

# **Stroud District: Housing Land Supply Assessment Update at 30 September 2018**

## **1 Introduction**

- 1.1 This report sets out an update of Stroud District Council's assessment of the housing land supply position within Stroud District. It updates the figures contained within the latest Five Year Housing Land Supply Report, which has a base date of 1st April 2018, as this is the date of the most recent full assessment of housing land availability.
- 1.2 The purpose of this document is to report on the extent to which the Council can fulfil the requirement to identify and maintain a five year supply of deliverable land for housing as required by the National Planning Policy Framework.

### **Scope of this Update**

- 1.3 The housing land supply for Stroud District is reported every year following a comprehensive land survey carried out on committed and completed housing developments in the District at 31 March 2018.
- 1.4 The Council's housing land supply consists of:
- Unimplemented residential planning permissions
  - Residential development that is currently under construction
  - Other firm commitments subject to S.106 agreement
  - A windfall allowance
  - Sites allocated for housing in the adopted Local Plan which have not yet received planning permission
- 1.5 This update report has not involved a full resurvey of sites to determine whether sites previously with permission are now under construction or whether sites previously under construction have now been completed. However, the update report does take into account the following changes since 1 April 2018:
- New permissions or other firm commitments for housing granted between 1 April and 30 September 2018
  - Large sites with planning permission which have lapsed between 1 April and 30 September 2018
  - An updated assessment of the deliverability of large sites at 30 September 2018
- 1.6 This update report is therefore not a full and comprehensive reassessment of the housing land supply, but an indication of how the land supply position may be changing. This can help the Council, as local planning authority, to assess the current relationship between National and local planning policy relating to housing matters and can be a material consideration in the determination of planning applications.
- 1.7 The following tables set out the update assessment of the housing land supply for Stroud District. For an explanation of the various components of the housing land requirement and supply please refer to the latest Five Year Housing Land Supply Report.

## 2. Housing Land Supply Assessment Update as at 30 September 2018 for the five year period 1 April 2018 – 31 March 2023

**Table 1: Housing requirement 1/4/2018 – 31/3/2023**

		<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 - 31/03/2018	5,120
D	12 Year requirement between 2006 – 2012 (B x 12)	5,472
E	Shortfall/Surplus in first 12 years (D - C)	-352
F	Five year requirement [(B x 5) + E] (if shortfall)	2,632
G	Total requirement including 5% buffer (F x 1.05)	2,764

**Table 2: Deliverable Housing Land Supply 1/4/2018 – 31/3/2023**

		<b>Dwellings</b>
A	Allocated sites with planning permission (updated as at 30 September 2018)	2,044
B	Non-allocated large sites (10 dwellings or more) with planning permission (updated as at 30 September 2018)	3,128
C	Non-allocated small sites (9 dwellings or less) with planning permission (updated as at 30 September 2018) minus 22% non implementation rate (563 - 124)	439
D	Other firm commitments - subject to a Section 106 (updated as at 30 September 2018)	254
E	Local Plan allocated sites without planning permission	1,301
F	Windfall allowance (75x2)	150
<b>G</b>	<b>Total supply (A+B+C+D+E+F)</b>	<b>7,316</b>
H	Dwellings unlikely to be built in period between 2018 – 2023 (updated as at 30 September 2018)	2,603
<b>I</b>	<b>Total dwellings (G - H)</b>	<b>4,713</b>

**Table 3: Five Year Housing Land Supply 1/4/2018 – 31/3/2023**

		<b>Local Plan</b>
A	Total deliverable housing supply	4,713
B	Total requirement	2,764
<b>C</b>	<b>Percentage of 5 year housing supply (A divided by B)*100</b>	<b>171%</b>
	<b>Years supply</b>	<b>8.53</b>

