

# Stroud District Five Year Housing Land Supply

August 2019



**STROUD DISTRICT COUNCIL**  
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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 2019 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 2019 to 31st March 2024**.

## National Planning Policy Framework

- 1.4 The National Planning Policy Framework (NPPF) July 2018 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 2019. 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

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

## Housing supply

1.8 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

1.9 The Council records housing completions as at 31<sup>st</sup> March each year as part of its annual monitoring system. All numbers regarding completions and commitments in this report are taken from the **2019 Housing Land Availability Report**.

1.10 The Council's **Strategic Assessment of Land Availability (SALA) 2017** identified a further deliverable capacity of 257 housing units on sites within settlements, together with additional sites with future potential for additional housing provision to be progressed through the Local Plan Review. Some of these deliverable sites have since received planning permission and are therefore now included in the Council's calculation of housing land supply. No additional further deliverable residential capacity was identified in the SALA 2018 New Site Update Report. As at 1<sup>st</sup> April 2019, there is a further deliverable capacity of 49 housing units within settlements, identified through the SALA, together with additional sites with future potential for additional housing provision to be progressed through the Local Plan Review.

## Non implementation rate

1.11 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).

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## 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 2019 - 2024. 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 2019 - 2024.

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## 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 1<sup>st</sup> April 2019 for the five year period  
1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2024

**Table 1: Housing requirement 1/4/2019 – 31/3/2024**

		<b>Local Plan</b>
A	Net dwellings required 2006-2031	11,400
B	Annual requirement [A divided by 25]	456
C	Net dwellings built 01/04/2006 - 31/03/2019	5,684
D	13 Year requirement between 2006 – 2019 [B x 13]	5,928
E	Shortfall/Surplus in first 13 years [D – C]	-244
F	Five year requirement [(B x 5) + E] (if shortfall)	2,524
G	Total requirement including 5% buffer [F x 1.05]	2,650

**Table 2: Deliverable Housing Land Supply 1/4/2019 – 31/3/2024**

		<b>Dwellings</b>
A	Allocated sites under construction (Appendix 1)	1,343
B	Allocated sites with planning permission but not yet started (Appendix 2)	691
C	Non-allocated large sites (10 dwellings or more) under construction (Appendix 3)	1,932
D	Non-allocated large sites (10 dwellings or more) with planning permission but not yet started (Appendix 4)	1,078
E	Non allocated small sites (9 dwellings or less) with planning permissions (Appendix 5) minus 22% non implementation rate [532 - 117]	415
F	Other firm commitments - with a resolution to grant planning permission at 1 <sup>st</sup> April 2019, including sites subject to a s106 agreement (Appendix 6)	164
G	Local Plan allocated sites without planning permission (Appendix 7)	1,301
H	Windfall allowance (Appendix 8) [75x2]	150
<b>I</b>	<b>Total supply [A+B+C+D+E+F+G+H]</b>	<b>7,074</b>
J	Dwellings unlikely to be built in period between 2019 – 2024 (Appendix 9)	2,699
<b>K</b>	<b>Total dwellings [I – J] (Appendix 9)</b>	<b>4,375</b>

**Table 3: Five Year Housing Land Supply 1/4/2019 – 31/3/2024**

		<b>Local Plan</b>
A	Total deliverable housing supply	4,375
B	Total requirement	2,650
	<b>Percentage of 5 year housing supply [(A divided by B) x 100]</b>	<b>165%</b>
	<b>Years supply</b>	<b>8.25</b>



# Appendices

## Appendix 1

Allocated sites under construction - 1<sup>st</sup> 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	<b>1332</b>
Nailsworth	Tanners Piece, Nailsworth	11	8	0	0	11	0	<b>11</b>
<b>Total commitments</b>								<b>1343</b>

## Appendix 2

Allocated sites with planning permission but not yet started - 1<sup>st</sup> April 2019

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Brimscombe and Thrupp	Ham Mills, Brimscombe	100	0	0	100	0	0	<b>100</b>
Cam	Land north east of Draycott Cam	450	0	0	450	0	0	<b>450</b>
Minchinhampton	Wimberley Mill Knapp Lane	104	0	0	104	0	0	<b>104</b>
Stroud	Land at Bath Place Cheapside	37	0	0	37	0	0	<b>37</b>
<b>Total commitments</b>								<b>691</b>

