

Stroud District Five Year Housing Land Supply

October 2020



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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 fulfil 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 2020 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 2020 to 31st March 2025**.

National Planning Policy Framework

- 1.4 The National Planning Policy Framework (NPPF) February 2019 sets out requirements for delivering a sufficient supply of homes to support the Government's objective of significantly boosting housing supply. To achieve this, 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 significant under delivery of housing over the previous three years in which circumstance the buffer should be increased to 20%. Alternatively, where the LPA choose to demonstrate a five year supply of deliverable sites through an annual position statement, this should include a 10% buffer to account for any fluctuations in the market that year.
- 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 they will provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Assessment of Land Availability, historic windfall rates and expected future trends.

Housing requirement

- 1.6 This document contains information on committed and completed housing developments in the Stroud District at 31 March 2020. In November 2015, the District Council adopted the Stroud District Local Plan which includes a housing requirement figure for the period 1 April 2006 to 31 March 2031 of at least 11,400 dwellings.
- 1.7 The Local Plan Inspector concluded that "the latest evidence does not suggest that there has been a persistent record of under-delivery which might justify a 20% boost in housing supply." (Inspector's Report on the Examination of the Stroud District Local Plan, November

2015, paragraph 57). Consequently, a 5% buffer has been added to the requirement and to any shortfall since 2006.

- 1.8 The Housing Delivery Test 2019 Measurement for Stroud, published February 2020, is 104% and above the threshold for any prescribed consequence requiring action to be taken to boost local housing delivery.

Housing supply

- 1.9 The Council's housing land supply consists of:
- Unimplemented residential planning permissions
 - Residential development that is currently under construction
 - Other firm commitments with a resolution to grant planning permission, including sites subject to a S.106 agreement
 - A windfall allowance
 - Sites allocated for housing in the adopted Local Plan which have not yet received planning permission
- 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 **Stroud District Housing Land Availability Report 2020**.
- 1.11 In addition to the above housing land supply, the Council has identified further deliverable and developable housing sites within settlements, through the **Strategic Assessment of Land Availability (SALA) 2017** and subsequent updates, together with sites with future potential for additional housing provision to be progressed through the Local Plan Review. The **Stroud District Brownfield Land Register** includes other sites, on previously developed land currently without planning permission, that the Council has assessed as suitable for residential development which may also be forthcoming to further boost housing supply.

Non implementation rate

- 1.12 A non-implementation rate of 22% has been applied to small sites with planning permission, based upon analysis carried out for the District Council by consultants Evans Jones during the preparation of their 2013 report "A Review of Stroud District Council's Five Year Housing Land Supply (October 2013).

2. Deliverability of sites

2.1 In accordance with the glossary definition of **Deliverable** in Annex 2 of the NPPF, all sites identified within the 5-year supply must be available now, must offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years.

- ✓ Be available – the schedule of sites includes those that are already in the planning system and have gained planning permission, or are being actively promoted through the Local Plan and are thereby currently available for development.
- ✓ Be suitable – the schedule of sites includes permissions that have been granted within Stroud District or sites identified within the Local Plan 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 11 years that suitable sites continue to become available.
- ✓ Be achievable – the schedule of sites includes only those that are considered achievable within 5 years. The inclusion of a small sites windfall allowance reflects a consistent actual delivery over the last 11 years.
- ✓ Realistic prospect – we have contacted landowners/ developers of the large sites to ensure that sites remain deliverable and are likely to come forward within the next five years.

Large sites (10 or more dwellings)

2.2 The landowner, 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 2020 - 2025. The returned questionnaires have been filed as evidence. Where developers were not contactable or did not return the form, discussions were held with development management officers regarding the deliverability of those sites.

Local Plan allocations

2.3 The developer or agent of all sites allocated in the Adopted Local Plan, with or without planning permission, have been contacted to assess whether the dwellings on these sites are likely to be delivered over the five-year period 2020 - 2025.

