

# Residential Commitment in Stroud District at 01 April 2012



2002-2003  
Crime Reduction in Rural Areas  
2004-2005  
Services for Older People

Chief Executive: David Hagg





# 1. Introduction

This document contains information on committed and completed housing developments in the Stroud District at 31 March 2012. The housing requirement for the District was formerly contained within the Regional Spatial Strategy for the South West but the government intends to revoke the Regional Spatial Strategy through powers introduced by the 2011 Localism Act. Therefore Stroud District Council has reviewed the housing requirements for the District and resolved at its full Council meeting on 22 September 2011 to adopt a new figure based on the DCLG 2010 Household Projections. The latest housing requirement for the District is 9,350 dwellings, updating the figure contained in the Regional Spatial Strategy incorporating the SoS Proposed Changes July 2008 of 9,100 new dwellings in the period 1 April 2006 to 31 March 2026.

The information provided in this document shows net changes to housing stock where possible, as it is the net increase in housing stock that helps meet housing requirements. Therefore, account is taken of any loss of dwellings occurring as a result of development on a site through demolition or conversion.

This monitoring period runs from 1<sup>st</sup> April 2011 until the 31<sup>st</sup> March 2012.

Further information can be obtained from

Planning Strategy  
Development Services  
Stroud District Council  
Ebley Mill  
Stroud  
GL5 4UB

Tel: 01453 754143  
E-mail: [ldf@stroud.gov.uk](mailto:ldf@stroud.gov.uk)

While accurate at the time of publication, this report is subject to change due to continuing monitoring.

Throughout the document reference is made to 'large' and 'small' sites these can be defined as follows:

A **large** site is one on which 10 or more dwellings are built, or provided through conversion or change of use.

A **small** site is one on which 9 or fewer dwellings are built, or provided through conversion or change of use.

## Summary of Housing Land Supply

The table below illustrates the net completions and commitments for Stroud District set against the latest adopted housing target for Stroud District.

Completions (1 April 2006 to 31 March 2011)	1,977
Completions between 01/04/2011 and 31/03/2012	402
<b>Total Completions</b>	<b>2,379</b>
Large site commitments at 01 April 2012 (10+ dwellings)	3,643
Small site commitments at 01 April 2012 (1-9 dwellings)	489
Other firm commitments at 01 April 2012*	24
<b>Total Commitments</b>	<b>4,156</b>
Total Completions and commitments	6,539
Housing Requirements (1 April 2006 to 31 March 2026)	9,350
<b>Remaining Requirement</b>	<b>-2,811</b>

\* Sites subject to Section 106 Legal Agreement

### Brownfield/greenfield commitments and completions

	No	%
Commitments on brownfield sites at 01 April 2012	2009	48
Commitments on greenfield sites at 01 April 2012	2147	52
Completions on brownfield sites during 2011/12	245	61
Completions on greenfield sites during 2011/12	157	39
Completions on brownfield (1 April 2006 to 31 March 2012)	2,008	84
Completions on greenfield (1 April 2006 to 31 March 2012)	373	16

## Residential Commitments per parish as at 01 April 2012

Figures are shown as net

Parish	Small sites (9 dwellings and under)	Large sites (10 dwellings and over)	Total
ALDERLEY	1	0	1
ALKINGTON	2	0	2
ARLINGHAM	12	0	12
BERKELEY	6	0	6
BISLEY WITH LYPIATT	14	2	16
BROOKTHORPE WITH WHADDON	1	0	1
CAINSCROSS	26	177	203
CAM	34	10	44
CHALFORD	6	0	6
COALEY	1	0	1
CRANHAM	2	0	2
DURSLEY	34	526	560
EASTINGTON	12	14	26
ELMORE	1	0	1
FRAMPTON ON SEVERN	5	0	5
FREATHERNE WITH SAUL	0	0	0
FROCESTER	1	0	1
HAM AND STONE	9	16	25
HAMFALLOW	4	0	4
HARDWICKE	7	661	668
HARESCOMBE	0	0	0
HARESFIELD	1	1000	1001
HILLESLEY AND TRESHAM	2	0	2
HINTON	4	65	69
HORSLEY	9	0	9
KINGS STANLEY	13	177	190
KINGSWOOD	5	27	32
LEONARD STANLEY	6	13	19
LONGNEY	1	0	1
MINCHINHAMPTON	13	112	125
MISERDEN	0	0	0
MORETON VALENCE	1	0	1
NAILSWORTH	37	21	58
NORTH NIBLEY	4	0	4
NYMPSFIELD	6	0	6
OWLPEN	0	0	0
PAINSWICK	3	0	3
PITCHCOMBE	2	0	2
RANDWICK	0	13	13
RODBOROUGH	9	131	140
SLIMBRIDGE	7	0	7
STANDISH	0	0	0
STINCHCOMBE	4	0	4