## Appendix 3

### Non-allocated large sites under construction - 1<sup>st</sup> April 2019

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	146	24	18	<b>170</b>
Bisley with Lypiatt	Land at Windyridge Bisley Stroud	26	0	0	2	0	24	<b>2</b>
Brimscombe and Thrupp	Lewiston Mill Toadsmoor Road	21	0	0	0	21	0	<b>21</b>
Cam	Land at 88 - 90 High Street Cam	10	-2	0	0	10	0	<b>10</b>
Coaley	Betworthy Farm The Street	24	0	0	0	24	0	<b>24</b>
Dursley	Littlecombe	508	0	0	205	39	264	<b>244</b>
Eastington	Millend Mill Millend Lane	14	0	0	2	0	12	<b>2</b>
Hardwicke/Haresfield	Colethrop Farm (Hunt's Grove)	1750	0	1	1136	139	476	<b>1274</b>
Kingswood	Chestnut Park Kingswood	51	0	0	2	20	29	<b>22</b>
Leonard Stanley	Land south of Leonard Stanley Primary School Bath Road	150	0	0	18	22	110	<b>40</b>
Nailsworth	Locks Mill Brewery Lane	23	0	0	11	0	12	<b>11</b>
Rodborough	Kites'Nest 106 Bath Road	10	0	0	0	10	0	<b>10</b>
Stroud	Lansdown Kennels Lansdown	73	0	0	6	19	48	<b>25</b>
Upton St Leonards	Parcel 16B And 19B Coopers Edge	158	0	0	29	16	113	<b>45</b>
Wotton Under Edge	Land adjacent to Fountain Crescent	22	0	0	2	20	0	<b>22</b>
Wotton Under Edge	The Full Moon Mount Pleasant	10	0	0	0	10	0	<b>10</b>
<b>Total commitments</b>								<b>1932</b>

## Appendix 4

### Non-allocated large sites with planning permission but not yet started - 1<sup>st</sup> April 2019

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	<b>39</b>
Brimscombe and Thrupp	STB Engineering Ltd Toadsmoor Road Brimscombe	11	0	0	11	0	0	<b>11</b>
Brookthorpe with Whaddon	Land at Wynstones Drive Brookthorpe	19	0	9	19	0	0	<b>10</b>
Cainscross	Dudbridge Industrial Estate Dudbridge Road	130	0	0	130	0	0	<b>130</b>
Cainscross	Tricorn House Westward Road Ebley	43	0	0	43	0	0	<b>43</b>
Cam	Land north west of Box Road Cam	90	0	0	90	0	0	<b>90</b>
Cam	Land adjacent to Box Road Avenue Cam	36	0	1	36	0	0	<b>35</b>
Cam	Coaley Junction Cam	41	0	0	41	0	0	<b>41</b>
Dursley	18 Woodmancote, Dursley	10	0	0	10	0	0	<b>10</b>
Frampton on Severn	Land north of Frampton On Severn Industrial Park Lake Lane	21	0	0	21	0	0	<b>21</b>
Hillesley and Tresham	Land to the west of Hawkesbury Road Hillesley	17	0	0	17	0	0	<b>17</b>
Kings Stanley	Stanley Mills Ryeford	146	0	0	146	0	0	<b>146</b>
Minchinhampton	Dark Mills Toadsmoor Lane Brimscombe	36	0	0	36	0	0	<b>36</b>
Nailsworth	Land at Pike Lane Nailsworth	17	0	0	17	0	0	<b>17</b>
Rodborough	Daniels Industrial Estate 104 Bath Road	50	0	0	50	0	0	<b>50</b>
Rodborough	Land at Dudbridge Hill	39	0	0	39	0	0	<b>*39</b>

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	106 Stratford Road Stroud	11	0	0	11	0	0	11
Upton St Leonards	Bowden Hall Farm Bondend Road	15	0	0	15	0	0	15
Whitminster	Parklands Farm School Lane	31	0	0	31	0	0	31
Woodchester	Rooksmoor Mills Bath Road	54	0	0	54	0	0	54
Woodchester	Woodchester Mill Selsley Road	10	0	0	10	0	0	10
<b>Total commitments</b>								<b>1078</b>

