 – H7 68no. dwellings – Redrow Phase completed and occupied except for 4 show homes. • Parcel H21 130no. dwellings – Complete and occupied • H11 and H12 165 dwellings – Redrow Homes remaining 30 dwellings programmed for completion and build out by March 2024. • H16 and H19 178 dwellings – Vistry Homes, 104 completions to date • H17, H18 & H20 131no. dwellings – Redrow Homes on site with first 20 completions due before April 2024. • H13 and H14 216no. dwellings - Vistry Homes on site with first completions due in 2024. <p>Allocation proposed to be built out before the end of the five-year period. Site promoter estimate considered realistic.</p>	95	180	128	141	544
Land north of Frampton on Severn Industrial Park, Lake Lane	Reserved matters approval for 19no. dwellings granted March 2022. Development built out since April.	19				19

Site Name	Summary of Deliverability	2023/24	2024/25	2025/26	2026/27	Total
Colethrop Farm (Hunts Grove)	<p>Crest Nicholson the main developer. 1,028 dwellings now completed at Hunts Grove and remaining development parcels set out below;</p> <ul style="list-style-type: none"> R4, R9, R10 south, R13 – 16 & R20B Phase 3 350no dwellings – Vistry Homes, formerly Bovis, (269 completions) Parcels R11& R12 Phase 4 83no. dwellings– Crest Nicholson. Reserved matters approval January 2020 Parcel R3, R3EL, R5 & R7 Phase 4 164no. dwellings – Crest Nicholson. Reserved matters approval October 2020 Parcel R2, R6, R8 &R10B Phase 4 146no. dwellings – Crest Nicholson. Reserved matters approval October 2020 Parcels R17, R18 & R19 Hunts Grove Phase 4 128no. dwellings – Colethrop Farms Ltd. Reserved matters approval October 2020 <p>Final outstanding application for reserved matters approval pending consideration for 38no. dwellings as part of the neighbourhood centre. Revised development total of 1,647 dwellings from 1,750 granted outline consent. Developer estimate considered realistic.</p>	76	45	95	100	316
Stanley Mills	Full permission and listed building consent. The site has a new developer owner. Listed Building consent granted in April 2023 for the enabling works to the listed buildings comprising Stanley Mills. Initial funding in place and legal negotiations progressing to bring housing development forward by the end of the five-year period. Developer estimate considered realistic.	0	0	0	127	127
Dark Mills	New 100-year flood modelling of the site has been completed confirming developability of the extant permission for 36 dwellings. Owner progressing pre-construction design review to bring forward development within the five-year period alongside adjoining redevelopment at Wimberley Mills (see below) and within the wider local area at Brimscombe Port. Site owner estimate considered realistic.	0	0	24	12	36
SA1f Wimberley Mill/ Wimberley Park	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Reserved matters approval October 2019. Complex site - key works relating to the footpath diversion, main sewer diversion and highways matters completed to enable infrastructure and housing development to progress. All 104no. dwellings completed to foundation stage but progress delayed due to ongoing discussions with the Environment Agency on the northern part of the site and awaiting minor amendments to the planning permission on the southern part of the site. Working towards delivery of first dwellings 2024/25 and over following three years to 2028/29 subject to market demand. Local builder with track record of delivery and rates considered realistic.	0	15	30	30	75
Locks Mill, Brewery Lane	<p>Permission for conversion and new build. 14 units now complete. Extant permission for 9 units. Anticipated housing delivery within the five-year period detailed below:</p> <ul style="list-style-type: none"> Plots 3 and 4 (4 units): Negotiations on-going re potential sale to a developer interested in bringing forward conversion for 3 dwellings with likely delivery from 2025/ 26. Delivery estimate considered realistic. 	0	0	3		3

