

# Stroud District Five Year Housing Land Supply

November 2021



**STROUD DISTRICT COUNCIL**  
[www.stroud.gov.uk](http://www.stroud.gov.uk)



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# 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 2021 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 2021 to 31st March 2026**.

## National Planning Policy Framework

- 1.4 The National Planning Policy Framework (NPPF) July 2021 sets out requirements for delivering a sufficient supply of homes to support the Government's objective of significantly boosting housing supply. To achieve this, it states that Local Planning Authorities (LPAs) should identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need, calculated using the standard method, where the strategic policies are more than five years old. 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 significant under delivery of housing over the previous three years in which circumstance the buffer should be increased to 20%. Alternatively, where the LPA choose to demonstrate a five year supply of deliverable sites through an annual position statement, this should include a 10% buffer to account for any fluctuations in the market that year.
- 1.5 The framework also states that LPAs may make an allowance for windfall sites as part of anticipated supply if they have compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Assessment of Land Availability, historic windfall rates and expected future trends.

## Housing requirement

- 1.6 This document contains information on committed and completed housing developments in the Stroud District at 31 March 2021. 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 and an annual housing requirement of 456 dwellings. Table 1 of this report sets out the remaining housing requirement under the adopted Local Plan. The adopted Local Plan is currently being reviewed and the draft Local Plan was submitted for examination on 25th October 2021.

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- 1.7 As it is now more than five years since the Local Plan was adopted, this report measures the 5-year housing land supply against the District's local housing need assessed using the standard method (Tables 2 and 4). A 5% buffer has been added to the requirement to ensure choice and competition in the market for land in accordance with the NPPF.
- 1.8 The Housing Delivery Test 2020 Measurement for Stroud, published February 2021, is 130% and above the threshold for any prescribed consequence, in the form of an action plan or enhanced buffer, to further boost local housing delivery.

## Housing supply

- 1.9 The Council's housing land supply consists of:
- Unimplemented residential planning permissions
  - Residential development that is currently under construction
  - Other firm commitments with a resolution to grant planning permission, including sites subject to a S.106 agreement
  - A windfall allowance
  - Sites allocated for housing in the adopted Local Plan which have not yet received planning permission
- 1.10 The Council records housing completions as at 31<sup>st</sup> March each year as part of its annual monitoring system. All numbers regarding completions and commitments in this report are taken from the **Stroud District Housing Land Availability Report 2021**.
- 1.11 In addition to the above housing land supply, the Council has identified further deliverable and developable housing sites within settlements, through the **Strategic Assessment of Land Availability (SALA) 2017** and subsequent updates. The **Stroud District Brownfield Land Register** includes other sites, on previously developed land currently without planning permission, that the Council has assessed as suitable for residential development which may also be forthcoming to further boost housing supply. Additional sites identified through these sources do not form part of the housing land supply calculation but will further enhance a healthy headroom of housing land supply above required levels and provide additional market flexibility.
- 1.12 The draft Local Plan submitted for examination allocates land for a further 7,825 dwellings, in addition to the housing supply identified above, to meet a housing requirement figure for the period 01 April 2020 to 31 March 2040 of at least 12,600 new homes or an annual requirement of at least 630 new homes per year.

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## Non implementation rate

- 2.2 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). The Council will be reviewing this shortly.

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## 2. Deliverability of sites

- 2.1 In accordance with the glossary definition of **Deliverable** in Annex 2 of the NPPF, all sites identified within the 5-year supply must be available now, must offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years.
- ✓ 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 11 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 11 years.
  - ✓ Realistic prospect – we have contacted landowners/ developers of the large sites and adopted Local Plan allocations to ensure that sites remain deliverable and are likely to come forward within the next five years.

### Large sites (10 or more dwellings)

- 2.3 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 2021 - 2026. Responses have been filed as evidence. Where developers were not contactable or did not respond, discussions were held with development management officers regarding the deliverability of those sites.

### Local Plan allocations

- 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 2021 - 2026.

