

# Stroud District Five Year Housing Land Supply

November 2023



STROUD DISTRICT COUNCIL  
[www.stroud.gov.uk](http://www.stroud.gov.uk)



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# Contents

1	Introduction	1
	National Planning Policy Framework	1
	Housing Requirement	1
	Housing Supply	2
	Non implementation rate	3
2	Deliverability of sites	4
	Large sites (10 or more dwellings)	4
	Local Plan allocations	4
	Small sites (less than 10 dwellings)	5
	Windfall allowance	5
3	Housing Land Supply assessment for five-year period	6
	Table 1: Local Plan housing requirement	6
	Table 2: Local housing need standard method	6
	Table 3: Five-year deliverable housing land supply	6
	Table 4: Five-year housing land supply	7
	Appendices	8
1	Allocated sites under construction	8
2	Allocated sites with planning permission but not yet started	8
3	Non-allocated large sites under construction	9
4	Non-allocated large sites with planning permission but not yet started	10
5	Non-allocated planning permissions – small sites, by Parish	12
6	Sites with a resolution to grant planning permission	13
7	Allocated sites without planning permission	13
8	Historic small sites windfall delivery	14
9	Deliverability of sites	15
10	Large sites summary of deliverability:	16
	1. Sites with planning permission or resolution to grant permission	16
	2. Local Plan allocations without planning permission	22
11	Draft Local Plan housing trajectory 2020 – 2040	23

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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 report combines this year's annual five-year housing land supply report and six-month housing land supply assessment update reporting. The report has a base date of 1 April 2023 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 2023 to 31st March 2028**.

## National Planning Policy Framework

- 1.4 The National Planning Policy Framework (NPPF) September 2023 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 a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need, calculated using the standard method, where the strategic policies are more than five years old. 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%.
- 1.5 The framework also states that LPAs may make an allowance for windfall sites as part of anticipated 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 1 April 2023 updated to include new large and small site residential commitments granted between 1 April and 30 September 2023, in accordance with previous practice to provide a six-month update of housing supply.



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- 1.7 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 and an annual housing requirement of 456 dwellings. **Table 1** of this report sets out the remaining housing requirement under the adopted Local Plan. The adopted Local Plan has been reviewed and a draft Local Plan has been submitted and is currently subject to Examination.
- 1.8 As it is now more than five years since the Local Plan was adopted, this report measures the 5-year housing land supply against the District's local housing need assessed using the standard method (**Tables 2, 3 and 4**). A 5% buffer has been added to the requirement to ensure choice and competition in the market for land in accordance with the NPPF.
- 1.9 A new Local Plan was submitted in October 2021 and is currently subject to Examination. Once adopted future 5-year land supply reports will relate to the housing requirement set out in the new Local Plan.
- 1.10 The latest Housing Delivery Test 2021 Measurement for Stroud, published January 2022, is 161% and above the threshold for any prescribed consequence, in the form of an action plan or enhanced buffer, to further boost local housing delivery.

## Housing supply

- 1.11 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
- 1.12 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 together with commitments detailed in Appendices 1 - 8 are taken from the **Stroud District Housing Land Availability Report 2023**. Table 3 Deliverable Housing Land Supply 01 April 2023 – 31 March 2028, Appendix 9 Deliverability of sites and Appendix 10 Large sites summary of deliverability have been updated to include the following changes since 1 April 2023 in accordance with previous six-month update reporting practice:
- New permissions or other firm commitments for housing granted between 1 April and 30 September 2023

- Large sites with planning permission which have lapsed between 1 April and 30 September 2023
- The latest assessment of the deliverability of large sites with planning permission at 30 September 2023

1.13 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. 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. Additional sites identified through these sources do not form part of the housing land supply calculation but will further enhance a healthy headroom of housing land supply above required levels and provide additional market flexibility.

1.14 The draft Local Plan submitted for examination allocates land for a further 7,715 dwellings, in addition to the housing supply identified above, to meet a housing requirement figure for the period 01 April 2020 to 31 March 2040 of at least 12,600 new homes or an annual requirement of at least 630 new homes per year.

## Non implementation rate

1.15 Previous five year land supply reports have applied a non-implementation rate of 22% to small sites with planning permission, based upon the findings of Evans Jones in their report “A Review of Stroud District Council’s Five-Year Housing Land Supply (October 2013). These findings were based on a survey of landowners/ agents of small sites with planning permission for 3 - 9 dwellings and their assessment of likely delivery over the next three years, adjusted to include likely non-implementation of small sites with planning permission for 1 and 2 dwellings.

1.16 This has now been reviewed and new analysis undertaken of the actual implementation of small site commitments for 1 – 9 dwellings at 1 April 2020 over the latest three year period to March 2023. Results of the analysis indicate a non-implementation rate of 22%, supporting the continued application of a 22% non-implementation rate on the delivery of small sites with planning permission across the first three years of the five-year period.

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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 should be available now, 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 trend.
  - ✓ Realistic prospect – we have contacted landowners/ developers of the large sites and adopted Local Plan allocations 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 2023 - 2028. Responses have been filed as evidence. Where developers were not contactable or did not respond, 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 2023 - 2028.
- 2.4 As part of the draft Local Plan Examination, a trajectory of Strategic and Local site allocation delivery for the Plan period to 2040 was published in the Examination Library in December 2022. The delivery of these sites does not form part of the five-year land supply calculation and may change over time. However the draft Local Plan annual housing trajectory, based on cumulative forecast annual projected

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delivery, has been included at Appendix 11 to demonstrate the continuity of planned housing supply through to 2040.

