

Residential Commitment in Stroud District at 01 April 2013



1. Introduction

This document contains information on committed and completed housing developments in the Stroud District at 31 March 2013. 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 3 October 2012 to adopt a new minimum figure of 9,260 new dwellings with reserve provision for up to 11,500 dwellings in the period 1 April 2006 to 31 March 2031.

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 1st April 2012 until the 31st March 2013.

Further information can be obtained from

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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 2012)	2,379
Completions between 01/04/2012 and 31/03/2013	408
Total Completions	2,787
Large site commitments at 01 April 2013 (10+ dwellings)	3,674
Small site commitments at 01 April 2013 (1-9 dwellings)	470
Other firm commitments at 01 April 2013*	160
Total Commitments	4,304
Total Completions and commitments	7,091
Minimum Housing Requirements (1 April 2006 to 31 March 2031)	9,260
Remaining Minimum Requirement	-2,169

* Sites subject to Section 106 Legal Agreement

Brownfield/greenfield commitments and completions

	No	%
Commitments on brownfield sites at 01 April 2013	1993	46
Commitments on greenfield sites at 01 April 2013	2311	53
Completions on brownfield sites during 2012/13	164	40
Completions on greenfield sites during 2012/13	244	60
Completions on brownfield (1 April 2006 to 31 March 2013)	2172	78
Completions on greenfield (1 April 2006 to 31 March 2013)	617	22

Residential Commitments per parish as at 01 April 2013

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	10	0	10
BERKELEY	3	0	3
BISLEY WITH LYPIATT	11	28	39
BROOKTHORPE WITH WHADDON	1	0	1
CAINSCROSS	27	166	193
CAM	28	177	205
CHALFORD	11	0	11
COALEY	2	0	2
CRANHAM	3	0	3
DURSLEY	40	432	472
EASTINGTON	5	14	19
ELMORE	0	0	0
FRAMPTON ON SEVERN	6	0	6
FREATHERNE WITH SAUL	3	0	3
FROCESTER	0	0	0
HAM AND STONE	9	16	25
HAMFALLOW	8	0	8
HARDWICKE	17	1755	1772
HARESCOMBE	0	0	0
HARESFIELD	1	0	1
HILLESLEY AND TRESHAM	2	0	2
HINTON	2	12	14
HORSLEY	16	0	16
KINGS STANLEY	7	167	174
KINGSWOOD	6	23	29
LEONARD STANLEY	6	0	6
LONGNEY	1	0	1
MINCHINHAMPTON	12	99	111
MISERDEN	0	0	0
MORETON VALENCE	1	0	1
NAILSWORTH	40	21	61
NORTH NIBLEY	3	0	3
NYMPSFIELD	2	0	2
OWLPEN	0	0	0
PAINSWICK	9	0	9
PITCHCOMBE	2	0	2
RANDWICK	3	13	16
RODBOROUGH	9	133	142
SLIMBRIDGE	14	0	14
STANDISH	0	0	0
STINCHCOMBE	4	0	4

Parish	Small sites (9 dwellings and under)	Large sites (10 dwellings and over)	Total
STONEHOUSE	18	55	73
STROUD	62	274	336
THRUPP	15	0	15
ULEY	3	0	3
UPTON ST LEONARDS	0	239	239
WHITESHILL AND RUSCOMBE	3	0	3
WHITMINSTER	3	14	17
WOODCHESTER	14	2	16
WOTTON UNDER EDGE	25	34	59
Total	470	3674	4144