# Appendix 1: Deliverability of sites

Site Name	Parish	Gross permissions	Past losses	Expected losses	Net Permissions	Net Completions	Net commitments	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Not likely to be built	Total 2018-2023	
<b>LARGE SITES WITH PLANNING PERMISSION AND SITES SUBJECT TO S106</b>																									
Newport Towers Hotel Newport Berkeley	ALKINGTON	39	0	23	6793	1362	5426	448	741	1068	861	782	581	379	180	145	100	0	0	0	0	0	141	3900	
Berkeley Hospital Marybrook Street	BERKELEY	20	0	0	39	0	39	0	19	20	0	0												39	
Land at rear of Canonbury Street Berkeley	BERKELEY	188	0	0	188	0	188	0	44	48	48	48												12	
Land at Windyridge Bisley Stroud	BISLEY WITH LYPIATT	26	0	0	26	24	2	0	0	0	0	0												188	
Land at Wynstones Drive Brookthorpe	DOKTHORPE WITH WHADE	19	0	9	10	0	10	0	-9	3	16	0											2	0	
Dudbridge Industrial Estate Dudbridge Road Stroud	CAINSCROSS	130	0	0	130	0	130	0	15	35	50	30	30											100	
Tricorn House Westward Road Ebley	CAINSCROSS	44	0	0	44	0	44	0	44	0	0	0												44	
Land at 88 - 90 High Street Cam	CAM	10	0	2	8	0	8	0	0	0	0	0												8	
Land at Box Road Cam Dursley Glos.	CAM	71	0	0	71	57	14	14	0	0	0	0												14	
Land adjacent to Box Road Avenue Cam	CAM	36	0	1	35	0	35	0	0	17	18													35	
Land north west of Box Road Cam	CAM	90	0	0	90	0	90	0	30	30	30													90	
Land at Littlecombe	CAM	508	0	0	508	226	282	60	60	47	0													115	
Land north east of Draycott Cam	CAM	450	0	0	450	0	450	0	50	50	50	50	50	50	50	50	50							200	
Betworthy Farm The Street Coaley	COALEY	24	0	0	24	0	24	2	22	0	0	0													24
18 Woodmancote Dursley	DURSLEY	10	0	0	10	0	10	0	10	0	0	0													10
Land West Of Stonehouse Nastend Lane	EASTINGTON	1350	0	0	1350	0	1350	40	140	200	200	200	175	150	100	95	50								780
Millend Mill Millend Lane	EASTINGTON	14	0	0	14	12	2	0	0	2	0	0													2
Land North Of Frampton On Severn Industrial Park Lake Lane	FRAMPTON ON SEVERN	21	0	0	21	0	21	0	21	0	0	0													21
Colethrop Farm (Hunt's Grove)	HARDWICKE	1751	0	1	1750	364	1386	97	138	198	236	236	272	179	30										905
Land at the Starting Gate Elmgrove Road East Hardwicke	HARDWICKE	10	0	0	10	0	10	0	0	0	0	0													10
Mayo's Land Bristol Road Hardwicke Gloucester	HARDWICKE	51	0	0	51	46	5	5	0	0	0	0													5
Land to the west of Hawkesbury Road Hilllesley	HILLESLEY	17	0	0	17	0	17	0	0	17	0	0													17
Nupend Farm Boscombe Lane	HORSLEY	16	0	0	16	0	16	16	0	0	0	0													16
Stanley Mills Ryeford Kings Stanley Glos.	KINGS STANLEY	146	0	0	146	0	146	0	50	50	46														146
Chestnut Park Kingswood	KINGSWOOD	51	0	0	51	0	51	30	21	0	0	0													51
Land South Of Leonard Stanley Primary School Bath Road Leonard Stanely Glos.	LEONARD STANLEY	150	0	0	150	35	115	45	45	25	0	0													115
Dark Mills Toadsmoor Lane Brimscombe	MINCHINHAMPTON	36	0	0	36	0	36	0	0	18	18														36
Former Amberley Ridge School Rodborough Common	MINCHINHAMPTON	10	1	0	9	7	4	4	0	0	0	0													4
Wimberley Mill Knapp Lane Brimscombe	MINCHINHAMPTON	104	0	0	104	0	104	0	10	20	30	24													80
Land at Pike Lane Nailsworth	NAILSWORTH	17	0	0	17	0	17	0	5	5	7														17
Land east of 16 Lawnside Forest Green	NAILSWORTH	10	0	0	10	0	10	10	0	0	0	0													10
