

Stroud District Council

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT



Update Report

As at 1 April 2011

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EXECUTIVE SUMMARY

1. The Strategic Housing Land Availability Assessment (SHLAA) 2011 update was undertaken by planning officers at Stroud District Council. The report updates the original SHLAA undertaken by Roger Tym & Partners in 2010. This update has been prepared in accordance with the SHLAA Practice Guidance.
2. The base date for the information used in this update document is 1st April 2011, in line with the Annual Monitoring Reports carried out by Stroud District Council.
3. Although the Regional Spatial Strategy was abolished in 2010 it remains the most up to date housing target figure as at 1 April 2011 therefore the SHLAA update uses the target figure of 9,100 dwellings between 2006 and 2026.
4. The SHLAA update uses the same methodology used in the original 2010 report. A site assessment panel was reconvened, representing the housing building industry to reassess the deliverability of existing sites and all the new sites submitted in 2011.
5. There are 331 sites in the current SHLAA database. Of these, 35 have been submitted since the original SHLAA in 2010. In total 87 sites have been removed from assessment as they have been developed or have planning permission, have changed size and now fall beneath the minimum size requirement or now form part of a larger site which brings the total to 244 sites.
6. Of these 244 sites, 23 failed the assessment of achievability and do not form the assessment for housing supply for the 2011 review. Therefore 221 sites from outside the planning system contribute to the assessed housing supply.
7. It cannot be assumed that all 221 sites are likely to be developed during the 2006-2026 plan period. Some sites may be more likely than others to be used for residential development whereas some, which appear to be suitable and available, may have been better used for other uses than residential. These sites were all assessed for their availability, suitability and achievability for development.
8. None of the constraints on the sites, identified under the suitable/available/achievable are absolute constraints. Where a site has a constraint, it pushes back the likely time period during which the site would come forward.
9. In summary, there is a potential capacity of 31,664 dwellings over the 2011-2026 time period, including full and outline planning permissions and identified potential from sites outside the planning system. These figures should be set against the remaining 15 years of emerging RSS requirement of 7,735 dwellings.
10. The SHLAA identifies that the RSS target for 5, 10 and 15 year periods would be exceeded if all these sites gained planning permission.
11. **The SHLAA is not a policy making document** and it is the role of the Core Strategy and other elements of the Local Development Framework to make policy making decisions. The SHLAA is simply one part of the evidence base for the LDF.
12. Each site in the SHLAA has been assessed based on the information available to the planning officers, following the CLG Practice Guidance. Most sites have constraints and the SHLAA has had to identify the likely time period over which it is reasonable

these constraints will be addressed. Like this update, it will be the role of future SHLAA updates to update information on each site.

13. The fact that a site is included in the SHLAA, or the fact that it may have been assessed to have lower prospects than other sites, does not preclude an application being submitted for housing development on that site. Moreover, if this application is approved then the development could come forward, irrespective of what the SHLAA says.

1 BACKGROUND

- 1.1 The Government requires all Local Planning Authorities to produce a Strategic Housing Land Availability Assessment (SHLAA), as originally outlined in Planning Policy Statement 3: Housing and reconfirmed in the Draft National Planning Policy framework (NPPF). In March 2010 the Council published its first SHLAA undertaken by Roger Tym and Partners.
- 1.2 Updating the SHLAA is an important part of the Annual Monitoring Report process and it is recommended in Paragraph 17 of the Practice Guidance that it be regularly kept up to date at least annually in order to support the updating of the housing trajectory and the five-year supply of specific deliverable sites. It states that the SHLAA should record:
 - Sites which were previously under construction that have been developed
 - Sites with planning permission which are now under construction
 - Planning applications which have been submitted or approved on sites identified in the Assessment
 - Unforeseen constraints which have emerged which now mean a site is no longer deliverable or developable, and how these could be addressed.
- 1.3 This report provides an update to the original SHLAA published in March 2010. The assessment includes all sites contained in the original report and takes into account all new sites submitted since the original report. This update report should be read in conjunction with the 2010 SHLAA.

2 METHODOLOGY

- 2.1 The overall methodology for assessing new sites remains unchanged from the 2010 report. Site visits on all new sites were carried out by Planning Officers, having been previously undertaken by Roger Tym and Partners in the 2010 report. A site panel was reconvened to assess the deliverability of all new sites and to provide up to date information on any site previously assessed in the 2010 report.
- 2.2 Notification was sent to representatives of existing sites to ascertain whether there had been any change of circumstances which might affect the assessment of the site in the review.
- 2.3 Since the original report a number of sites have been reclassified due to amendments to Planning Policy Statement 3: Housing which sought the reclassification of back gardens from Brownfield (PDL) to Greenfield.
- 2.4 Information on retail/service centres, bus stops and bus routes has been updated since the 2010 SHLAA. The Council now uses accessibility information produced by Gloucestershire County Council's. Changes to the information include:
 - New supermarkets have been added
 - The travel time and distance from all SHLAA sites to the nearest bus stop is now calculated along the road network as opposed to a straight line measurement..
 - Information on bus stops and routes has been updated.

Density Assumptions

- 2.5 Density assumptions made for calculating densities remain the same as the original 2010 SHLAA. Please refer to Table 9.1 in the 2010 SHLAA to see the density matrix.

3 NEW DATA

3.1 Since the publication of the 2010 SHLAA, the Planning Strategy team has received 35 new submissions of sites to be considered for housing of which 1 was invalid due to its size. The 34 new sites have been assessed in the same way as the original SHLAA sites, site visits were made and a sites assessment panel was brought together to assess them individually. These new sites have a collective potential yield of **4,687**.

Table 3.1 Summary of new SHLAA sites, size, total dwelling capacity, PDL/GF

Location classification	No. of Sites	Total size (ha)	Greenfield (ha)	PDL (ha)
Stroud Urban Area	2	29.2	0.0	29.2
Edge of Stroud Urban Area	3	3.9	3.9	0.0
Cam/Dursley	2	1.4	1.1	0.3
Edge of Cam/Dursley	3	3.0	3.0	0.0
Smaller Towns & Larger Villages	0	0.0	0.0	0.0
Edge of STs & LVs	3	125.7	125.7	0.0
Gloucester Fringe	4	1.9	1.2	0.7
Other rural settlements	17	49.7	29.6	20.2
<i>Total</i>	34	214.7	164.4	50.4

4 RESULTS OF THE UPDATE ASSESSMENT

- 4.1 For the purpose of the SHLAA update, the results of the 2010 report have been updated with up to date information where appropriate and the new sites added. This applied to sites both inside and outside the planning system. For consistency purposes, this part of the report follows the same structure as the 2010 report.

Potential yield from sites in the planning system

Full planning permissions

- 4.2 Residential ‘commitments’ comprise dwellings with full planning permission. It has been assumed that all committed developments that have been started will be completed by 31st March 2016; that is, five years from the base date for assessing housing land availability in the present update study (1st April 2011). The latest data on residential commitments relate to the base date of 1st April 2011 but it should be noted that since this date some permissions might be fully completed. This SHLAA update report reflects the most up to date information obtained from the Council’s annual Residential Commitment monitoring exercise to provide a more comprehensive indication of the housing supply within the District.
- 4.3 The table below sets out the number of dwellings for which there were outstanding full planning permissions on sites above 0.2ha by previously developed land (PDL)/Greenfield. It also identifies the number of dwellings that were awaiting finalisation of a Section 106 Agreement at 31 March 2011. The total of these commitments for the District is 146 dwellings.

Table 4.1 Net additional dwellings on sites greater than or equal to 0.2 ha with full planning permission or subject to S106 at 31st March 2011, by PDL/GF

Location	Net additional dwellings		
	PDL	GF	Total
Full planning permission	752	655	1,568
Consent subject to S106	146	15	161
Total	898	670	1,568

Source: Stroud District Council

- 4.4 Potential dwelling numbers on sites of less than 0.2 ha with outstanding full planning permission are set out in similar format in Table 5.2.

Table 4.2 Net additional dwellings on sites of 0.2 ha or less with full planning permission at 31st March 2011, by PDL/GF

Location	Net additional dwellings		
	PDL	GF	Total
Full planning permission	279	60	342
Consent subject to S106	3	4	7
Total	282	67	349

Source: Stroud District Council

- 4.5 There were 349 such dwellings with outstanding planning permissions on sites of less than 0.2 ha in the district, taking into account existing dwellings to be demolished on these sites.
- 4.6 Therefore, the total supply from full planning permissions and permissions subject to S106 1 April 2011 is 1,917 dwellings. It is assumed that all of these will come forward within the five year period.

Outline planning permissions

- 4.7 Sites with outline planning permission have been excluded from the SHLAA Assessment as unsuitable. The reason being is that they have been deemed as acceptable for development.
- 4.8 On large sites, there are a total of six outline planning permissions at 31st March 2011. The permissions on these sites total 2286 dwellings¹. Not all of these dwellings will come forward on these sites within the first five years. This has the effect of reducing the five year supply on these sites by 1730 dwellings to 556 dwellings. A further 1021 are assessed to come forward in the 6-10 year period and 709 dwellings in the 10-15 year period.
- 4.9 For small sites, it is assumed that all outline planning permissions will be delivered in the five year period. At 31st March 2011, these totaled 51 dwellings.
- 4.10 This gives a total five-year supply for outline planning permissions of 607 dwellings.

Sites allocated in Local Plan

- 4.11 As at 1st April 2011, 4 sites allocated in the Stroud Local Plan did not have planning permission. These are included in the SHLAA assessment because, whilst allocated, like the previous SHLAA these sites have not come into the planning pipeline so must be reassessed. One of these sites (Land between Hope Mill Lane and London Road) is included as part of a larger site already within the SHLAA assessment. As these sites have been assessed in the SHLAA, the numbers associated with them are included in the next section. The four sites are:
- Land north of Dudbridge Hill, Rodborough
 - Bisley Old Road allotments, Stroud
 - Former Stroud Valley School, Ryeleaze Road
 - Land between Hope Mill Lane and London Road
- 4.12 In total there is a supply of 4,254 dwellings from sites in the planning system up to 2026. A full breakdown of supply figures is available at Table 5.1.

¹ One of these sites, for 10 dwellings, has outline planning permission subject to a S106 agreement

Potential yield from sites outside the planning system

- 4.13 In total, there are 331 sites included in the current SHLAA database. Of these 330 sites, a total of 244 sites were suitable for assessment. The location of these sites is shown in Appendix 3. The 87 sites that were not assessed were excluded for the following reasons:
- 8 sites were excluded because another site covered the whole of the area of that site;
 - 15 sites were duplicates of the same site that had been put into the assessment from another source;
 - 13 sites had already been developed;
 - 14 sites have since gained full planning permission so are dealt with elsewhere in the assessment;
 - 5 sites had outline planning permission so are dealt with elsewhere in the assessment;
 - 1 site had a combination of full and outline permissions on multiple phases, so is dealt with elsewhere in the assessment;
 - 3 sites are Key Employment Sites² - these are sites that were recommended for retention in the District Employment Land Review;
 - 1 site has a known covenant restricting the use of the site for activities other than child's play;
 - 1 site is a modern office block that would not be considered for housing;
 - 1 site was removed from consideration by the owner because they were selling it;
 - 1 site was identified in error to be included in the SHLAA;
 - 17 sites were below the minimum size threshold of 0.2ha;
 - 5 sites were resubmitted with a new site size and therefore included as a new site;
 - 2 sites were removed by the site submitter in the 2011 review.
- 4.14 The remaining sites are classified as "sites with potential". This means they may have the potential to be allocated in the Local Development Framework or come forward to contribute towards the supply. These sites, along with their assessment, are listed in Appendix 2.
- 4.15 All these sites have the potential to contribute to provide a housing capacity, either through new allocations or planning permissions. The below table sets out the housing numbers by settlement and divided between previously developed land and Greenfield sites.