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## 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 the glossary definition of 'Deliverable' in Annex 2 of the NPPF. A breakdown of all commitments on small sites by Parish is detailed in Appendix 5. As stated earlier, the Council will be reviewing the non-implementation rate shortly.

## 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 an 11-year period (See Appendix 8) that indicates that small sites have consistently delivered at an average of 75 dwellings per year (not including greenfield sites or sites on garden land). 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. The Council will be reviewing the windfall allowance shortly.



# 3. Housing land supply assessment

As at 1<sup>st</sup> April 2021 for the five-year period  
1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2026

**Table 1: Local Plan Housing Requirement 1/4/2021 – 31/03/2026**

		<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 - 31/03/2021	7,091
D	15 Year requirement between 2006 – 2021 (B x 15)	6,840
E	Shortfall/Surplus in first 15 years (D - C)	251
F	Five year requirement (B x 5) + E (if shortfall)	2,280
G	Total requirement including 5% buffer (E x 1.05)	2,394

**Table 2: Local Housing Need Standard Method**

		<b>Local Housing Need Standard Method</b>
A	Annual household growth Average 2021 - 2031	487.8
B	Median affordability ratio 2020	8.65
C	Affordability uplift	29%
D	Local Housing Need 2021 (A x 1.29)	630
E	Five year requirement [(D x 5)	3,150
F	Total requirement including 5% buffer (E x 1.05)	3,308

**Table 3: Deliverable Housing Land Supply 1/4/2021 – 31/3/2026**

		<b>Dwellings</b>
A	Allocated sites under construction (Appendix 1)	1,413
B	Allocated sites with planning permission but not yet started (Appendix 2)	145
C	Non-allocated large sites (10 dwellings or more) under construction (Appendix 3)	1,695
D	Non-allocated large sites (10 dwellings or more) with planning permission but not yet started (Appendix 4)	621
E	Non allocated small sites (9 dwellings or less) with planning permissions (Appendix 5) minus 22% non-implementation rate [461-101]	360

F	Other firm commitments - with a resolution to grant planning permission at 1 <sup>st</sup> April 2021, including sites subject to a s106 agreement (Appendix 6)	126
G	Local Plan allocated sites without planning permission (Appendix 7)	1,387
H	Windfall allowance (Appendix 8) [75x2]	150
I	<b>Total supply [A+B+C+D+E+F+G+H]</b>	<b>5,897</b>
J	Dwellings unlikely to be built in period between 2021 – 2026 (Appendix 9)	1,618
K	<b>Total dwellings [I – J] (Appendix 9)</b>	<b>4,279</b>

**Table 4: Five Year Housing Land Supply 1/4/2021 – 31/3/2026**

		<b>Local Plan</b>
A	Total deliverable housing supply	4,279
B	Total requirement	3,308
	<b>Percentage of 5 year housing supply [(A divided by B) x 100]</b>	129%
	<b>Years supply</b>	<b>6.47</b>

# Appendices

## Appendix 1

Allocated sites under construction - 1<sup>st</sup> April 2021

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Cam	SA3 Land north east of Draycott Cam	454	0	0	402	0	52	<b>402</b>
Eastington/ Stonehouse	SA2 Land West of Stonehouse	1350	0	0	842	134	374	<b>976</b>
Eastington	Land at Broadfield Road	9	0	1	0	9	0	<b>8</b>
Minchinhampton	Land at Summersfield Road,	7	0	0	0	7	0	<b>7</b>
Nailsworth	Land at Ringfield Close,	20	25	0	0	20	0	<b>20</b>
<b>Total commitments</b>								<b>1,413</b>

## Appendix 2

Allocated sites with planning permission but not yet started - 1<sup>st</sup> April 2021

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Minchinhampton	SA1f Wimberley Mill Knapp Lane	104	0	0	104	0	0	<b>104</b>
Stroud	SA1b Land at Bath Place Cheapside	37	0	0	37	0	0	<b>37</b>
Wotton Under Edge	Gloucester Street/ Bradley Street	8	0	4	8	0	0	<b>4</b>
<b>Total commitments</b>								<b>145</b>