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. The Council has accepted a recommendation contained within the review of the Council's land supply, carried out by consultants Evans Jones in October 2013. In that report, a sample survey was undertaken, from which a non-implementation rate of 22% was recommended. This rate has been applied to all small sites with permission. It has then been assumed that the discounted supply is delivered within three years in line with the glossary definition of 'Deliverable' in Annex 2 of the NPPF. A breakdown of all commitments 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 11 years (See Appendix 8) that indicates that small sites have consistently delivered at an average of 75 dwellings per year (not including greenfield sites or sites on garden land). 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 1st April 2020 for the five-year period
1st April 2020 – 31st March 2025

Table 1: Housing requirement 1/4/2020 – 31/3/2025

		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 - 31/03/2020	6,346
D	14 Year requirement between 2006 – 2020 [B x 14]	6,384
E	Shortfall/Surplus in first 14 years [D – C]	-38
F	Five year requirement [(B x 5) + E] (if shortfall)	2,318
G	Total requirement including 5% buffer [F x 1.05]	2,434

Table 2: Deliverable Housing Land Supply 1/4/2020 – 31/3/2025

		Dwellings
A	Allocated sites under construction (Appendix 1)	1,621
B	Allocated sites with planning permission but not yet started (Appendix 2)	240
C	Non-allocated large sites (10 dwellings or more) under construction (Appendix 3)	1,718
D	Non-allocated large sites (10 dwellings or more) with planning permission but not yet started (Appendix 4)	1,031
E	Non allocated small sites (9 dwellings or less) with planning permissions (Appendix 5) minus 22% non implementation rate [525 - 115]	410
F	Other firm commitments - with a resolution to grant planning permission at 1 st April 2020, including sites subject to a s106 agreement (Appendix 6)	84
G	Local Plan allocated sites without planning permission (Appendix 7)	1,302
H	Windfall allowance (Appendix 8) [75x2]	150
I	Total supply [A+B+C+D+E+F+G+H]	6,556
J	Dwellings unlikely to be built in period between 2020 – 2025 (Appendix 9)	2,211
K	Total dwellings [I – J] (Appendix 9)	4,345

Table 3: Five Year Housing Land Supply 1/4/2020 – 31/3/2025

		Local Plan
A	Total deliverable housing supply	4,345
B	Total requirement	2,434
	Percentage of 5 year housing supply [(A divided by B) x 100]	1.79
	Years supply	8.95

Appendices

Appendix 1

Allocated sites under construction - 1st April 2020

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Cam	SA3 Land north east of Draycott Cam	450	0	0	392	55	3	447
Eastington/ Stonehouse	SA2 Land West of Stonehouse	1350	0	0	1042	132	176	1,174
Total commitments								1,621

Appendix 2

Allocated sites with planning permission but not yet started - 1st April 2020

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Brimscombe and Thrupp	SA1c Ham Mills, Brimscombe	100	0	0	100	0	0	100
Minchinhampton	SA1f Wimberley Mill Knapp Lane	104	0	0	104	0	0	104
Nailsworth	Land at Ringfield Close, Nailsworth	20	0	25	20	0	0	-5
Stroud	SA1b Land at Bath Place Cheapside	37	0	0	37	0	0	37
Wotton Under Edge	Gloucester Street/ Bradley Street	8	0	4	8	0	0	4
Total commitments								240

Appendix 3

Non-allocated large sites under construction - 1st April 2020

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Berkeley	Land at rear of Canonbury Street Berkeley	188	0	0	100	42	46	142
Bisley with Lypiatt	Land at Windyridge Bisley Stroud	26	0	0	2	0	24	2
Brimscombe and Thrupp	Lewiston Mill Toadsmoor Road	25	0	0	0	7	18	7
Dursley	Littlecombe	508	0	0	209	0	299	209
Dursley	18 Woodmancote,	10	0	0	10	0	0	10
Eastington	Land at Claypits Eastington	23	0	0	23	0	0	23
Eastington	Millend Mill Millend Lane	14	0	0	2	0	12	2
Hardwicke/ Haresfield	Colethrop Farm (Hunt's Grove)	1750	0	1	1,058	90	603	1,147
Hillesley and Tresham	Land to the west of Hawkesbury Road, Hillesley	17	0	0	17	0	0	17
Leonard Stanley	Land south of Leonard Stanley Primary School Bath Road	150	0	0	2	0	148	2
Nailsworth	Locks Mill Brewery Lane	23	0	0	11	0	12	11
Nailsworth	Land at Pike Lane, Nailsworth	17	0	0	17	0	0	17
Rodborough	Kites'Nest 106 Bath Road	10	0	0	0	10	0	10
Stroud	Lansdown Kennels Lansdown	73	0	0	6	17	50	23
Upton St Leonards	Parcel 16B And 19B Coopers Edge	158	0	0	0	20	138	20
Whitminster	Parklands Farm, School Lane	31	0	0	2	20	9	22
Woodchester	Rooksmoor Mills, Bath Road	54	0	0	54	0	0	54
Total commitments								1,718

