

Five Year Housing Land Supply

June 2016



Chief Executive: David Hagg



1. Introduction

- 1.1 This report sets out the Council's assessment of the housing land supply position within Stroud District. It seeks to establish the extent to which the Council can fulfil the requirement to identify and maintain a five year supply of deliverable land for housing.
- 1.2 The assessment has a base date of 1st April 2016 as this is the date of the most recent full assessment of housing land availability.
- 1.3 This document presents an assessment for the five year period from **1st April 2016 to 31st March 2021**.

National Planning Policy Framework

- 1.4 The National Planning Policy Framework was published by the Government on 27 March 2012. One of its core planning principles is to proactively drive and support sustainable economic development to deliver homes. In furtherance of this principle it states that Local Planning Authorities (LPAs) should identify and update annually a supply of specific deliverable sites to provide five years worth of housing against their housing requirements. An additional buffer of 5% (moved forward from later in the plan period) should be provided to ensure choice and competition in the market for land unless there has been a persistent under delivery of housing in which circumstance the buffer should be increased to 20%.
- 1.5 The framework also states that LPAs may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Such supply should not include residential gardens.

Housing requirement

- 1.6 This document contains information on committed and completed housing developments in the Stroud District at 31 March 2016. In November 2015, the District Council adopted the Stroud District Local Plan which includes a housing requirement figure for the period 1 April 2006 to 31 March 2031 of at least 11,400 dwellings.
- 1.7 The Local Plan Inspector concluded that "the latest evidence does not suggest that there has been a persistent record of under-delivery which might justify a 20% boost in housing supply." (Inspector's Report on the Examination of the Stroud District Local Plan, November 2015, paragraph 57). Consequently a 5% buffer has been added to the requirement and to any shortfall since 2006.

Housing supply

- 1.8 The Council's housing land supply consists of:
 - Unimplemented residential planning permissions
 - Residential development that is currently under construction
 - Other firm commitments subject to S.106 agreement
 - A windfall allowance
 - Sites allocated for housing in the adopted Local Plan which have not yet received planning permission
- 1.9 The Council records housing completions as at 31st March each year as part of its annual monitoring system. All numbers regarding completions and commitments in this report are taken from the **2016 Residential Land Availability Report**.
- 1.10 At the end of 2015, the Council launched the **Strategic Assessment of Land Availability (SALA)**, a wider assessment of land available for housing, employment, retail and community

uses. This SALA will replace previous work undertaken by the Council as part of the Strategic Housing Land Availability Assessment (SHLAA). A 6 week consultation on the SALA methodology and a Call for Sites took place between 7th December 2015 and 18th January 2016. The Council will assess the suitability, availability and achievability of the submitted sites and the most suitable sites will be progressed through the Local Plan Review.

Non implementation rate

- 1.11 A non-implementation rate of 22% has been applied to small sites with planning permission, based upon analysis carried out for the District Council by consultants Evans Jones during the preparation of their 2013 report "A Review of Stroud District Council's Five Year Housing Land Supply (October 2013).

2. Deliverability of sites

- 2.1 In accordance with paragraph 47 of the NPPF all sites identified within the 5 year supply must be available now, offer a suitable location for development now, be achievable within 5 years and be on a viable development site.
- Be available – the schedule of sites includes those that are already in the planning system and have gained planning permission, or are being actively promoted through the Local Plan and are thereby currently available for development.
 - Be suitable – the schedule of sites includes permissions that have been granted within Stroud District or sites identified within the Local Plan, thereby being within a suitable location to contribute to the creation of sustainable communities. The inclusion of a small sites windfall allowance reflects a consistent trend over 7 years that suitable sites continue to become available.
 - Be achievable – the schedule of sites includes only those that are considered achievable within 5 years. The inclusion of a small sites windfall allowance reflects a consistent actual delivery over the last 7 years.
 - Be viable – we have contacted landowners/ developers of the large sites to ensure that sites remain deliverable, and therefore viable, within the next five years.