## Appendix 3

### Non-allocated large sites under construction - 1<sup>st</sup> April 2021

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Berkeley	Land at rear of Canonbury Street Berkeley	188	0	0	97	0	91	<b>97</b>
Bisley with Lypiatt	Land at Windyridge Bisley Stroud	26	0	0	2	0	24	<b>2</b>
Cam	Land north west of Box Road Cam	90	0	0	90	0	0	<b>90</b>
Cam	Coaley Junction Cam	41	0	0	4	36	1	<b>40</b>
Chalford	Land at Middle Hill,	31	0	0	31	0	0	<b>31</b>
Dursley	Littlecombe	508	0	0	162	0	346	<b>162</b>
Eastington	Millend Mill Millend Lane	14	0	0	2	0	12	<b>2</b>
Hardwicke/ Haresfield	Colethrop Farm (Hunt's Grove)	1751	1	0	862	76	812	<b>938</b>
Hillesley and Tresham	Land to the west of Hawkesbury Road, Hillesley	17	0	0	0	17	0	<b>17</b>
Hardwicke	Land east of Waterwells, Marconi Drive, Quedgeley	34	0	0	0	34	0	<b>34</b>
Nailsworth	Locks Mill Brewery Lane	23	0	0	11	0	12	<b>11</b>
Nailsworth	Land at Pike Lane, Nailsworth	17	0	0	17	0	0	<b>17</b>
Standish	Former Standish Hospital and Former Westridge Hospital	147	0	0	86	61	0	<b>147</b>
Stroud	Lansdown Kennels Lansdown	73	0	0	6	9	58	<b>15</b>
Stroud	Gospel Hall, Church Street, Stroud	12	0	2	12	0	0	<b>12</b>
Woodchester	Rooksmoor Mills, Bath Road	54	0	0	11	35	8	<b>46</b>
Wotton under Edge	Dryleaze Court	22	33	0	0	22	0	<b>22</b>

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Wotton under Edge	Land south of the Chipping Surgery, Symn Lane,	12	0	0	12	0	0	12
<b>Total commitments</b>								<b>1,695</b>

## Appendix 4

### Non-allocated large sites with planning permission but not yet started - 1<sup>st</sup> April 2021

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Alkington	Newport Towers Hotel Newport	39	0	0	39	0	0	39
Brookthorpe with Whaddon	Land at Wynstones Drive Brookthorpe	19	0	9	19	0	0	10
Cainscross	Dudbridge Industrial Estate Dudbridge Road	130	0	0	130	0	0	130
Cainscross	Tricorn House Westward Road Ebley	44	0	0	44	0	0	44
Cam	Land adjacent to Box Road Avenue Cam	36	0	1	36	0	0	35
Cam	Land off A4135 Tilsdown, Cam	15	0	0	15	0	0	15
Frampton on Severn	Land north of Frampton On Severn Industrial Park Lake Lane	21	0	0	21	0	0	21
Kings Stanley	Stanley Mills Ryeford	146	0	0	146	0	0	146
Minchinhampton	Dark Mills Toadsmoor Lane Brimscombe	36	0	0	36	0	0	36
Nailsworth	The Maltings, Tetbury Lane	16	0	0	16	0	0	16
Rodborough	Land adjoining Stroud Rugby Club Dudbridge Hill	14	0	0	14	0	0	14

Parish	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Rodborough	Police Station Dudbridge Hill	13	2	0	13	0	0	<b>13</b>
Stonehouse	Land at Station Road Bristol Road	49	0	0	49	0	0	<b>49</b>
Stroud	Abercairn Belle Vue Road	14	0	0	14	0	0	<b>14</b>
Stroud	Thompson First Ltd Butterow Hill Bowbridge	24	0	0	24	0	0	<b>24</b>
Upton St Leonards	Bowden Hall Farm Bondend Road	15	0	0	15	0	0	<b>15</b>
<b>Total commitments</b>								<b>621</b>

## Appendix 5

### Non-allocated Planning Permissions: small sites by Parish - 1<sup>st</sup> April 2021

Excludes small sites with planning permission within the Council's New Homes and Regeneration Programme with allocated funding included within Appendix 1 and Appendix 2

