

Stonehouse NDP housing and population evidence at May 2016

1. Population

Evidence

1.1 Stroud District Settlement Role and Function Study December 2014

[http://www2.stroud.gov.uk/info/plan_strat/10 Settlement Role Function study Decem
ber2014.pdf](http://www2.stroud.gov.uk/info/plan_strat/10_Settlement_Role_Function_study_December2014.pdf)

Data relates to Lower Super Output Areas (LSOA) and ONS defined geographical area as a means of presenting localised census data in a consistent way. They do not correspond precisely to specific settlements and are indicative rather than factually exact. However the LSOA/MSOA boundaries around Stroud, Stonehouse, Cam and Dursley do correspond quite closely to their settlement boundaries and the data can be reliably attributed to these settlements.

From: Table 1: Resident population and demographic make-up of each settlement (p.7)

Settlement	Population count. All persons 2011	Children and young people		Working aged adults		Retirement age adults	
		Number of people aged 0-19	Proportion of total population aged 0-19	Number of people aged 20-64	Proportion of total population aged 20-64	Number of people aged 65+	Proportion of total population aged 65+
Stroud District Totals/Average	112,779	25,955	23%	64,847	58%	21,977	19%
Stonehouse	7,725	2,001	26%	4,443	57%	1281	17%

From: Table 4: Fastest growing settlements and their changing demography (projected)

Settlement	% increase on 2011 population by 2031	Projected population increase 2011-2031	2011 census			2031 projection		
			% of pop. aged 0-19	% of pop. aged 20-64	% of pop. aged 65+	% of pop. aged 0-19	% of pop. aged 20-64	% of pop. aged 65+
Stroud District Totals/Average	12%	13,421	23%	58%	19%	22%	49%	29%
Stonehouse	10%	790 (8,515)	26% (2001)	57% (4,443)	17% (1281)	25% (2129) (+128)	50% (4258) (-185)	25% (2129) (+848)

“2.2.8 Conversely, those settlements where there is currently a more balanced demographic make-up, or where there is a particularly high proportion of working-age adults (such as **Hardwicke** and **Manor Village**) might see slower ‘natural’ population growth. Based on current trends, the major towns of **Stroud**, **Stonehouse** and **Dursley**, which each have a significant proportion of working-age adults and a greater-than-average proportion of children and young people, are projected to see slower-than average population growth.” (p.12)

From Chapter 5 Conclusions

“Like Stroud, the proportion of retired people is well below average”. (p.66)

1.2 Rural Community Profile for Stonehouse (ACRE, 2013)

http://www.stonehousetowncouncil.com/docs/Neighbourhood_Plan/Evidence_base/Rural_Profile_Parish_Stonehouse_ACRE_2013.pdf

Town's population profile similar to national profile. There are more people aged 0-15 and over 65 than the County average. (p.6)

There is a greater proportion of Attendance Allowance claimants (305 or 23.8% of people aged 65+ compared to an England average of 16.7%) compared to the national average. (p.20)

Conclusion

- 1.3 Although Stonehouse has a lower proportion of retirement age adults than many settlements in the district, this age group will have by far the largest increase up until 2031 (from 1,281 at the 2011 census projected to rise by 848 to around 2,129 by 2031).¹ Therefore there is likely to be a need for additional housing that meets the needs of this population group.
- 1.4 A higher proportion of people over 65+ in Stonehouse than the national average claim Attendance Allowance (305 or 23.8% of people aged 65+ compared to an England average of 16.7%).² Attendance Allowance is a welfare benefit for those over 65 with care or supervision needs due to a physical disability, a mental disability or both. The most recent available figures from August 2015 show there are still a similar number of claimants (280 at August 2015)³. Therefore, housing suitable for those with a range of disabilities and care needs is required.

2. Housing Stock

Evidence

2.1 Rural Community Profile (ACRE, 2013)

http://www.stonehousetowncouncil.com/docs/Neighbourhood_Plan/Evidence_base/Rural_Profile_Parish_Stonehouse_ACRE_2013.pdf

Housing Stock: (p.29)

A higher proportion (40.6% of dwellings) of semi-detached housing than national (30.7%) of county (33.8%) average.

A lower proportion of flats both purpose built (9.2%) and other (3.1%) than the national and county averages.