## Small sites (less than 10 dwellings)

- 2.5 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 carried out up to date analysis of the implementation of small site planning permissions which supports the continued application of a non-implementation rate of 22%. 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, at April 2023, is detailed in Appendix 5.

## Windfall allowance

- 2.6 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 an 18-year period (See Appendix 8) that indicates that small sites have consistently delivered at an average of 76 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 2023 for the five-year period  
1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2028

**Table 1: Local Plan Housing Requirement 1/4/2023 – 31/03/2028**

		<b>Stroud District Local Plan 2015</b>
A	Net dwellings required 2006-2031	11,400
B	Annual requirement (A divided by 25)	456
C	Net dwellings built 01/04/2006 - 31/03/2023	8,494
D	17 Year requirement between 2006 – 2023 (B x 17)	7,752
E	Shortfall/Surplus in first 17 years (D - C)	742
F	Five-year requirement (B x 5) + E (if shortfall)	2,280
G	Total requirement including 5% buffer (F x 1.05)	2,394

**Table 2: Local Housing Need Standard Method**

		<b>Local Housing Need Standard Method</b>
A	Annual household growth Average 2023 - 2033	474.5
B	Median affordability ratio 2022	9.62
C	Affordability uplift	35%
D	Local Housing Need 2023 (A x 1.35)	641
E	Five-year requirement [(D x 5)	3,205
F	Total requirement including 5% buffer (E x 1.05)	3,365

**Table 3: Deliverable Housing Land Supply 1/4/2023 – 31/3/2028**

		<b>Dwellings</b>
A	Allocated sites under construction (Appendix 1)	1,008
B	Allocated sites with planning permission but not yet started (Appendix 2)	42
C	Non-allocated large sites (10 dwellings or more) under construction (Appendix 3) updated at 01 October 2023	1,375
D	Non-allocated large sites (10 dwellings or more) with planning permission but not yet started (Appendix 4) updated at 01 October 2023	551

E	Non allocated small sites (9 dwellings or less) with planning permissions (Appendix 5) minus 22% non-implementation rate [431 - 95] updated at 01 October 2023	336
F	Other firm commitments - with a resolution to grant planning permission at 1 <sup>st</sup> April 2023, including sites subject to a s106 agreement (Appendix 6)	0
G	Local Plan allocated sites without planning permission (Appendix 7)	1,387
H	Windfall allowance (Appendix 8) [76x2]	152
<b>I</b>	<b>Total supply [A+B+C+D+E+F+G+H]</b>	<b>4,851</b>
J	Dwellings unlikely to be built in period between 2023 – 2028 (Appendix 9)	1,451
<b>K</b>	<b>Total dwellings [I – J] (Appendix 9)</b>	<b>3,400</b>

**Table 4: Five-Year Housing Land Supply 1/4/2023 – 31/3/2028**

		<b>Local Plan</b>
A	Total deliverable housing supply	3,400
B	Total requirement	3,365
	<b>Percentage of five-year housing supply [A divided by B) x 100]</b>	1.01
	<b>Years supply</b>	<b>5.05</b>

# Appendices

## Appendix 1

Allocated sites under construction - 1<sup>st</sup> April 2023

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Cam	SA3 Land north east of Draycott	511	0	0	289	71	151	<b>360</b>
Eastington/Stonehouse	SA2 Land West of Stonehouse	1,350	0	0	357	187	806	<b>544</b>
Minchinhampton	SA1f Wimberley Mill	104	0	0	0	104	0	<b>104</b>
<b>Total commitments</b>								<b>1,008</b>

## Appendix 2

Allocated sites with planning permission but not yet started - 1<sup>st</sup> April 2023

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Cam	Glebelands Fairmead Cam	23	0	33	23	0	0	<b>-10</b>
Dursley	Cambridge Avenue, Dursley	13	0	16	13	0	0	<b>-3</b>
Stroud	SA1b Land at Bath Place	47	0	0	47	0	0	<b>47</b>
Wotton Under Edge	Gloucester Street/ Bradley Street	8	0	4	8	0	0	<b>8</b>

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
<b>Total commitments</b>								<b>42</b>

## Appendix 3

### Non-allocated large sites under construction - 1<sup>st</sup> April 2023

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	2	37	0	<b>39</b>
Alkington	Land at Newport	31	0	0	0	31	0	<b>31</b>
Berkeley	Land at rear of Canonbury Street Berkeley	188	0	0	0	1	187	<b>1</b>
Berkeley	PS33 Land West of Station Road Berkeley	107	0	0	70	37	0	<b>107</b>
Bisley with Lypiatt	Land at Windyridge Bisley Stroud	26	0	0	2	0	24	<b>2</b>
Brookthorpe with Whaddon	Land at Wynstones Drive Brookthorpe	19	8	1	0	19	0	<b>18</b>
Cainscross	Dudbridge Industrial Estate Dudbridge Road	124	0	0	94	30	0	<b>124</b>
Cainscross	Tricorn House Westward Road Ebley	44	0	0	0	44	0	<b>44</b>
Cam	Land north west of Box Road Cam	90	0	0	0	15	75	<b>15</b>
Cam	Land adjacent to Box Road Avenue Cam	36	1	0	3	33	0	<b>36</b>
Dursley	Littlecombe	508	0	0	120	8	380	<b>128</b>
Dursley	Zone E Littlecombe	28	0	0	9	19	0	<b>28</b>
Eastington	Millend Mill Millend Lane	14	0	0	2	0	12	<b>2</b>