² These are sites that are entirely within the Key Employment Allocation area. Sites that are only partly within the allocated area have been included in the assessment.

Table 4.3 Dwelling capacity of identified sites outside of the planning system, by settlement

Settlement	PDL		Greenfield		Total	
	Sites	Dwellings	Sites	Dwellings	Sites	Dwellings
Stroud Urban Area	28	2,235	17	546	45	2,780
Edge of Stroud Urban Area	3	88	35	7,738	38	7,826
Cam/Dursley	8	252	9	391	17	643
Edge of Cam/Dursley	0	0	13	5,063	13	5,063
Smaller Towns & Larger Villages	3	168	9	125	12	293
Edge of STs & LVs	3	183	24	6,683	27	6,866
Other rural settlements	16	1,152	57	5,319	73	6,471
Gloucester Fringe	3	291	16	8,516	19	8,807
Total	64	4,370	180	34,381	244	38,751

4.16 This shows that there is a theoretical capacity for **38,751** dwellings in the district. Of this, 89% is on Greenfield sites.

Assessment of suitability, availability and achievability

4.17 It cannot be assumed that all the unprioritised capacity identified is likely to be developed during the period 2011 to 2026. Some sites are more suitable for development than others, some are more likely than others to become available for development, while some which are both suitable and available may be better used for other purposes than residential. Indeed, based on the requirement in the CLG Practice Guidance to assess the achievability of sites, some were considered by the Site Assessment Panel last time to be undeliverable or more suitable for alternative uses. These sites, unless proven otherwise with evidence as part of the review process, will not have been considered as having potential to contribute to future housing supply unless further evidence is brought forward as to their deliverability and/or suitability for housing over other uses.

4.18 Furthermore, although all the remaining sites are *theoretically* suitable for residential development, some of them are nevertheless subject to significant constraints which might restrict their likelihood of being brought forward as application sites, the likelihood of them being approved and the likelihood of them achieving their fully assessed capacity if they were to be approved.

4.19 Our approach is to order the various constraints and consider which are most easily overcome (thereby provide a site with the potential to be considered for allocation) and which are most likely to prevent a site from coming forward. In the case of the latter, this is not to say that the constraint could not be overcome and the site comes forward, rather that the potential of this happening is limited.

4.20 For the purpose of the review the series of common constraints that, unless addressed, will prevent a site coming forward, which was used last time, have been used again. These are as follows:

SHLAA Assessment Criteria	Type of constraint	Constraint
Suitability	Policy constraints	Areas of Outstanding Natural Beauty (AONB) - one of the highest designations of landscape protection given at national level
		Key Wildlife Site and Special Protection Area - both afford significant protection that would require mitigation or relocation ³
		Protected Outdoor Play Space
		Key Employment Land
		Safeguarded Land for Railway Uses - this would require agreement from Network Rail to use their land
		Sharpness Docks Boundary - protecting the existing dock area for suitable uses
	Physical constraints	Functional floodplain (i.e. Flood Zone 3b)
		High probability of flooding (i.e. Flood Zone 3a)
		Access - specifically whether it is possible to provide access from the site directly onto the existing highway network
		Possible contamination - although this would have to be subject to a full on-site assessment
		Topography - if a site is too steep to access or to reasonably build on
		Power lines over site - which would have to be either redirected or buried underground
	Environmental conditions	Bad neighbour uses - such as the proximity of heavy industrial activities or an electricity sub-station
Availability	Ownership	Multiple ownership - where it has not been demonstrated that all owners are prepared to redevelop the site
Achievability	Deliverability	Deliverability of the site - based on the expert view of the Site Assessment Panel

4.21 The nature of each constraint on a site is necessarily different. This may be due to the proportion of a site that is affected by the constraint or the specific issue relating to that constraint. As such, the combinations of constraints that affect any given site are considered individually in order to arrive at an informed view of the likelihood if a site coming forward. This will, in turn, impact on how long it takes to bring a site forward and deliver it. Clearly the view of how long a given constraint might take to be addressed can only be based on typical experience of similar schemes. For this reason, the main focus has been on adopting a consistent approach when applying constraints to a view of when any given site is likely to come forward. As part of the review process any new information submitted by the site owner that could help alleviate any known constraint identified in the previous SHLAA, will be used to reassess the site.

Sites that fail the assessment of achievability

4.22 Of the 244 sites, 23 sites were deemed undeliverable as they failed the test of achievability in the CLG Practical Guidance. These had a total theoretical yield of 3,073 dwellings. These sites have been excluded from the subsequent analysis of

³ Other environmental designations/constraints were assessed, but none were relevant to the SHLAA sites. These designations were Historic Parks & Gardens, International Wildlife Sites, Local Nature Reserves and National Wildlife Sites.

allocation potential in this chapter, and also from the overall assessment of potential in the next chapter. A list of these sites is shown in Appendix, along with reasons why they failed. For each of these sites, it is not to say that they could not come forward for housing; simply that they failed the test as required by the SHLAA Practical Guidance. If further evidence came forward to demonstrate that the site is deliverable then it could be considered to have potential. In this case the SHLAA recommends that more in-depth market testing is needed in order to demonstrate their potential.

Summary of theoretical deliverable capacity of sites outside the planning system

4.23 Table 4.4 summaries the sites outside the planning system by settlement.

Table 4.4 Summary of sites outside the planning system, by settlement

	PDL					Greenfield					GRAND TOTAL
	Years				Sub- total	Years				Sub- total	
	0-5	6-10	11-15	16+		0-5	6-10	11-15	16+		
Stroud Urban Area	0	810	549	0	1,359	11	382	129	0	552	1,881
Edge of Stroud Urban Area	19	70	0	0	89	438	3,283	2,338	1,354	7,413	7,502
Cam/Dursley	16	218	0	0	234	44	335	0	0	379	613
Edge of Cam/Dursley	0	0	0	0	0	112	1,343	1,848	1,761	5,064	5,064
Smaller Towns & Larger Villages	0	0	70	0	70	0	103	77	0	110	180
Edge of STs & LVs	0	183	0	0	183	619	2,103	1,783	2,178	6,683	6,866
Other rural settlements	250	300	104	0	654	656	2,114	994	611	4,375	5,029
Gloucester Fringe	25	0	0	0	25	158	2,889	3,107	2,360	8,514	8,539
Total	310	1,581	723	0	2,614	2,038	12,552	10,206	8,264	33,060	35,674

4.24 In total, there is a theoretical deliverable yield of 35,674 dwellings. Of this 27,410 dwellings are within the plan period i.e. the first 15 years.

4.25 A list of all the sites by the time period they are assessed to come forward in is shown in Appendix 2.

5 TOTAL HOUSING CAPACITY

Overall Supply

- 5.1 Table 5.1 summarises the identified potential that could contribute to housing supply over the period 1/4/2011-31/3/2026. The potential comprises sites from within the planning system and sites identified in this assessment from outside the planning system which are potentially suitable for allocation that could be expected to deliver housing over the period. The table only shows capacity deliverable up to 2026; this is why the total capacity on potential allocations is lower than shown in Table 4.4, which includes the period beyond 2026.
- 5.2 The table shows a theoretical potential of 31,664 over the period to 2026. This figure should be set against the South West RSS Proposed Changes figure of 9,100 over the period of 2006-2026, which is an annual average of 455 dwellings over the period 2011-2026 or a total requirement of 6,825 dwellings.

Table 5.1 Summary of potential on Stroud district over the Plan period to 2026

Source		Stroud Urban Area	Edge of Stroud Urban Area	Cam/ Dursley	Edge of Cam/ Dursley	Smaller towns & larger villages	Edge of STs and LVs	Other rural settlements	Gloucester Fringe	TOTAL
Sites in planning system										
Full planning permissions (large sites)										1285
Full planning permissions (small sites)										464
Full planning permissions, subject to S106										168
Outline planning permissions (large sites)										2,337
Outline planning permissions (small sites)										51
Total from sites in planning system										4,254
Sites outside the planning system										
Potential allocations on PDL	Yrs 0-5	0	19	16	0	0	0	250	25	310
	Yrs 6-10	810	70	218	0	0	183	300	0	1,581
	Yrs 11-15	549	0	0	0	70	0	104	0	723
Sub-total		1,359	89	234	0	70	183	654	25	2,614
Potential allocations on Greenfield	Yrs 0-5	11	438	44	112	0	619	656	158	2,038
	Yrs 6-10	382	3,283	335	1,34	103	2,103	2,114	2,889	12,552
	Yrs 11-15	129	2,338	0	1,848	7	1,983	994	3,107	10,206
Sub-total		522	6,059	379	3,303	110	4,505	3,764	6,154	24,796
Total from sites outside the planning system		1,881	6,148	613	3,303	180	4,688	4,418	6,179	27,410
GRAND TOTAL										31,664

Supply by time period

- 5.3 We now consider whether sufficient potential has been identified to demonstrate, as required by PPS3, that the district has a 5-year, 10-year and 15-year requirement⁴. PPS3 states that districts must demonstrate that they have a deliverable supply of dwellings, at least over the 5- and 10-year periods. For the longer term, they must endeavor to show this where possible. This SHLAA is able to demonstrate deliverable supply for all time periods.
- 5.4 Table 5.2 shows the potential supply against the requirement in Stroud district as set out in the Proposed Changes. For the five-year period starting 2011/12, the requirement is 2,275 dwellings. In total, there is identified capacity - taking into account current commitments and sites with assessed potential - for over 5,000 dwellings, over 220% of the requirement. Even if existing commitments are excluded, the PDL and greenfield sites that were assessed have more than sufficient capacity.
- 5.5 Over the ten-year period the supply relative to the requirement is even greater, with a theoretical supply of over 17,500 dwellings, almost four times the requirement of 4,550 dwellings. The position is the same over the 15-year period as well.

Table 5.2 Cumulative potential supply in Stroud district

No of dwellings	5-year supply	10-year supply	15-year supply
Requirement	2,275	4,550	6,825
<i>Sites in the planning system</i>			
Full planning permissions - large sites	1,463	1,436	1,436
Full planning permissions - small sites	464	464	464
Full planning permissions, subject to S106	168	168	168
Outline planning permissions - large sites	556	1021	709
Outline planning permissions - small sites	51	51	51
<i>Sites outside the planning system</i>			
Potential on PDL	310	1,891	2,614
Potential on greenfield	2,038	12,552	24,796
Total	5,050	17,583	30,238

⁴ The South West Plan period is 2006-2026. Our reviewed assessment is for 2011, so for the purposes of analysis, the full period has been amended for 15 years rather than 20 years.