2.2. Stonehouse Housing Report (Gloucestershire Rural Community Council (GRCC), July 2015)

http://www.stonehousetowncouncil.com/docs/Neighbourhood_Plan/Evidence_base/Stonehouse_Report_on_Housing_Stock_July_2015_V3_GRCC.pdf

"4.5 Existing affordable rented housing stock in Stonehouse

The following additional information on the social housing stock in Stonehouse has been provided by Stroud District Council and is up-to-date as of July 2015. Please note that the total figures are higher than indicated in Section 3.3 reflecting the additional social (and open market) housing which has been provided since 2011.

Stonehouse currently has 696 affordable homes which represents approximately 20% of the total housing stock (being 3276 at the time of the 2011 Census + 73 new open market + 108 new affordable homes as at July 2015) This is higher than the proportion for Stroud District as a whole where social housing accounts for 15.5% of the 43,840 total homes.” (p.6)

“from **6. Summary**

- Stonehouse has a housing stock predominantly made up of houses, and in particular a high proportion of terraced and semi-detached houses. There are few bungalows and flats. The proportion of households who own their own homes is similar to the proportion for England. 129 properties (5% of the private housing stock) were sold in the last year.
- Stonehouse has a higher proportion of social housing than the District (15.5%) as a whole. In the last 4 years there has been quite a significant turnover of these homes and in addition 106 new affordable homes have been built. This represents an 18% increase on the overall total of social housing.
- Affordability is an issue for people looking to buy or rent in Stonehouse. At the time of writing there was a limited availability of properties to rent privately and to afford the cheapest property available a tenant would need to have an above average salary. For people looking to buy a property, despite a relatively wide availability and turnover of smaller, starter level homes, the affordability ratio was still extremely high and requiring above average salaries plus a considerable deposit.” (p.13)

2.3 Stroud District Council data on Stonehouse planning completions and commitments April 2006-2015

http://www.stonehousetowncouncil.com/docs/Neighbourhood_Plan/Evidence_base/SDC_stonehouse_completions_and_commitments_April_2006-2015.xlsx

Only 2 or 1% of the properties given consent and built since 2006 were bungalows.

Conclusion

- 2.3 Although Stonehouse has a higher proportion of social housing than the District as a whole⁴, there is still a need for affordable housing given the limited availability of rented property and the high affordability ratio⁵ for those looking to buy property.
- 2.4 There is a high proportion of terraced and semi-detached housing with few bungalows and flats, suggesting a need for more of the latter types of housing. Only 2 bungalows have been constructed since April 2006

3 Sites

Evidence

3.1 Stroud District Council STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT Update Report As at 1 April 2011

https://www.stroud.gov.uk/media/2541/shlaa_2011.pdf

3.2 Research by Stonehouse Neighbourhood Plan Group (SNPG)

Review of Retail, Residential and Amenity land (SNPG)

http://www.stonehousetowncouncil.com/docs/Neighbourhood_Plan/Evidence_base/Retail_Residential_and_Amenity_land_4.xlsx

Meeting with Wycliffe College 5 March 2015

http://www.stonehousetowncouncil.com/docs/Neighbourhood_Plan/Evidence_base/SNP_meeting_with_Wycliffe_6.3.15.pdf

Stonehouse Neighbourhood Plan-Housing Section Brief, August 2015

http://www.stonehousetowncouncil.com/docs/Neighbourhood_Plan/Evidence_base/NLP_Housing_Brief_Aug_2015.pdf

See p3-4 for further information on potential sites for housing.

Call for Sites

A call for sites made by Stonehouse Neighbourhood Plan in the 2015 Spring and Summer editions of Stonehouse News (delivered to each household in Stonehouse. This led to one response of a site assessed against criteria agreed by the group as unsuitable for development.

Conclusion

3.3 SNPG's research shows there is little land available for development. Much of the land that is not developed in the parish is either protected play space within the Local Plan or part of the Cotswold Area of Outstanding Natural Beauty.

4. Supply: Commitments and Completions 2006-2015

Evidence

4.1 Stroud District Local Plan, November 2015

Stroud District Council looks at Stonehouse within a cluster of other settlements in the Local Plan⁶. There is a significant site allocation within the Stonehouse cluster, Site Allocations Policy SA2, West of Stonehouse, for a development which includes 1,350 dwellings.⁷ This site allocation includes some land within the parish of Stonehouse, although it is largely outside the parish boundary. The outline planning application relating to this site allocation was granted consent in April 2016.