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Frampton on Severn	Land north of Frampton On Severn Industrial Park Lake Lane	19	0	0	0	19	0	<b>19</b>
Hunts Grove	Colethrop Farm (Hunt's Grove)	1,647	0	0	585	55	1,007	<b>640</b>
Nailsworth	Locks Mill Brewery Lane	23	0	0	9	0	14	<b>9</b>
Nailsworth	The Maltings, Tetbury Lane	13	0	0	7	6	0	<b>13</b>
Standish	Former Standish Hospital and Former Westridge Hospital	147	0	0	0	78	69	<b>78</b>
Stroud	Lansdown Rise (Kennels) Lansdown	73	0	0	0	6	67	<b>6</b>
Woodchester	Rooksmoor Mills, Bath Road	54	0	0	0	34	20	<b>34</b>
<b>Total commitments</b>								<b>1,374</b>

## Appendix 4

### Non-allocated large sites with planning permission but not yet started - 1<sup>st</sup> April 2023

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Cam	Land off A4135 Tilsdown, Cam	15	0	0	15	0	0	<b>15</b>
Cam	Land south of railway line Box Road	42	0	0	42	0	0	<b>42</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	17	0	0	17	0	0	<b>17</b>



Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Rodborough	Land adjoining Stroud Rugby Club	14	0	0	14	0	0	<b>14</b>
Rodborough	Police Station Dudbridge Hill	13	2	0	13	0	0	<b>13</b>
Rodborough	Land at Dudbridge Hill	55	0	0	55	0	0	<b>55</b>
Stonehouse	Land at Station Road Bristol Road	49	0	0	49	0	0	<b>49</b>
Stroud	Abercairn Belle Vue Road	14	0	0	14	0	0	<b>14</b>
Stroud	Thompson First Ltd Butterow Hill	24	0	0	24	0	0	<b>24</b>
Upton St Leonards	Bowden Hall Farm Bondend Road	15	0	0	15	0	0	<b>15</b>
<b>Total commitments</b>								<b>440</b>

## Appendix 5

### Non-allocated Planning Permissions: small sites by Parish - 1<sup>st</sup> April 2023

Excludes small sites with planning permission within the Council's New Homes and Regeneration Programme with allocated funding included within Appendix 1 and Appendix 2

Parish	Commitments
ALDERLEY	1
ALKINGTON	15
ARLINGHAM	9
BERKELEY	1
BISLEY WITH LYPIATT	13
BRIMSCOMBE & THRUPP	13
BROOKTHORPE WITH WHADDON	2
CAINSCROSS	19
CAM	22
CHALFORD	11
COALEY	0
CRANHAM	2
DURSLEY	28
EASTINGTON	14
ELMORE	0
FRAMPTON ON SEVERN	2
FREATHERNE WITH SAUL	0
FROCESTER	0
HAM AND STONE	0
HAMFALLOW	5
HARDWICKE	9
HARESCOMBE	1
HARESFIELD	6
HILLESLEY AND TRESHAM	1
HINTON	2
HORSLEY	3
HUNTS GROVE	0
KINGS STANLEY	9

Parish	Commitments
KINGSWOOD	7
LEONARD STANLEY	5
LONGNEY	0
MINCHINHAMPTON	18
MISERDEN	0
MORETON VALENCE	4
NAILSWORTH	28
NORTH NIBLEY	0
NYMPFIELD	3
OWLPEN	0
PAINSWICK	11
PITCHCOMBE	0
RANDWICK	3
RODBOROUGH	12
SLIMBRIDGE	3
STANDISH	1
STINCHCOMBE	4
STONEHOUSE	22
STROUD	65
ULEY	0
UPTON ST LEONARDS	1
WHITESHILL AND RUSCOMBE	3
WHITMINSTER	0
WOODCHESTER	5
WOTTON UNDER EDGE	7
<b>Total commitments</b>	<b>390</b>

## Appendix 6

Sites with a resolution to grant planning permission, including sites subject to a s106 agreement - 1<sup>st</sup> April 2023

Parish	Site Name	Current Total Capacity
None		0
<b>Total commitments</b>		<b>0</b>

## Appendix 7

Allocated sites without Planning Permission - 1<sup>st</sup> April 2023

Parish	Site Name	Allocated Capacity
HUNTS GROVE	SA4 Hunts Grove extension	750
HINTON	SA5 Sharpness Docks	300
VARIOUS	SA1 Stroud Valleys	320
VARIOUS	Council Housing (remaining allocation)	17
<b>Total commitments</b>		<b>1,387</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
2016/2017	93
2017/2018	73
2018/2019	55
2019/2020	51
2020/2021	108
2021/2022	78
2022/2023	79
<b>Average = 76</b>	