Conclusions

- 5.6 The 2011 SHLAA update demonstrates that Stroud district continues to have a theoretical supply of deliverable sites that is more than sufficient to achieve its RSS requirements.
- 5.7 Due to the theoretical supply of deliverable sites in the Stroud District, the potential from broad locations and windfalls, listed as optional in CLG Guidance, was not necessary and therefore not undertaken.
- 5.8 It is important to reiterate the role of this SHLAA:
- **The SHLAA is not a policy making document;** that is the role of the Core Strategy and other elements of the LDF. The SHLAA is simply one part of that evidence base.
 - Each site in the SHLAA has been assessed based on the information available to the planning team, following the CLG Practice Guidance. Most sites have constraints and the SHLAA has had to come to a view as to the likely time period over which it is reasonable to assume that those constraints will be addressed. In reality, these may be overcome sooner or they may take longer to address; indeed, they may prove, in some cases, to be insurmountable. It will be the role of future updates of the SHLAA to update information on each site as it becomes available.
 - The fact that a site is included in the SHLAA, or the fact that it may have been assessed to have lower prospects than other sites, does not preclude an application being submitted for housing development on that site. Moreover, if this application is approved then the development could come forward, irrespective of what the SHLAA says.
 - Equally, the fact that a site has not been included in the SHLAA does not mean that it could not contribute to the district's housing supply in the future. The SHLAA has used the information collated from a range of sources and has assessed the sites that have come forward through these sources. Future reviews of the SHLAA will incorporate new sites as they are brought forward for consideration.

Monitoring

- 5.4 The SHLAA Practice Guidance states that the assessment should be kept up-to-date at least annually as part of the Annual Monitoring Report. This is in order to support the updating of the housing trajectory and the five-year supply of specific deliverable sites. It states that the main information to record is whether:
- sites under construction have now been developed;
 - sites with planning permission are now under construction;
 - planning applications have been submitted or approved on sites identified by the assessment;
 - progress has been made on removing constraints on development and whether a site is now considered to be deliverable or developable; and
 - Unforeseen constraints have emerged which now means a site is no longer deliverable or developable, and how these could be addressed.

APPENDIX 1

Sites Excluded from assessment

RTP ID	Site Name	Parish	Not included in assessment?
72	Land off Lynch Road, Berkeley	Berkeley	Under 0.2ha
157	Berkeley Health Centre, Berkeley	Berkeley	Boundary change - resubmitted as new site
195	20 Station Road	Berkeley	Developed
92	Land at far Oakridge, Bisley	Bisley-with-Lypiatt	Under 0.2ha
117	Land adjacent to The Old Vicarage, Brookthorpe	Brookthorpe-with-Whaddon	Under 0.2ha
5	Cashes Green Hospital, Cainscross	Cainscross	Has now got outline planning permission
22	Land east of Dudbridge Road, Stroud	Cainscross	Because RTPID319 covers whole area of site
224	BP garage, Cashes Green Road	Cainscross	Developed
260	Cashes Green Hospital, Cainscross	Cainscross	Duplicate, Entirely Within CFS Site
279	Land at Ebley Wharf, Westward Road, Ebley,	Cainscross	Has now got full planning permission
280	Ebley Saw Mill, 315 Westward Road, Cainscross,	Cainscross	Has now got full planning permission
27	Land adjacent to Tiltdown House, Cam	Cam	Boundary change - resubmitted as new site
233	Chapel Street	Cam	Duplicate
252	Opposite 8 Chapel Street, Cam	Cam	Has got planning permission
271	Land south of Draycott Mills, High Street, Draycott Cam	Cam	Key Employment Site recommended for retention in ELR
274	Land at Chapel Street, Cam	Cam	Duplicate
294	88-90 High Street, Cam	Cam	Has now got outline planning permission
74	Land at Castle Street, Dursley	Dursley	Under 0.2ha
101	Land to the rear of Henlow House & Silver Street	Dursley	Under 0.2ha
102	Wild Goose/Dursley Garage, Kingshill Road, Dursley	Dursley	Under 0.2ha
132	Land south of Hunger Hill	Dursley	Under 0.2ha
205	Yellow Hundred Close	Dursley	Developed
257	Land behind Kingshill House, Dursley	Dursley	Known covenant restricting use of site for activities other than childrens' play
258	Drake House, Dursley	Dursley	Relatively modern office block - would not be considered for housing
264	Land at Lister Petters Site, Long Street, Cam, Dursley	Dursley	Has now got full planning permission (2 phases) and outline planning permission (1 phase)
314	Former Lister Petter Drawing Office, Dursley	Dursley	Under 0.2ha
14	Land adjacent to Park View, Newtown, Stonehouse	Eastington	Under 0.2ha
32	Land adjacent to The New Inn, Newtown, Stonehouse	Eastington	Under 0.2ha
122	Pump Cottage, Ham	Ham and Stone	Under 0.2ha
175	Land to the south of A38, Stone	Ham and Stone	Removed by submitter during 2011 review
125	Parkend Farm Land, Moreton Valence	Haresfield	Boundary change - resubmitted as new site
85	Cromwell Farm, Newtown, Sharpness	Hinton	Has now got full planning permission
275	Warehouses East of Canal, Land at Sharpness Dock, Dock Road, Sharpness, Berkeley	Hinton	Key Employment Site recommended for retention in ELR
276	Warehouses West of Canal and Dry Dock Area, Sharpness Dock, Dock Road, Sharpness, Berkeley	Hinton	Key Employment Site recommended for retention in ELR
26	Land off Coldwell Close, Kings Stanley	King's Stanley	Changed size - now under 0.2ha
180	Land north of Bathleaze, Kings Stanley	King's Stanley	Has now got full planning permission
19	Land at Merryford Farm, Kingswood	Kingswood	Under 0.2ha
210	Friday Street	Minchinhampton	Duplicate
261	Wimberley Mills, Bourne Bridge, Knapp Lane, Thrupp	Minchinhampton	Duplicate
211	Land rear of former railway station, Watledge Road, Nailsworth	Nailsworth	Developed
212	Rear of Egypt Mill	Nailsworth	Has now got full planning permission
213	Land rear of the George pub	Nailsworth	Developed
34	Land opposite Fourways, Nibley Green	North Nibley	Under 0.2ha
218	St Mary's Home, Stamages Lane	Painswick	Developed
65	Land at Mount Farm, Randwick	Randwick	Boundary change - resubmitted as new site
141	Land off Butterow Hill, Rodborough	Rodborough	Removed due to sale
179	Land north of Dudbridge Hill, Stroud	Rodborough	Because RTPID319 covers whole area of site
191	Dudbridge Industrial Area, Stroud	Rodborough	Developed
192	Daniels Industrial Area	Rodborough	Duplicate

246	The Butts, Butterow West	Rodborough	Duplicate
251	Fromehall Park, Dudbridge Hill Street	Rodborough	Has now got outline planning permission
255	Stroud Rugby Club	Rodborough	Duplicate
263	Land Adjacent to Fromehall, Bath Road, Rodborough, Stroud	Rodborough	Duplicate
266	Dudbridge Depot, Dudbridge Hill	Rodborough	Duplicate
123	Land off Moorend Lane, Slimbridge	Slimbridge	Under 0.2ha
169	Land at former hospital, Standish	Standish	Boundary change - resubmitted as new site
3	Foxes Field, Ebley Road, Stroud	Stonehouse	Has now got full planning permission
31	Land adjacent to Southview, Newtown, Stonehouse	Stonehouse	Under 0.2ha
222	Gloucester Road	Stonehouse	Developed
240	To south of Church Lane	Stonehouse	Since USC has now been developed as cemetery
243	Bath Road	Stonehouse	Developed
249	Land to rear of Regent Street, Stonehouse	Stonehouse	Has now got full planning permission
250	Land off Old Bristol Road	Stonehouse	Developed
82	Land off Belle Vue Road, Stroud	Stroud	Under 0.2ha
84	Land at Wallbridge, Stroud	Stroud	Because RTPID318 covers whole area of site
127	Land adjacent to Lodgemore Mills, Stroud	Stroud	Because RTPID319 covers whole area of site
143	Folly Lane, Stroud	Stroud	Removed by submitter during 2011 review
226	Stroud College, Stratford Road	Stroud	Developed
254	Wallbridge Quay	Stroud	Because RTPID295 covers whole area of site
259	Disusedreservoir north west of junction with Bisley Road, Bisley Old Road	Stroud	Duplicate, Entirely Within CFS Site
267	Fromehall Mills, Chestnut Lane, Stroud	Stroud	Because RTPID319 covers whole area of site
270	Former Builders Yard and Bowls Club, Merrywalks, Stroud	Stroud	Has now got outline planning permission
272	Lansdown Kennels and Dairy Crest, Bellevue Road, Stroud	Stroud	Developed
273	Land north of Fromehall Mills, Chestnut Lane	Stroud	Duplicate
278	Cheapside Car Park, Cheapside, Stroud	Stroud	Because RTPID295 covers whole area of site
287	Stroud Cricket Club, Stroud	Stroud	Has now got full planning permission
295	Cheapside wharf, Stroud	Stroud	Because RTP318 covers the whole area of site
69	Gussage Mill, Toadsmoor Road, Brimscombe	Thrupp	Has now got full planning permission
181	Land between Hope Mill Lane and London Road	Thrupp	Duplicate, Entirely Within CFS Site
262	Land at Brimscombe Corner, London Road	Thrupp	Duplicate
265	Land at Hope Lane, Hope Mill Lane	Thrupp	Duplicate
253	Prinknash Abbey, Upton St Leonards	Upton St. Leonards	Site identification error
268	Rooksmoor Mills, Bath Road, Rooksmoor, Stroud	Woodchester	Has got planning permission
281	The Woodchester Piano Co Ltd, Woodchester Mill, Selsey Road, North Woodchester	Woodchester	Has now got full planning permission
230	8 High Street & Stoked Bakery, Haw Street	Wotton-under-Edge	Has now got full planning permission
231	Land off the Chipping	Wotton-under-Edge	Has now got full planning permission
239	Land off Knapp Road and Fountain Crescent	Wotton-under-Edge	Has now got full planning permission