\* Hunts Grove application – 1,661 dwellings have been split between the parishes of Haresfield and Hardwicke. These are estimated numbers which may change in the future as the development on the site progresses

Parish	Small sites (9 dwellings and under)	Large sites (10 dwellings and over)	Total
STONEHOUSE	19	91	110
STROUD	90	274	364
THRUPP	21	0	21
ULEY	7	0	7
UPTON ST LEONARDS	1	235	236
WHITESHILL AND RUSCOMBE	3	0	3
WHITMINSTER	6	14	20
WOODCHESTER	15	6	21
WOTTON UNDER EDGE	22	58	80
<b>Total</b>	<b>489</b>	<b>3643</b>	<b>4132</b>

## Status of Outstanding Planning Permissions on Large Sites at 01 April 2012

Parish	Site No.	Planning Ref	Site Name	Current Total Capacity	Not Started	Under Construction	Losses During Year	Complete During Year	Total Complete	Net Commitments
Bisley With Lypiatt	632a	S.04/2515 /REM	Land at Windyridge Bisley Stroud	26	2	0	0	0	24	2
Cainscross	9036	S.11/0798 /FUL	Former Cashes Green Hospital Cashes Green Road Cashes Green Stroud.	78	78	0	0	0	0	78
Cainscross	19303c	S.03/624	Land at Ebley Wharf	99	99	0	0	0	0	99
Cam	14374	S.09/1105 /OUT	88 - 90 High Street Cam	10	10	0	0	0	0	10
Dursley	25870b	S.08/1703 /REM	Zone F Lister Petter Long Street Dursley	78	78	0	0	0	0	78
Dursley	25870	S.05/0498 /OUT	Land at Lister Petter Littlecombe	448	448	0	0	0	0	448
Eastington	10646	S.03/962	Millend Mill Millend Lane	14	14	0	0	0	0	14
Ham and Stone	10548	S.11/1110 /FUL	Berkeley Vale Hotel Stone Berkeley	16	16	0	0	0	0	16
Hardwicke	11718a	S.10/2429 /REM	Coethrop Farm Hardwicke Glos.	341	181	71	0	87	89	252
Hardwicke	11718	S.09/1692 /VAR	Coethrop Farm (Hunt's Grove)	1409	1409	0	0	0	0	1409
Hinton	16383	S.11/1006 /REM	Land at Cromwell Farm Sanigar Farm Newtown Berkeley	65	31	34	0	0	0	65
King's Stanley	20601	S.10/2486 /VAR	Rectory Meadow Church Street Kings Stanley Stonehouse	15	0	10	0	5	5	10
King's Stanley	19733	S.10/0880 /FUL	Stanley Mills Ryeford Kings Stanley Glos.	146	146	0	0	0	0	146
King's Stanley	5447	S.11/0571 /FUL	Land Adj. Coldwell Close Middleyard Kings Stanley Glos.	21	21	0	0	0	0	21
Kingswood	9052	S.11/1839 /FUL	Land at Chestnut Park Kingswood Glos.	27	27	0	0	0	0	27
Leonard Stanley	2978	S.10/0512 /FUL	Land north of Bath Road and east of Grange Farm	29	0	13	0	16	16	13
Minchinhampton	695	S.11/2432 /FUL	Land Off Cirencester Road The Tynings And Old Common Minchinhampton.	66	66	0	0	0	0	66
Minchinhampton	4636	S.09/2062 /FUL	Barcelona Farm Windmill Road Minchinhampton.	10	0	10	0	0	0	10
Minchinhampton	3561	S.05/1393 /REM	Dark Mills Toadsmoor Lane Brimscombe	36	36	0	0	0	0	36
Nailsworth	5867	5867/M	Locks Mill Brewery Lane	20	9	0	0	0	11	9
Nailsworth	5870a	S.06/1270 /FUL	Egypt Mill Hotel, Nailsworth	12	12	0	0	0	0	12