# Appendix 9 Deliverability of sites

Site Name	Parish	Gross permissions	Past losses	Expected losses	Net Permissions	Net Completions	Net commitments	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Not likely to be built	Total 2023-2028		
<b>ALLOCATION SITES &amp; LARGE SITES WITH PLANNING PERMISSION AND SITES SUBJECT TO S106</b>																										
		5837	15	50	5772	2803	2976	469	514	591	641	240	154	120	40	40	16	0	0	0	0	0	151	2455		
Newport Towers Hotel Newport Berkeley	ALKINGTON	39	0	0	39	0	39	39																39		
Land at Newport, Berkeley	ALKINGTON	31	0	0	31	0	31	6	25															31		
Land at rear of Canonbury Street Berkeley	BERKELEY	188	0	0	188	187	1	1																1		
P533 Land West Of Station Road Berkeley	BERKELEY	107	0	0	107	0	107	0	14	44	49													107		
Land at Windyridge Bisley Stroud	BISLEY WITH LYPIATT	26	0	0	26	24	2	0	0	0	0	0										2	0			
Land at Wynstones Drive, Brookthorpe	BROOKTHORPE WITH WHA	19	8	1	10	-8	18	18																18		
Tricom House Westward Road Ebley	CAINSCROSS	44	0	0	44	0	44	44																44		
Dudbridge Industrial Estate Dudbridge Road Stroud	CAINSCROSS	124	0	0	124	0	124	0	16	44	30	34												124		
SA3 Land north east of Draycott Cam	CAM	511	0	0	511	151	360	40	68	56	50	50	50	46										264		
Land north west of Box Road Cam	CAM	90	0	0	90	75	15	15																15		
Land adjacent to Box Road Avenue Cam	CAM	36	1	0	35	-1	36	36																36		
Land off A4135 Tilsdown, Cam	CAM	15	0	0	15	0	15	15																15		
Land south of railway line, Box Road	CAM	42	0	0	42	0	42	0	42															42		
Glebelands Fairmead Cam	CAM	23	0	33	-10	0	-10	-33	0	23														-10		
Land at Littlecombe	DURSLEY	508	0	0	508	380	129	9														120	9			
Littlecombe Zone E	DURSLEY	28	0	0	28	0	28	19	9															28		
Cambridge Avenue Dursley	DURSLEY	13	0	16	-3	0	-3	-16	0	13														-3		
Millend Mill Millend Lane	EASTINGTON	14	0	0	14	12	2	0	2															2		
SA2 Land West of Stonehouse Nastend Lane	EASTINGTON	1350	0	0	1350	806	544	95	180	128	141													544		
Land North of Frampton On Severn Industrial Park, Lake Lane	FRAMPTON ON SEVERN	19	0	0	19	0	19	19																19		
Colethrop Farm (Hunt's Grove)	HUNTS GROVE	1647	0	0	1647	1,007	640	76	45	95	100	72	82	74	40	40	16							388		
Stanley Mills Ryeford Kings Stanley	KINGS STANLEY	146	0	0	146	0	146	0	0	0	127	19												146		
Dark Mills Toadsmoor Lane Brimscombe	MINCHINHAMPTON	36	0	0	36	0	36	0	0	24	12													36		
SA1f Wimberley Mill Knapp Lane Brimscombe	MINCHINHAMPTON	104	0	0	104	0	104	0	15	30	30	29												104		
Land at Pike Lane Nailsworth	NAILSORTH	17	0	0	17	0	17	0	0	0	0	0	17											0		
Locks Mill Brewery Lane	NAILSORTH	23	0	0	23	14	9	0	0	3	0	0	5									1	3			
The Matings, Tetbury Lane, Nailsworth	NAILSORTH	13	0	0	13	0	13	13																13		
Police Station Dudbridge Hill Stroud.	RODBOROUGH	13	2	0	11	0	13	0	13															13		
Land Adjoining Stroud Rugby Club Dudbridge Hill Stroud.	RODBOROUGH	14	0	0	14	0	14	0	14															14		
Daniels Industrial Estate 104 Bath Road Stroud	RODBOROUGH	111	0	0	111	0	111	0	0	40	35	36												111		
Land at Dudbridge Hill Stroud	RODBOROUGH	55	0	0	55	0	55	0	19	36														55		
Former Standish Hospital and former Westridge Hospital Standish	STANDISH	147	0	0	147	69	78	39	39															78		
Land at Station Road Bristol Road Stonehouse	STONEHOUSE	49	0	0	49	0	49	0	0	25	20											4	45			
Thompson First Ltd Butterow Hill Bowbridge Stroud	STROUD	24	0	0	24	0	24	0	0	0	0	0										24	0			
Lansdown Rise (Kennels) Lansdown Stroud	STROUD	73	0	0	73	67	6	0	6															6		
Abercairn Belle Vue Road Stroud	STROUD	14	0	0	14	0	14	0	6	8														14		
SA1b Land at Bath Place Cheapside	STROUD	47	0	0	47	0	47	0	0	0	47													47		
Bowden Hall Farm Bondend Road Upton St Leonards	UPTON ST LEONARDS	15	0	0	15	0	15	0	15															15		
Rooks Moor Mills Bath Road Woodchester	WOODCHESTER	54	0	0	54	20	34	34																34		
Gloucester Street/ Bradley Street	WOTTON UNDER EDGE	8	4	0	4	0	8	0	0	8														8		
<b>ADOPTED LOCAL PLAN ALLOCATIONS WITHOUT PLANNING PERMISSION</b>																										
<b>Strategic sites: Local Plan Allocations</b>								0	0	30	130	280	145	155	150	150	80	80	30	30	20	20	70	440		
SA4 Hunts Grove extension	Hunts Grove							750	0	0	30	60	60	100	120	120	120	50	50				40	150		
SA5 Sharpness Docks	Hinton							300	0	0	0	0	0	45	35	30	30	30	30				0	0		
<b>SA1 Stroud Valleys</b>									0	0	0	70	220	0	0	0	0	0	0	0	0	0	30	290		
SA1c Ham Mill	Thrupp							100	0	0	0	0	100											100		
SA1d Brimscombe Mill	Thrupp							40	0	0	0	20	20											40		
SA1e Brimscombe Port	Thrupp							150	0	0	0	50	100											150		
SA1g Dockyard Works	Minchinhampton							30	0	0	0	0	0										30	0		
<b>Council Housing Sites:</b>									0	0	7	0	10											17		
Queens Drive, Cashes Green	Cainscross							7	0	0	7															
<b>Other sites</b>								10	0	0	0	10														
<b>Small sites commitment discounted by 22% (431 - 95)/3</b>									112	112	112													336		
<b>Windfalls (76 per year)</b>											76	76	76	76	76	76	76	76	76	76	76	76	76	152		
<b>Total Deliverable</b>									581	626	740	847	606	375	351	266	266	172	156	106	106	96	96	297	3400	
<b>Allocated Sites</b>									<b>1-5 year total =</b>			<b>3400</b>	<b>6-10 year total =</b>			<b>1430</b>						<b>11-15+ year total =</b>			<b>560</b>	