APPENDIX 2

Assessment of Sites

ID	Site Name	Parish	Suitable	Available	Achievable	Notes of achievability	Time period over which constraints can be address - if possible - and site can be delivered			
							2011-2016	2016-2021	2021-2026	2026+
288	Newport Towers Hotel, Newport	Alkington CP	✓	?	✓		0	50	0	0
306	Land off A38, Newport	Alkington CP	✓	?	✓		35	0	0	0
303	Land off Church Road, Arlingham	Arlingham CP	?	?	✓		71	0	0	0
36	Land east of Berkeley	Berkeley CP	?	✓	✓		0	0	126	126
289	Land south west of bypass, Berkeley	Berkeley CP	✓	?	✓		0	37	0	0
330	Amended Berkeley Health Centre, Berkeley (157)	Berkeley CP	✓	?	✓		0	18	0	0
29	Land to east of Thomas Keble School, Chalford Hill	Bisley-with-Lypiatt CP	?	?	✓		0	55	0	0
130	Land south of Bakers Farm, Oakridge	Bisley-with-Lypiatt CP	?	✓	✓		0	70	0	0
161	Woodlands Yard, Eastcombe	Bisley-with-Lypiatt CP	?	✓	✓		0	25	0	0
196	Manor farm, Vatch Lane, Bussage	Bisley-with-Lypiatt CP	?	?	✓		0	26	0	0
1	Land south of Gloucester, at Whaddon	Brookthorpe-with-Whaddon CP	?	✓	✓		0	1474	1474	1474
59	Land off Bridge Road, Ebley, Stroud	Cainscross CP	?	✓	✓		0	0	165	165
11	Upthorpe Farm, Cam	Cam CP	?	✓	✓		0	365	366	366
16	Land at Coaley Junction, Cam	Cam CP	?	✓	✓		0	54	0	0
33	Land adjacent to Tocknell Court, Box Road, Cam	Cam CP	✓	✓	✓		66	0	0	0
48	Cam recreational ground, Cam	Cam CP	?	✓	✓		0	96	0	0
135	Church Farm, Cam	Cam CP	?	✓	✓		0	116	0	0
139	Land at Draycott, Cam	Cam CP	?	✓	✓		0	132	131	0
150	Land to the east of Draycott Mills, Cam	Cam CP	?	✓	✓		0	0	409	408
151	Land between Rowley and Upthorpe, Cam	Cam CP	?	✓	✓		0	0	213	213
152	Land off Woodend Lane, Cam	Cam CP	✓	✓	✓		67	271	0	0
154	Land behind Draycott Crescent, Cam	Cam CP	?	✓	✓		0	292	293	293
198	Rear of 4-60 Draycott (formerly referred to as 4-60 High Street, Cam)	Cam CP	?	?	✓		0	55	0	0
199	Indoor Outdoor / 4 Tilsdown, Cam	Cam CP	✓	?	✓		0	15	0	0
283	Cam Mills, Everlands, Cam	Cam CP	?	?	✓		0	90	0	0
296	Land east of Courthouse gardens, Cam	Cam CP	?	?	✓		0	0	216	481
297	Land at Spring Hill, Cam	Cam CP	?	?	✓		5	0	0	0
313	Land surrounding Box Road Avenue, Cam	Cam CP	✓	?	✓		0	149	0	0
315	Land at Elstub Lane, Cam	Cam CP	?	?	✓		20	0	0	0
325	Amended Land adjacent to Tilsdown House, Cam (27)	Cam CP	✓	✓	✓		44	0	0	0
50	Middle Hill, Chalford	Chalford CP	?	✓	✓		0	61	0	0
197	Frith Wood House and Frith Wood Cottage, off Velhurst Dr, Bussage	Chalford CP	?	?	✓		0	19	0	0
37	Land east of Dursley	Dursley CP	✓	✓	✓		0	167	167	0
100	off Bull Pitch, Dursley	Dursley CP	?	✓	✓		0	17	0	0
142	Land rear of Prospect Place, Dursley	Dursley CP	?	✓	✓		0	22	0	0
200	Acacia Drive 66-84 Everlands 1-9 Hill Square, Cam	Dursley CP	✓	?	✓		0	27	0	0
201	Kingshill Lane, Dursley	Dursley CP	?	?	✓		0	144	0	0
202	Rear of Parsonage Street, Dursley	Dursley CP	?	?	✓		0	24	0	0
203	1-25 Long Street, Dursley	Dursley CP	?	?	✓		0	24	0	0
204	13 and 23 Bull Pitch, Dursley	Dursley CP	?	?	✓		0	12	0	0
206	Woodmancote Road, Dursley	Dursley CP	✓	?	✓		0	11	0	0
234	Kingshill Road, Dursley	Dursley CP	?	?	✗	Access very poor. Limited potential/ not developable	0	0	0	0
235	Hill Road May Lane Parsonage Street, Dursley	Dursley CP	?	?	✗	Very restricted access. Would need to demolish 2 houses.	0	0	0	0
236	Hill Road May Lane Parsonage Street, Dursley	Dursley CP	✓	?	✓		0	16	0	0
312	Land at the Rear of Walden, The Broadway, Dursley	Dursley CP	?	?	✓		20	0	0	0
324	Former Clinic at Sandpits Lane, Dursley	Dursley CP	✓	✓	✓		16	0	0	0
298	Land off Vatch Lane, Eastcombe	Eastcombe CP	?	?	✓		10	0	0	0
23	Land west of Stonehouse	Eastington CP	✓	✓	✓		0	1014	1014	1015
30	Land north of Eastington	Eastington CP	?	?	✓		0	0	388	787
39	Land between Millend Lane and Bath Road, Eastington	Eastington CP	✓	✓	✓		115	114	0	0
43	Chipmans Platt, Oldbury, Stonehouse	Eastington CP	?	✓	✓		0	52	0	0
52	Land to the rear of Nupend	Eastington CP	✓	✓	✓		99	0	0	0

	Farm, Nupend									
64	Land north of Broadfield Road, Eastington	Eastington CP	✓	✓	✓		77	77	0	0
79	Land off Cotswold Avenue, Eastington	Eastington CP	?	✓	✓		0	37	0	0
112	Land to the north of Millend Lane, Eastington	Eastington CP	?	✓	✓		39	0	0	0
90	Land off Lake Lane, Frampton	Frampton on Severn CP	?	✓	✓		0	18	0	0
167	The Marina, Frampton	Frampton on Severn CP	?	✓	✓		0	75	75	0
269	Old Dairy Site, Whitminster Lane, Frampton on Severn	Frampton on Severn CP	✓	?	✓		0	22	0	0
129	Land adjacent to Saul Farm, Saul	Fretheme with Saul CP	?	✓	✓		0	30	0	0
304	The Pines, Stone	Ham and Stone CP	?	?	✓		27	0	0	0
305	Land off Damery Lane, Stone	Ham and Stone CP	?	?	✓		37	0	0	0
73	Land south of Bays Hill, Newtown, Sharpness	Hamfallow CP	✓	✓	✓		11	0	0	0
124	Land adjacent to Herts Grove Farm, Wanswell	Hamfallow CP	✓	✓	✓		14	0	0	0
320	Land at Vale of Berkeley College	Hamfallow CP	✓	✓	✓		153	0	0	0
321	Strategic Land at Sharpness	Hamfallow CP	?	?	✓		0	1197	1198	1198
25	Sellars Farm, Hardwicke	Hardwicke CP	✓	✓	✓		0	195	196	0
35	Mayos Land, Hardwicke	Hardwicke CP	✓	✓	✓		71	0	0	0
133	Hardwicke Green, Hardwicke	Hardwicke CP	?	✓	✓		0	551	551	552
137	Green Farm, Green Lane, Hardwicke	Hardwicke CP	✓	✓	✓		0	95	95	0
153	Summerhill Equestrian Centre, Hardwicke	Hardwicke CP	?	✓	✘	Existing regional leisure facility. Very good commercial employment site. No commercial potential for housing.	0	0	0	0
186	Land at Shorn Brook Hardwicke	Hardwicke CP	✓	?	✓		0	0	0	69
309	Land at The Pilot Inn, Hardwicke	Hardwicke CP	✓	✓	✓		26	0	0	0
316	Land at Purton Cottage, Hardwicke	Hardwicke CP	✓	✓	✓		24	0	0	0
322	Land at Wynnstay, Hardwicke	Hardwicke CP	?	✓	✓		10	0	0	0
95	Land at Brookthorpe Hall, Stroud Road, Brookthorpe	Harescombe CP	?	✓	✓		0	40	0	0
9	Land south of Haresfield Lane, Hardwicke	Haresfield CP	✓	✓	✓		0	265	265	265
177	Land surrounding Broadfield Farm, Off A38, Moreton Valance	Haresfield CP	✓	✓	✘	Totally divorced from existing settlements. Put forward for traveller site (not appropriate for market housing).	0	0	0	0
331	Amended Parkend Farm Land, Moreton Valance (125)	Haresfield CP	✓	✓	✘	Access off A38. No problem (being promoted for traveller site).	0	0	0	0
120	Land adjacent to The Deans, Hawkesbury Road, Hillesley	Hillesley and Tresham CP	?	✓	✓		0	15	0	0
158	Sanigar Farm, Sharpness	Hinton CP	?	✓	✓		0	113	0	0
187	Bridge Road, Sharpness Dock, Sharpness	Hinton CP	?	?	✘	Possible bad neighbour issues. Access via swing bridge – possible weight issues. Waterways have 125 year lease for use of others as a docks. Limited potential in market terms.	0	0	0	0
188	Rear of Dock Road, Sharpness	Hinton CP	?	?	✘	Possible bad neighbour issues. Access via swing bridge – possible weight issues. Waterways have 125 year lease for use of others as a docks. Limited potential in market terms.	0	0	0	0
189	adj tidal basin, Sharpness Dock, Sharpness	Hinton CP	?	?	✘	Possible bad neighbour issues. Access via swing bridge – possible weight issues. Waterways have 125 year lease for use of others as a docks. Limited potential in market terms.	0	0	0	0
190	Land east of dock, Sharpness Dock, Sharpness	Hinton CP	?	?	✘	Possible bad neighbour issues. Access via swing bridge – possible weight issues. Waterways have 125 year lease for use of others as a docks. Limited potential in market terms.	0	0	0	0
277	Timber Yard, Land at Sharpness Dock, Dock Road, Sharpness, Berkeley	Hinton CP	?	?	✘	Possible bad neighbour issues. Access via swing bridge – possible weight issues. Waterways have 125 year lease for use of others as a docks. Limited potential in market terms.	0	0	0	0
2	Brunsdon yard, Ryeford, Stonehouse	King's Stanley CP	?	✓	✓		0	0	79	0
55	Land rear of Selwyn Close, Kings Stanley	King's Stanley CP	?	✓	✓		0	0	0	193

88	Land adjacent to Walnut Tree House, Kings Stanley	King's Stanley CP	?	✓	✓		0	82	0	0
93	Land at Woodside Lane, Kings Stanley	King's Stanley CP	✓	✓	✓		80	0	0	0
138	Land south of Borough Close, Kings Stanley	King's Stanley CP	?	✓	✓		0	0	61	0
140	Stanley Mills, Kings Stanley	King's Stanley CP	?	✓	✓		0	94	0	0
145	Land north of Kings Stanley Infant School, Kings Stanley	King's Stanley CP	?	✓	✓		0	38	0	0
146	Land opposite Kings Stanley Infant School, Kings Stanley	King's Stanley CP	?	✓	✓		0	0	0	0
159	Peaked Elm Farm, Selsley	King's Stanley CP	?	?	✓		0	7	0	0
12	Land at Cloverlea Barn, Kingswood	Kingswood CP	?	✓	✓		0	59	0	0
301	Land off Hillsley Road, Kingswood	Kingswood CP	?	✓	✓		43	0	0	0
317	Land at Merryford Farm, Charfield Road, Kingswood	Kingswood CP	?	?	✓		136	0	0	0
15	Grange Farm West, Leonard Stanley	Leonard Stanley CP	✓	✓	✓		20	0	0	0
103	Downton Road/Bath Road, Leonard Stanley	Leonard Stanley CP	✓	✓	✓		13	0	0	0
170	Adj. School, Bath Road, Leonard Stanley	Leonard Stanley CP	✓	✓	✓		124	125	0	0
220	Brimley, Leonard Stanley	Leonard Stanley CP	✓	?	✗	A lot of privately owned dwellings would make this very problematic. Redevelopment unlikely.	0	0	0	0
221	Rear of Chapel House, Chapel Terrace, Leonard Stanley	Leonard Stanley CP	?	?	✓		0	0	7	0
293	Mankley Road, Leonard Stanley	Leonard Stanley CP	✓	?	✓		0	0	25	0
163	Land adjacent to Isabella Villas, Epney	Longney CP	?	?	✓		0	10	0	0
21	Land at Wimberley Mills, Brimscombe	Minchinhampt on CP	?	✓	✓		0	87		0
45	Land to the east of Glebe Farm, Minchinhampton	Minchinhampt on CP	?	✓	✓		0	0	136	0
47	The Lemon Field, Minchinhampton	Minchinhampt on CP	?	✓	✓		0	9	0	0
51	Brimscombe Farm, Brimscombe Hill	Minchinhampt on CP	?	✓	✓		0	24	0	0
70	Land south of Horsfall House, Minchinhampton	Minchinhampt on CP	?	✓	✓		0	51	0	0
94	Land off Besbury Park, Minchinhampton	Minchinhampt on CP	?	✓	✓		0	32	0	0
96	Land off Besbury Lane, Minchinhampton	Minchinhampt on CP	?	✓	✓		0	33	0	0
97	Land east of Besbury Park, Minchinhampton	Minchinhampt on CP	?	✓	✓		0	57	0	0
116	Land at The Vicarage, The Roundabouts, Brimscombe	Minchinhampt on CP	?	✓	✓		0	6	0	0
166	Dockyard Works, off Knapp Lane, Brimscombe	Minchinhampt on CP	?	✓	✓		0	0	49	0
207	Seymour House and Westfield Cottage, Everest Close, Minchinhampton	Minchinhampt on CP	?	?	✓		0	10	0	0
208	Windmill Road, Minchinhampton	Minchinhampt on CP	?	?	✓		0	11	0	0
209	Holy Trinity Church and Questover April Cottage and Four Winds, off Butt Street, Minchinhampton	Minchinhampt on CP	?	?	✗	Adjacent to existing graveyard so logical for extension of this. Access an issue and road capacity. Not suitable for housing.	0	0	0	0
290	The Tynings, Minchinhampton	Minchinhampt on CP	?	?	✓		0	0	54	0
291	Old Common, Minchinhampton	Minchinhampt on CP	?	?	✓		0	0	16	0
185	land adjacent to M5 at Moreton Valence - Plot C	Moreton Valence CP	✓	?	✓		0	0	62	0
20	Land south of Lower Newmarket Road, Nailsworth	Nailsworth CP	?	✓	✓		12	0	0	0
38	Land at Windsoredge, Nailsworth	Nailsworth CP	?	✓	✓		0	19	0	0
86	Land at Whitecroft, Nailsworth	Nailsworth CP	?	✓	✓		0	0	13	0
105	Land at Newmarket Road, Nailsworth	Nailsworth CP	?	✓	✓		0	48	0	0
214	Enderley, The Cottage and Hazelwood, Nailsworth	Nailsworth CP	?	?	✓		0	13	0	0
215	The Vicarage, off B4014 Avening Road, Nailsworth	Nailsworth CP	?	?	✓		0	15	0	0
216	Between B4058 Old Bristol Road and Old Horsley Road, Nailsworth	Nailsworth CP	?	?	✗	Existing employment use. Set down from road level so access an issue. Not appropriate for housing.	0	0	0	0
237	Between Worley Ridge and New market Road, Nailsworth	Nailsworth CP	?	?	✓		0	15	0	0
119	Windmill Fruit Farm, Southend, Wotton under Edge	North Nibley CP	?	✓	✓		0	81	0	0
299	Land west of New Road, North Nibley	North Nibley CP	?	✓	✓		43	0	0	0
113	Land between Front Street & Church Street, Nympsfield	Nympsfield CP	?	✓	✓		0	13	0	0