Parish	Commitments
ALDERLEY	0
ALKINGTON	8
ARLINGHAM	13
BERKELEY	0
BISLEY WITH LYPIATT	16
BRIMSCOMBE & THRUPP	16
BROOKTHORPE WITH WHADDON	1
CAINSCROSS	46
CAM	28
CHALFORD	16
COALEY	0
CRANHAM	3
DURSLEY	15
EASTINGTON	6
ELMORE	2
FRAMPTON ON SEVERN	1
FREATHERNE WITH SAUL	1
FROCESTER	0
HAM AND STONE	1
HAMFALLOW	7
HARDWICKE	10
HARESCOMBE	1
HARESFIELD	6
HILLESLEY AND TRESHAM	4
HINTON	1
HORSLEY	9
KINGS STANLEY	11

Parish	Commitments
KINGSWOOD	4
LEONARD STANLEY	5
LONGNEY	1
MINCHINHAMPTON	17
MISERDEN	0
MORETON VALENCE	1
NAILSWORTH	31
NORTH NIBLEY	1
NYMPSFIELD	4
OWLPEN	0
PAINSWICK	13
PITCHCOMBE	0
RANDWICK	6
RODBOROUGH	16
SLIMBRIDGE	4
STANDISH	1
STINCHCOMBE	4
STONEHOUSE	25
STROUD	66
ULEY	0
UPTON ST LEONARDS	5
WHITESHILL AND RUSCOMBE	9
WHITMINSTER	1
WOODCHESTER	8
WOTTON UNDER EDGE	17
<b>Total commitments</b>	<b>461</b>

## Appendix 6

Sites with a resolution to grant planning permission, including sites subject to a s106 agreement - 1<sup>st</sup> April 2021

Parish	Site Name	Current Total Capacity
Cam	Land south of railway line, Box Road	42
Rodborough	Land north of Dudbridge Hill, Rodborough	84
<b>Total commitments</b>		<b>126</b>

## Appendix 7

Allocated sites without Planning Permission - 1<sup>st</sup> April 2021

Parish	Site Name	Allocated Capacity
HARDWICKE/HARESFIELD	SA4 Hunts Grove extension	750
HINTON	SA5 Sharpness Docks	300
VARIOUS	SA1 Stroud Valleys	320
VARIOUS	Council Housing (remaining allocation)	17
<b>Total commitments</b>		<b>1,387</b>



## Appendix 8

### Historic small sites windfall delivery

Year (1 <sup>st</sup> April – 31 <sup>st</sup> March)	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
2012/2013	81
2013/2014	58
2014/2015	40
2015/2016	72
<b>Average = 75</b>	