Large sites (10 or more dwellings)

- 2.2 The landowner, developer or agent of each large site was contacted and asked to fill in a brief questionnaire to establish whether the site was still available for housing development and to assess whether the dwellings are likely to be delivered over the five year period 2016 - 2021. The returned questionnaires have been filed as evidence. Where developers were not contactable or did not return the form, discussions were held with development control officers regarding the deliverability of those sites.

Local Plan allocations

- 2.3 As at 1 April 2016, Land West of Stonehouse (1350 dwellings), Wimberley Mills (104 dwellings) and Land at Bath Place (37 dwellings) all have resolution to approve subject to the completion a legal agreement.
- 2.4 The developer or agent of all sites allocated in the Adopted Local Plan, with or without planning permission, have been contacted to assess whether the dwellings on these sites are likely to be delivered over the five year period 2016 - 2021.

Small sites (less than 10 dwellings)

- 2.5 Due to the large number of small sites (9 dwellings or less), it has not been possible to make a detailed assessment of each individual site. The Council has accepted a recommendation contained within the review of the Council's land supply, carried out by consultants Evans Jones in October 2013. In that report, a sample survey was undertaken, from which a non-implementation rate of 22% was recommended. This rate has been applied to all small sites with permission. It has then been assumed that the discounted supply is delivered within three years in line with footnote 11 to paragraph 47 of the NPPF. A breakdown of all commitments on small sites by Parish is detailed in Appendix 5.

Windfall allowance

- 2.6 In accordance with government advice in the NPPF, an allowance has been made within this land supply assessment for unallocated windfall sites which have not yet received consent. This is based on experience of past local trends relating only to small sites. An assessment of delivery on small sites has been undertaken over the last 7 years that indicates that small sites have consistently delivered at an average of 83 dwellings per year (not including greenfield

sites or sites on garden land). (See Appendix 8). It is considered that in practice these will continue to come forward and contribute to the delivery of new housing over the 5 year period. Only two years supply from this source is allowed for, to avoid the issue of double counting against small site commitments.

3. Housing Land Supply Assessment as at 1 April 2016 for five year period 1 April 2016 – 31 March 2021

Table 1: Housing requirement 1/4/2016 – 31/3/2021

		Local Plan
A	Net dwellings required 2006-2031	11,400
B	Annual requirement (A divided by 25)	456
C	Net dwellings built 01/04/2006 - 31/03/2016	4,267
D	10 Year requirement between 2006 – 2016 (B x 10)	4,560
E	Shortfall/Surplus in first 10 years (D - C)	-293
F	Five year requirement (B x 5) + E (if shortfall)	2,573
G	Total requirement including 5% buffer (F x 1.05)	2,702

Table 2: Deliverable Housing Land Supply 1/4/2016 – 31/3/2021

		Dwellings
A	Allocated sites under construction (Appendix 1)	0
B	Allocated sites with planning permission but not yet started (Appendix 2)	0
C	Non-allocated large sites (10 dwellings or more) under construction (Appendix 3)	1,836
D	Non-allocated large sites (10 dwellings or more) with planning permission but not yet started (Appendix 4)	931
E	Non allocated small sites (9 dwellings or less) with planning permissions (Appendix 5) minus 22% non implementation rate (569 -125)	444
F	Other firm commitments - subject to a Section 106 (Appendix 6)	1,925
G	Local Plan allocated sites without planning permission (Appendix 7)	1,862
H	Windfall allowance (Appendix 8) (83x2)	166
I	Total supply (A+B+C+D+E+F+G+H)	7,164
J	Dwellings unlikely to be built in period between 2016 – 2021 (Appendix 9)	3,604
K	Total dwellings (I - J) (Appendix 9)	3,560

Table 3: Five Year Housing Land Supply 1/4/2016 – 31/3/2021

		Local Plan
A	Total deliverable housing supply	3,560
B	Total requirement	2,702
	Percentage of 5 year housing supply (A divided by B)*100	132%
	Years supply	6.59