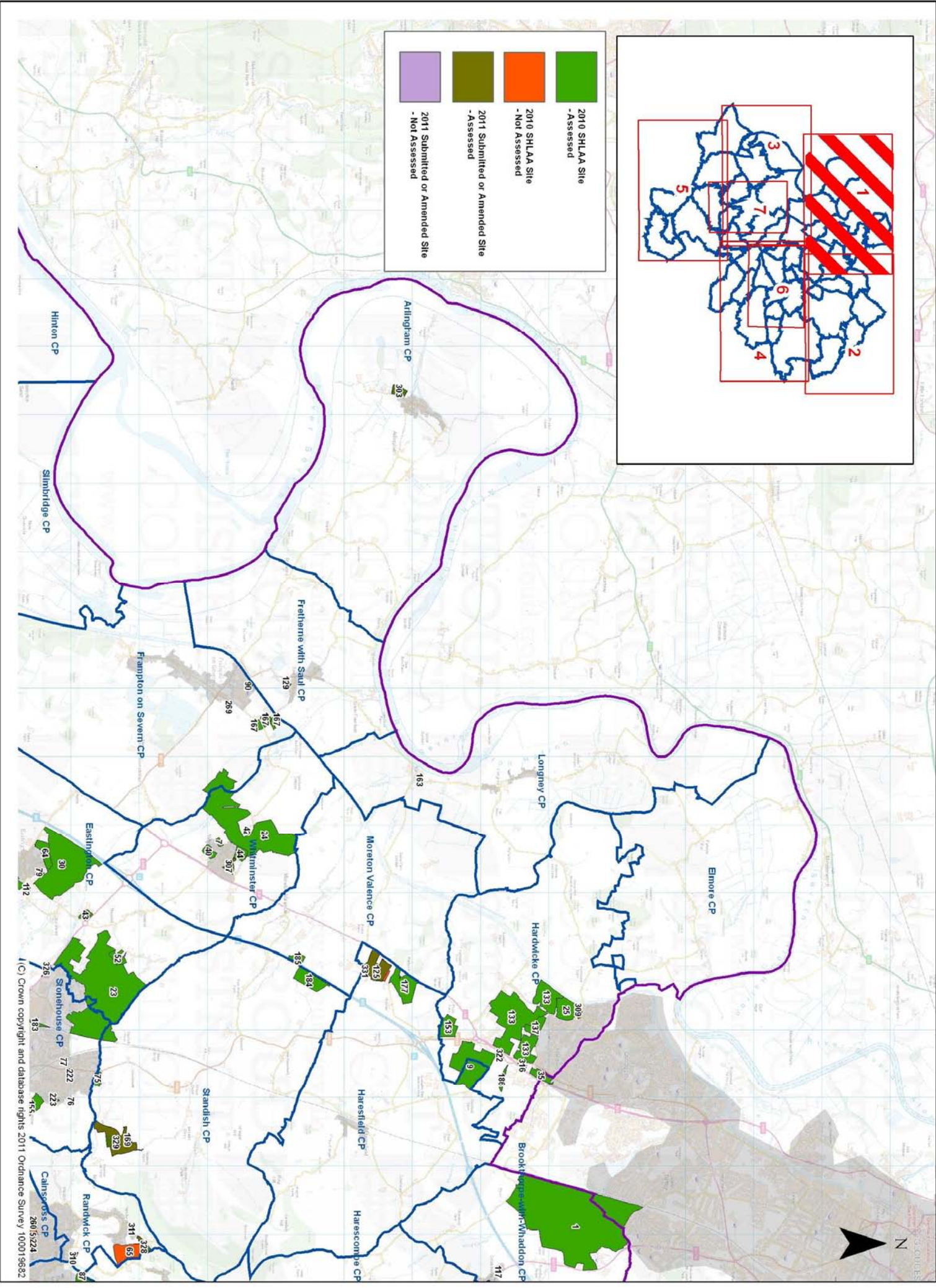
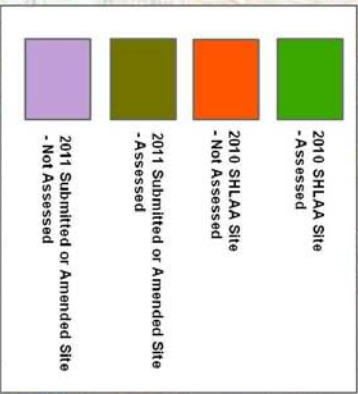
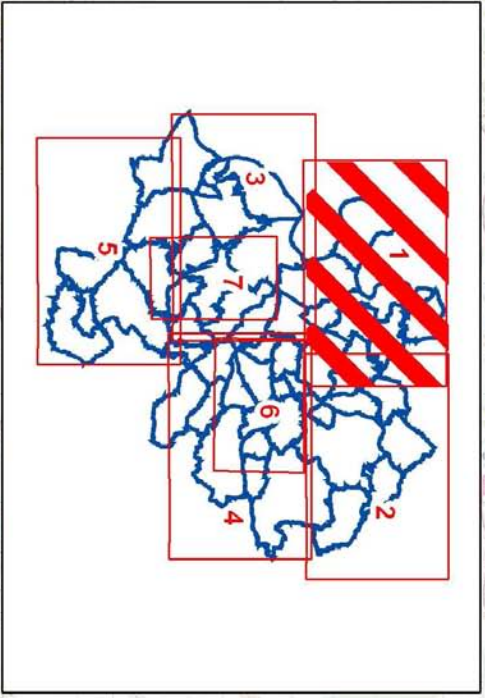
6	Washwell House, Painswick	Painswick CP	?	✓	✓		0	48	0	0
71	Land adjacent to Richmond Care Village, Painswick	Painswick CP	?	✓	✓		0	28	0	0
115	Land north east of Verlands, Painswick	Painswick CP	?	✓	✓		0	210	0	0
118	Land south of sports ground, off A46, Painswick	Painswick CP	?	✓	✓		0	48	0	0
128	Land behind Hoyland House, Painswick	Painswick CP	?	✓	✓		0	51	0	0
164	Crab Orchard, off A46, Painswick	Painswick CP	?	✓	✓		0	55	0	0
217	Red house & Washwell Cottage, Lower Washwell Lane, Painswick	Painswick CP	?	?	✓		0	8	0	0
219	Painswick Mill, Kingsmill Lane, Painswick	Painswick CP	?	?	✓		0	15	0	0
46	Land at Merrywalks, Pitchcombe	Pitchcombe CP	?	✓	✓		0	7	0	0
311	Land off The Hill, Randwick	Randwick CP	?	?	✓		18	0	0	0
328	Amended Land at Mount Farm, Randwick (65)	Randwick CP	?	✓	✓		0	46	0	0
53	Land off Bow Hill, Rooksmoor	Rodborough CP	?	x	x		0	0	0	0
58	Wallbridge Fields, Rodborough	Rodborough CP	✓	✓	✓		0	67	0	0
62	Land at Fromehall Lane, Stroud	Rodborough CP	?	✓	✓		0	0	42	0
83	Bownham Park School, Rodborough Common, Stroud	Rodborough CP	?	✓	✓		0	77	0	0
110	Land off Butterow West, Rodborough	Rodborough CP	?	✓	✓		0	0	54	0
111	Land behind Woodhouse Drive, Rodborough	Rodborough CP	?	✓	✓		0	125	0	0
147	Rodborough Fields, Rodborough	Rodborough CP	?	✓	✓		0	171	0	0
160	Lightpill Industrial Estate, Rodborough	Rodborough CP	?	✓	✓		0	0	16	0
174	Daniels Industrial Estate, Bath Road, Stroud	Rodborough CP	✓	✓	✓		0	0	77	0
114	Land off St John's Road, Slimbridge	Slimbridge CP	✓	✓	✓		165	165	0	0
176	Caterham House, Cambridge	Slimbridge CP	?	✓	✓		0	11	0	0
300	Land off Dursley Road, Cambridge	Slimbridge CP	?	✓	✓		0	11	0	0
75	Horsemarling Farm, Stonehouse	Standish CP	?	✓	✓		0	82	0	0
184	Land adjacent to M5 at Moreton Valence - Plot B	Standish CP	✓	?	✓		0	0	246	0
329	Amended Land at former hospital, Standish (169)	Standish CP	?	✓	x	Site bought by PCT from NHS Estates, so likely to be reused for health uses (so unavailable). Possibly some key worker housing.	0	0	0	0
8	Land east of Tait's Hill Road, Cam	Stinchcombe CP	?	✓	✓		0	0	53	0
156	Clingre Farm, Stinchcombe	Stinchcombe CP	?	✓	✓		0	14	0	0
4	Land west of Bridgend House, Bridgend, Stonehouse	Stonehouse CP	?	✓	✓		0	56	0	0
28	Land opposite Avenue Terrace, Stonehouse	Stonehouse CP	?	✓	x	Possibly a better commercial site.	0	0	0	0
60	Ebley Road, Stonehouse	Stonehouse CP	✓	✓	✓		0	75	0	0
66	Land between 9-11 Ebley Road	Stonehouse CP	✓	✓	✓		36	0	0	0
67	Land between 13-15 Ebley Road	Stonehouse CP	✓	✓	✓		0	50	0	0
76	Land at Kimmins Road, Stonehouse	Stonehouse CP	✓	✓	✓		11	0	0	0
77	The Shrubberies School, Oldends Lane, Stonehouse	Stonehouse CP	✓	✓	✓		0	44	0	0
78	Site of former Ship Inn, Stonehouse	Stonehouse CP	?	✓	x	More suited to commercial uses. Access is 'industrial'.	0	0	0	0
155	Land to the east of Bramble Lane, Stonehouse	Stonehouse CP	?	✓	✓		0	49	0	0
171	Site at former garden centre, off Ebley Road, Stonehouse	Stonehouse CP	✓	✓	✓		35	0	0	0
172	Tily's Field, Stonehouse	Stonehouse CP	?	✓	✓		0	46	0	0
173	Willow Farm, Bristol Road, Stonehouse	Stonehouse CP	?	✓	x	More appropriate for employment. But no particular problem. Access would need to be off busy main road.	0	0	0	0
183	Former goods yard and branch line, Stonehouse	Stonehouse CP	?	?	✓		0	64	0	0
223	Cotswold Green, Stonehouse	Stonehouse CP	✓	?	✓		0	31	0	0
241	South of canal, Nutshell Bridge, Stonehouse	Stonehouse CP	?	?	✓		0	11	0	0
242	Paper Mill, Lower Mills, Stonehouse	Stonehouse CP	?	?	✓		0	50	0	0
244	Pearcroft Road, Stonehouse	Stonehouse CP	✓	?	✓		0	85	0	0

