

**Residential Commitment  
in  
Stroud District  
at  
01 April 2010  
(Revised July 2010)**





# 1. Introduction

This document contains information on committed and completed housing developments in the Stroud District at 31 March 2010. The housing requirement for the District is contained within the emerging Regional Spatial Strategy for the South West. The housing requirement for the District contained in the Regional Spatial Strategy incorporating the SoS Proposed Changes July 2008 requires Stroud District to make provision for 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 2009 until the 31<sup>st</sup> March 2010.

Further information can be obtained from

Planning Strategy  
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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 less dwellings are built, or provided through conversion or change of use.

Some previous years versions of this document have used a figure of more than 6 for large sites and less than 5 for small sites. This report uses a threshold of 10 for defining site size as it is in line with the South West Regional monitoring indicators.

## Summary of Housing Land Supply

The table below illustrates the net completions and commitments for Stroud District set against the emerging Regional Spatial Strategy housing target for Stroud District.

Completions (1 April 2006 to 31 March 2009)	1,382
Completions between 01/04/2009 and 31/03/2010	323
<b>Total Completions</b>	<b>1,705</b>
Large site commitments at 01 April 2010 (10+ dwellings)	3,647
Small site commitments at 01 April 2010 (1-9 dwellings)	562
Other firm commitments at 01 April 2010*	65
<b>Total Commitments</b>	<b>4,274</b>
Total Completions and commitments	5,979
RSS Requirements (1 April 2006 to 31 March 2026)**	9,100
<b>Remaining Requirement</b>	<b>-3,121</b>

\* Sites subject to Section 106 Legal Agreement

\*\*Regional Spatial Strategy incorporating the SoS proposed changes July 2008

## Brownfield/greenfield commitments and completions

	No	%
Commitments on brownfield sites at 01 April 2010	2,241	52
Commitments on greenfield sites at 01 April 2010	2,033	48
Completions on brownfield sites during 2009/10	262	81
Completions on greenfield sites during 2009/10	61	19
<b>RSS</b>		
Completions on brownfield (1 April 2006 to 31 March 2010)	1,519	89
Completions on greenfield (1 April 2006 to 31 March 2010)	186	11

## Residential Commitments per parish as at 01 April 2010

Figures are shown as net

Parish	Small sites (9 dwellings and under)	Large sites (10 dwellings and over)	Total
ALDERLEY	2	0	2
ALKINGTON	2	0	2
ARLINGHAM	13	0	13
BERKELEY	7	0	7
BISLEY WITH LYPIATT	15	2	17
BROOKTHORPE WITH WHADDON	3	0	3
CAINSCROSS	32	188	220
CAM	43	82	125
CHALFORD	10	0	10
COALEY	4	0	4
CRANHAM	3	0	3
DURSLEY	22	541	563
EASTINGTON	16	14	30
ELMORE	1	0	1
FRAMPTON ON SEVERN	5	0	5
FREATHERNE WITH SAUL	1	0	1
FROCESTER	1	0	1
HAM AND STONE	3	15	18
HAMFALLOW	6	0	6
HARDWICKE	2	*750	752
HARESCOMBE	1	*1000	1001
HARESFIELD	0	0	0
HILLESLEY AND TRESHAM	4	0	4
HINTON	7	0	7
HORSLEY	15	0	15
KINGS STANLEY	3	0	3
KINGSWOOD	5	4	9
LEONARD STANLEY	7	29	36
LONGNEY	3	0	3
MINCHINHAMPTON	28	46	74
MISERDEN	2	0	2
MORETON VALENCE	1	0	1
NAILSWORTH	34	54	88
NORTH NIBLEY	2	0	2
NYMPFIELD	4	0	4
OWLPEN	0	0	0
PAINSWICK	14	0	14
PITCHCOMBE	1	0	1
RANDWICK	12	0	12
RODBOROUGH	10	148	158
SLIMBRIDGE	6	0	6
STANDISH	1	0	1
STINCHCOMBE	5	0	5

\* Hunts Grove application – 1,750 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	46	105	151
STROUD	81	256	337
THRUPP	21	0	21
ULEY	5	0	5
UPTON ST LEONARDS	1	299	300
WHITESHILL AND RUSCOMBE	6	0	6
WHITMINSTER	3	0	3
WOODCHESTER	17	58	75
WOTTON UNDER EDGE	26	56	82
<b>Total</b>	<b>562</b>	<b>3647</b>	<b>4209</b>