Locks Mill Brewery Lane	NAILSWORTH	23	0	0	23	11	12	0	3	4	0	0	5												7
Tanners Piece Park Road Crescent Nailsworth	NAILSWORTH	11	0	8	3	0	3	-8	11	0	0	0													3
Daniels Industrial Estate 104 Bath Road Stroud	RODBOROUGH	50	0	0	50	0	50	0	0	0	25	25													25
Kites'Nest 106 Bath Road Stroud	RODBOROUGH	10	0	0	10	0	10	0	10	0	0	0													10
Land Adjoining Stroud Rugby Club Dudbridge Hill Stroud.	RODBOROUGH	14	0	0	14	0	14	0	2	12	0	0													14
Land North of Dudbridge Hill *	RODBOROUGH	84	0	0	84	0	84	0	20	40	24														84
Police Station Dudbridge Hill Stroud.	RODBOROUGH	13	2	0	11	0	13	0	2	11	0	0													13
Land adjacent to the White Lion Inn Bristol Road Cambridge	SLIMBRIDGE	6	0	0	6	0	6	0	0	6	0	0													6
Horsemarling Farm Horsemarling Lane Standish Stonehouse Glos.	STANDISH	17	0	0	17	12	5	5	0	0	0	0													5
Land at Wharfdale Way Bridgend Stonehouse.	STONEHOUSE	13	0	0	13	0	13	13	0	0	0	0													13
Land at Station Road Bristol Road Stonehouse Glos.	STONEHOUSE	49	0	0	49	0	49	0	10	20	19	0													49
106 Stratford Road Stroud	STROUD	11	0	0	11	0	11	0	5	6	0	0													11
Abercairn Belle Vue Road Stroud	STROUD	14	0	0	14	0	14	0	4	10	0														14
Land At Bath Place Cheapside	STROUD	37	0	0	37	0	37	0	0	20	17	0													37
Lansdown Kennels Lansdown Stroud	STROUD	73	0	0	73	40	33	10	13	10	0	0													33
Thompson First Ltd Butterow Hill Bowbridge Stroud	STROUD	24	0	0	24	0	24	0	0	0	0	0													0
Gospel Hall Church Street Stroud	STROUD	12	0	2	10	0	10	0	-2	12	0	0													10
Ham Mills London Road Brimscombe	THRUPP	100	0	0	100	0	100	0	30	40	30	0													100
Lewiston Mill Toadsmoor Road Brimscombe	THRUPP	30	0	0	30	0	21	0	21	0	0	0													21
STB Engineering Ltd Toadsmoor Road Brimscombe Stroud Glos.	THRUPP	11	0	0	11	0	11	0	0	11	0	0													11
Bowden Hall Farm Bondend Road Upton St Leonards Glos.	UPTON ST LEONARDS	15	0	0	15	0	15	0	4	11	0	0													15
Former Brockworth Airfield	UPTON ST LEONARDS	644	0	0	644	520	124	75	49	0	0	0													124
Parklands Farm School Lane Whitminster Glos.	WHITMINSTER	31	0	0	31	0	31	0	8	23	0	0													31
Rooksmoor Mills Bath Road Woodchester Stroud.	WOODCHESTER	54	0	0	54	0	54	0	0	54	0	0													54
Woodchester Mill Selsley Road	WOODCHESTER	10	0	0	10	0	10	0	0	10	0	0													10
Land adjacent to Fountain Crescent Wotton-Under-Edge	WOTTON UNDER EDGE	22	0	0	22	0	22	0	22	0	0	0													22
Land south of the Chipping Surgery Symn Lane Wotton under Edge	WOTTON UNDER EDGE	12	0	0	12	0	12	0	12	0	0	0													12
The Full Moon Mount Pleasant Wotton-Under-Edge	WOTTON UNDER EDGE	10	0	0	10	0	10	0	10	0	0	0													10
<b>ADOPTED LOCAL PLAN ALLOCATIONS WITHOUT PLANNING PERMISSION</b>																									
<b>Strategic sites: Local Plan Allocations</b>								0	0	0	95	115	155	105	105	105	111	111	111	116	91			50	210
- Hunts Grove extension	Hardwicke							0	0	0	0	0	40	45	45	40	45	40	45	45	30				0
- Hunts Grove extension	Haresfield							0	0	0	0	10	35	40	40	45	40	45	40	45	35				10
- Sharpness	Hinton							0	0	0	45	35	30	20	20	26	26	26	26	26					80
- Stroud Valleys								0	0	0	50	70	50	0	0	0	0	0	0	0				50	120
- Brimscombe Mill	Thrupp							0	0	0	0	20												20	20
- Brimscombe Port	Thrupp							0	0	0	50</														