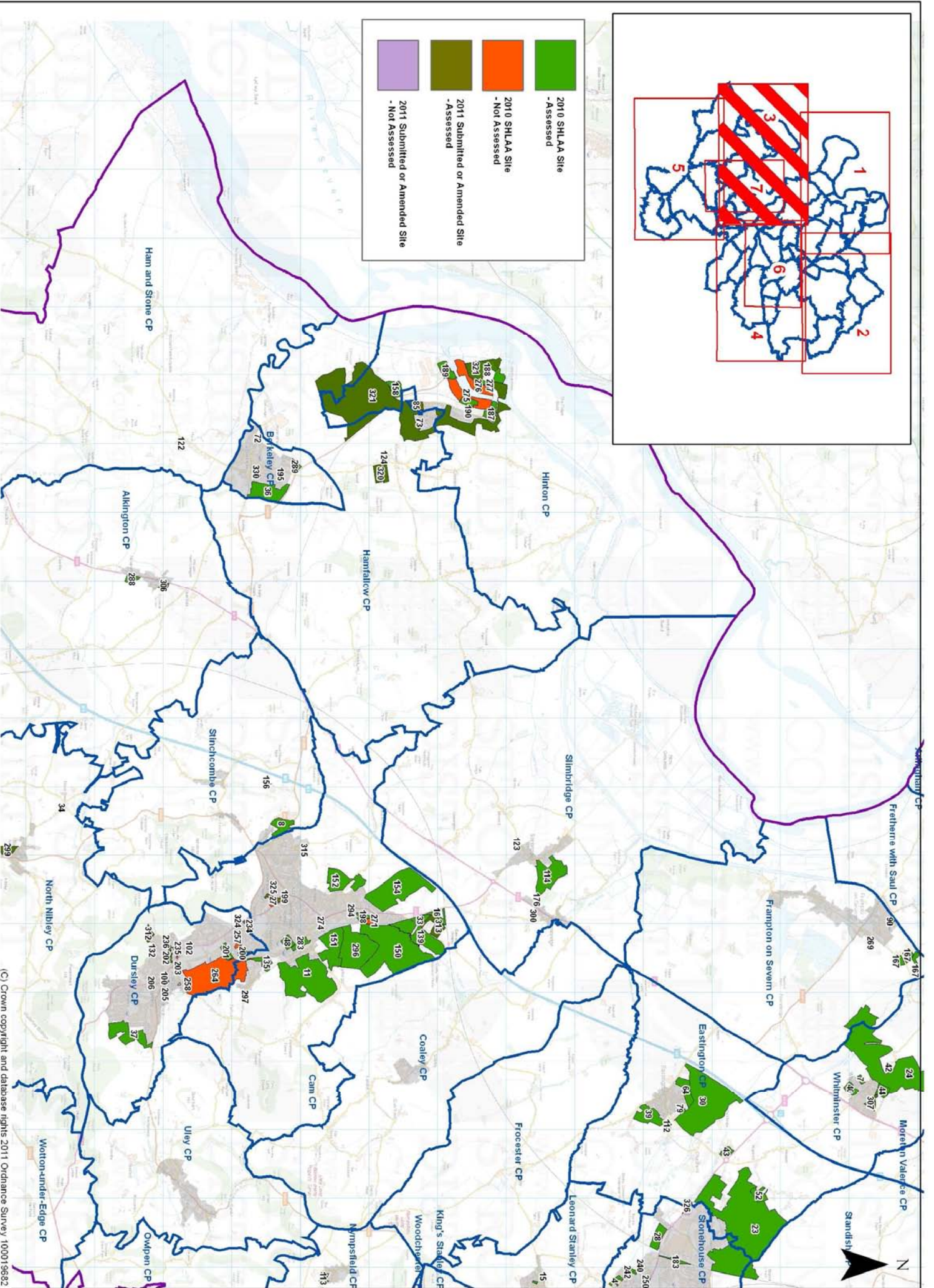
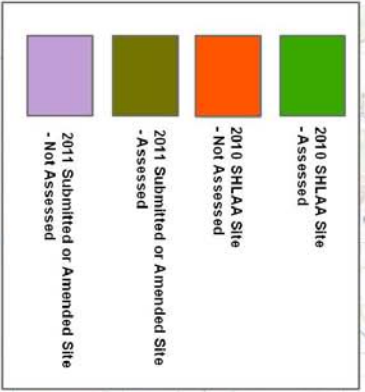
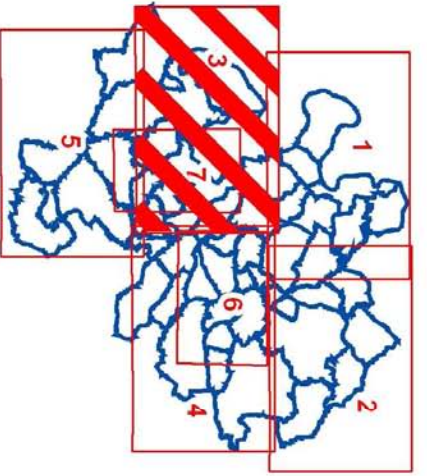
248	Pearcroft Road, Stonehouse	Stonehouse CP	?	?	✓		0	18	0	0
323	Land at No.13 Ebley Road, Stroud	Stonehouse CP	?	✓	✓		0	17	0	0
326	Amended Land adj to Southview, Newtown, Stonehouse (31)	Stonehouse CP	?	?	✓		9	0	0	0
10	Land at Sladbrook, Stroud	Stroud CP	?	✓	✓		0	0	161	0
49	Land south of Bowbridge Lock, Stroud	Stroud CP	?	✓	✓		0	36	0	0
56	Land off Gunhouse Lane, Thrupp	Stroud CP	?	✓	✓		0	189	0	0
61	Land off Lodgemoor Lane, Stroud	Stroud CP	?	✓	✓		0	32	0	0
68	Bisley Old Road - Kilminster Farm, Stroud	Stroud CP	✓	✓	✓		108	0	0	0
81	Land at Southfield, Park Road, Stroud	Stroud CP	✓	✓	✓		0	36	0	0
87	Land behind Farmhill Lane, Stroud	Stroud CP	?	?	✓		0	174	174	174
91	Grange Fields, Stroud	Stroud CP	?	✓	✓		0	267	267	0
98	Wades Farm, Slad Road, Stroud	Stroud CP	?	✓	✓		0	152	0	0
126	Wallbridge Quay, Stroud	Stroud CP	?	?	✓		0	77	0	0
144	Land behind Summer Street, Stroud	Stroud CP	?	✓	✓		0	141	142	0
148	Land south of Callowell Farm, Stroud	Stroud CP	✓	✓	✓		104	363	363	0
149	Land off Bisley Old Road, Stroud	Stroud CP	✓	✓	✓		184	0	0	0
162	Land adjacent and to the rear of 188 Bisley Road, Stroud	Stroud CP	?	?	✓		0	46	0	0
178	Bisley Old Road Allotments, Stroud	Stroud CP	✓	?	✓		0	49	0	0
182	Former Stroud Valley School, Ryeleaze Road, Stroud	Stroud CP	?	?	✓		0	35	0	0
194	Lodgemore/Fromehall Mills, Stroud	Stroud CP	?	?	✗	Successful company on site, so unlikely to move. Listed building.	0	0	0	0
225	Land between Hillfield and Downfield, Stroud	Stroud CP	?	✓	✗	No access to site. Not possible.	0	0	0	0
227	Libbys Drive, off Slad Road, Stroud	Stroud CP	?	?	✓		0	17	0	0
238	Middle Leazes, off Parliament Street, Stroud	Stroud CP	?	?	✓		0	0	27	0
245	Merrywalks, Stroud	Stroud CP	?	?	✗	Car parks, both in use, unlikely to be available – site more suitable for commercial uses.	0	0	0	0
247	Park Road, Stroud	Stroud CP	?	?	✓		0	0	36	0
284	Stafford Mills Industrial Estate, Thrupp	Stroud CP	?	?	✓		0	43	0	0
292	Top of Town, Mason Road, Stroud	Stroud CP	✓	?	✓		0	0	120	0
310	Land off Humphries End, Paganhill, Stroud	Stroud CP	?	?	✓		21	0	0	0
318	Strategic Land at Cheapside, Stroud	Stroud CP	?	?	?		0	0	0	0
319	Strategic Land at Dudbridge, Stroud	Stroud CP	?	?	?		0	0	0	0
327	Amended Folly Lane, Stroud (143)	Stroud CP	?	✓	✓		0	14	15	0
13	Land off Brimscombe Lane, Hill Farm, Brimscombe	Thrupp CP	?	✓	✓		0	45	0	0
41	Land west of Millbrook, Toadsmoor Road, Brimscombe	Thrupp CP	?	✓	✓		0	46	0	0
54	Quarry Hill Farm Fields, London Road, Thrupp	Thrupp CP	?	✓	✓		0	87	0	0
57	Land off London Road, Brimscombe	Thrupp CP	?	✓	✓		0	0	24	0
63	Land off Dallaway, London Road, Thrupp	Thrupp CP	?	✓	✓		0	57	0	0
80	Land adj football ground, London Road, Brimscombe	Thrupp CP	?	✓	✓		0	96	0	0
106	Land north west of Oak Villa, Brimscombe	Thrupp CP	✓	✓	✓		19	0	0	0
107	Land south west of Canal Ironworks, Brimscombe	Thrupp CP	?	✓	✓		0	32	0	0
109	Former Golden Valley Service Station, Brimscombe	Thrupp CP	✓	✓	✓		0	16	0	0
131	Ham Mill, London Road, Stroud	Thrupp CP	?	✓	✓		0	45	0	0
136	Land off Toadsmoor Road, Brimscombe	Thrupp CP	?	✓	✓		0	14	0	0
165	Brimscombe Mills, Thrupp	Thrupp CP	?	✓	✓		0	0	77	0
193	Brimscombe Port, Brimscombe	Thrupp CP	?	?	✓		0	0	168	0
228	Bourne Mills, London Road, Brimscombe	Thrupp CP	?	?	✓		0	16	0	0
229	Queenscourt, north of London Road, East Churchill Road, Brimscombe	Thrupp CP	?	?	✓		0	0	12	0
285	Hope Mills Industrial Estate, Brimscombe	Thrupp CP	?	?	✓		0	130	0	0
286	Griffin Mills Industrial Estate, Brimscombe	Thrupp CP	?	?	✓		0	87	0	0