Site Name	Summary of Deliverability	2023/24	2024/25	2025/26	2026/27	Total
The Maltings, Tetbury Lane Nailsworth	Full planning permission and Listed Building Consent granted 2019 for the conversion of two former brewery buildings to 13 dwellings. Development is nearing completion with first units to be marketed in the Autumn and all 13 units due to be completed by the end of March 2024. Developer estimate considered realistic.	13				13
Police Station, Dudbridge Hill, Stroud	Full planning permission. Demolition work complete on-site. New Dawn Homes Ltd is the developer. Pre-commencement conditions discharged and development likely to come forward in conjunction with site adjoining Stroud Rugby Club below. Start on site delayed by market conditions/ financial situation but pre-start drawing and engineering progressed. Developer has confirmed the previously reported anticipated start on site January 2024. Developer estimate considered realistic.	0	13			13
Land adjoining Stroud Rugby Club, Dudbridge Hill	Full planning permission. New Dawn Homes Ltd is the developer. Development expected in conjunction with Police Station site above. Pre-commencement conditions discharged and initial site works carried out to implement planning permission. Start on site delayed by market conditions/ financial situation but pre-start drawing and engineering progressed. Developer has confirmed the previously reported anticipated start on site June 2024. Developer estimate considered realistic.	0	0	14		14
Daniels Industrial Estate, Bath Road, Stroud	Full permission granted April 2023 for the redevelopment of a brownfield site for 111 zero and low carbon homes. Newland Homes the developer. Pre-commencement conditions being discharged. Developer estimate considered realistic.	0	0	40	35	75
Land at Dudbridge Hill Stroud	Full permission granted March 2023 for a residential development of 55no. affordable dwellings. Countryside Partnerships the developer. Conditions currently being discharged and build programme targeting 2024/25 delivery. Developer estimate considered realistic.	0	19	36		55
Former Standish Hospital and Former Westridge Hospital, Standish	Full permission granted February 2019 for the conversion of former Standish Hospital buildings to 48 dwellings, demolition of Westridge Hospital and development of up to 99 new build homes. Listed building consent approved February 2019. Developer on site and 69 completions to date. Completion of the remaining 78 units spread over a two-year period with the site due to be built out by March 2025. Developer estimate considered realistic.	39	39			78
Land at Station Road Bristol Road, Stonehouse	Reserved matters permission for 49 units granted November 2016. Pre-commencement conditions discharged and permission implemented November 2018. Amended scheme for 45 dwellings granted permission in April 2023 under a variation to the original planning permission. The site has recently been sold to New Dawn Homes and current application pending consideration to amend the approved house types. Start on-site now likely 2024/ 25 with housing delivery from 2025/ 26. Developer estimate considered realistic.	0	0	25	20	45
Lansdown Rise (Kennels), Lansdown, Stroud	27 dwellings completed, as part of Lansdown Rise development since 2016. The final 6 dwellings are all under construction with anticipated completion Summer 2024. Developer estimate considered realistic.	0	6			6

Site Name	Summary of Deliverability	2023/24	2024/25	2025/26	2026/27	Total
Abercairn, Belle Vue Road, Stroud	Full permission. Walsh Homes Ltd is the developer and on site. Foundations completed on 8 dwellings and due to commence for remaining 6 dwellings. 6 completions anticipated from Spring next year and the site built out within the following year. Developer estimate considered realistic.	0	6	8		14
SA1b Land at Bath Place, Cheapside	Adopted Local Plan Allocation SA1b. Full permission granted April 2021 for an amended scheme for 47no. dwellings. The Council purchased the site in December 2022 for delivery as part of redevelopment of the wider area. High level master planning, informal pre-application discussions, and soft market testing with a developer already undertaken prior to submission of a formal pre-application anticipated in the new year and preparation of a delivery strategy for approval by members.	0	0	0	47	47
Bowden Hall Farm, Bondend Road, Upton St Leonards	Outline permission granted on appeal October 2014. Reserved matters approval granted December 2017. New Dawn Homes the developer and now on site. Greenfield site with all plots due to be delivered 2024/ 25. Developer estimate considered realistic.	0	15			15
Rooksmoor Mills, Woodchester	Full permission granted February 2018 for the redevelopment of the mill buildings to provide 54no. dwellings. Coln Residential the developer. 20 dwellings now completed. Remaining development under construction and on track for completion and the site built out by April 2024. Developer estimate considered realistic.	34				34
Gloucester Street/ Bradley Street, Wotton under Edge	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Planning permission granted September 2019 for the redevelopment of 4no. existing council owned properties to provide 8no. new energy efficient affordable homes. Demolition taken place January 2023 and the site ready for construction as soon as the build contract has been awarded. Likely start on site December 2023 with housing delivery now anticipated 2025/26.	0	0	8		8

Local Plan allocations without planning permission

Site Name	Summary of Deliverability	2023/24	2024/25	2025/26	2026/27	Total
SA4 Hunts Grove Extension	Strategic allocation in adopted Local Plan 2015 and Draft Local Plan subject to Examination. Planning application anticipated to be submitted in December 2023/ January 2024 on behalf of Crest Nicholson with delivery planned to come on stream in tandem with later phases of current Hunts Grove development and initial completions from 2025/ 26. Developer estimate considered realistic.	0	0	30	60	90
SA1d Brimscombe Mill	Strategic allocation in adopted Local Plan 2015 and Draft Local Plan subject to Examination. Technical feasibility work and initial formal pre-application discussions with the Council taken place prior to further pre-application discussions with the Environment Agency and a second pre-application with the Council. On-going discussions between the Council and landowners, with agreement between parties to masterplan the whole site; to resolve access issues and to demonstrate that both parts of the site can be delivered in a coordinated manner.	0	0	0	20	20
SA1e Brimscombe Port	Strategic allocation in adopted Local Plan 2015 and Draft Local Plan subject to Examination. £1.6million of capital funding agreed towards the cost of infrastructure to support redevelopment of the site. Planning permission received for the necessary infrastructure to take the site out of the flood plain. Demolition works across the site completed June 2022. St Modwen selected as the Council's development partner and proceeding with the Development Agreement. Further public consultation is planned in the new year on revised proposals prior to the submission of a detailed planning application for the mixed use redevelopment of the site in Summer 2024.	0	0	0	50	50
Queens Drive, Cashes Green	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Planning application for 7no. affordable units anticipated shortly with likely start on site May/ June 2024 and housing delivery 2025/ 26.	0	0	7		7