## Appendix 2: Large sites summary of deliverability

### Sites with planning permission

Site Name	Summary of Deliverability	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Newport Towers, Newport, Berkeley	Outline permission for up to 39 dwellings granted March 2017. Current application for approval of reserved matters for 39 dwellings pending consideration. Anticipated commencement on site Autumn 2019. Site promoter estimate considered realistic.	0	0	19	20	0	<b>39</b>
Berkeley Hospital, Marybrook Street, Berkeley	Full planning permission granted October 2016 for the conversion and redevelopment of the listed, former hospital site to provide 8 apartments and 12 new dwellings. The 8 apartments are complete and occupied. The 12 new build are all under construction and now anticipated to complete by the end of 2018. Developer estimate considered realistic.	12	0	0	0	0	<b>12</b>
Land at rear of Canonbury Street Berkeley	Full planning permission granted November 2016 for the erection of 188 dwellings. Developer on site and on track to deliver 44 units 2019/20 with a small number of completions possible before the end of March 2019. Persimmon Homes have an annual average completions rate of 40 – 60 units. Site promoter estimate therefore considered realistic.	0	44	48	48	48	<b>188</b>
Land at Wynstones Drive, Brookthorpe	Hybrid planning application granted outline planning permission September 2017 for the demolition of 5 detached bungalows and 4 flats and the erection of 19 dwellings, including detailed proposals for Phase 1 comprising 3 dwellings. Development likely to be delivered as a single project with a reserved matters submission anticipated in 2019, demolition to take place 2019/20 and all units completed 2021/22.	0	-9	3	16	0	<b>10</b>
Dudbridge Industrial Estate	Hybrid planning permission issued in May 2018 for mixed use development comprising full permission for a retail foodstore and outline permission for up to 130 dwellings. Conditions being discharged and Design Code for the residential development submitted October 2018 to enable reserved matters application by early 2019. Other site works, including contamination and demolition works, underway or programmed to take place by early 2019 to enable Lidl's construction to commence 2019. Site promoter estimate considered realistic.	0	0	15	35	50	<b>100</b>
Tricorn House, Stroud	Deemed consent for the change of use of the office building to 44 residential units July 2016 and works to building, including removal of all asbestos, have taken place. Current application for a revised 43 unit scheme, including the provision of a new upper storey of residential accommodation. Work on site likely to start on receipt of planning permission. Delivery estimate considered realistic.	0	0	44	0	0	<b>44</b>
Land at 88 - 90 High Street Cam	Full permission granted March 2018 for the demolition of 2no. semi-detached houses and the erection of 10no. terraced houses. Planning permission for an amended scheme granted November 2018. Demolition has taken place and the development is anticipated to be built out within the current financial year. Site promoter estimate considered realistic.	10	0	0	0	0	<b>10</b>
Land at Box Road, Cam, Dursley	Site built out since 01 April 2018	14	0	0	0	0	<b>14</b>
Land adjacent to Box Road Avenue Cam	Outline permission for up to 36 dwellings granted October 2018. Site currently being marketed. Unconstrained greenfield site adjacent to recently completed 71 unit Box Road development, built out and occupied within 36 months. Approval of reserved matters and delivery within five year period considered realistic.	0	0	0	18	18	<b>36</b>
Land north west of Box Road Cam	Resolution to grant outline permission April 2018, with all matters reserved, subject to the completion of a legal agreement relating to affordable housing, public open space and ecological mitigation measures. Site being marketed and interest from a local house builder looking to submit reserved matters early 2019 working towards an anticipated start on site later 2019 and first completions from early 2020. Unconstrained greenfield site. Anticipated timescales considered realistic.	0	0	30	30	30	<b>90</b>