Appendix 1
Allocated sites under construction - 1st April 2016

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Complete	Net Commitment
-	-	-	-	-	-	-	-	-
TOTAL		0	0	0	0	0	0	0

Appendix 2
Allocated sites with planning permission but not yet started
- 1st April 2016

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Complete	Net Commitment
-	-	-	-	-	-	-	-	-
TOTAL		0	0	0	0	0	0	0

Appendix 3

Non-allocated large sites under construction - 1st April 2016

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Complete	Net Commitment
Bisley with Lypiatt	Land at Windyridge Bisley Stroud	26	0	0	2	0	24	2
Cam/Dursley	Littlecombe Zone A3 and Part Zone K	94	0	0	0	2	92	2
Dursley	The Bymacks Site, Long Street	23	0	0	0	23	0	23
Eastington	Land off Swallowcroft	30	0	0	0	20	10	20
Eastington	Millend Mill Millend Lane	14	0	0	2	1	11	3
Hardwicke/Haresfield	Colethrop Farm (Hunts Grove)	1751	0	1	1411	0	340	1410
Kings Stanley	Land at Woodside Lane	48	0	0	47	1	0	48
Leonard Stanley	Land at Mankley Road	51	0	0	0	32	19	32
Nailsworth	Locks Mill Brewery Lane	23	0	0	11	1	11	12
Randwick	Land adj Sunny Ridge, Townsend, Randwick	17	0	0	7	7	3	14
Rodborough	Police Station Dudbridge Hill Stroud.	13	2	0	2	11	0	13
Stroud	Lansdown Kennels, Lansdown Road	73	0	0	33	0	40	33
Stroud	Old Reservoir Bisley Old Road	38	0	0	0	38	0	38
Stroud	Bowbridge Wharf, Butterow Hill, Stroud	32	0	0	22	10	0	32
Upton St Leonards	Land at Former Brockworth Airfield	590	0	0	104	10	476	114
Wotton under edge	Land adjacent Fountain Crescent	14	2	0	14	0	-2	14
Wotton under edge	Former Industrial Site Potters Pond	46	0	0	0	6	40	6
Wotton under edge	Land off Pack Horse Lane, Haw Street	20	0	0	1	19	0	20
TOTAL		2903	4	1	1656	181	1064	1836

Appendix 4
Non-allocated large sites with planning permission not yet started
– 1st April 2016

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Complete	Net Commitment
Alkington	Newport Towers Newport, Berkeley	39	0	0	39	0	0	39
Berkeley	Land on the North West side of Lynch Road	10	0	0	10	0	0	10
Cainscross	91 Westward Road	10	0	0	10	0	0	10
Cam	Land at Box Road Cam	71	0	0	71	0	0	71
Cam	Land opposite 8 Chapel Street, Cam	14	0	0	14	0	0	14
Dursley	Dursley Garage 29 – 31 Kingshill Road	10	0	0	10	0	0	10
Hardwicke	Mayo's Land Bristol Road	55	0	0	55	0	0	55
Kings Stanley	Stanley Mills Ryeford Kings Stanley	146	0	0	146	0	0	146
Kingswood	Chestnut Park, Kingswood	51	0	0	51	0	0	51
Leonard Stanley	Land South of Leonard Stanley Primary School	150	0	0	150	0	0	150
Minchinhampton	Dark Mills Toadsmoor Lane Brimscombe	36	0	0	36	0	0	36
Nailsworth	Land at Pike Lane, nailsworth	17	0	0	17	0	0	17
Nailsworth	Egypt Mill Hotel	12	0	0	12	0	0	12
Rodborough	Land at Dudbridge Hill Stroud	39	0	0	39	0	0	39
Rodborough	Land North Of Dudbridge Hill Stroud.	31	0	0	31	0	0	31
Rodborough	Land at Dudbridge Hill - Additional capacity	14	0	0	14	0	0	14