Parish	Site No.	Planning Ref	Site Name	Current Total Capacity	Not Started	Under Construction	Losses During Year	Complete During Year	Total Complete	Net Commitments
Randwick	26721	S.11/0002/ FUL	Land adj Sunny Ridge Townsend Randwick	13	13	0	0	0	0	13
Rodborough	3850	S.11/0846/ FUL	Police Station Dudbridge Hill Stroud.	13	0	13	2	0	0	11
Rodborough	27400	S.11/1417/ VAR	Fromehall Park Dudbridge Hill Stroud	120	120	0	0	0	0	120
Stonehouse	28191	S.09/0575/ FUL	Fox's Field Land North of Ebley Road Ebley Stonehouse.	105	76	15	0	14	14	91
Stroud	19922a	S.10/0651/ OUT	106 Stratford Road Stroud	10	10	0	0	0	0	10
Stroud	4916a	S.10/0701/ FUL	Abercairn Belle Vue Road Stroud	14	14	0	0	0	0	14
Stroud	7397	S.10/0528/ FUL	Stroud Cricket Club Stratford Road Stroud.	77	21	47	0	9	9	68
Stroud	21485	S.05/1513/ FUL	Land adj Hill Paul Building Cheapside	101	101	0	0	0	0	101
Stroud	5165	S.10/2570/ FUL	Lansdown Kennels Lansdown Stroud	73	33	0	0	0	40	33
Stroud	20682	01/1107	Bowbridge Wharf Butterrow Hill Stroud	24	24	0	0	0	0	24
Stroud	3312	S.08/1606/ REM	Thompson First Ltd Butterow Hill Bowbridge Stroud	24	24	0	0	0	0	24
Upton St Leonards	20793h	S.09/1782/ REM	Parcel 17a Brockworth Airfield Upton St. Leonards.	14	14	0	0	0	0	14
Upton St Leonards	20793	S.06/1263/ REM	Land at former airfield east of M5 at Brockworth	200	200	0	0	0	0	200
Upton St Leonards	20793f	S.11/1606/ REM	Parcel 16a Brockworth Airfield	21	21	0	0	0	0	21
Whitminster	16075	S.11/1002/ FUL	Land at School Lane Whitminster Glos.	14	14	0	0	0	0	14
Woodchester	25702	S.07/0202/ COU	Hillgrove House Bath Road Woodchester	10	3	3	0	0	4	6
Wotton Under Edge	28995	S.10/2223/ FUL	Land adjoining Water Lane Wotton Under Edge	14	0	14	0	0	0	14
Wotton Under Edge	3477	S.07/2768/ FUL	Former Industrial Site Potters Pond Wotton Under Edge.	10	10	0	0	0	0	10
Wotton Under Edge	21525	S.05/1574/ FUL	Land off Pack Horse Lane Haw Street Wotton under Edge	20	0	20	0	0	0	20
Wotton Under Edge	17556a	S.08/1112/ FUL	Land adjacent Fountain Crescent Wotton-Under-Edge	14	14	0	0	0	0	14
			<b>Total</b>	<b>3857</b>	<b>3395</b>	<b>250</b>	<b>2</b>	<b>131</b>	<b>212</b>	<b>3643</b>

## New Large Sites Granted Planning Permission

### During 2011/12

Figures shown as gross

	Site Name	Current Total Capacity
1	Rectory Meadow/Church St, Kings Stanley	15
2	Stanley Mills , Ryeford , Kings Stanley.	146
3	Land Adj. Coldwell Close, Middleyard, Kings Stanley	21
4	Land at Chestnut Park, Kingswood	27
5	Land Off Cirencester Road, The Tynings and Old Common, Minchinhampton	66
6	Land adj Sunny Ridge, Townsend, Randwick	13
7	Police Station, Dudbridge Hill, Rodborough	13
8	106 Stratford Road, Stroud	10
9	Abercairn, Belle, Vue Road, Stroud	14
10	Land at School Lane, Whitminster.	14
12	Land adjoining Water Lane, Wotton Under Edge	14
	<b>Total</b>	<b>353</b>

### Other Firm Commitments at 01 April 2012

The sites below are awaiting planning permission at 01 April 2012

	Site Name	Current Total Capacity
1	Land at Mitre Pitch, Wotton Under Edge	10
2	86 90 Cainscross Road, Stroud	14
	<b>Total</b>	<b>24</b>