Site Name	Summary of Deliverability	2018/19	2019/20	2020/21	2021/22	2022/23	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 17 units in Zone F. Zone K2 complete and occupied. Development of Zone C now under construction with 41 units under construction as at September and on track to complete the first 60 units by March 2019. St. Modwen have delivered average 57 a year (2013-2016). The site is on schedule to be built out within the five year period.	60	60	47	0	0	167
Land north east of Draycott, Cam	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Outline permission granted December 2017. Bovis have a current reserved matters application for 137 dwellings on Phase H1 and hope to be on site early in 2019. Early phases accessed from Box Road. No distributor road or community infrastructure phasing constraints. Site promoter estimate considered realistic.	0	50	50	50	50	200
Betworthy Farm, The Street, Coaley	Rural exception site. Full planning permission granted January 2018. Centaur Homes on site with 2no. units still anticipated to be completed by March 2019 and the site built out by Christmas 2019. Developer estimate considered realistic.	2	22	0	0	0	24
18 Woodmancote, Dursley	Outline permission granted September 2016. Approval of reserved matters granted March 2018 and conditions now discharged. Demolition and enabling works anticipated to start on site late November with housing construction to follow from February/ March 2019. Site promoter estimate considered realistic.	0	10	0	0	0	10
Land West of Stonehouse, Nastend Lane	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Outline permission for 1350 dwellings granted April 2016. Area masterplan and design parameters approved. Reserved matters approval on the following areas: <ul style="list-style-type: none"> <li>H1 – H4 138no. dwellings – David Wilson Homes on site</li> <li>H3 – H5 &amp; H8 – H10 270no. dwellings – Barratt Homes on site</li> <li>H6 – H7 68no. dwellings – Redrow on site and show homes complete</li> <li>Parcel H21 130no. dwellings – Redrow Homes</li> </ul> Current reserved matters application for 165 dwellings in Parcels H11 and H12. Site promoter estimate considered realistic.	40	140	200	200	200	780
Millend Mill, Millend Lane	Full permission for 14 units. 2 detached dwellings remain to be built. Site recently been sold. Development anticipated within three years.	0	0	2	0	0	2
Land north of Frampton on Severn Industrial Park, Lake Lane	Outline permission granted November 2016. Owner currently considering offers for the site to facilitate a reserved matters submission early 2019 with likely delivery of the 21no. units brought forward to 2020/21. Anticipated timescales considered realistic.	0	0	21	0	0	21
Coletthrop Farm (Hunts Grove)	Phase 2a (50no. dwellings) and Phase R26a/ R27 (80no. dwellings) currently under construction and 52no.dwellings now complete. Crest Nicholson the developer. Further reserved matters approval and developer on site on the following areas: <ul style="list-style-type: none"> <li>R20 &amp; R21 125no. dwellings – Bellway Homes</li> <li>R22 – 25 &amp; R26B 142no. dwellings – David Wilson Homes</li> </ul> Site promoter estimate considered realistic.	97	138	198	236	236	905
Land at The Starting Gate, Elmgrove Road East, Hardwicke	Site built out since 01 April 2018	10	0	0	0	0	10
Mayo's Land, Bristol Road, Hardwicke	Site built out since 01 April 2018	5	0	0	0	0	5