Rodborough	Former School, Bownham Park Centre Bownham Mead	17	0	0	17	0	0	17
Rodborough	Land Adjoining Stroud Rugby Club, Dudbridge Hill	14	0	0	14	0	0	14
Standish	Horsemarling Farm, Horsemarling Lane	17	0	0	17	0	0	17
Stonehouse	Land at Station Road, Bristol Road	49	0	0	49	0	0	49
Stonehouse	Old Station Yard, Bristol Road	15	0	0	15	0	0	15
Stroud	Abercairn, Belle Vue Road, Stroud	14	0	0	14	0	0	14
Stroud	Thompson First Ltd, Butterow Hill, Bowbridge	24	0	0	24	0	0	24
Thrupp	Lewiston Mill, Toadsmoor Road, Brimscombe	30	0	0	30	0	0	30
Upton St Leonards	Bowden Hall Farm, Bondend Road	16	0	0	15	0	0	15
Whitminster	Parklands Farm, School Lane	31	0	0	31	0	0	31
TOTAL		931	0	0	931	0	0	931

Appendix 5

Non-allocated Planning Permissions - Small Sites by Parish as at 1st April 2016

Parish	Commitments	Parish	Commitments
Alderley	1	Kingswood	5
Alkington	8	Leonard Stanley	8
Arlingham	15	Longney	0
Berkeley	2	Minchinhampton	20
Bisley with Lypiatt	8	Miserden	2
Brookthorpe with Whaddon	3	Moreton Valence	2
Cainscross	16	Nailsworth	43
Cam	46	North Nibley	6
Chalford	12	Nymphsfield	15
Coaley	7	Owlpen	0
Cranham	5	Painswick	14
Dursley	43	Pitchcombe	0
Eastington	8	Randwick	5
Elmore	0	Rodborough	12
Frampton on Severn	9	Slimbridge	13
Fretherne with Saul	2	Standish	0
Frocester	9	Stinchcombe	5
Ham and Stone	14	Stonehouse	28
Hamfallow	7	Stroud	56
Hardwicke	11	Brimscombe and Thrupp	14
Harescombe	0	Uley	6
Haresfield	4	Upton St Leonards	12
Hillesley and Tresham	3	Whiteshill and Ruscombe	6
Hinton	1	Whitminster	3
Horsley	12	Woodchester	9
Kings Stanley	7	Wotton under Edge	32
		Total	569

Appendix 6

Sites subject to a Section 106 agreement - 1st April 2016

Parish	Site Name	Current Total Capacity
Cam	Land at Littlecombe – Zone K2	58
Dursley	Land at Littlecombe – Zones C, F and remainder	282
Eastington	Land West of Stonehouse, Nastend Lane	1350
Horsley	Nupend Farm, Boscombe Lane	16
Minchinhampton	Wimberley Mill, Knapp Lane, Brimscombe	104
Stroud	Land At Bath Place, Cheapside	37
Stroud	Land adjacent to Little Roost, Park Road, Stroud	1
Stroud	Barn 3, Lypiatt Hill Farm, Bisley Road	1
Stroud	111 Cainscross Road, Stroud	1
Thrupp	STB Engineering Ltd, Toadsmoor Road, Brimscombe Stroud	11
Woodchester	Rooksmoor Mills Bath Road, Woodchester	54
Woodchester	Woodchester Mill, Selsley Road	10
	Total	1925

Appendix 7

Allocated sites without planning permission - 1st April 2016

Parish	Site Name	Allocated capacity
Cam	North East Cam	450
Hardwicke/Haresfield	Hunts Grove Extension	750
Hinton	Sharpness Docks	300
Various	Stroud Valleys	320
Various	Council Housing (remaining allocation)	42
Total		1862

Notes:

West of Stonehouse (1350 dwellings), Wimberley Mill (104 dwellings) and Land at Cheapside (37 dwellings) are not listed in Appendix 7 as they are all currently awaiting the signing of a Section 106 and are therefore listed in Appendix 6