Status of Outstanding Planning Permissions on Large Sites at 01 April 2013

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.04/25 15/REM	Land at Windyridge Bisley Stroud	26	2	0	0	0	24	2
Bisley-With-Lypiatt	2319	S.12/10 52/FUL	Woodlands Yard Eastcombe Stroud Glos.	26	0	26	0	0	0	26
Cainscross	9036	S.11/07 98/FUL	Former Cashes Green Hospital Cashes Green Road Cashes Green Stroud.	78	46	32	0	0	0	78
Cainscross	1930 3c	S.03/62 3	Land at Ebley Wharf	99	64	24	0	11	11	88
Cam	2587 0c	S.12/06 23/REM	Littlecombe Zone A3 and Part Zone K Cam Dursley Glos.	94	94	0	0	0	0	94
Cam	158	S.12/12 00/FUL	Land at Springfields Cam Dursley Glos.	12	12	0	0	0	0	12
Cam	5591	S.11/16 82/FUL	Land at Box Road Cam Dursley Glos.	71	71	0	0	0	0	71
Dursley	2587 0b	S.08/17 03/REM	Zone F Lister Petter Long Street Dursley	78	78	0	0	0	0	78
Dursley	2587 0	S.05/04 98/OUT	Land at Lister Petter Littlecombe	354	354	0	0	0	0	354
Eastington	1064 6	S.03/96 2	Millend Mill Millend Lane	14	14	0	0	0	0	14
Ham and Stone	1054 8	S.11/11 10/FUL	Berkeley Vale Hotel Stone Berkeley	16	16	0	0	0	0	16
Hardwicke	1159 3a	S.11/11 90/OUT	Sellars Farm Sellars Road Hardwicke Glos.	200	200	0	0	0	0	200
Hardwicke	1171 8a	S.09/22 73/REM	Colethrop Farm Hardwicke Glos.	341	105	41	0	106	195	146
Hardwicke	1171 8	S.09/16 92/VAR	Colethrop Farm (Hunt's Grove)	1409	1409	0	0	0	0	1409
Hinton	1638 3	S.11/10 06/REM	Land at Cromwell Farm Sanigar Farm Newtown Berkeley	65	0	12	0	53	53	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
King's Stanley	20601	S.10/2486/VAR	Rectory Meadow Church Street Kings Stanley Stonehouse	15	0	0	0	10	15	0
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	8	13	0	0	0	21
Kingswood	9052	S.11/1839/FUL	Land at Chestnut Park Kingswood Glos.	27	20	3	0	4	4	23
Leonard Stanley	2978	S.10/0512/FUL	Land north of Bath Road and east of Grange Farm	29	0	0	0	13	29	0
Minchinhampton	695	S.12/2239/FUL	Land Off Cirencester Road The Tynings And Old Common Minchinhampton	63	63	0	0	0	0	63
Minchinhampton	4636	S.09/2062/FUL.	Barcelona Farm Windmill Road Minchinhampton.	10	0	0	0	10	10	0
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	12	12	0	0	0	0	12
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.07/1937/OUT	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	105	32	23	0	36	50	55
Stroud	2632	S.12/1007/FUL	Timms Garage Cainscross Road Stroud Glos.	32	32	0	0	0	0	32

Parish	Site No.	Planning Ref	Site Name	Current Total Capacity	Not Started	Under Construction	Losses During Year	Complete During Year	Total Complete	Net Commitments
Stroud	1992 2a	S.10/06 51/OUT	106 Stratford Road Stroud	10	10	0	0	0	0	10
Stroud	4916 a	S.10/07 01/FUL	Abercairn Belle Vue Road Stroud	14	14	0	0	0	0	14
Stroud	7397	S.10/05 28/FUL	Stroud Cricket Club Stratford Road Stroud.	77	0	16	0	52	61	16
Stroud	2148 5	S.05/15 13/FUL	Land adj Hill Paul Building Cheapside	101	101	0	0	0	0	101
Stroud	5165	S.05/07 68/FUL	Lansdown Kennels Lansdown Stroud	73	33	0	0	0	40	33
Stroud	2068 2	01/1107	Bowbridge Wharf Butterrow Hill Stroud	30	30	0	0	0	0	30
Stroud	3312	S.08/16 06/REM	Thompson First Ltd Butterrow Hill Bowbridge Stroud	24	24	0	0	0	0	24
Stroud	1272 5	S.11/12 55/FUL	86 - 90 Cainscross Road Stroud.	14	14	0	0	0	0	14
Upton St Leonards	2079 3i	S.12/15 68/REM	Parcel 11 and Part Parcel 16a Brockworth Airfield Upton St Leonards Glos.	60	56	4	0	0	0	60
Upton St Leonards	2079 3h	S.09/17 82/REM	Parcel 17a Brockworth Airfield Upton St. Leonards.	14	14	0	0	0	0	14
Upton St Leonards	2079 3	S.01/14 23	Land at former airfield east of M5 at Brockworth	144	144	0	0	0	0	144
Upton St Leonards	2079 3f	S.12/15 68/REM	Part of Parcel 16a Brockworth Airfield	21	0	21	0	0	0	21
Whitminster	1607 5	S.11/10 02/FUL	Land at School Lane Whitminster Glos.	14	0	14	0	0	0	14
Woodchester	2570 2	S.07/02 02/COU	Hillgrove House Bath Road Woodchester	10	1	1	0	4	8	2
Wotton Under Edge	2899 5	S.10/22 23/FUL	Land adjoining Water Lane Wotton Under Edge	14	0	0	0	14	14	0