# Appendix 10 Large sites summary of deliverability

## 1. Large sites with planning permission:

Site Name	Summary of Deliverability	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Newport Towers, Newport, Berkeley	Reserved matters approval for 39 dwellings granted June 2019. Ede Homes the developer. Demolition works completed. Building works anticipated to start on site in the first quarter of 2022 with delivery now expected in a single phase by the end of March 2023. Site promoter estimate considered realistic.	0	39	-	-	-	39
Land at rear of Canonbury Street Berkeley	Full planning permission granted November 2016 for the erection of 188 dwellings. Developer on site and 133 units now completed. The remaining 55 units are programmed for completion and the site built out by December 2022. Site promoter estimate considered realistic.	42	55	-	-	-	97
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. Current applications for reserved matters approval and a variation to the original outline permission on behalf of Cotswold Homes to bring forward housing delivery on the site. Site promoter estimate considered realistic at this stage.	0	-9	19	-	-	10
Tricorn House, Stroud	Prior notification granted May 2020 for the conversion of the existing office building into 44 individual residential units. The building is currently being marketed for purchase or long leasehold with interest from several building/ investment companies. The owner is confident of delivery of all 44 units in accordance with the extant permission.	0	0	44	-	-	44
Dudbridge Industrial Estate	Hybrid planning permission issued in May 2018 for mixed use development comprising full permission for a retail food store and outline permission for up to 130 dwellings. Design Code for the residential development, permitted January 2019. Current reserved matters applications pending consideration for the conversion of buildings to 29no. apartments and new build residential redevelopment of 92no. dwellings. Demolition works completed and infrastructure works for new housing underway. Lidl food store due to open early December 2021. Delivery impacted due to COVID delays, skills and materials shortages but could be advanced once building works commence on site. Site promoter estimate considered realistic.	0	0	15	35	50	100
Land north east of Draycott, Cam	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Outline permission granted December 2017 for 450 dwellings. Current application to increase outline permission to 506 dwellings. Vistry Homes (formerly Bovis) on site and 77 out of 141 dwellings now completed on Phase H1 with this phase programmed to be built out by December 2022. Reserved matters approval granted October 2021 for 97 dwellings and 6 self-build plots on Phase H2 as a follow on development for Vistry Homes. Planning permission granted July 2020 for a new junction and spine road to serve remaining housing phases H3, H4 and H5 to start delivering from 2023/24. Site promoter estimate considered realistic.	50	42	100	100	50	342
Land north west of Box Road Cam	Reserved matters approval for 90 dwellings granted February 2020 for Wain Homes. Developer on site with completions now coming forward and properties available to buy. Developer estimate considered realistic.	40	40	10	-	-	90
Land adjacent to Box Road Avenue Cam	Reserved matters approval for demolition of one dwelling and development of 36 affordable homes granted January 2020. Aster Homes on site working towards delivery of all 36 affordable homes by March 2023. Developer estimate considered realistic.	-1	36	-	-	-	35
Coaley Junction Cam	Full permission granted March 2019 for 41no dwellings. Newland Homes the developer and on site. Completions coming forward and properties available to buy. Developer estimate considered realistic.	40	-	-	-	-	40

# Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Land off A4135 Tilsdown, Cam	Outline planning permission granted February 2021 for up to 15 dwellings. Site currently being marketed. Unconstrained greenfield site. Site promoter estimate considered realistic.	0	0	0	0	15	15
Land south of railway line, Box Road, Cam	Resolution passed March 2021 to grant outline planning permission for up to 42 dwellings subject to completion of a legal agreement to secure the provision of car parking for Cam Station as part of the development. Unconstrained greenfield site. Site promoter estimate considered realistic.	0	20	22	-	-	42
Land at Middle Hill, Chalford Hill, Stroud	Exception site development. Full permission granted February 2020 for 31no affordable dwellings. Greensquare the developers and on site. Developer estimate considered realistic.	14	17	-	-	-	31
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 under construction with 143 of the 150 units either completed or occupied as at April 2021. Reserved matters consent granted for 12 units on Zone F as final phase of development with development of Zone C and Zone F programmed to be built out by March 2023. Current full application for an additional 28 dwellings on land at Littlecombe Zone E.	23	19	-	-	-	42
Millend Mill, Mill End Lane	Extant permission for 2 dwellings as part of a wider implemented scheme for conversion of former Mill building and associated land to residential use. Neon Homes granted consent for 2no. dwellings to come forward with an approved scheme for 3no. dwellings on an adjacent site. Building works anticipated to start on site early 2022 with likely delivery from March 2023.	0	0	2	-	-	2
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. Reserved matters approval and completions progressing on the following phases: <ul style="list-style-type: none"> <li>H1 – H4 138no. dwellings – David Wilson Homes all remaining dwellings programmed for completion by March 2022</li> <li>H3 – H5 &amp; H8 – H10 270no. dwellings – Barratt Homes (95 completions)</li> <li>H6 – H7 68no. dwellings – Redrow Phase completed and occupied with the exception of 4 show homes.</li> <li>Parcel H21 130no. dwellings – Redrow Homes (82 completions)</li> <li>H11 and H12 165 dwellings – Redrow Homes (33 completions)</li> <li>H16 and H19 178 dwellings – Vistry Homes under construction</li> </ul> Allocation proposed to be built out by the end of the five-year period. Site promoter estimate considered realistic based on housing delivery at multiple outlets. 6 outlets delivering over past 2 years.	147	317	308	192	12	976
Land at Broadfield Road, Eastington	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Full permission granted August 2020 for the demolition of a redundant communal building/ warden accommodation and erection of 9no. affordable Independent Living bungalows for older people (net gain 8no. dwellings). On site with programmed completion December 2021.	8	-	-	-	-	8
Land north of Frampton on Severn Industrial Park, Lake Lane	Outline permission granted November 2016 for up to 21 dwellings. Site now controlled by a developer working to progress current reserved matters application for 19no. dwellings with likely delivery 12 -18 months once on-site. Site promoter estimate considered realistic.	0	0	19	-	-	19

# Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Colethrop Farm (Hunts Grove)	<p>Crest Nicholson the main developer. Three other outlets currently delivering on Phases 2 and 3 and further reserved matters approvals on Phase 4:</p> <ul style="list-style-type: none"> <li>R20 &amp; R21 125no. dwellings – Bellway Homes all remaining dwellings programmed to be built out November 2021</li> <li>R22 – 25 &amp; R26B 142no. dwellings – David Wilson Homes all remaining dwellings programmed for completion by March 2022</li> <li>R4, R9, R10 south, R13 – 16 &amp; R20B Phase 3 350no dwellings – Vistry Homes, formerly Bovis, (133 completions)</li> <li>Parcels R11&amp; R12 Phase 4 83no. dwellings– Crest Nicholson. Reserved matters approval January 2020</li> <li>Parcel R3, R3EL, R5 &amp; R7 Phase 4 163no. dwellings – Crest Nicholson. Reserved matters approval October 2020</li> <li>Parcel R2, R6,R8 &amp;R10B Phase 4 138no. dwellings – Crest Nicholson. Reserved matters approval October 2020</li> <li>Parcels R17, R18 &amp; R19 Hunts Grove Phase 4 – Stantec. Reserved matters approval October 2020</li> </ul> <p>Final outstanding application for reserved matters approval for 38no. dwellings as part of the neighbourhood centre. Revised development total of 1,647 dwellings from 1,750 granted outline consent. Site promoter estimate considered realistic.</p>	149	140	165	160	157	<b>771</b>
Land east of Waterwells Marconi Drive Quedgeley	Full permission granted May 2019 as part of a larger cross boundary development with Gloucester City for 118 dwellings. Crest Nicholson the developer and on site. 20no. dwellings have currently been completed with a further 4 units programmed for completion before Christmas 2021. All 34 no. dwellings are programmed to be built out before the end of February 2022.	34	-	-	-	-	<b>34</b>
Land to the west of Hawkesbury Road Hillesley	Full permission granted October 2018 as an exception site development for 9 no. affordable dwellings and 8no. open market dwellings. APS Homes the developer. Site built out September 2021.	17	-	-	-	-	<b>17</b>
SA1f Wimberley Mill	Strategic allocation in Local Plan. Deliverability and viability tested at SDLP examination. Reserved matters approval October 2019. Complex site - key works relating to the footpath diversion, main sewer diversion and highways matters have now been completed to enable infrastructure and housing development to progress. Delivery impacted due to COVID delays, skills and materials shortages but could be advanced once building works commence on site. Site promoter estimate considered realistic. Local builder with track record of delivery and rates considered realistic.	0	0	20	20	30	<b>70</b>
Land at Summersfield Road, Minchinhampton	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Full permission granted April 2020 for 7no. affordable dwellings. On site with programmed completion December 2021.	7	-	-	-	-	<b>7</b>
Land at Pike Lane, Nailsworth	Reserved matters approval for 17no. dwellings granted December 2017. Development started Newland planning to progress construction in spring/ summer 2022 with housing delivery likely to come forward over a two-year period from summer 2023. Developer estimate considered realistic.	0	0	10	7	-	<b>17</b>

## Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Locks Mill, Brewery Lane	<p>Permission for conversion and new build. 12 units complete. 11 units to be completed. Anticipated housing delivery within the five-year period detailed below:</p> <ul style="list-style-type: none"> <li>Plot 7 (2 units): Revised scheme for 2 three bed dwellings granted permission January 2019 and under construction for completion 2022/23.</li> <li>Plots 8 and 9 (5 units): Potential follow on development starting 2023/4 with likely 2-year build programme</li> </ul> <p>Delivery estimate considered realistic.</p>	0	2	0	0	5	7
The Maltings Tetbury Lane Nailsworth	<p>Full planning permission and Listed Building Consent granted 2019 for the conversion of two former brewery buildings to 13 dwellings to be developed in conjunction with a new building comprising 3 apartments currently subject of a planning application for a resubmitted scheme previously granted permission but recently confirmed to have lapsed. Developer seeking to purchase site, subject to planning permission, and commence works from early 2022. Likely 18-month build programme with housing delivery from late summer 2023.</p>	0	0	16	-	-	16
Ringfield Close, Nailsworth	<p>Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Full permission granted February 2020 for the redevelopment of former sheltered housing to provide 20no. affordable units. On site with programmed completion March 2022.</p>	20	-	-	-	-	20
Police Station, Dudbridge Hill, Stroud	<p>Full planning permission. Demolition work complete on-site. New Dawn Homes Ltd is the developer. Pre-commencement conditions discharged and development likely to come forward in conjunction with site adjoining Stroud Rugby Club. Combined development now anticipated to come forward over a two-year period from Spring 2023 due to the impact of the COVID pandemic and resulting cancellations of sales on other sites. Site promoter estimate considered realistic.</p>	0	0	13	-	-	13
Land adjoining Stroud Rugby Club, Dudbridge Hill	<p>Full planning permission. New Dawn Homes Ltd is the developer. Development expected in conjunction with Police Station site above. Pre-commencement conditions discharged and initial site works carried out to implement planning permission. Combined development now anticipated to come forward over a two-year period from Spring 2023 due to the impact of the COVID pandemic and resulting cancellations of sales on other sites. Developer estimate considered realistic.</p>	0	0	0	14	-	14
Former Standish Hospital and Former Westridge Hospital Standish	<p>Full permission granted February 2019 for the conversion of former Standish Hospital buildings to 48 dwellings, demolition of Westridge Hospital and development of 99 new build homes. Listed building consent approved February 2019. Developer on site. Anticipated reduction in total number of new dwellings to be delivered and revised overall total of 136 dwellings subject to planning permission being granted. Site promoter estimate considered realistic.</p>	31	35	35	35	-	136
Land at Station Road Bristol Road, Stonehouse	<p>Reserved matters permission for 49 units granted November 2016. Pre-commencement conditions discharged and permission implemented November 2018. Development is now likely to come forward as an amended scheme for 45 dwellings under a variation to the original planning permission currently pending consideration with likely housing delivery 2023/24. Site promoter estimate considered realistic.</p>	0	0	45	-	-	45
Lansdown Kennels, Lansdown, Stroud	<p>23 dwellings completed, as part of Lansdown Rise development since 2016, as at October 2021. The remaining 10 dwellings are all under construction with a further 4no. completions by July 2022 and the final phase of 6no. dwellings anticipated for completion early 2023. Developer estimate considered realistic.</p>	5	10	-	-	-	15