## Status of Outstanding Planning Permissions on Large Sites at 01 April 2010

Parish	Site Number	Site Name	Current Total Capacity	Not Started	Under Construction	Losses During Year	Complete During Year	Total Complete	Net Commitments
Bisley with Lypiatt	632a	Land at Windyridge Bisley Stroud	26	2	0	0	0	24	2
Cainscross	9036	Former Cashes Green Hospital	78	78	0	0	0	0	78
Cainscross	19303c	Land at Ebley Wharf	99	99	0	0	0	0	99
Cainscross	25256	Ebley Saw Mills 315 Westward Road Stroud	14	0	11	0	3	3	11
Cam	14374	88-90 High Street, Cam	10	10	0	0	0	0	10
Cam	27242	Opposite 8 Chapel Street Cam	12	12	0	0	0	0	12
Cam	25870a	Littlecombe Zone A1 & A2 Land at Lister Petter	74	35	25	0	14	14	60
Dursley	1112	Land at May Lane Dursley	15	0	15	0	0	0	15
Dursley	25870	Land at Lister Petter Littlecombe	448	448	0	0	0	0	448
Dursley	25870b	Zone F Lister Petter Long Street Dursley	78	78	0	0	0	0	78
Eastington	10646	Millend Mill Millend Lane	14	14	0	0	0	0	14
Ham and Stone	10548	Berkeley Vale Hotel, Stone	15	15	0	0	0	0	15
Hardwicke	11718	Colethrop Farm (Hunt's Grove)	1400	1400	0	0	0	0	1400
Hardwicke	11718a	Colethrop Farm (Hunt's Grove)	350	350	0	0	0	0	350
Kingswood	14277	Land south of Charfield Road and north-west of Chestnut Park	41	0	4	0	26	37	4
Leonard Stanley	2978	Lat at Bath Road, Leonard Stanley	29	29	0	0	0	0	29
Minchinhampton	3561	Dark Mills Toadsmoor Lane Brimscombe	36	36	0	0	0	0	36
Minchinhampton	4636	Barcelona Farm	10	10	0	0	0	0	10

Parish	Site Number	Site Name	Current Total Capacity	Not Started	Under Construction	Losses During Year	Complete During Year	Total Complete	Net Commitments
Nailsworth	5867	Locks Mill Brewery Lane	20	9	0	0	0	11	9
Nailsworth	5870a	Egypt Mill Hotel	12	12	0	0	0	0	12
Nailsworth	20518	Former Hazelwood Factory Newmarket Road Nailsworth	33	0	33	0	0	0	33
Rodborough	22479	Part Redlars Mill Dudbridge Road Stroud	60	0	28	0	32	32	28
Rodborough	27400	Fromehall Park Dudbridge Hill Stroud	120	120	0	0	0	0	120
Stonehouse	28191	Fox's Field, Ebley Road, Stonehouse	105	105	0	0	0	0	105
Stroud	1074	Stroud College (Orchard Leaze) Stratford Road Stroud	149	47	16	0	-5*	86	63
Stroud	3312	Thompson First Ltd Butterow Hill Bowbridge Stroud	24	24	0	0	0	0	24
Stroud	5165	Lansdown Kennels Lansdown Stroud	70	30	0	0	27	40	30
Stroud	20682	Bowbridge Wharf Butterow Hill Stroud	24	24	0	0	0	0	24
Stroud	21485	Land adj. Hill Paul Building, Cheapside	101	101	0	0	0	0	101
Stroud	27020	Land at Slad Road Stroud	14	0	14	0	0	0	14
Upton St Leonards	20793	Land at former airfield east of M5 at Brockworth	182	182	0	0	0	0	182
Upton St Leonards	20793c	Parcel 12a Former Brockworth Airfield Upton St Leonards	54	1	0	0	0	53	1
Upton St Leonards	20793e	Parcel 12b Former Brockworth Airfield Upton St Leonards	46	9	2	0	18	35	11