4.2 Stroud District Council, Examination of Stroud District Local Plan, Stage 2 Hearing Statement, Matter 3B: Making Places – Stonehouse Cluster

http://www2.stroud.gov.uk/info/plan_strat/lpreps/PS2B02d.pdf

The West of Stonehouse site allocation was viewed as assisting with a more equitable distribution of development across the district:

“B.1.4 The West of Stonehouse allocation was part of the Preferred Strategy consulted upon in 2012 (CD/E3) and was the only allocation at Stonehouse. Due to the decision by the Council to remove the West of Stonehouse allocation from the draft Local Plan in July 2013, the Submission Draft Local Plan contained no allocations for development at Stonehouse. This resulted in Stonehouse containing only 3% of the total planned housing supply for the Plan period, which is a very low figure for such a sustainable first tier settlement. The additional allocation of West of Stonehouse will actually provide a much better balanced housing distribution for the plan period, ensuring that Stonehouse contributes 15% of the planned housing provision, compared with 14% at Stroud and 15% at Cam/Dursley.”

4.3 Stonehouse Neighbourhood Plan-Housing Section Brief, August 2015

http://www.stonehousetowncouncil.com/docs/Neighbourhood_Plan/Evidence_base/NLP_Housing_Brief_Aug_2015.pdf

See p.1-3. The Local Plan identifies a target of 11,400 homes between 2006-2031 as a minimum housing requirement.

The Brief identifies that 228 homes have been delivered between April 2006 and September 2015 within Stonehouse parish, with an additional 211 granted consent in the wider Stonehouse cluster. Together with the West of Stonehouse site allocation (1350 dwellings) this means that the Stonehouse cluster has already provided or committed to provide 1789 dwellings, over 15% (1,710) of the target identified in the Local Plan.

Conclusion

4.4 A large number of dwellings have been built or granted consent since 2006 within Stonehouse and the Stonehouse cluster. Future development is likely to be on smaller sites and windfall sites. The focus of Neighbourhood Plan policy will be to influence the type of housing provided in line with the evidence on population change up to 2031 and the evidence on current housing stock.

5. Consultation Results: Neighbourhood Plan and previous community consultations

5.1 Consultation on issues: May 2014

http://www.stonehousetowncouncil.com/docs/Neighbourhood_Plan/NP_Consultation_results/May_2014_V2_-_Stonehouse_NDP_comment_forms_-_results_SUMMARY_1.pdf

“C2 - In general, what type of housing do you think will be needed in Stonehouse for the future? Number of comments: 33 — Most commonly, respondents thought that affordable/social housing will be needed in Stonehouse for the future (13 comments), while a further 6 thought that starter homes or homes for first time buyers will be needed. 8 comments mentioned families and 4 mentioned young people. The needs of older people were also highlighted, with 2 comments mentioning sheltered accommodation, 2 mentioning bungalows and an additional 6 talking in general about the need for homes suitable for older people. 4 comments indicated the need for a mixture of housing types and 4 said there will be a need for smaller homes.”

Response in public consultation supported the need for more affordable housing, including starter homes, and for housing suitable for the elderly (36 out of 156 responses on housing issues, 23%, May 2014-January 2015,⁸).

5.2 Stonehouse Design Statement

http://www.stonehousetowncouncil.com/docs/Neighbourhood_Plan/Stonehouse_Design_Statement_10Nov05.pdf

“128 It is the strong wish of the Town Council that all proposed housing developments make provision for starter and affordable homes.”P.38

¹¹ http://www2.stroud.gov.uk/info/plan_strat/10_Settlement_Role_Function_study_December2014.pdf

² Rural Community Profile for Stonehouse (ACRE, 2013), p. 6

³ <http://83.244.183.180/NESS/BEN/aa.htm>

⁴ Stonehouse Housing Report, GRCC, July 2015, p.6

⁵ Stonehouse Housing Report, GRCC, July 2015, p. 8-13

⁶ https://www.stroud.gov.uk/media/1455/stroud-district-local-plan_november-2015_low-res_for-web.pdf, p.52

⁷ https://www.stroud.gov.uk/media/1455/stroud-district-local-plan_november-2015_low-res_for-web.pdf,p57-59

⁸

http://www.stonehousetowncouncil.com/docs/Neighbourhood_Plan/NP_Consultation_results/Up_to_May_2014_Summary_of_issues_raised.pdf,

http://www.stonehousetowncouncil.com/docs/Neighbourhood_Plan/NP_Consultation_results/Goodwill_SNP_G_NP_Vision_and_Objectives_29_Nov_2014_Response_analysis.pdf,

http://www.stonehousetowncouncil.com/docs/Neighbourhood_Plan/NP_Consultation_results/V_and_O_online_Stonehouse_NP_consultation_results.pdf