# Appendix 10 Large sites summary of deliverability

Site Name	Summary of Deliverability	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Abercairn, Belle Vue Road, Stroud	Full permission. Walsh Homes Ltd is the developer and now on site with housing delivery anticipated to come forward from 2024. Developer estimate considered realistic.	0	0	6	8	-	14
SA1b Land at Bath Place, Cheapside	Local Plan Allocation SA1b. Extant permission for 37no. dwellings granted February 2017. Newland Homes the developer and progressing technical and engineering detailing prior to groundworks commencing on site. Planning permission granted April 2021 for an amended scheme for 47no. dwellings with delivery likely to come forward over a three-year period from spring 2024. Developer estimate considered realistic.	0	0	0	11	22	33
Gospel Hall Church Street Stroud	Full permission granted May 2019. Bales Homes on site. Demolition of existing buildings completed (2 units) and 12no. dwellings under construction with site programmed to be built out by April 2022. Developer estimate considered realistic.	12	-	-	-	-	12
Bowden Hall Farm, Upton St Leonards	Outline permission granted on appeal October 2014. Reserved matters approval granted December 2017. New Dawn Homes the developer. Pre-commencement conditions discharged. Anticipated start on site now delayed by 12 months to late 2021 with delivery predicted by summer/autumn 2022. Developer estimate considered realistic.	0	15	-	-	-	15
Rooksmoor Mills, Woodchester	Full permission granted February 2018 for the redevelopment of the mill buildings to provide 54no. dwellings. Finance raised with Homes England. Coln Residential the developer. First phase of development of 8 dwellings completed and occupied. Groundworks commencement of a further 23 houses and apartments and superstructure of a further 12 apartments is progressing and on track to be built out within 2 years. Site promoter estimate considered realistic.	12	34	0	0	0	46
Land south of the Chipping Surgery Wotton under Edge	Amended full planning permission granted June 2020. GHR Developments on site and construction on track to be built out by April 2022. Site promoter estimate considered realistic.	12	-	-	-	-	12
Drylease Court, Wotton under Edge	Full permission granted April 2020 for the demolition of the former SDC sheltered housing block and redevelopment for 22no. market dwellings. Hawkfield Homes the developer. Site built out and occupied.	22	-	-	-	-	22
Gloucester Street/ Bradley Street, Wotton under Edge	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Planning permission granted September 2019 for the redevelopment of 4no. existing council owned properties to provide 8no. new energy efficient affordable homes. Start on site programmed April 2022 with programmed completion December 2022.	-4	8	-	-	-	4

# Appendix 10 Large sites summary of deliverability

## Local Plan allocations without planning permission

Site Name	Summary of Deliverability	2021/22	2022/23	2023/24	2024/25	2025/26	Total
SA4 Hunts Grove Extension	Strategic allocation in adopted Local Plan 2015 and Stroud District Local Plan Review: Submission Draft Plan October 2021. Deliverability and viability tested at SDLP examination. Delivery planned to come on stream in tandem with later phases of current Hunts Grove development with the allocation forecast to start contributing to housing supply in 2023/24 and completion scheduled for 2030/31. Pre-application discussions have taken place on behalf of Crest Nicholson and a planning application is anticipated.	0	0	30	90	110	<b>230</b>
SA5 Sharpness Docks	Strategic allocation in adopted Local Plan 2015 and local site allocation in Stroud District Local Plan Review: Submission Draft Plan October 2021. 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	<b>80</b>
SA1d Brimscombe Mill	Strategic allocation in adopted Local Plan 2015 and local site allocation in Stroud District Local Plan Review: Submission Draft Plan October 2021. Deliverability and viability tested at SDLP examination. Development of 20 dwellings on the former Lakeside Depot part of the site likely to come forward first, by the end of the five-year period, followed by the remaining units alongside the wider re-development scheme at Brimscombe Port.	0	0	0	0	20	<b>20</b>
SA1e Brimscombe Port	Strategic allocation in adopted Local Plan 2015 and Stroud District Local Plan Review: Submission Draft Plan October 2021. Deliverability and viability tested at SDLP examination. £1.6million of capital funding agreed towards the cost of infrastructure to support redevelopment of the site. Planning permission received for the necessary infrastructure to take the site out of the flood plain and for demolition works across the site together with listed building consent for the demolition of curtilage listed buildings associated with the listed mill building and the Port House. Demolition now commenced. Procurement process started to appoint a developer partner.	0	0	45	45	60	<b>150</b>
Orchard Road, Ebley	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Full permission granted April 2021 for 5no. affordable units. Anticipated start on site April 2022 with programmed completion December 2022.	0	5	0	0	0	<b>5</b>
Queens Drive, Cashes Green	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Planning application for 7no. affordable units anticipated 2022 with likely start on site and housing delivery 2023.	0	0	7	-	-	<b>7</b>
Other sites	The residual 5no. units of the identified 150 new affordable dwellings in the adopted Local Plan to come forward on sites currently at the feasibility stage or within the pipeline of opportunities with committed funding for housing delivery within the five year period.	0	0	0	0	5	<b>5</b>



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