Parish	Site No.	Planning Ref	Site Name	Current Total Capacity	Not Started	Under Construction	Losses During Year	Complete During Year	Total Complete	Net Commitments
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
			Total	4199	3411	263	0	313	525	3674

New Large Sites Granted Planning Permission

During 2012/13

Figures shown as gross

	Site Name	Current Total Capacity
1	Woodlands Yard Eastcombe Stroud Glos.	26
2	Littlecombe Zone A3 and Part Zone K Cam Dursley Glos.	94
3	Land at Springfields Cam Dursley Glos.	12
4	Land at Box Road Cam Dursley Glos.	71
5	Sellars Farm Sellars Road Hardwicke Glos.	200
6	Land Off Cirencester Road The Tynings And Old Common Minchinhampton.	63
7	Parcel 11 and Part Parcel 16a Brockworth Airfield Upton St Leonards Glos.	60
8	Part of Parcel 16a Brockworth Airfield	21
	Total	547

Other Firm Commitments at 01 April 2013

The sites below are awaiting planning permission at 01 April 2013

	Site Name	Current Total Capacity
1	Mitre Pitch, Wotton Under Edge.	10
2	Lewiston Mill, Brimscombe, Stroud.	41
3	Land at Northfield, Dursley Road, Cambridge	24
4	Former Industrial Site, Potters Pond, Wotton Under Edge	46
5	Newport Towers Newport Berkeley Glos.	39
	Total	160

Net Completions by Parish during 01 April 2012 to 31 March 2013

Parish	Completions
Alderley	0
Alkington	1
Arlingham	-1
Berkeley	2
Bisley with Lypiatt	3
Brookthorpe with Whaddon	0
Cainscross	14
Cam	10
Chalford	1
Coaley	0
Cranham	1
Dursley	1
Eastington	8
Elmore	1
Frampton on Severn	0
Fretherne with Saul	0
Frocester	0
Ham and Stone	1
Hamfallow	0
Hardwicke	106
Harescombe	0
Haresfield	0
Hillesley and Tresham	1
Hinton	57
Horsley	1
King's Stanley	15
Kingswood	4
Leonard Stanley	13
Longney	0
Minchinhampton	11
Miserden	-1
Moreton Valence	0
Nailsworth	3
North Nibley	2
Nymphsfield	5
Owlpen	0
Painswick	1
Pitchcombe	0
Randwick	0

Parish	Completions
Rodborough	1
Slimbridge	2
Standish	0
Stinchcombe	0
Stonehouse	41
Stroud	69
Thrupp	6
Uley	5
Upton St Leonards	1
Whiteshill And Ruscombe	1
Whitminster	4
Woodchester	4
Wotton Under Edge	14
Total	408

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 2013

Parish	Total Completions
Alderley	1
Alkington	5
Arlingham	4
Berkeley	24
Bisley with Lypiatt	14
Brookthorpe with Whaddon	1
Cainscross	198
Cam	142
Chalford	13
Coaley	15
Cranham	7
Dursley	342
Eastington	53
Elmore	2
Frampton on Severn	5
Fretherne with Saul	4
Frocester	0
Ham and Stone	8
Hamfallow	4
Hardwicke	200
Harescombe	5
Haresfield	1
Hillesley and Tresham	4
Hinton	73
Horsley	5
King's Stanley	25
Kingswood	50
Leonard Stanley	32
Longney	5
Minchinhampton	93
Miserden	0
Moreton Valence	1
Nailsworth	215
North Nibley	6
Nymphsfield	13
Owlpen	0
Painswick	22
Pitchcombe	1
Randwick	5
Rodborough	66
Slimbridge	9
Standish	5
Stinchcombe	9
Stonehouse	135

