

Stonehouse Neighbourhood Plan

Ricardo Rios, SDC's Neighbourhood Planning Officer kindly met with me on Tuesday 3rd March and addressed a number of questions I had concerning producing the Housing Section of Stonehouse Neighbourhood Plan and supplied me with copies of relevant reports and papers. The below is an outline of my questions and Ricardo's advice.

Will the Urban Capacity Study of 2002 help me to assess this?

I do not believe it will, the documents you require are the Residential Commitment in Stroud District 1st April 2014 to be read in conjunction with the Stroud District Supply Assessment Update 31st October 2014 as amended 9th December 2014 at SDC's Extraordinary Meeting.

I wish to establish the number of houses Stonehouse need to supply to the Local Plan to meet its commitment.

There is a national shortage of housing so Stonehouse as a Tier 1 settlement must build homes to meet its identified housing need, SDC's assessed housing need and conform to the Local Plan.

Why cannot we rely upon the emerging data of the housing need that SDC have done?

SDC's data is still being adjusted across the district including Hunts Grove and Westington. For your plan you must do your own housing needs assessment for it to pass inspection and legal challenge from builders.

We identified a need for Social Housing, single storey homes for the elderly and people with disabilities and one & two bedroom homes for single people of all ages. We would like to allocate sites for this purpose but are concerned that developers will come in and build 3, 4 and 5 bedroom homes on these sites?

This is a concern you share with several groups preparing NLP's. Some are deciding to use existing legislation to address this need and cross-reference it to their NLP. The Rural Exception Site law for example permits building upon an identified site for such use where planning consent otherwise would never be granted. Others have used Community Land Trusts and the Community Right to Bid.

How many windfall homes could we include in our plan?

You are only allowed to assess this from historical data. The whole of SDC has only 85 home identified within the 5-year land supply document. Windfall sites should not include residential gardens and a 2 years allowance only.

What is the period that the housing assessment is based upon?

It's the 1st April 2006 to 31st March 2031.

Urban Capacity Study – SDC March 2002

Ref	Units	Location	Comment
7	16	Former Garage off Gloucester Road	Pollution issues
8	8	Plumbers Yard off Gloucester Road	Office/employment as alternative use
17	2	Vacant Car Show room east of Gloucester Road	Employment office
18	32	Open field Cotswold Green	SDC opposed Grazing alternative
28	11	Extension of graveyard south of Church Lane	Several change of use. Current burial
29	5/7	South of canal Nutshill Bridge	Access issues, max 6
30	53	Paper Mills, Lower Mill	SDC opposed Flood plain. Planning in 91 & 99 for storage buildings
35	11	Old Bristol Road	Many owners & Wycliffe. Loss of playing field. SDC rejected 1995
38	17	Bath Road – currently used as a car park. Owned by Wycliffe. Demolition of Springfield House and development of 3 storey dwelling on part of site and 3 storey Bursary on part approval 1999.	Train station immediately to rear of site.
39	20	Pearcroft Road – Multi ownership	No relevant planning history. Access issues
40	42/71	Pearcroft Road – Large open field	No relevant planning history

Residential Commitment SDC April 2014

1st April 2006 to 1st April 2014

Total SDC completions 3264

Commitments – 4038

Completions & Commitments – 7302

Minimum housing requirement – 9500

Remaining Minimum requirement – 2198

Stonehouse Parish

Residential Commitments

Small sites – 9 or less dwellings	26
Large sites 10 or more dwellings	84
Total	110

Status of outstanding planning permissions

Foxes Field land North of Ebley Road -	105	Now built
Land at Station Road, Bristol Road	49	Outline
Land to rear of 38/40 High Street	11	Now built

Net Completions 1st April 2013 to 31st March 2014 35

Stonehouse have no holiday home commitments or completions.

SDC – Housing Land Supply Assessment Update 31st October 2014

Adopted local Plan allocation

Wharfedale Way, Bridgend, Stonehouse – 5 dwellings to be built 15/16

Housing assessment should include a 5% buffer, which increases to 20% if there has been a persistent under delivery of housing. No such under delivery identified by Inspector of SDC's plan. On SDC's 9500 dwellings an average build with 5% buffer for 2014/31 is 399

There is a SDC wide non-implementation rate of 22% to small sites with planning permission based upon analysis carried out by Evans Jones for SDC 2013.

SDC Extraordinary Meeting 9th December 2014.

New dwelling requirement agreed for 11200 dwellings by 31st March 2031 up 1700 on previous assessment, giving an annual build requirement of 448 dwellings up from 399.

Within the papers the infrastructure concerns of reliable power and broadband supply are not addressed for existing or the increased need driven by the Westington development.

Stonehouse Cluster will provide 15% in total of SDC housing allocation from 2006 to 2031 as a first tier settlement.

Housing Supply Stonehouse Cluster 1st April 2006 to 31st March 2031.

11200 divide by 15%	1680
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Minus Westington 1350	330
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Stonehouse recent builds

Behind 38/40 High Street	11
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Foxes Field	105
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Planning Consent Granted

Old Station Bristol Road	49
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Old Station Bristol Road 2	14
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Allocated sites

Wharfedale Way, Bridgend	5
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<i>Recent dwelling numbers</i>	184
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Need to identify dwellings built from 2006 to 2013/14 to access what has already been delivered.

Regent Street, Stonehouse. Opposite Laburnum playing field, proposed Oldends Lane number. Housing Queens Road, opp Post office. Flats like Hurns hardware. Houses off Bristol Road opp Ship Inn site. One bed homes?