## Net Completions by Parish during 01 April 2011 to 31 March 2012

Parish	Completions
Alderley	0
Alkington	0
Arlingham	0
Berkeley	3
Bisley with Lypiatt	4
Brookthorpe with Whaddon	0
Cainscross	7
Cam	36
Chalford	3
Coaley	2
Cranham	1
Dursley	25
Eastington	6
Elmore	0
Frampton on Severn	2
Fretherne with Saul	0
Frocester	0
Ham and Stone	-1
Hamfallow	-1
Hardwicke	87
Harescombe	1
Haresfield	0
Hillesley and Tresham	2
Hinton	3
Horsley	0
King's Stanley	5
Kingswood	1
Leonard Stanley	17
Longney	1
Minchinhampton	5
Miserden	0
Moreton Valence	0
Nailsworth	36
North Nibley	-1
Nymphsfield	1
Owlpen	0
Painswick	3
Pitchcombe	0
Randwick	0

Parish	Completions
Rodborough	-1
Slimbridge	0
Standish	0
Stinchcombe	3
Stonehouse	39
Stroud	67
Thrupp	4
Uley	0
Upton St Leonards	42
Whiteshill And Ruscombe	0
Whitminster	0
Woodchester	0
Wotton Under Edge	0
Total	<b>402</b>

Note: A negative figure indicates that a dwelling has been lost, but the replacement dwelling is not yet complete and will be recorded as a gain in the year of its completion. There have been a few sites that have altered premises from 2 dwellings to 1, hence causing a negative figure as two dwellings are lost but only one gained.

## Net Completions by Parish – 1 April 2006 to 31 March 2012

Parish	Total Completions
Alderley	1
Alkington	4
Arlingham	5
Berkeley	22
Bisley with Lypiatt	11
Brookthorpe with Whaddon	1
Cainscross	184
Cam	132
Chalford	12
Coaley	15
Cranham	6
Dursley	341
Eastington	45
Elmore	1
Frampton on Severn	5
Fretherne with Saul	4
Frocester	0
Ham and Stone	7
Hamfallow	4
Hardwicke	94
Harescombe	5
Haresfield	1
Hillesley and Tresham	3
Hinton	16
Horsley	4
King's Stanley	10
Kingswood	46
Leonard Stanley	19
Longney	5
Minchinhampton	82
Miserden	1
Moreton Valence	1
Nailsworth	212
North Nibley	4
Nymphsfield	8
Owlpen	0
Painswick	21
Pitchcombe	1
Randwick	5
Rodborough	67
Slimbridge	7
Standish	5
Stinchcombe	9
Stonehouse	94

Parish	Total Completions
Stroud	444
Thrupp	17
Uley	6
Upton St Leonards	356
Whiteshill and Ruscombe	7
Whitminster	1
Woodchester	1
Wotton Under Edge	27
<b>Total</b>	<b>2379</b>

## Holiday Home Completions - 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2012

Parish	Site Address	Development description	Greenfield / Brownfield	Completions
Alkington	Barns adjacent to Michaelwood Farm, Lower Wick, Dursley	Conversion of redundant barns to one dwelling and one holiday let.	Greenfield	1
Brookthorpe-with-Whaddon	Red Roof Cottages, Naas Lane, Brookthorpe	COU of farm building to 2 holiday lets	Greenfield	2
Brookthorpe-with-Whaddon	Chambers Farm, Naas Lane, Brookthorpe	Conversion of garage building to holiday cottage	Brownfield	1
Cranham	Broadridge House, Cranham.	Change of use of accommodation over garage to self-contained holiday let.	Brownfield	1
Elmore	The Barn, Farleys End, Elmore, Gloucester.	Change of use of barn to holiday accommodation.	Greenfield	1
Hinton	The Malt House Annexe, Hinton, Berkeley	Change of use from B1 office to residential use as holiday let.	Brownfield	1
Horsley	Barn at Woodleaze Farm, Horsley.	Conversion of Barn to Holiday Cottage.	Greenfield	1
King's Stanley	Pensilva, Selsley West, Stroud, Glos.	Change of use of part of dwelling into holiday let.	Brownfield	1
Leonard Stanley	Stables and Cartshed, Priory Farm, Leonard Stanley	Conversion of stable block to 2 units for holiday accommodation.	Greenfield	2
Leonard Stanley	Priory Farm, Church Road, Leonard Stanley	Alterations and change of use of farm buildings to provide holiday let accommodation.	Greenfield	1
Minchinhampton	Lower Peaches Farm, Minchinhampton, Stroud	Change of use of outbuilding (2 storey, garage on ground floor) to holiday cottage.	Brownfield	1
Minchinhampton	Brimscombe Farm, Brimscombe Hill, Brimscombe	Retention of building for holiday let accommodation.	Greenfield	1
North Nibley	Bassett Court Farm, North Nibley, Stroud	Change of use of agricultural building to holiday accommodation.	Greenfield	1
Nympsfield	Cartshed at Baytree Farm, Front Street, Nympsfield.	Change of use of cart shed to two holiday units.	Greenfield	1
Painswick	Snows Farm, Steanbridge Lane, Slad, Painswick	Conversion of farm buildings to single unit holiday accommodation	Greenfield	1
Pitchcombe	Barn Castle, Wragg Castle Lane, Pitchcombe	Conversion of outbuilding to ancillary accommodation to the main building as a holiday let.	Greenfield	1
Stinchcombe	Standle Court, Standle Lane, Stinchcombe, Dursley	Variation of planning permission S.319/B to allow change from holiday let accommodation to use as an annexe associated with dwelling at Standle Court.,	Brownfield	-1