Appendix 8

Historic small sites windfall delivery

Year	Windfall delivery (excluding residential gardens)
2005/2006	112
2006/2007	70
2007/2008	40
2008/2009	102
2009/2010	75
2010/2011	104
2011/2012	78
Average	83

Appendix 9: Deliverability of sites

Site Name	Parish	Gross permissions	Past losses	Expected losses	Net Permissions	Net Completions	Net commitments	16/17	17/18	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	Not likely to be built	Total 2016-2020		
LARGE SITES WITH PLANNING PERMISSION AND SITES SUBJECT TO S106																										
Newport Towers, Newport, Berkeley	ALKINGTON	5745	4	1	5740	1066	4678	350	653	678	452	413	373	362	407	362	282	176	76	66	0	0	42	2546		
Land On The North West Side Of Lynch Road	BERKELEY	39	0	0	39	0	39	0	39	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	39	
Land at Windyridge, Bisley, Stroud	BISLEY WITH LYPIATT	10	0	0	10	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	
91 Westward Road, Stroud	CAINSCROSS	26	0	0	26	24	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
Littlecombe Zone A3 and Part Zone K Cam, Dursley	CAM	10	0	0	10	0	10	0	0	0	0	0	10												0	
Land at Lister Petter, Littlecombe	DURSLEY	94	0	0	94	92	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
Land at Lister Petter, Littlecombe	DURSLEY	58	0	0	58	0	58	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	
Land at Lister Petter, Littlecombe	DURSLEY	282	0	0	282	0	282	0	80	90	60	52													282	
Land Opposite 8 Chapel Street, Cam	CAM	14	0	0	14	0	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	
Land at Box Road, Cam, Dursley	CAM	71	0	0	71	0	71	0	43	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	71	
Dursley Garage, 29 - 31 Kingshill Road, Dursley	DURSLEY	10	0	0	10	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	
The Bymacks Site, Long Street, Dursley	DURSLEY	23	0	0	23	0	23	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	
Millend Mill, Millend Lane	EASTINGTON	14	0	0	14	11	3	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
Land off Swallowcroft, Eastington, Stonehouse Glos.	EASTINGTON	30	0	0	30	10	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	
Land West Of Stonehouse, Nastend Lane	EASTINGTON	1350	0	0	1350	0	1350	0	50	100	100	150	175	175	175	175	150	100							400	
Mayo's Land, Bristol Road, Hardwicke, Gloucester	HARDWICKE	55	0	0	55	0	55	29	20	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
Colethrop Farm (Hunt's Grove)	HARDWICKE	1751	0	1	1750	340	1410	30	116	96	98	96	96	117	224	187	132	76	76	66					436	
Nupend Farm Boscombe Lane	HORSLEY	16	0	0	16	0	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	
Land at Woodside Lane, Kings Stanley	KINGS STANLEY	48	0	0	48	0	48	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	
Stanley Mills Ryeford, Kings Stanley	KINGS STANLEY	146	0	0	146	0	146	0	10	32	32	32	32	32	8										74	
Chesnut Park, Kingswood	KINGSWOOD	51	0	0	51	0	51	0	24	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51	
Land At Mankley Road, Leonard Stanley, Stroud	LEONARD STANLEY	51	0	0	51	19	32	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	
Land South Of Leonard Stanley Primary School, Bath Road, Leonard Stanley	LEONARD STANLEY	150	0	0	150	0	150	0	25	50	50	25													150	
Dark Mills, Toadsmoor Lane, Brimscombe	MINCHINHAMPTON	36	0	0	36	0	36	0	0	0	0	0	18	18											0	
Wimberley Mill, Knapp Lane, Brimscombe	MINCHINHAMPTON	104	0	0	104	0	104	0	20	40	40	4													104	
Locks Mill, Brewery Lane	NAILSWORTH	23	0	0	23	11	12	1	4	0	2	0	5												7	
Egypt Mill Hotel	NAILSWORTH	12	0	0	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	
Land at Pike Lane, Nailsworth	NAILSWORTH	17	0	0	17	0	17	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	