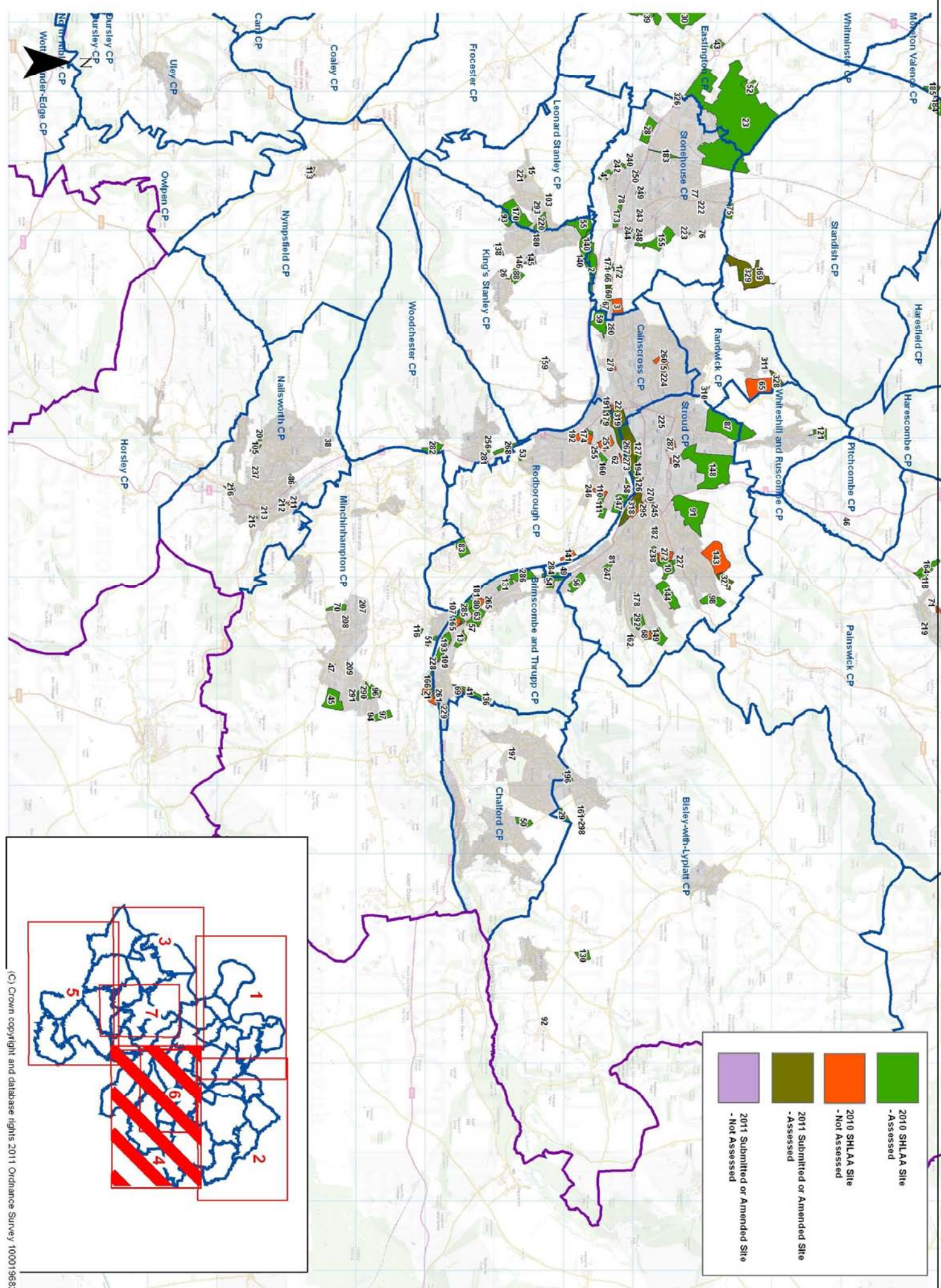
	Thrupp									
17	Land adjacent to Pooles Farm, Upton St Leonards	Upton St. Leonards CP	?	✓	✓		37	0	0	0
18	Land west of The Stanley, Upton St Leonards	Upton St. Leonards CP	?	✓	✓		0	58	0	0
89	Land south of High Street, Upton St Leonards	Upton St. Leonards CP	?	✓	✓		0	127	128	0
99	Bowden Hall Farm, Upton St Leonards	Upton St. Leonards CP	?	✓	✓		0	34	0	0
108	Land off The Stanley, Upton St Leonards	Upton St. Leonards CP	?	✓	✓		0	8	0	0
134	Land adj. Brockworth Airfield, Upton St Leonards	Upton St. Leonards CP	✓	✓	✓		0	0	398	0
168	Rear of Perry Orchard, Upton St Leonards	Upton St. Leonards CP	?	✓	✓		0	82	0	0
302	Land at Bondend Farm, Upton St Leonards	Upton St. Leonards CP	✓	?	✓		15	0	0	0
121	Land off Kitesnest Lane, Whiteshill	Whiteshill and Ruscombe CP	?	✓	✓		0	54	0	0
7	Land at Parklands, Whitminster	Whitminster CP	?	✓	✓		0	7	0	0
24	Land north west of Whitminster	Whitminster CP	?	✓	✓		0	485	485	485
40	Land to the rear of Parkland Farm, Whitminster	Whitminster CP	?	✓	✓		0	71	0	0
42	Highfields Nursery, Whitminster	Whitminster CP	✓	✓	✓		16	0	0	0
44	Land off Hyde Lane, Whitminster	Whitminster CP	?	✓	✓		0	63	0	0
307	Land behind Paynes Meadow, Whitminster	Whitminster CP	?	✓	✓		37	0	0	0
308	Land south of Halsey Cottage, Hyde Lane, Whitminster	Whitminster CP	?	?	✓		5	0	0	0
256	Orchard House, Woodchester	Woodchester CP	?	?	✓		0	4	0	0
282	South Woodchester Industrial Area	Woodchester CP	?	?	✓		0	95	0	0
104	Land at Holywell Farm, Wotton under Edge	Wotton-under-Edge CP	?	✓	✓		0	72	0	0
232	45 Water Lane, Wotton under Edge	Wotton-under-Edge CP	?	?	✓		0	13	0	0