Site Name	Summary of Deliverability	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Land to the west of Hawkesbury Road Hillesley	Full permission granted October 2018. Piper Homes the developer. Anticipated start on site April 2019 with houses being delivered from April 2020.	0	0	17	0	0	17
Nupend Farm Boscombe Lane, Horsley	Full permission granted March 2017. Edenstone Homes on site. 9 of the 16no.units now complete and occupied with all of the remaining units under construction and due to complete by the end of January 2019.	16	0	0	0	0	16
Stanley Mills, Ryeford, Kings Stanley	Full permission. Site now owned by a Gloucestershire property developer with experience of bringing complex sites forward quickly. Factory build is underway with an anticipated completion date of Autumn 2019 but has had some delays. Developer still working towards housing development starting 2019/20 and delivering 146no. units over the following 3 year period.	0	0	50	50	46	146
Chestnut Park, Kingswood	Reserved matters permission granted February 2017. Crest Nicholson on site. 23 dwellings complete or occupied at December 2018 with a further 19 dwellings under construction. Site now expected to be built out by December 2019. Site promoter estimate considered realistic.	30	21	0	0	0	51
Land South of Leonard Stanley Primary School	Reserved matters permission granted November 2016. Barratt Homes and David Wilson Homes on site. 35no. completions and a further 54no. units under construction on site as at 31 March 2018. Site promoter estimate considered realistic.	45	45	25	0	0	115
Dark Mills, Toadsmoor Lane, Brimscombe	Ongoing site evaluation works using specialist consultants working towards development in accordance with the permitted scheme within the five year period. Development is likely to be influenced by adjoining redevelopment at Wimberley Mill.	0	0	0	18	18	36
Former Amberley Ridge School, Rodborough Common	Site built out since 01 April 2018	4	0	0	0	0	4
Wimberley Mill	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Outline planning permission granted August 2016. Detailed design work and pre app discussions regarding reserved matters already undertaken and progress made on outstanding issues to be resolved to enable submission of reserved matters application early 2019. Local builder with track record of delivery and rates considered realistic based on the site being ready to deliver housing within six months of development starting on site.	0	10	20	20	30	80
Land at Pike Lane, Nailsworth	Reserved matters approval for 17no. dwellings granted December 2017. Newland Homes Ltd the developer. Development anticipated to start on site 2019 but delivery has been set back a year due to complexities of site. Developer estimate considered realistic.	0	0	5	5	7	17
Land east of 16 Lawnside, Forest Green	Community Right to Build Order brought into legal force and planning permission granted, in October 2016 for a detailed scheme. Aster Homes the developer on site with all 10no.units now forecast to complete in February 2019. Site promoter estimate considered realistic.	10	0	0	0	0	10
Locks Mill, Brewery Lane	Permission for conversion and new build. 11 units complete. 12 units to be completed. Progress on outstanding plots detailed below: <ul style="list-style-type: none"> <li>Plot 5 (1 unit): Internal works only remain to be completed.</li> <li>Plot 7 (2 units): Sale process with developer ongoing with intended commencement early 2019.</li> <li>Plots 3 &amp; 4 (4 units): Conditions discharged, drainage works implemented and site being marketed.</li> </ul> Site promoter estimate considered realistic.	0	3	4	0	0	7
Tanners Piece, Nailsworth	Full planning permission granted October 2017 for the demolition of 8no. semi detached bungalows and the erection of 11no. flatted units .Site part of Council housing programme. Budget committed. Demolition now taken place and development on track to be built out June 2019. Site promoter estimate considered realistic.	0	11	0	0	0	11