\*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 - 1<sup>st</sup> April 2019

Parish	Commitments
ALDERLEY	1
ALKINGTON	5
ARLINGHAM	12
BERKELEY	2
BISLEY WITH LYPIATT	18
BRIMSCOMBE & THRUPP	18
BROOKTHORPE WITH WHADDON	1
CAINSCROSS	49
CAM	33
CHALFORD	7
COALEY	3
CRANHAM	3
DURSLEY	17
EASTINGTON	14
ELMORE	1
FRAMPTON ON SEVERN	1
FREATHERNE WITH SAUL	1
FROCESTER	0
HAM AND STONE	5
HAMFALLOW	4
HARDWICKE	17
HARESCOMBE	0
HARESFIELD	4
HILLESLEY AND TRESHAM	2
HINTON	0
HORSLEY	5
KINGS STANLEY	14

Parish	Commitments
KINGSWOOD	6
LEONARD STANLEY	11
LONGNEY	2
MINCHINHAMPTON	21
MISERDEN	0
MORETON VALENCE	1
NAILSWORTH	42
NORTH NIBLEY	3
NYMPSFIELD	8
OWLPEN	0
PAINSWICK	13
PITCHCOMBE	0
RANDWICK	9
RODBOROUGH	13
SLIMBRIDGE	14
STANDISH	9
STINCHCOMBE	2
STONEHOUSE	24
STROUD	69
ULEY	2
UPTON ST LEONARDS	7
WHITESHILL AND RUSCOMBE	11
WHITMINSTER	3
WOODCHESTER	9
WOTTON UNDER EDGE	16
<b>Total commitments</b>	<b>532</b>

## Appendix 6

Sites with a resolution to grant planning permission, including sites subject to a s106 agreement - 1<sup>st</sup> April 2019

Parish	Site Name	Current Total Capacity
Eastington	Land at Claypits Eastington	23
Hardwicke	Land east of Waterwells, Marconi Drive, Quedgeley	34
Rodborough	Land north of Dudbridge Hill, Rodborough	84
Stroud	Gospel Hall, Church Street, Stroud	10
Uley	Stouts Hill Club Ltd, Lampern Hill Club Ltd, Uley	1
Wotton under Edge	Land south of the Chipping Surgery, Symn Lane, Wotton under Edge	12
<b>Total commitments</b>		<b>164</b>

## Appendix 7

Allocated sites without Planning Permission - 1<sup>st</sup> April 2019

Parish	Site Name	Allocated Capacity
HARDWICKE/HARESFIELD	Hunts Grove extension (SA4)	750
HINTON	Sharpness Docks (SA5)	300
VARIOUS	Stroud Valleys (SA1)	220
VARIOUS	Council Housing (remaining allocation)	31
<b>Total commitments</b>		<b>1,301</b>

## Appendix 8

### Historic small sites windfall delivery

Year (1 <sup>st</sup> April – 31 <sup>st</sup> 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
<b>Average = 75</b>	