# Appendix 10 Large sites summary of deliverability

## 1. Large sites with planning permission:

Site Name	Summary of Deliverability	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Newport Towers, Newport, Berkeley	Reserved matters approval for 39 dwellings granted June 2019. Ede Homes the developer and on site All 39 units under construction working towards completion within the current financial year to 31 March 2024. Developer estimate considered realistic.	39					39
Land at Newport, Berkeley	Exception site development. Full planning permission granted December 2021 for the erection of 16 affordable and 15 market houses. Centaur Homes (North) Ltd the developer and on site. Construction well underway with 6 units on track for completion before April 2024 and the site built out within the following year. Site promoter estimate considered realistic.	6	25				31
Land at rear of Canonbury Street Berkeley	Full planning permission granted November 2016 for the erection of 188 dwellings. Persimmon Homes the developer. Site built out since 01 April 2023.	1					1
PS33 Land West of Station Road Berkeley	Full planning permission granted June 2022 for the erection of 107 dwellings. Redrow Homes the developer and on site. The sales launch took place at the end of August and first completions are expected from Spring 2024. Developer estimate considered realistic.	0	14	44	49		107
Land at Wynstones Drive, Brookthorpe	Hybrid planning application granted outline planning permission September 2017 for the demolition of 5 detached bungalows and 4 flats and the erection of 19 dwellings, including detailed proposals for Phase 1 comprising 3 dwellings. Reserved matters approval for Phase 2, 16 dwellings, granted December 2021. Cotswold Homes the developer. Development of both phases has continued to progress with the remaining demolition and construction of 19 dwellings on track for completion by the end of this year. Developer estimate considered realistic.	18					18
Tricorn House, Stroud	Prior notification granted May 2020 for the conversion of the existing office building into 44 individual residential units. All flats nearing completion anticipated by end of 2023.	44					44
Dudbridge Industrial Estate	Hybrid planning permission issued in May 2018 for mixed use development comprising full permission for a retail food store (complete) and outline permission for up to 130 dwellings. Design Code for the residential development, permitted January 2019. Reserved matters approval for the conversion of buildings to 30no. apartments and new build residential redevelopment of 94no. dwellings granted May 2022. Conversion works progressing on the 30no. apartments with first completions anticipated 2024. Start of new build housing delayed by Severn Trent's major £25m sewerage upgrade adjacent to site but start on site likely from 2024. Recent interest and potential for development to come forward more quickly if the site is taken forward by an affordable housing provider. Developer estimate considered realistic.	0	16	44	30	34	124

# Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2023/24	2024/25	2025/26	2026/27	2027/28	Total
SA3 Land north east of Draycott, Cam (Millfields)	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Original outline permission for 450 dwellings increased to 506 dwellings in January 2021. Vistry Homes (formerly Bovis) on site. Reserved matters approval and completions progressing on the following phases: <ul style="list-style-type: none"> <li>Phase H1 141 dwellings – remaining 7 units to be completed November 2023 and first phase built out</li> <li>Phase H2 (98 dwellings &amp; 6 self build plots) – A total of 50 dwellings due to be completed within the current year with the remaining 48 dwellings programmed for completion and the phase built out in 2024. 6 self build dwellings still to come forward.</li> <li>Planning permission granted July 2020 for a new junction and spine road to serve remaining housing phases H3, H4 and H5.</li> </ul> Site promoter estimate considered realistic.	40	68	56	50	50	<b>264</b>
Land north west of Box Road Cam	Reserved matters approval for 90 dwellings granted February 2020 for Wain Homes. Developer on site. 75 out of 90 dwellings completed as at 01 April this year and the site programmed to be built out within the current financial year. Developer estimate considered realistic.	15					<b>15</b>
Land adjacent to Box Road Avenue Cam	Reserved matters approval for demolition of one dwelling and development of 36 affordable homes granted January 2020. Developer on site on behalf of Aster Homes. 33 out of 36 dwellings under construction working towards delivery of all 36 affordable homes by March 2024. Developer estimate considered realistic.	36					<b>36</b>
Land off A4135 Tilsdown, Cam	Reserved matters approval for 15 dwellings granted August 2022 for Piper Homes. Developer on site working towards anticipated build out by March 2024. Developer estimate considered realistic.	15					<b>15</b>
Land south of railway line, Box Road, Cam	Outline planning permission granted June 2022 for up to 42 dwellings. Current reserved matters application on behalf of Wain Homes as Phase 2 follow-on development to Land north west of Box Road above. Unconstrained greenfield site. Site promoter estimate considered realistic.	0	42				<b>42</b>
Glebelands, Fairmead, Cam	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Full permission granted April 2022 for the demolition of existing buildings, comprising 33 dwellings, and the erection of 23 new affordable homes. Demolition of the existing units has now taken place and the site is ready for construction as soon as the construction contract has been awarded. Likely start on site April 2024 with housing delivery now anticipated 2025/26.	-33	0	23			<b>-10</b>

# Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2023/24	2024/25	2025/26	2026/27	2027/28	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 12 units in Zone F. Zone K2 previously completed and Zone F now complete and occupied. Development of Zone C complete and occupied except for an apartment block of 8 flats and a ground floor retail unit not started due to the location of the site compound and now likely to come forward as a revised scheme for an apartment block of 9 flats, granted planning permission in June 2023. Zone C programmed to be built out by March 2024. Developer estimate considered realistic.	9					9
Littlecombe Zone E	Full permission granted in April 2022 for an additional 28 dwellings within the wider Littlecombe development on land identified as Littlecombe Zone E. St Modwen on site and development under construction with 19 units due for completion before April 2024 and the site built out within the following year. Developer estimate considered realistic.	19	9				28
Cambridge Avenue Dursley	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Full permission granted November 2021 for the demolition of existing sheltered housing accommodation including 14 bungalows and 2 first floor flats and redevelopment to provide 13 affordable homes. Demolition of the existing units has now taken place and the site is ready for construction as soon as the construction contract has been awarded. Likely start on site January 2024 with housing delivery now anticipated 2025/26.	-16	0	13			-3
Millend Mill, Mill End Lane	Extant permission for 2 dwellings as part of a wider implemented scheme for conversion of former Mill building and associated land to residential use. Neon Homes granted consent for 2no. dwellings to come forward with an approved scheme for 3no. dwellings on an adjacent site. Pre-commencement conditions discharged December 2022 and building works started on site June 2023.	0	2				2
Land West of Stonehouse, Nastend Lane	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Outline permission for 1,350 dwellings granted April 2016. Reserved matters approval and completions progressing on the following phases: <ul style="list-style-type: none"> <li>H1 – H4 138no. dwellings – Complete and occupied</li> <li>H3 – H5 &amp; H8 – H10 270no. dwellings – Barratt Homes remaining 17 homes programmed for completion and build out by March 2024. 8 self build dwellings still to come forward.</li> <li>H6 – H7 68no. dwellings – Redrow Phase completed and occupied except for 4 show homes.</li> <li>Parcel H21 130no. dwellings – Complete and occupied</li> <li>H11 and H12 165 dwellings – Redrow Homes remaining 30 dwellings programmed for completion and build out by March 2024.</li> <li>H16 and H19 178 dwellings – Vistry Homes, 104 completions to date</li> </ul>	95	180	128	141		544

# Appendix 10 Large sites summary of deliverability

	<ul style="list-style-type: none"> <li>H17, H18 &amp; H20 131no. dwellings – Redrow Homes on site with first 20 completions due before April 2024.</li> <li>H13 and H14 216no. dwellings - Vistry Homes on site with first completions due in 2024.</li> </ul> <p>Allocation proposed to be built out before the end of the five-year period. Site promoter estimate considered realistic.</p>						
Land north of Frampton on Severn Industrial Park, Lake Lane	Reserved matters approval for 19no. dwellings granted March 2022. Development built out since April.	19					<b>19</b>
Coethrop Farm (Hunts Grove)	<p>Crest Nicholson the main developer. 1,028 dwellings now completed at Hunts Grove and remaining development parcels set out below;</p> <ul style="list-style-type: none"> <li>R4, R9, R10 south, R13 – 16 &amp; R20B Phase 3 350no dwellings – Vistry Homes, formerly Bovis, (269 completions)</li> <li>Parcels R11&amp; R12 Phase 4 83no. dwellings– Crest Nicholson. Reserved matters approval January 2020</li> <li>Parcel R3, R3EL, R5 &amp; R7 Phase 4 164no. dwellings – Crest Nicholson. Reserved matters approval October 2020</li> <li>Parcel R2, R6, R8 &amp;R10B Phase 4 146no. dwellings – Crest Nicholson. Reserved matters approval October 2020</li> <li>Parcels R17, R18 &amp; R19 Hunts Grove Phase 4 128no. dwellings – Coethrop Farms Ltd. Reserved matters approval October 2020</li> </ul> <p>Final outstanding application for reserved matters approval pending consideration for 38no. dwellings as part of the neighbourhood centre. Revised development total of 1,647 dwellings from 1,750 granted outline consent. Developer estimate considered realistic.</p>	76	45	95	100	72	<b>388</b>
Stanley Mills	Full permission and listed building consent. The site has a new developer owner. Listed Building consent granted in April 2023 for the enabling works to the listed buildings comprising Stanley Mills. Initial funding in place and legal negotiations progressing to bring housing development forward by the end of the five-year period. Developer estimate considered realistic.	0	0	0	127	19	<b>146</b>
Dark Mills	New 100-year flood modelling of the site has been completed confirming developability of the extant permission for 36 dwellings. Owner progressing pre-construction design review to bring forward development within the five-year period alongside adjoining redevelopment at Wimberley Mills (see below) and within the wider local area at Brimscombe Port. Site owner estimate considered realistic.	0	0	24	12		<b>36</b>

# Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2023/24	2024/25	2025/26	2026/27	2027/28	Total
SA1f Wimberley Mill/ Wimberley Park	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Reserved matters approval October 2019. Complex site - key works relating to the footpath diversion, main sewer diversion and highways matters completed to enable infrastructure and housing development to progress. All 104no. dwellings completed to foundation stage but progress delayed due to ongoing discussions with the Environment Agency on the northern part of the site and awaiting minor amendments to the planning permission on the southern part of the site. Working towards delivery of first dwellings 2024/25 and over following three years to 2028/29 subject to market demand. Local builder with track record of delivery and rates considered realistic.	0	15	30	30	29	104
Locks Mill, Brewery Lane	Permission for conversion and new build. 14 units now complete. Extant permission for 9 units. Anticipated housing delivery within the five-year period detailed below: <ul style="list-style-type: none"> <li>Plots 3 and 4 (4 units): Negotiations on-going re potential sale to a developer interested in bringing forward conversion for 3 dwellings with likely delivery from 2025/ 26. Delivery estimate considered realistic.</li> </ul>	0	0	3			3
The Maltings, Tetbury Lane Nailsworth	Full planning permission and Listed Building Consent granted 2019 for the conversion of two former brewery buildings to 13 dwellings. Development is nearing completion with first units to be marketed in the Autumn and all 13 units due to be completed by the end of March 2024. Developer estimate considered realistic.	13					13
Police Station, Dudbridge Hill, Stroud	Full planning permission. Demolition work complete on-site. New Dawn Homes Ltd is the developer. Pre-commencement conditions discharged and development likely to come forward in conjunction with site adjoining Stroud Rugby Club below. Start on site delayed by market conditions/ financial situation but pre-start drawing and engineering progressed. Developer has confirmed the previously reported anticipated start on site January 2024. Developer estimate considered realistic.	0	13				13
Land adjoining Stroud Rugby Club, Dudbridge Hill	Full planning permission. New Dawn Homes Ltd is the developer. Development expected in conjunction with Police Station site above. Pre-commencement conditions discharged and initial site works carried out to implement planning permission. Start on site delayed by market conditions/ financial situation but pre-start drawing and engineering progressed. Developer has confirmed the previously reported anticipated start on site June 2024. Developer estimate considered realistic.	0	0	14			14
Land at Dudbridge Hill Stroud	Full permission granted March 2023 for a residential development of 55no. affordable dwellings. Countryside Partnerships the developer. Conditions currently being discharged and build programme targeting 2024/25 delivery. Developer estimate considered realistic.	0	19	36			55
Daniels Industrial Estate, Bath Road, Stroud	Full permission granted April 2023 for the redevelopment of a brownfield site for 111 zero and low carbon homes. Newland Homes the developer. Pre-commencement conditions being discharged. Developer estimate considered realistic.	0	0	40	35	36	111



# Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Former Standish Hospital and Former Westridge Hospital, Standish	Full permission granted February 2019 for the conversion of former Standish Hospital buildings to 48 dwellings, demolition of Westridge Hospital and development of up to 99 new build homes. Listed building consent approved February 2019. Developer on site and 69 completions to date. Completion of the remaining 78 units spread over a two-year period with the site due to be built out by March 2025. Developer estimate considered realistic.	39	39				78
Land at Station Road Bristol Road, Stonehouse	Reserved matters permission for 49 units granted November 2016. Pre-commencement conditions discharged and permission implemented November 2018. Amended scheme for 45 dwellings granted permission in April 2023 under a variation to the original planning permission. The site has recently been sold to New Dawn Homes and current application pending consideration to amend the approved house types. Start on-site now likely 2024/ 25 with housing delivery from 2025/ 26. Developer estimate considered realistic.	0	0	25	20		45
Lansdown Rise (Kennels), Lansdown, Stroud	27 dwellings completed, as part of Lansdown Rise development since 2016. The final 6 dwellings are all under construction with anticipated completion Summer 2024. Developer estimate considered realistic.	0	6				6
Abercairn, Belle Vue Road, Stroud	Full permission. Walsh Homes Ltd is the developer and on site. Foundations completed on 8 dwellings and due to commence for remaining 6 dwellings. 6 completions anticipated from Spring next year and the site built out within the following year. Developer estimate considered realistic.	0	6	8			14
SA1b Land at Bath Place, Cheapside	Adopted Local Plan Allocation SA1b. Full permission granted April 2021 for an amended scheme for 47no. dwellings. The Council purchased the site in December 2022 for delivery as part of redevelopment of the wider area. High level master planning, informal pre-application discussions, and soft market testing with a developer already undertaken prior to submission of a formal pre-application anticipated in the new year and preparation of a delivery strategy for approval by members.	0	0	0	47		47
Bowden Hall Farm, Bondend Road, Upton St Leonards	Outline permission granted on appeal October 2014. Reserved matters approval granted December 2017. New Dawn Homes the developer and now on site. Greenfield site with all plots due to be delivered 2024/ 25. Developer estimate considered realistic.	0	15				15
Rooksmoor Mills, Woodchester	Full permission granted February 2018 for the redevelopment of the mill buildings to provide 54no. dwellings. Coln Residential the developer. 20 dwellings now completed. Remaining development under construction and on track for completion and the site built out by April 2024. Developer estimate considered realistic.	34					34
Gloucester Street/ Bradley Street, Wotton under Edge	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Planning permission granted September 2019 for the redevelopment of 4no. existing council owned properties to provide 8no. new energy efficient affordable homes. Demolition taken place January 2023 and the site ready for construction as soon as the build contract has been awarded. Likely start on site December 2023 with housing delivery now anticipated 2025/26.	0	0	8			8