Appendix 4

Non-allocated large sites with planning permission but not yet started - 1st April 2020

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Alkington	Newport Towers Hotel Newport	39	0	0	39	0	0	39
Brimscombe and Thrupp	STB Engineering Ltd Toadsmoor Road Brimscombe	11	0	0	11	0	0	11
Brookthorpe with Whaddon	Land at Wynstones Drive Brookthorpe	19	0	9	19	0	0	10
Cainscross	Dudbridge Industrial Estate Dudbridge Road	130	0	0	130	0	0	130
Cainscross	Tricorn House Westward Road Ebley	43	0	0	43	0	0	43
Cam	Land north west of Box Road Cam	90	0	0	90	0	0	90
Cam	Land adjacent to Box Road Avenue Cam	36	0	1	36	0	0	35
Cam	Coaley Junction Cam	41	0	0	41	0	0	41
Chalford	Land at Middle Hill,	31	0	0	31	0	0	31
Frampton on Severn	Land north of Frampton On Severn Industrial Park Lake Lane	21	0	0	21	0	0	21
Hardwicke	Land east of Waterwells, Marconi Drive, Quedgeley	34	0	0	34	0	0	34
Kings Stanley	Stanley Mills Ryeford	146	0	0	146	0	0	146
Minchinhampton	Dark Mills Toadsmoor Lane Brimscombe	36	0	0	36	0	0	36
Nailsworth	The Maltings, Tetbury Lane	16	0	0	16	0	0	16
Rodborough	Daniels Industrial Estate 104 Bath Road	50	0	0	50	0	0	50
Rodborough	Land at Dudbridge Hill	39	0	0	39	0	0	*39

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Rodborough	Land adjoining Stroud Rugby Club Dudbridge Hill	14	0	0	14	0	0	14
Rodborough	Police Station Dudbridge Hill	13	2	0	13	0	0	13
Standish	Former Standish Hospital and Former Westridge Hospital	147	0	0	147	0	0	147
Stonehouse	Land at Station Road Bristol Road	49	0	0	49	0	0	49
Stroud	Abercairn Belle Vue Road	14	0	0	14	0	0	14
Stroud	Thompson First Ltd Butterow Hill Bowbridge	24	0	0	24	0	0	24
Stroud	Gospel Hall, Church Street, Stroud	12	0	2	12	0	0	10
Upton St Leonards	Bowden Hall Farm Bondend Road	15	0	0	15	0	0	15
Wotton under Edge	Land south of the Chipping Surgery, Symn Lane, Wotton under Edge	12	0	0	12	0	0	12
Total commitments								1,031

*Land at Dudbridge (39 units) not included in large sites total with planning permission to avoid double counting as likely to be implemented as part of Land North of Dudbridge Hill development for 84 units subject to s106 agreement included in other firm commitments table.