Site Name	Summary of Deliverability	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Daniel's Industrial Estate, Bath Road, Stroud	Outline permission for mixed use redevelopment, including up to 50no. dwellings, granted February 2018. Housing delivery anticipated to start coming forward at the end of the five year period following approval of reserved matters and brownfield site remediation works. Site promoter estimate considered realistic.	0	0	0	0	25	<b>25</b>
The Kites Nest, 106 Bath Road, Stroud	Full permission granted August 2017 for the redevelopment of the site including 7 new build dwellings and the conversion of the former pub into 3 flats. Current applications for design variations to the approved scheme and the discharge of pre-commencement conditions. Site promoter estimate considered realistic.	0	10	0	0	0	<b>10</b>
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 below. Pre-commencement conditions now discharged to enable planning permission to be implemented before Christmas 2018. Developer estimate considered realistic.	0	2	12	0	0	<b>14</b>
Land at Dudbridge Hill, Stroud	Full application submitted in 2014. Persimmon Homes still working with the landowner to resolve the covenant held by the MEB over adjacent land and facilitate completion of the s106 agreement. Developer's estimate of delivery over three years considered realistic.	0	0	20	40	24	<b>84</b>
Police Station, Dudbridge Hill, Stroud	Full planning permission. Demolition work complete on-site. New Dawn Homes Ltd is the developer. Pre-commencement conditions discharged with anticipated start on site 2019, in conjunction with site adjoining Stroud Rugby Club above subject to technical approval for highway works. Site promoter estimate considered realistic.	0	2	11	0	0	<b>13</b>
Land adjacent to the White Lion Inn Bristol Road Cambridge	Resolution to grant outline permission September 2018 subject to a legal agreement relating to affordable housing and ecological mitigation measures. Site due to be marketed in 2019, prior to reserved matters submission, with likely delivery of development by mid 2020.	0	0	6	0	0	<b>6</b>
Horsemarling Farm, Horsemarling Lane, Standish	Full permission. Developer on site and all 5 remaining new builds due to complete by March 2019. 2no. units already sold. Site promoter estimate considered realistic.	5	0	0	0	0	<b>5</b>
Land at Wharfedale Way, Bridgend	Full permission granted January 2017 to create a 13 unit development site. Developer on site and on track to complete development by March 2019. Properties being marketed. Site promoter estimate considered realistic.	13	0	0	0	0	<b>13</b>
Land at Station Road Bristol Road, Stonehouse	Reserved matters permission for 49 units granted November 2016. Dunmore Developments Ltd is the developer. Pre-commencement conditions now discharged to enable a November start on site. First sales anticipated from the end of 2019 with development spread over three years. Developer estimate considered realistic.	0	10	20	19	0	<b>49</b>
106 Stratford Road, Stroud	Full planning permission granted April 2016. Site being marketed. Still sufficient time for scheme to be implemented before planning permission expires. Likely deliverability will be fully reassessed after April 2019.	0	5	6	0	0	<b>11</b>
Abercairn, Belle Vue Road, Stroud	Full permission. Site works implemented. Walsh Homes Ltd is the developer. Recommencement of development likely to be triggered by approx 30% completion on adjoining Lansdown Kennels, due April 2019, working towards housing delivery from April 2021. Site promoter estimate considered realistic.	0	0	4	10	0	<b>14</b>
Land at Bath Place, Cheapside	Local Plan Allocation SA1b. Full permission granted February 2017. Newland Homes are the developer. Current planning application for a revised scheme of 47 units, submitted November 2018, with an anticipated start on site in 2019 and likely delivery over a two year period 2020 -2022. Developer estimate considered realistic.	0	0	20	17	0	<b>37</b>