Uley	Newbrook Farm, Uley Road, Dursley	Conversion of traditional farm buildings to form 4 self contained holiday units.	Greenfield	2
Woodchester	Applegarth, Park Lane, Woodchester, Stroud.	Change of use of garage to single apartment to facilitate bed and breakfast/ holiday let.	Brownfield	1
Wotton-Under-Edge	Canons Court, Bradley Green, Wotton under Edge	Erection of 12 self contained units of tourist accommodation.	Greenfield	12
<b>TOTAL</b>				<b>32</b>

### Holiday Home Commitments at 1<sup>st</sup> April 2012

Parish	Site Name	Development Description	Greenfield / Brownfield	Total Commitments	Not Started	Under Construction
Alkington	Outbuildings at Wick Court, Lower Wick, Dursley.	Change of use of outbuildings to two holiday units, and access.(additional information 11.10.10)	Brownfield	2	0	2
Cam	Barn at Ashmead Farm, Cam, Dursley.	Change of use of barn to form self catering holiday accommodation.	Greenfield	1	1	0
Cranham	Woodside Farm, Cranham	Conversion of byre and stables to 2 holiday lets.	Greenfield	1	1	0
Frocester	Hill Farm, Frocester Hill, Frocester	Conversion of farm buildings into ten holiday cottages and ancillary works.	Greenfield	7	0	7
Hamfallow	Old Farm, Breadstone, Berkeley	COU of existing barns A, B and C to holiday accommodation.	Greenfield	3	2	1
Hamfallow	Walgaston Farm, Berkeley Heath, Berkeley	Conversion of existing redundant barns into 4 holiday lets and B1 office unit, with landscaping.	Greenfield	4	3	1
Hinton	Garage at Fox and Goose, Riddle Street, Halmore, Berkeley.	Change of use and extension to form holiday let.	Brownfield	1	0	1
Minchinhampton	The Stables Hyde Hill, Chalford, Glos	Change of use of barn to 1 bedroomed holiday let.	Greenfield	1	1	0

Parish	Site Name	Development Description	Greenfield / Brownfield	Total Commitments	Not Started	Under Construction
Nailsworth	Ruggers Green Barn, Tetbury Lane, Nailsworth	Conversion of redundant stone barn into tourist holiday accommodation	Greenfield	1	0	1
Painswick	Barn at Slad	Conversion of Barn to Holiday Let.	Greenfield	1	1	0
Painswick	Washbrook Farm Edge Road Painswick	Change of use of existing annexe from workshop space into a 3 bedroom holiday-let cottage.	Greenfield	1	0	1
Standish	Welches Farm, Standish, Stonehouse	Conversion of former cow sheds to two holiday cottages and ancillary accommodation..	Greenfield	2	2	0
Standish	Standish Villa Farm, Oxlynch Lane, Standish, Stonehouse, Glos.	Change of use of two barns to holiday homes.	Greenfield	2	0	2
Thrupp	Quarry Hill Farm, London Road, Thrupp, Stroud.	Change of use of existing stables and office to 5 holiday homes.	Greenfield	5	5	0
Uley	Newbrook Farm, Uley Road, Dursley	Conversion of traditional farm buildings to form 4 self contained holiday units.	Greenfield	2	0	2
Upton St Leonards	Barn, Bondend Farm, Upton St Leonards.	Change of use of barn to holiday let.	Greenfield	1	1	0
Wotton-Under-Edge	Bournestream Farm, Bradley Road, Wotton Under Edge.	Change of use of outbuilding to form 1 no. holiday apartment.	Greenfield	1	1	0
Wotton-Under-Edge	Building at 48 Long Street, Wotton Under Edge.	Demolition of existing building and erection of new building as holiday let.	Brownfield	1	1	0
<b>TOTALS</b>				<b>37</b>	<b>19</b>	<b>18</b>