Appendix 5

Non-allocated Planning Permissions: small sites by Parish - 1st April 2020

Parish	Commitments
ALDERLEY	1
ALKINGTON	7
ARLINGHAM	12
BERKELEY	0
BISLEY WITH LYPIATT	19
BROOKTHORPE WITH WHADDON	1
CAINSCROSS	47
CAM	33
CHALFORD	7
COALEY	0
CRANHAM	3
DURSLEY	17
EASTINGTON	7
ELMORE	2
FRAMPTON ON SEVERN	1
FRETHErne WITH SAUL	2
FROCESTER	0
HAM AND STONE	5
HAMFALLOW	12
HARDWICKE	15
HARESCOMBE	0
HARESFIELD	3
HILLESLEY AND TRESHAM	3
HINTON	0
HORSLEY	9
KINGS STANLEY	15
KINGSWOOD	6

Parish	Commitments
LEONARD STANLEY	6
LONGNEY	1
MINCHINHAMPTON	25
MISERDEN	0
MORETON VALENCE	1
NAILSWORTH	34
NORTH NIBLEY	2
NYMPSFIELD	8
OWLPEN	0
PAINSWICK	17
PITCHCOMBE	0
RANDWICK	7
RODBOROUGH	9
SLIMBRIDGE	14
STANDISH	9
STINCHCOMBE	2
STONEHOUSE	15
STROUD	76
ULEY	17
BRIMSCOMBE & THRUPP	0
UPTON ST LEONARDS	8
WHITESHILL AND RUSCOMBE	10
WHITMINSTER	2
WOODCHESTER	13
WOTTON UNDER EDGE	22
Total commitments	525

Appendix 6

Sites with a resolution to grant planning permission, including sites subject to a s106 agreement - 1st April 2020

Parish	Site Name	Current Total Capacity
Rodborough	Land north of Dudbridge Hill, Rodborough	84
Total commitments		84

Appendix 7

Allocated sites without Planning Permission - 1st April 2020

Parish	Site Name	Allocated Capacity
HARDWICKE/HARESFIELD	SA4 Hunts Grove extension	750
HINTON	SA5 Sharpness Docks	300
VARIOUS	SA1 Stroud Valleys	220
VARIOUS	Council Housing (remaining allocation)	32
Total commitments		1,302

Appendix 8

Historic small sites windfall delivery

Year (1 st April – 31 st March)	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
2012/2013	81
2013/2014	58
2014/2015	40
2015/2016	72
	Average = 75

Appendix 10 Large sites summary of deliverability

1. Large sites with planning permission:

Site Name	Summary of Deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Newport Towers, Newport, Berkeley	Reserved matters approval for 39 dwellings granted June 2019. Site owned by a developer. Development delayed by discharging highways and drainage pre-commencement conditions. Developers keen to carry out demolition works as soon as possible. Building works anticipated to start on site from April 2021 with delivery now expected over a two-year period from April 2022. Site promoter estimate considered realistic.	0	0	20	19	0	39
Land at rear of Canonbury Street Berkeley	Full planning permission granted November 2016 for the erection of 188 dwellings. Developer on site and 46 units now completed. Development rates expected to pick up to build out over next 36 months. Persimmon Homes have an annual average completions rate of 40 – 60 units. Site promoter estimate therefore considered realistic.	53	50	39	0	0	142
Tricorn House, Stroud	Prior notification granted May 2020 for the conversion of the existing office building into 44 individual residential units.	0	0	43	0	0	43
Dudbridge Industrial Estate	Hybrid planning permission issued in May 2018 for mixed use development comprising full permission for a retail food store and outline permission for up to 130 dwellings. Design Code for the residential development, permitted January 2019. Reserved matters submission anticipated this year. Demolition notice received July 2020 and programmed to complete this year, together with flood alleviation works, to enable infrastructure works for the proposed housing. Site promoter estimate considered realistic.	0	15	35	50	30	130
SA3 Land north east of Draycott, Cam	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Outline permission granted December 2017 for 450 dwellings. Current application to increase outline permission to 506 dwellings. Bovis granted reserved matters permission for 137 dwellings on Phase H1 in April 2019 and on site. A partial re-plan of Phase H1 to accommodate a Roman Villa discovered on site and provide 4 additional dwellings, granted permission September 2020. Phases H1 and H2 accessed from Box Road with no distributor road or community infrastructure phasing constraints. 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.	55	55	24	48	49	231
Land north west of Box Road Cam	Reserved matters approval for 90 dwellings granted February 2020 for Wain Homes. Developer now on site. Unconstrained greenfield site. Developer estimate considered realistic.	0	36	36	18	0	90
Land adjacent to Box Road Avenue Cam	Reserved matters approval for 36 affordable homes granted January 2020 for Aster Homes. Start on site delayed by s104 drainage agreement negotiations between neighbouring land owner and Severn Trent Water to secure permitted publicly maintainable drainage system.	0	5	31	0	0	36
Coaley Junction Cam	Full permission granted March 2019 for 41no dwellings. Newland Homes the developer and on site. Site promoter estimate considered realistic.	9	32	0	0	0	41
Land at Middle Hill, Chalford Hill, Stroud	Exception site development. Full permission granted February 2020 for 31no affordable dwellings. Greensquare the developers. Currently discharging pre-commencement conditions prior to an anticipated start on site late October 2020.	0	27	4	0	0	31

Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	Total
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 17 units in Zone F. Zone K2 complete and occupied. Development of Zone C under construction with 77 units now complete. Current reserved matters application for 12 units on Zone F as final phase of development. The site is on schedule to be built out within the five year period.	35	35	19	0	0	89
18 Woodmancote, Dursley	Reserved matters approval granted March 2018. Cabot Homes on site, 4 properties sold and all remaining units under construction. Site on track to be built out within the current year.	10	0	0	0	0	10
Millend Mill, Mill End Lane	Extant permission for 2 dwellings as part as wider implemented scheme for conversion of former Mill building and associated land to residential use. Now likely to come forward as part of current application for 3no. dwellings on behalf of Neon Homes.	0	0	2	0	0	2
SA2 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. Reserved matters approval and completions progressing on the following phases: <ul style="list-style-type: none"> H1 – H4 138no. dwellings – David Wilson Homes (51 completions) H3 – H5 & H8 – H10 270no. dwellings – Barratt Homes (52 completions) H6 – H7 68no. dwellings – Redrow (61 completions) Parcel H21 130no. dwellings – Redrow Homes (12 completions) H11 and H12 165 dwellings – Redrow Homes (under construction) Current reserved matters application for 178no. dwellings on Parcels H16 and H19 on behalf of Vistry Homes. Site promoter estimate considered realistic.	206	227	176	218	161	988
Land at Claypits, Eastington	Eastington Community Land Trust granted full permission June 2019 for 23 affordable units for rent. Homes England funding approved. Aster Homes on site December 2019. Site programmed to be built out by December 2020. Site promoter estimate considered realistic.	23	0	0	0	0	23
Land north of Frampton on Severn Industrial Park, Lake Lane	Outline permission granted November 2016. Current reserved matters submission prior to re-marketing the site with full permission. Likely 18 month build out with delivery of the 21no. units spread over two years.	0	0	15	6	0	21
Colethrop Farm (Hunts Grove)	Phase R26a/ R27 (80no. dwellings) now built out. Crest Nicholson the main developer. Three other outlets currently delivering on Phases 2 and 3 and further reserved matters approval now on Phase 4: <ul style="list-style-type: none"> R20 & R21 125no. dwellings – Bellway Homes (67 completions) R22 – 25 & R26B 142no. dwellings – David Wilson Homes (64 completions) R4, R9, R10 south, R13 – 16 & R20B Phase 3 350no dwellings –Bovis Homes (50 completions). Phase anticipated to be built out by December 2023 Parcels R11& R12 Phase 4 83no. dwellings– Crest Nicholson Current applications for reserved matters approval on all remaining phases, with the total number of units across the development revised down to 1,638 dwellings from 1,750 granted outline consent. Site promoter estimate considered realistic.	216	204	166	159	82	827

Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Land east of Waterwells Marconi Drive Quedgeley	Full permission granted May 2019 as part of a larger cross boundary development with Gloucester City for 118 dwellings. Crest Nicholson the developer and on site. This part of the development originally delayed by a condition restricting the number of completed units before capacity improvements to M5 Junction 12. The condition has now been lifted and the 34 units are programmed for completion by November 2021.	0	34	0	0	0	34
Land to the west of Hawkesbury Road Hillesley	Full permission granted October 2018 as an exception site development for 9 no. affordable dwellings and 8no. open market dwellings. APS Homes now on site. Developer estimate considered realistic	0	17	0	0	0	17
Land South of Leonard Stanley Primary School	Reserved matters permission granted November 2016. David Wilson Homes now built out and Barratt Homes nearing completion. Site on track to complete within current year as previously anticipated.	2	0	0	0	0	2
SA1f Wimberley Mill	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Reserved matters approval October 2019. Complex site - main sewer diversion agreed with Severn Trent and due to be completed this year; outstanding highways matters nearing resolution to enable infrastructure and housing development to commence. Local builder with track record of delivery and rates considered realistic.	0	20	20	30	34	104
Land at Pike Lane, Nailsworth	Reserved matters approval for 17no. dwellings granted December 2017. Newland Homes Ltd the developer and works started on site in 2019. Development currently on-hold pending further technical work. Developer estimate considered realistic.	0	0	10	7	0	17
Locks Mill, Brewery Lane	Permission for conversion and new build. 12 units complete. 11 units to be completed. Progress to bring forward delivery on outstanding plots within 5-year period detailed below: <ul style="list-style-type: none"> Plot 7 (2 units): Revised scheme for 2 three bed dwellings granted permission January 2019 and developer now on site. Development within three-year period considered realistic.	0	2	0	0	0	2
The Maltings Tetbury Lane Nailsworth	Full planning permission granted June 2019 for the conversion of two former brewery buildings to 13 dwellings to be developed in conjunction with a new building comprising 3 apartments granted full permission in October 2017 and started on site. Conditions currently being discharged. Complex scheme with likely delivery of all 16 units towards the end of the five year period.	0	0	0	0	16	16
Ringfield Close, Nailsworth	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Full permission granted February 2020 for the redevelopment of former sheltered housing to provide 20no. affordable units. Anticipated start on site January 2021 with programmed completion November 2021.	-25	20	0	0	0	-5

Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	Total
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. Combined development now anticipated to come forward over a two-year period from Spring 2023 Site promoter estimate considered realistic.	0	0	0	13	0	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. Combined development now anticipated to come forward over a two-year period from Spring 2023 due to the impact of the COVID pandemic and resulting cancellations of sales on other sites. Developer estimate considered realistic.	0	0	0	0	14	14
The Kites Nest, 106 Bath Road, Stroud	Site built out since 01 April 2020.	10	0	0	0	0	10
Daniel's Industrial Estate, Bath Road, Stroud	Outline permission for mixed use redevelopment, including up to 50no. dwellings, granted February 2018 with reserved matters to be submitted by February 2021. Housing delivery anticipated to start coming forward at the end of the five-year period following approval of reserved matters and brownfield site remediation works. Site promoter estimate considered realistic.	0	0	0	25	25	50
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 99 new build homes. Listed building consent approved February 2019. Developer now on site. Site promoter estimate considered realistic.	9	47	48	31	12	147
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. Site owned by a small developer currently committed on another site. Site now likely to come forward towards the end of the five-year period following completion of current site. Developer estimate considered realistic.	0	0	0	25	24	49
Lansdown Kennels, Lansdown, Stroud	12 dwellings completed as at September 2020. 15 dwellings under construction, 11 anticipated for completion by the end of March 2021 followed by 4 completions and commencement of the final phase of 6 dwellings from April 2021. Site promoter estimate considered realistic.	13	4	6	0	0	23
Abercairn, Belle Vue Road, Stroud	Full permission. Site works implemented. Walsh Homes Ltd is the developer. Development still likely to come forward as a follow-on to adjoining Lansdown Kennels/ Rise development with housing delivery once final 6 units are under construction. Site promoter estimate considered realistic.	0	0	5	6	3	14
SA1b Land at Bath Place, Cheapside	Local Plan Allocation SA1b. Extant permission for 37 dwellings granted February 2017. Newland Homes are the developer. Market conditions have led to discussions to increase the number of dwellings on the site. Current application for an amended scheme for 47 units. Delivery would then come forward over a two-year period, subject to planning permission. Developer estimate considered realistic.	0	0	23	14	0	37

Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Gospel Hall Church Street Stroud	Full permission granted May 2019. Site now owned by Bales Homes and on site. Demolition of existing buildings completed. Developer estimate considered realistic.	-2	12	0	0	0	10
Lewiston Mill, Toadsmoor Road, Brimscombe	Full permission. Colburn Homes Ltd is the developer. 18 units complete with remaining units under construction and due to be built out in the current year.	7	0	0	0	0	7
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. Pre-commencement conditions discharged. Anticipated start on site now delayed by 12 months to summer/ autumn 2021 with delivery predicted by summer/autumn 2022. Developer estimate considered realistic.	0	0	15	0	0	15
Former Brockworth Airfield	Outline permission has been followed by reserved matters permissions for parcels delivered subsequently by Bovis, Barratt, Cotswoldgate Homes and Persimmon Homes. 138 completions in final parcel of development within Stroud District. Persimmon anticipate building out the remainder of the phase before 31 March 2021. Site promoter estimate considered realistic.	20	0	0	0	0	20
Parklands Farm, School Lane, Whitminster	Reserved matters approval granted February 2019. Newland Homes the developer. 9 completions and majority of remaining units under construction. Site now anticipated to be built out next year. Developer estimate considered realistic.	15	7	0	0	0	22
Rooksmoor Mills, Woodchester	Full permission granted February 2018 for the redevelopment of the mill buildings to provide 54no. dwellings. Finance raised with Homes England. Coln Residential the developer. Building works well underway with first completions due within the current year and the site built out in 3 years. Site promoter estimate considered realistic.	8	25	21	0	0	54
Land south of the Chipping Surgery Symn Lane Wotton under Edge	Amended full planning permission granted June 2020. Colburn Homes Ltd the developer. Delivery anticipated within the five-year period.	0	0	0	0	12	12
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. Two of the properties are tenanted and anticipated start on site delayed until November 2021 pending suitable alternative accommodation with programmed completion October 2022.	0	-4	8	0	0	4

Appendix 10 Large sites summary of deliverability

2. Local Plan allocations without planning permission

Site Name	Summary of Deliverability	2020/21	2021/22	2022/23	2023/24	2024/25	Total
SA4 Hunts Grove Extension	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Delivery planned to come on stream in tandem with later phases of current Hunts Grove development and with initial completions 2023/24.	0	0	0	68	90	158
SA5 Sharpness Docks	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. Current outline planning application, pending consideration, for mixed use development including 300 dwellings. Delivery rates reflect delivery of specific initial parcels within Docks. Later delivery on greenfield site with no constraints. Delivery rates of 45; 35 are reasonable.	0	0	0	45	35	80
SA1d Brimscombe Mill	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. New site owner investigating comprehensive scheme embracing the old mill pond as a focal point with likely delivery simultaneously with Brimscombe Port.	0	0	0	0	40	40
SA1e Brimscombe Port	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. £1.6million of capital funding agreed towards the cost of infrastructure to support redevelopment of the site. Current application for demolition works and construction of new infrastructure including reinstatement of the canal from Bourne Mill to Goughs Orchard lock and a new canal basin, new access road off the A419 and bridge works on Brimscombe Hill.	0	0	0	0	50	50
Summersfield Road, Minchinhampton	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Full permission granted April 2020 for 7no. affordable dwellings. Anticipated start on site January 2021 and completion likely November 2021	0	7	0	0	0	7
Broadfield Road, Eastington	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Full permission granted August 2020 for the demolition of a redundant communal building/ warden accommodation and erection of 9no. affordable Independent Living bungalows for older people. Anticipated start on site January 2021 with programmed completion December 2021.	-1	9	0	0	0	8
Orchard Road, Ebley	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Current application for 5no. affordable units. Anticipated start on site April 2021 with programmed completion January 2022.	0	5	0	0	0	5
Queens Drive, Cashes Green	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Planning application still to be submitted for 7no. affordable units. Anticipated start on site and programmed completion pushed back to 2022/3.	0	0	7	0	0	7

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