Land adj Sunny Ridge, Townsend, Randwick	RANDWICK	17	0	0	17	3	14	10	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	
Police Station, Dudbridge Hill, Stroud	RODBOROUGH	13	2	0	11	0	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	
Land Adjoining Stroud Rugby Club, Dudbridge Hill, Stroud	RODBOROUGH	14	0	0	14	0	14	0	6	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	
Former School, Bownham Park Centre, Bownham Mead	RODBOROUGH	17	0	0	17	0	17	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	
Land at Dudbridge Hill, Stroud *	RODBOROUGH	70	0	0	70	0	70	0	0	0	20	40	24												60	
Horsemarling Farm, Horsemarling Lane, Standish	STANDISH	17	0	0	17	0	17	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	
Old Station Yard, Bristol Road, Stonehouse.	STONEHOUSE	15	0	0	15	0	15	0	7	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	
Land at Station Road Bristol Road, Stonehouse	STONEHOUSE	49	0	0	49	0	49	0	16	17	16	0	0	0	0	0	0	0	0	0	0	0	0	0	49	
Land adjacent to Little Roost, Park Road, Stroud	STROUD	1	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Barn 3 Lypiatt Hill Farm, Bisley Road	STROUD	1	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
111 Cainscross Road, Stroud	STROUD	1	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Abercairn Belle Vue Road Stroud	STROUD	14	0	0	14	0	14	0	0	0	0	14													14	
Thompson First Ltd, Butterow Hill, Bowbridge, Stroud	STROUD	24	0	0	24	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	
Bowbridge Wharf Butterow Hill Stroud	STROUD	32	0	0	32	0	32	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	
Lansdown Kennels, Lansdown, Stroud	STROUD	73	0	0	73	40	33	0	0	0	0	0	13	20											0	
Land At Bath Place, Cheapside	STROUD	37	0	0	37	0	37	0	18	19	0	0													37	
Old Reservoir, Bisley Old Road, Stroud	STROUD	38	0	0	38	0	38	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	
STB Engineering Ltd Toadsmoor Road Brimscombe Stroud	THRUPP	11	0	0	11	0	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	
Lewiston Mill, Toadsmoor Road, Brimscombe	THRUPP	30	0	0	30	0	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	
Bowden Hall Farm, Bondend Road, Upton St Leonards	UPTON ST LEONARDS	15	0	0	15	0	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	
Former Brockworth Airfield	UPTON ST LEONARDS	590	0	0	590	476	114	0	20	60	34	0													114	
Parklands Farm, School Lane, Whitminster	WHITMINSTER	31	0	0	31	0	31	0	20	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31	
Woodchester Mill, Selsley Road	WOODCHESTER	10	0	0	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	
Rooksmoor Mills Bath Road Woodchester Stroud.	WOODCHESTER	54	0	0	54	0	54	0	24	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	
Former Industrial Site, Potters Pond, Wotton Under Edge	WOTTON UNDER EDGE	46	0	0	46	40	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	
Land adjacent, Fountain Crescent, Wotton-Under-Edge	WOTTON UNDER EDGE	14	2	0	12	0	14	0	8	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	
Land off Pack Horse Lane, Haw Street, Wotton under Edge	WOTTON UNDER EDGE	20	0	0	20	0	20	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	
ADOPTED AND DRAFT LOCAL PLAN ALLOCATIONS WITHOUT PLANNING PERMISSION																										
Strategic sites: Local Plan Allocations								0	25	100	130	135	170	210	225	221	166	106	106	106	60	60	0	0	390	
- North East Cam**	Cam							0	25	55	55	55	55	55	55	55	40									190
- Hunts Grove extension	Hardwicke							0	0	0	0	10	32	33	40	40	40	40	40	40	30	30				10
- Hunts Grove extension	Haresfield							0	0	0	0	10	33	32	40	40	40	40	40	40	30	30				10
- Sharpness	Hinton																									