Site Name	Summary of Deliverability	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Lansdown Kennels, Lansdown, Stroud	Development on course to complete the ten dwellings currently under construction (1 sold) by March 2019 progressing with subsequent staged development of remaining units to follow over the next two years. Site promoter estimate considered realistic.	10	13	10	0	0	33
Ham Mill	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Planning permission granted April 2017 for mixed use development including 100 new homes. Site is available and currently being re-marketed. The scheme won a Housing Design Award 2018. The submission by Assael Architects identifies the estimated date of completion as 06/01/2022. Sufficient time for conditions to be discharged. Delivery rates are reasonable. Likely deliverability will be fully reassessed after April 2019.	0	30	40	30	0	100
Gospel Hall Church Street Stroud	Resolution to grant full permission May 2018 subject to a legal agreement relating to ecological mitigation measures. Delivery of houses most likely 2020/21 following demolition and site preparation works 2019/20.	0	-2	12	0	0	10
Lewiston Mill, Toadsmoor Road, Brimscombe	Full permission. Colburn Homes Ltd is the developer and works commenced on site. Developer estimate considered realistic.	0	21	0	0	0	21
STB Engineering Ltd Toadsmoor Road Brimscombe Stroud	Full permission granted June 2017. Still anticipating delivery of housing 2020/21 but no progress made identifying a suitable site for relocation of existing business. Site promoter estimate considered realistic.	0	0	11	0	0	11
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. Development likely to come forward following completion of the company's Gloucester site. Developer estimate considered realistic.	0	4	11	0	0	15
Former Brockworth Airfield	Outline permission has been followed by reserved matters permissions for parcels delivered subsequently by Bovis, Barratt, Cotswoldgate Homes and Persimmon Homes. This is the final parcel within Stroud District. Bovis and Persimmon working this phase in tandem. Site promoter estimate considered realistic.	75	49	0	0	0	124
Parklands Farm, School Lane, Whitminster	Outline permission granted September 2015. Current reserved matters application submitted by Newland Homes Ltd. Anticipated start on site March 2019 with a small number of completions possible by the end of March 2020 and the site built out by April 2021. Developer estimate considered realistic.	0	8	23	0	0	31
Rooksmoor Mills, Woodchester	Full permission February 2018 for the redevelopment of the mill buildings to provide 54no. dwellings. Finance raised with Homes England. Coln Residential the developer. Work is programmed to start on site February 2019, once conditions discharged, and the development completed by March 2021. Site promoter estimate considered realistic.	0	0	54	0	0	54
Woodchester Mill, Selsley Road	Two alternative full applications granted planning permission in July 2016. Sufficient time for conditions to be discharged and the permission implemented before July 2019. Likely deliverability will be fully reassessed after April 2019.	0	0	10	0	0	10
Land adjacent Fountain Crescent, Wotton-Under-Edge	Full planning permission granted December 2017 for 22no. dwellings. Fortis Living to deliver 100% affordable housing scheme on the site. Aqua Construction now on site working towards a programmed completion date, for all 22 units, of 31 March 2020.	0	22	0	0	0	22
Land south of the Chipping Surgery Symn Lane Wotton under Edge	Resolution to grant full permission July 2018 subject to a legal agreement relating to affordable housing provision and provision and management of the car park.	0	12	0	0	0	12



Site Name	Summary of Deliverability	2018/19	2019/20	2020/21	2021/22	2022/23	Total
The Full Moon, Mount Pleasant, Wotton Under Edge	Full permission granted May 2017 for the demolition of the former public house and erection of 10 dwellings. Demolition has taken place. Developer on site working towards a programmed completion date, for all 10 units, of June 2019. Developer estimate considered realistic.	0	10	0	0	0	10

### Local Plan allocations

Site Name	Summary of Deliverability	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Hunts Grove Extension SA4	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Delivery planned to come on stream in tandem with later phases of current Hunts Grove development (see table above).	0	0	0	0	10	10
Sharpness SA5	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Canal and River Trust has track record of successful canal restoration projects. Frontloaded masterplan and technical evidence considered at SDLP examination. Current outline planning application, pending consideration, for mixed use development including 300 dwellings. Delivery rates reflect delivery of specific initial parcels within Docks. Later delivery on greenfield site with no constraints. Delivery rates of 45; 35 are reasonable.	0	0	0	45	35	80
Brimscombe Mill SA1d	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Site is being sold in two parts. New owners likely to explore residential options on the Lakeside Depot part of the site, alongside commercial development, and delivery of 20 units at the end of the five year period.	0	0	0	0	20	20
Brimscombe Port SA1e	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. £1.6million of capital funding agreed towards the cost of infrastructure to support redevelopment of the site. A hybrid application for the detailed infrastructure design and outline residential development is due to be submitted January 2019. Delivery currently anticipated to start coming forward at the end of the five year period.	0	0	0	50	50	100
The Ship Inn	Budget committed for 9 unit scheme now likely to come forward on alternative site from the New Homes Programme to be considered in January 2019. Site promoter estimate considered realistic.	0	0	9	0	0	9
Other Council housing site	Planning application for 5 dwelling scheme at Orchard Road, Ebley due to be submitted early 2019 with likely delivery 2020/21. Budget committed. Site promoter estimate considered realistic.	0	0	5	0	0	5