# Appendix 10 Large sites summary of deliverability

## 1. Large sites with planning permission:

Site Name	Summary of Deliverability	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Newport Towers, Newport, Berkeley	Reserved matters approval for 39 dwellings granted June 2019. Demolition likely to take place later this year followed by construction works from mid-2020 once conditions have been discharged. Site promoter estimate considered realistic.	0	0	15	15	9	<b>39</b>
Land at rear of Canonbury Street Berkeley	Full planning permission granted November 2016 for the erection of 188 dwellings. Developer on site and 18 units completed within first year. Persimmon Homes have an annual average completions rate of 40 – 60 units. Site promoter estimate therefore considered realistic.	44	48	48	30	0	<b>170</b>
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. Currently exploring potential delivery as a self-build scheme working towards a likely start on site Spring 2020, early demolition and provision of serviced plots 2020/21 with build out of dwellings over a two year period. Delivery estimate considered realistic at this stage.	0	-9	9	10	0	<b>10</b>
Tricorn House, Stroud	Planning permission granted February 2019 for a revised 43 unit scheme, including the provision of a new upper storey of residential accommodation. Delivery estimate considered realistic.	0	0	22	21	0	<b>43</b>
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. Progress made discharging conditions including detailed Design Code for the residential development, permitted January 2019, working towards reserved matters application by end of 2019. Discussions continuing regarding discharge of condition regarding demolition works to enable Lidl's construction to commence 2020 together with infrastructure works for the proposed housing. Site promoter estimate considered realistic.	0	0	15	35	50	<b>100</b>
Land north east of Draycott, Cam	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Outline permission granted December 2017. Bovis granted reserved matters permission for 137 dwellings on Phase H1 in April 2019 and now on site. Phases H1 and H2 accessed from Box Road with no distributor road or community infrastructure phasing constraints. Current application, submitted April 2019, for a new junction and spine road to serve remaining housing phases H3, H4 and H5. Site promoter estimate considered realistic.	26	31	40	40	50	<b>187</b>
Land at 88 - 90 High Street Cam	Full permission granted March 2018 for the demolition of 2no. semi-detached houses and the erection of 10no. terraced houses. Planning permission for an amended scheme granted November 2018. Construction of all 10no units significantly underway and anticipated to be built out within the current financial year in accordance with previous estimate. Site promoter estimate considered realistic.	10	0	0	0	0	<b>10</b>
Land north west of Box Road Cam	Outline permission for up to 90 dwellings granted December 2018. Current reserved matters application for 90 dwellings on behalf of Wain Homes. Working towards start on site November/ December subject to reserved matters approval and discharge of pre-commencement conditions. Unconstrained greenfield site. Developer estimate considered realistic.	0	10	40	40	0	<b>90</b>

## Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Land adjacent to Box Road Avenue Cam	Outline permission for up to 36 dwellings granted October 2018. Site now owned by Aster Communities. Current application for reserved matters for 100% affordable housing scheme. Working towards likely start on site January 2020 and site programmed to be built out within 12- 14 months.	0	29	6	0	0	<b>35</b>
Coaley Junction Cam	Full permission granted March 2019 for 41no dwellings. Newland Homes the developer. Conditions currently being discharged. Site promoter estimate considered realistic.	0	35	6	0	0	<b>41</b>
Betworthy Farm, The Street, Coaley	Rural exception site. Full planning permission granted January 2018. Centaur Homes on site. All 24no. units under construction and on track to be built out this year. Developer estimate considered realistic.	24	0	0	0	0	<b>24</b>
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 38 units complete and a further 39 under construction as at April 2019. 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.	32	46	46	0	0	<b>124</b>
18 Woodmancote, Dursley	Outline permission granted September 2016. Approval of reserved matters granted March 2018 and conditions discharged. Demolition taken place and Cabot Homes on site. Current application for minor changes to approved plans. Developer working towards completion of all ten units by Summer 2020. Site promoter estimate considered realistic.	0	10	0	0	0	<b>10</b>
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"> <li>• H1 – H4 138no. dwellings – David Wilson Homes</li> <li>• H3 – H5 &amp; H8 – H10 270no. dwellings – Barratt Homes</li> <li>• H6 – H7 68no. dwellings – Redrow Homes</li> <li>• H21 130no. dwellings – Redrow Homes</li> <li>• H11 and H12 165 dwellings – Redrow Homes</li> </ul> Site promoter estimate considered realistic.	134	215	244	195	149	<b>937</b>
Land at Claypits, Eastington	Eastington Community Land Trust granted full permission June 2019 for 23 affordable units for rent. Homes England funding approved. Anticipated start on site September 2019 and build out by April 2021. Site promoter estimate considered realistic.	0	23	0	0	0	<b>23</b>
Land north of Frampton on Severn Industrial Park, Lake Lane	Outline permission granted November 2016. Reserved matters submission anticipated August 2019 prior to re-marketing the site with full permission. Likely 18 month build out with delivery of the 21no. units spread over two years . Anticipated timescales considered realistic.	0	15	6	0	0	<b>21</b>

## Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Coletrop Farm (Hunts Grove)	Phase 2a (50no. dwellings) and Phase R26a/ R27 (80no. dwellings) currently under construction. 112no.dwellings now complete and both phases on track to be built out by March 2020. Crest Nicholson the developer. Further reserved matters approval and developer on site on the following areas and starting to deliver: <ul style="list-style-type: none"> <li>R20 &amp; R21 125no. dwellings – Bellway Homes (26 completions last year)</li> <li>R22 – 25 &amp; R26B 142no. dwellings – David Wilson Homes (6 completions last year)</li> <li>R4, R9, R10 south, R13 – 16 &amp; R20B 350no dwellings –Bovis Homes (reserved matters permission April 2019)</li> </ul> Site promoter estimate considered realistic.	146	194	232	205	180	957
Land to the west of Hawkesbury Road Hillesley	Full permission granted October 2018. Site now owned by APS Homes. Working on discharging conditions to enable anticipated start on site October 2019 with houses being delivered from April 2021.	0	17	0	0	0	17
Chestnut Park, Kingswood	Reserved matters permission granted February 2017. Crest Nicholson on site. 29 dwellings complete or occupied at April 2019 and site now expected to be built out by August 2019. Site promoter estimate considered realistic.	22	0	0	0	0	22
Land South of Leonard Stanley Primary School	Reserved matters permission granted November 2016. Barratt Homes and David Wilson Homes on site. 110no. completions and a further 22no. units under construction as at 31 March 2019. Site expected to be built out by Summer 2020. Site promoter estimate considered realistic.	29	11	0	0	0	40
Dark Mills, Toadsmoor Lane, Brimscombe	Ongoing site evaluation works using specialist consultants working towards development in accordance with the permitted scheme within the five year period. Development is likely to be influenced by adjoining redevelopment at Wimberley Mill.	0	0	18	18	0	36
Wimberley Mill	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Outline planning permission granted August 2016. Current reserved matters application and conditions being discharged. Local builder with track record of delivery and rates considered realistic based on works, including moving the sewer, starting on site by March 2020 and housing delivery starting to come forward within six months.	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. Pre-commencement conditions being discharged to enable a start on site November 2019. Developer estimate considered realistic.	0	0	5	5	7	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"> <li>Plot 7 (2 units): Site sold to a developer January 2019. Anticipated start on site Autumn 2019 with completion within 12 months.</li> </ul> Site promoter estimate considered realistic.	0	2	0	0	0	2
Tanners Piece, Nailsworth	Site built out June 2019	11	0	0	0	0	11
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. Start on site delayed by market conditions. Site promoter estimate considered realistic.	0	0	13	0	0	13

## Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2019/20	2020/21	2021/22	2022/23	2023/24	Total
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. Developer estimate considered realistic.	0	0	0	14	0	14
The Kites Nest, 106 Bath Road, Stroud	Full permission granted August 2017 for the redevelopment of the site including 7 new build dwellings and the conversion of the former pub into 3 flats. Developer on site and all units under construction as at April 2019. Development on track to meet previous estimates for the site to be built out by April 2020. Site promoter estimate considered realistic.	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. 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. Pre-commencement conditions being discharged. Site promoter estimate considered realistic.	0	29	29	29	29	116
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. Current discussions regarding sale of site to a national house builder interested in bringing forward a revised scheme. Likely start on site now early 2020 with delivery coming forward over two years 2021 – 2022. Developer estimate considered realistic.	0	25	24	0	0	49
Lansdown Kennels, Lansdown, Stroud	Eight completions during past six months and a further 19 dwellings under construction as at April 2019. Only 6no.units now not started on site. Development on track to be built out over next two years. Site promoter estimate considered realistic.	15	9	0	0	0	24
Abercairn, Belle Vue Road, Stroud	Full permission. Site works implemented. Walsh Homes Ltd is the developer. Discussions with developer on adjoining Lansdown Kennels to build out site as a follow-on development with housing delivery from April 2021. Site promoter estimate considered realistic.	0	0	7	7	0	14
Land at Bath Place, Cheapside	Local Plan Allocation SA1b. Full permission granted February 2017. Newland Homes are the developer. Market conditions have led to discussions to increase the number of dwellings on the site. Currently working towards submission of an amended scheme for 47 units later this year following, refusal in March 2019. Delivery would then come forward over a three year period, subject to planning permission. Developer estimate considered realistic.	0	0	10	15	12	37
Gospel Hall Church Street Stroud	Full permission granted May 2019. Delivery of houses most likely 2020/21 following demolition and site preparation works 2019/20. Previous estimate from site promoter considered reasonable.	-2	12	0	0	0	10
STB Engineering Ltd Toadsmoor Road Brimscombe	Full permission granted June 2017. Still anticipating delivery of housing but no progress made identifying a suitable site for relocation of existing business. Site owner estimate considered realistic.	0	0	0	11	0	11
Lewiston Mill, Brimscombe	Full permission. Colburn Homes Ltd is the developer. All units under construction and first completions now being marketed. Site on track to be built out during current year.	21	0	0	0	0	21

## Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Stouts Hill Club Ltd Lampem Hill Club Ltd Uley	Full permission granted July 2019 for the change of use of the Manor House, previously used as 14 timeshare units, to a single residential property. Permission implemented.	1	0	0	0	0	1
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. Conditions currently being discharged. Development likely to come forward following completion of the company's Gloucester site. Developer estimate considered realistic.	0	15	0	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. This is the final parcel within Stroud District. Persimmon due to build out remainder of phase by April 2020. Site promoter estimate considered realistic.	45	0	0	0	0	45
Parklands Farm, School Lane, Whitminster	Outline permission granted September 2015. Reserved matters approval granted February 2019. Newland Homes the developer and now on site. First completions programmed before April 2020 and the site built out by April 2021. Developer estimate considered realistic.	3	28	0	0	0	31
Rooksmoor Mills, Woodchester	Full permission February 2018 for the redevelopment of the mill buildings to provide 54no. dwellings. Finance raised with Homes England . Coln Residential the developer. Work started on site and construction of Block F programmed to start at the end of July 2019. Site promoter estimate considered realistic.	8	40	6	0	0	54
The Full Moon, Wotton Under Edge	Site built out since April 2019	10	0	0	0	0	10
Land adjacent Fountain Crescent, Wotton-Under-Edge	Full planning permission granted December 2017 for 22no. dwellings. Fortis Living to deliver 100% affordable housing scheme on the site. Aqua Construction on site working towards a programmed completion date, for all 22 units, of 31 March 2020.	22	0	0	0	0	22
Land south of the Chipping Surgery Symn Lane Wotton under Edge	Full planning permission granted August 2019. Colburn Homes Ltd the developer. Anticipated start on site 2020/21 and delivery within the 3 year period.	0	9	3	0	0	12

# Appendix 10 Large sites summary of deliverability

## 2. Local Plan allocations without planning permission

Site Name	Summary of Deliverability	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Hunts Grove Extension SA4	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 2022/23 (see table above).	0	0	0	8	68	76
Sharpness SA5	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
Summersfield Road, Minchinhampton	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Current planning application for 7no. affordable dwellings. Anticipated start on site April 2020 with programmed completion March 2021.	0	7	0	0	0	7
Broadfield Road, Eastington	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Planning application due to be submitted August 2019 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 June 2020 with programmed completion May 2021.	0	-1	9	0	0	8
Ringfield Close, Nailsworth	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Current planning application for the redevelopment of former sheltered housing to provide 20no. affordable units. Anticipated start on site July 2020 with programmed completion August 2021.	0	-26	20	0	0	-6
Orchard Road, Ebley	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Planning application due to be submitted September 2019 for 5no. affordable units. Anticipated start on site July 2020 with programmed completion April 2021.	0	0	5	0	0	5
Queens Drive, Cashes Green	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Planning application due to be submitted December 2019 for 7no. affordable units. Anticipated start on site September 2020 with programmed completion August 2021.	0	0	7	0	0	7
Gloucester Street/ Bradley Street, Wotton under Edge	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Current planning application for the redevelopment of 4no. existing council owned properties to provide 8no. new energy efficient affordable homes. Anticipated start on site November 2021 with programmed completion October 2022.	0	0	-4	8	0	4

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