Parish	Total Completions
Stroud	513
Thrupp	23
Uley	11
Upton St Leonards	357
Whiteshill and Ruscombe	8
Whitminster	5
Woodchester	5
Wotton Under Edge	41
Total	2785

Holiday Home Completions - 1st April 2005 to 31st March 2013

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
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
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	Woodside Farm, Cranham	Conversion of byre and stables to 2 holiday lets.	Greenfield	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
Hamfallow	Old Farm, Breadstone, Berkeley	COU of existing barns A, B and C 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
Nymphsfield	Cartshed at Baytree Farm, Front Street, Nymphsfield.	Change of use of cart shed to two holiday units.	Greenfield	2
Painswick	Snows Farm, Steanbridge Lane, Slad, Painswick	Conversion of farm buildings to single unit holiday accommodation	Greenfield	1

Parish	Site Address	Development description	Greenfield / Brownfield	Completions
Pitchcombe	Barn Castle, Wragg Castle Lane, Pitchcombe	Conversion of outbuilding to ancillary accommodation to the main building as a holiday let.	Greenfield	1
Standish	Standish Villa Farm, Oxlynch Lane, Standish, Stonehouse, Glos.	Change of use of two barns to holiday homes.	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
TOTAL				38

Holiday Home Commitments at 1st April 2013

Parish	Site Name	Development Description	Greenfield / Brownfield	Total Commitments	Not Started	Under Construction
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	0	1
Cranham	Garages at Rainbow End, Cranham, Gloucester.	Garages at Rainbow End, Cranham, Gloucester.	Brownfield	2	0	2
Frocester	Hill Farm, Frocester Hill, Frocester	Alterations to existing garage to form 2 holiday let flats.	Greenfield	7	0	7
Hamfallow	Old Farm, Breadstone, Berkeley	COU of existing barns A, B and C to holiday accommodation.	Greenfield	2	2	0
Hamfallow	Walgaston Farm,	Conversion of existing redundant barns into 4	Greenfield	4	3	1

	Berkeley Heath, Berkeley	holiday lets and B1 office unit, with landscaping.				
Hinton	Garage at Fox and Goose, Riddle Street, Halmore, Berkeley.	Change of use and extension to form holiday let.	Brownfield	1	0	1
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
Standish	Welches Farm, Standish, Stonehouse	Conversion of former cow sheds to two holiday cottages and ancillary accommodation..	Greenfield	2	0	2
Standish	Standish Villa Farm, Oxlynch Lane, Standish, Stonehouse, Gos.	Change of use of two barns to holiday homes.	Greenfield	1	0	1
Stinchcombe	Melksham Court, Stinchcombe	Change of use and extensions to folly to one bedroomed holiday let.	Brownfield	1	0	1
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
Upton St Leonards	Bowden Hall Farm, Bondend Road, Upton St Leonards	Change of use of existing out building to holiday let and erection of storage building	Greenfield	1	0	1
Whitminster	Land adjoining Belvedere, Bristol Road, Whitminster	Siting of 8 permanent holiday caravans.	Greenfield	8	0	8
Wotton-Under-Edge	Bournestream Farm, Bradley Road, Wotton Under Edge.	Change of use of outbuilding to form 1 no. holiday apartment.	Greenfield	1	0	1
Wotton-Under-Edge	Building at 48 Long Street,	Demolition of existing building and erection of	Brownfield	1	1	0

	Wotton Under Edge.	new building as holiday let.				
Wotton-Under-Edge	Monks Mill Barn, Alderley, Wotton Under Edge	Change of use of barn to two bedroomed holiday let.	Greenfield	1	0	1
Wotton-Under-Edge	Walnut Tree Cottage, Waterley Bottom, North Nibley	Conversion of garage to holiday let.	Brownfield	1	0	1
TOTAL				45	14	31