Parish	Site Number	Site Name	Current Total Capacity	Not Started	Under Construction	Losses During Year	Complete During Year	Total Complete	Net Commitments
Upton St Leonards	20793f	Parcel 16a Brockworth Airfield	43	43	0	0	0	0	43
Upton St Leonards	20793g	Parcel 19a Brockworth Airfield	48	39	9	0	0	0	48
Upton St Leonards	20793h	Parcel 17a Brockworth Airfield	14	14	0	0	0	0	14
Woodchester	889	Rooksmoor Mills Bath Road Woodchester	51	51	0	0	0	0	51
Woodchester	25702	Hillgrove House Bath Road Woodchester	10	0	7	0	3	3	7
Wotton Under Edge	3994	The Malt House Bear Street Wotton-Under-Edge	12	12	0	0	0	0	12
Wotton Under Edge	347	Former Industrial Site Potters Pond	10	10	0	0	0	0	10
Wotton Under Edge	21525	Land off Pack Horse Lane Haw Street Wotton under Edge	20	20	0	0	0	0	20
Wotton Under Edge	17556a	Land adjacent Fountain Crescent Wotton-Under-Edge	14	14	0	0	0	0	14
<b>Total</b>			<b>3982</b>	<b>3483</b>	<b>164</b>	<b>0</b>	<b>115</b>	<b>335</b>	<b>3647</b>

\* The Council recorded incorrect figures for this site in 2008/9 therefore an adjustment has been made to the completion numbers in 2009/10

## New Large Sites Granted Planning Permission

### During 2009/10

Figures shown as gross

	Site Name	Current Total Capacity
1	Former Cashes Green Hospital	78
2	88-90 High Street, Cam	10
3	Barcelona Farm, Windmill Road., Minchinhampton	10
4	Fox's Field, Land north of Ebley Road, Stonehouse	105
5	Parcel 19a Brockworth Airfield, Upton St Leonards (Reserved Matters)	48
6	Parcel 17a Brockworth Airfield, Upton St Leonards (Reserved Matters)	14
7	Former Industrial Site, Potters Pond, Wotton under Edge	10
8	Colethrop Farm (Hunts Grove), Hardwicke (Reserved Matters. Part of outline permission of 1,750)	350
	<b>Total</b>	<b>625</b>

### Other Firm Commitments at 01 April 2010

The sites below are awaiting planning permission at 01 April 2010

	Site Name	Current Total Capacity
1	Land at Cromwell Farm, Sanigar Lane, Newtown, Berkeley	65
	<b>Total</b>	<b>65</b>

## Net Completions by Parish during 01 April 2009 to 31 March 2010

Parish	Completions
ALDERLEY	0
ALKINGTON	1
ARLINGHAM	0
BERKELEY	5
BISLEY WITH LYPIATT	3
BROOKTHORPE WITH WHADDON	0
CAINSCROSS	19
CAM	21
CHALFORD	1
COALEY	4
CRANHAM	2
DURSLEY	14
EASTINGTON	20
ELMORE	0
FRAMPTON ON SEVERN	1
FREATHERNE WITH SAUL	0
FROCESTER	0
HAM AND STONE	4
HAMFALLOW	1
HARDWICKE	3
HARESCOMBE	1
HARESFIELD	1
HILLESLEY AND TRESHAM	0
HINTON	0
HORSLEY	1
KINGS STANLEY	3
KINGSWOOD	26
LEONARD STANLEY	0
LONGNEY	0
MINCHINHAMPTON	1
MISERDEN	1
MORETON VALENCE	0
NAILSWORTH	4
NORTH NIBLEY	0
NYMPSFIELD	4
OWLPEN	0
PAINSWICK	3
PITCHCOMBE	0
RANDWICK	0

Parish	Completions
RODBOROUGH	35
SLIMBRIDGE	1
STANDISH	1
STINCHCOMBE	1
STONEHOUSE	13
STROUD	56
THRUPP	8
ULEY	1
UPTON ST LEONARDS	54
WHITESHILL AND RUSCOMBE	3
WHITMINSTER	0
WOODCHESTER	3
WOTTON UNDER EDGE	3
<b>Total</b>	<b>323</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 – RSS period (1 April 2006 to 31 March 2010)