APPENDIX 3

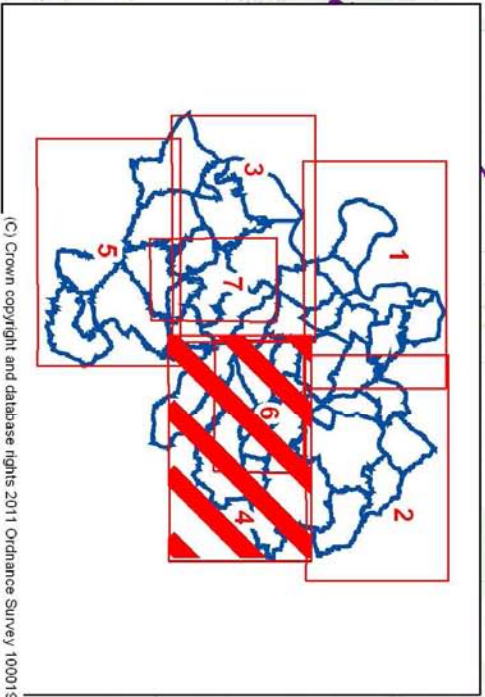
Site Maps

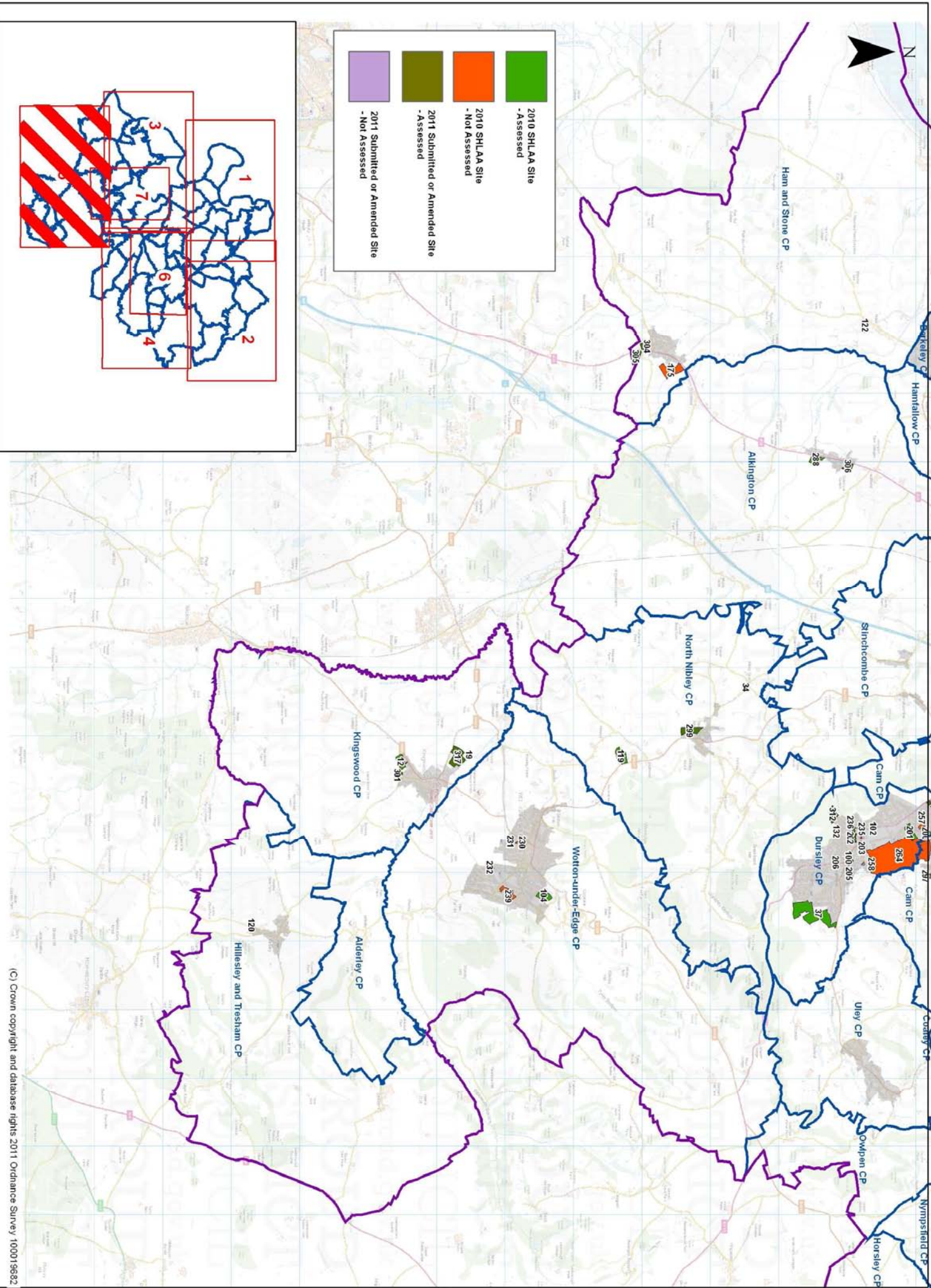








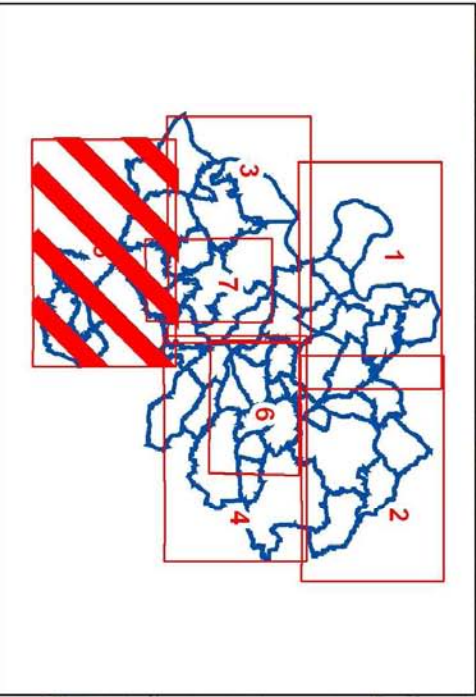


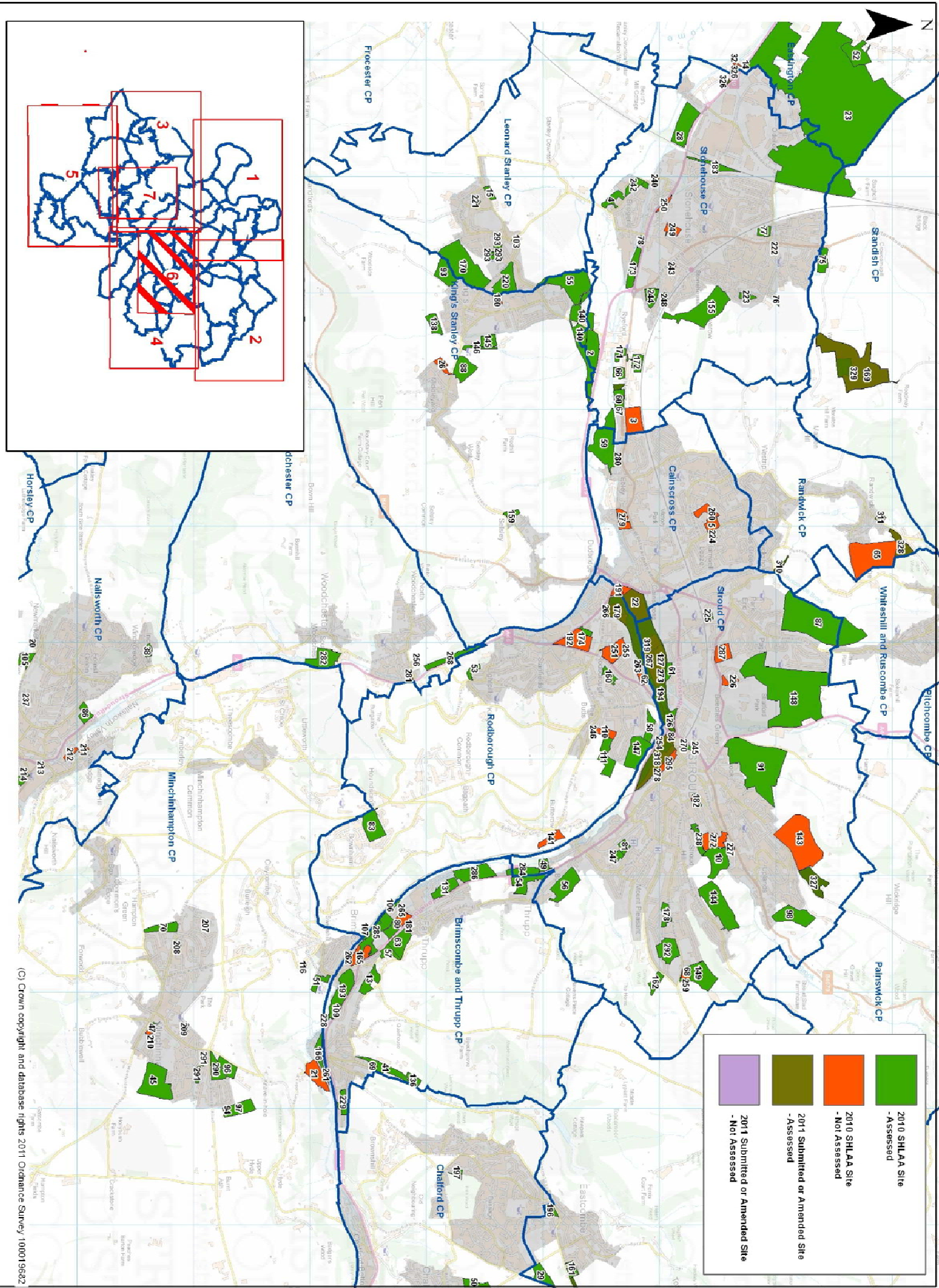
	2010 SHLAA Site - Assessed
	2010 SHLAA Site - Not Assessed
	2011 Submitted or Amended Site - Assessed
	2011 Submitted or Amended Site - Not Assessed

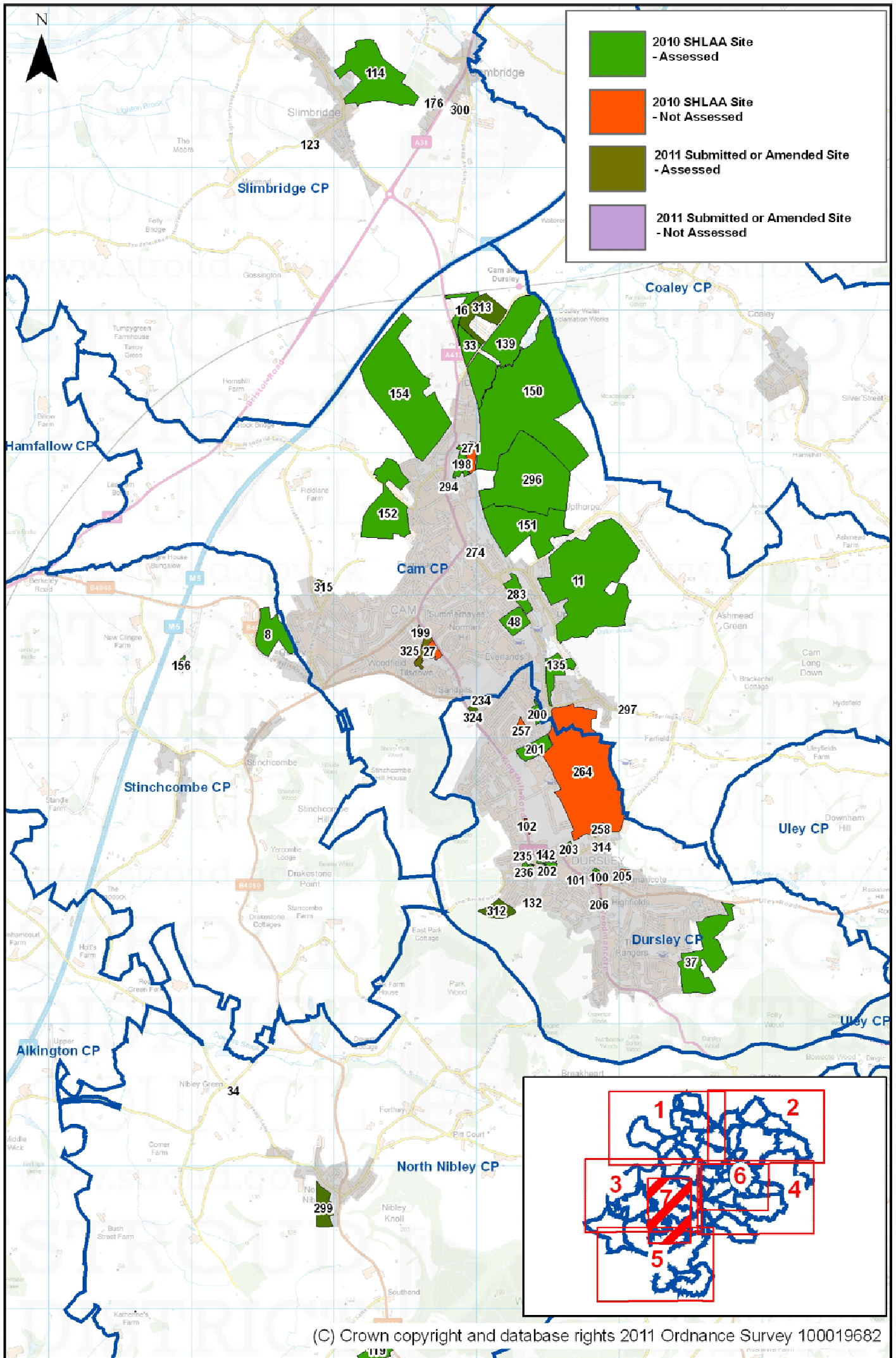




	2010 SHLAA Site - Assessed
	2010 SHLAA Site - Not Assessed
	2011 Submitted or Amended Site - Assessed
	2011 Submitted or Amended Site - Not Assessed







APPENDIX 4

Site Deliverability Form - Proforma



**Strategic Housing Land Availability Assessment
2011 Site Deliverability Form**

Please complete one form for **each** site you have already submitted. **Please do not submit any new sites as they will not be considered**

Site Details

Site name

Site address

Size of site (ha)

Grid ref

Contact Details

Name

Organisation

Client

Address

Contact telephone no.

E-mail address

Ownership of site

Are you the site owner?

Yes

No

If yes, are you

Sole owner

Joint owner

Please list other owners

If you are not the owner,

Please name who is?

When do you consider you will be able to deliver the proposed site? Please write best estimate of the number of dwellings which will be completed in each year.

1 Apr 2011 –		1 Apr 2016 –		1 Apr 2021 –		After March 2026	
31 Mar 2012		31 Mar 2017		31 Mar 2022		2026	
1 Apr 2012 –		1 Apr 2017 –		1 Apr 2022 –		Total	
31 Mar 2013		31 Mar 2018		31 Mar 2023			
1 Apr 2013 –		1 Apr 2018 –		1 Apr 2023 –			
31 Mar 2014		31 Mar 2019		31 Mar 2024			
1 Apr 2014 –		1 Apr 2019 –		1 Apr 2024 –			
31 Mar 2015		31 Mar 2020		31 Mar 2025			
1 Apr 2015 –		1 Apr 2020 –		1 Apr 2025 –			
31 Mar 2016		31 Mar 2021		31 Mar 2026			

Please explain why you have selected the above timescale. Please use additional pages if required. In your response, please provide details of the following:

- Constraints to be overcome and how you propose to deal with these, e.g. access to the site, contamination, flood risk, multiple ownership, any other exceptional works.
- Where this involves seeking additional funding, please state what the likely source(s) will be.

[Empty box for providing explanation of timescale]

Please e-mail all completed forms to susan.deason@stroud.gov.uk or post to:

Susan Deacon,

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire, GL5 4UB

Tel No. 01453 754324