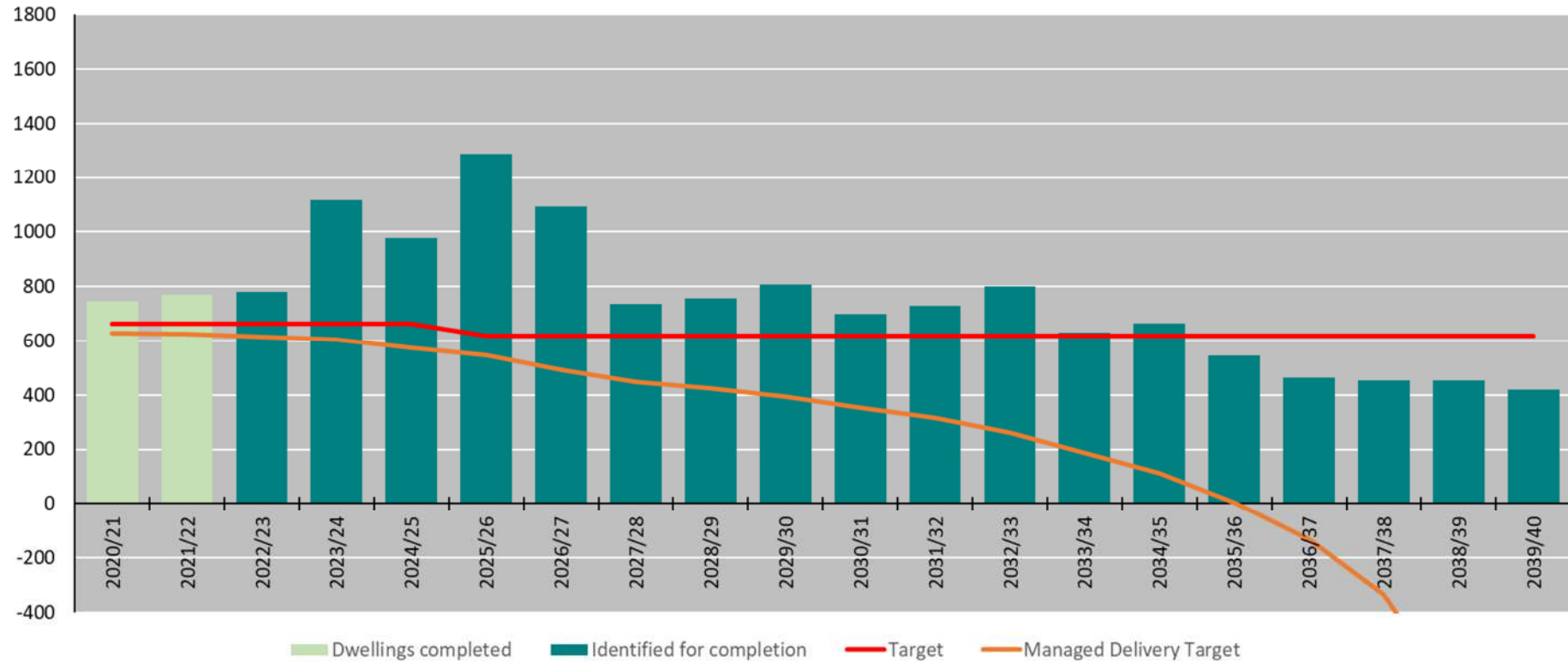
# Appendix 10 Large sites summary of deliverability

## 2. Local Plan allocations without planning permission:

Site Name	Summary of Deliverability	2023/24	2024/25	2025/26	2026/27	2027/28	Total
SA4 Hunts Grove Extension	Strategic allocation in adopted Local Plan 2015 and Draft Local Plan subject to Examination. Planning application anticipated to be submitted in December 2023/ January 2024 on behalf of Crest Nicholson with delivery planned to come on stream in tandem with later phases of current Hunts Grove development and initial completions from 2025/ 26. Developer estimate considered realistic.	0	0	30	60	60	<b>150</b>
SA1c Ham Mill	Strategic allocation in adopted Local Plan 2015 and identified employment site suitable for regeneration in Draft Plan. Planning permission granted April 2017 for mixed use development including 100 new homes, recipient of a Housing Design Award 2018, now lapsed. Housing developer currently negotiating purchase of site, looking to submit fresh planning and listed building applications for 100 units and commercial space in the new year, following formal pre-application advice, and delivery of the site within 5 years. Developer estimate considered realistic.	0	0	0	0	100	<b>100</b>
SA1d Brimscombe Mill	Strategic allocation in adopted Local Plan 2015 and Draft Local Plan subject to Examination. Technical feasibility work and initial formal pre-application discussions with the Council taken place prior to further pre-application discussions with the Environment Agency and a second pre-application with the Council. On-going discussions between the Council and landowners, with agreement between parties to masterplan the whole site; to resolve access issues and to demonstrate that both parts of the site can be delivered in a coordinated manner.	0	0	0	20	20	<b>40</b>
SA1e Brimscombe Port	Strategic allocation in adopted Local Plan 2015 and Draft Local Plan subject to Examination. £1.6million of capital funding agreed towards the cost of infrastructure to support redevelopment of the site. Planning permission received for the necessary infrastructure to take the site out of the flood plain. Demolition works across the site completed June 2022. St Modwen selected as the Council's development partner and proceeding with the Development Agreement. Further public consultation is planned in the new year on revised proposals prior to the submission of a detailed planning application for the mixed use redevelopment of the site in Summer 2024.	0	0	0	50	100	<b>150</b>
Queens Drive, Cashes Green	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Planning application for 7no. affordable units anticipated shortly with likely start on site May/ June 2024 and housing delivery 2025/ 26.	0	0	7			<b>7</b>
Other sites	The residual 10no. units of the identified 150 new affordable dwellings in the adopted Local Plan to come forward on sites currently at the feasibility stage or within the pipeline of opportunities with committed funding for housing delivery within the five-year period.	0	0	0	0	10	<b>10</b>

# Appendix 11 Draft Local Plan housing trajectory 2020 - 2040

Draft Local Plan delivery trajectory December 2022, published in the [Examination Library](#)



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