Parish	Total Completions
ALDERLEY	0
ALKINGTON	4
ARLINGHAM	3
BERKELEY	16
BISLEY WITH LYPIATT	4
BROOKTHORPE WITH WHADDON	0
CAINSCROSS	153
CAM	44
CHALFORD	7
COALEY	13
CRANHAM	5
DURSLEY	313
EASTINGTON	41
ELMORE	1
FRAMPTON ON SEVERN	3
FRETHErne WITH SAUL	3
FROCESTER	0
HAM AND STONE	8
HAMFALLOW	4
HARDWICKE	5
HARESCOMBE	3
HARESFIELD	1
HILLESLEY AND TRESHAM	1
HINTON	9
HORSLEY	4
KINGS STANLEY	3
KINGSWOOD	40
LEONARD STANLEY	2
LONGNEY	2
MINCHINHAMPTON	64
MISERDEN	0
MORETON VALENCE	0
NAILSWORTH	173
NORTH NIBLEY	5
NYMPSFIELD	7
OWLPEN	0
PAINSWICK	14
PITCHCOMBE	1
RANDWICK	2
RODBOROUGH	38
SLIMBRIDGE	6
STANDISH	4
STINCHCOMBE	6
STONEHOUSE	37

Parish	Total Completions
STROUD	318
THRUPP	13
ULEY	5
UPTON ST LEONARDS	292
WHITESHILL AND RUSCOMBE	5
WHITMINSTER	1
WOODCHESTER	-4
WOTTON UNDER EDGE	26
<b>Total</b>	<b>1,705</b>

## Holiday Home Completions during 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2010

Parish	Site Address	Development Description	Brownfield / Greenfield	Completion
Alkington	Barns adjacent to Michaelwood Farm, Lower Wick, Dursley	Conversion of redundant barns to one dwelling and one holiday let.	Greenfield	1
Brookthorpe	Chambers Farm, Naas Lane, Brookthorpe	Conversion of garage building to holiday cottage	Brownfield	1
Brookthorpe	Red Roof Cottages, Naas Lane, Brookthorpe	COU of farm building to 2 holiday lets.	Greenfield	2
Chalford	Land at Laregon, France Lynch	Conversion of part of garage to holiday let. Changed to permission for permanent dwelling	Brownfield	-1
Hinton	The Malt House Annexe, Hinton, Berkeley	Change of use from B1 office to residential use as holiday let.	Brownfield	1
Leonard Stanley	Stables and cart shed, Priory Farm	Conversion of stable block to 2 units for holiday accommodation	Greenfield	2
Minchinhampton	Lower Peaches Farm, Minchinhampton	Change of use of outbuilding to holiday cottage.	Brownfield	1
Minchinhampton	Brimscombe Farm	Change of use of outbuildings to holiday accommodation	Brownfield	1
North Nibley	Bassett Court Farm	Change of use of agricultural building to holiday accommodation	greenfield	1
Painswick	Snows Farm	Conversion of farm buildings to single unit holiday accommodation	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
Wotton Under Edge	Canons Court, Bradley Green	Erection of 12 self contained units for tourist accommodation	Greenfield	12
			<b>Total</b>	<b>23</b>

## Holiday Home Commitments

Parish	Site address	Development description	Total	Not started	Under Construction
Cam	Barn at Ashmead Farm, Cam, Dursley.	Change of use of barn to form self catering holiday accommodation.	1	1	0
Cranham	Woodside Farm	Conversion of byre and stables to 2 holiday lets, existing modern barn converted swimming pool, and erection of new stabling, garaging, gazebo and glasshouse.	1	1	0
Eastington	The Hawthorns Claypits Lane Eastington	Conversion of redundant outbuilding to living accommodation to provide 2 holiday lets.	2	2	0
Eastington	Westend Farm, Grove Lane, Westend	Conversion of barn/stables to 4 holiday units and conversion of barn to provide indoor pool/games for ancillary use to farmhouse and holiday units.	4	0	4
Elmore	The Barn, Farleys End, Elmore, Gloucester.	Change of use of barn to holiday accommodation.	1	1	0
Frocester	Holiday Cottages Hill Farm	Conversion of farm buildings to 7 holiday cottages and ancillary works.	7	0	7
Hamfallow	Walgaston Farm, Berkeley Heath, Berkeley	Conversion of existing redundant barns into 4 holiday lets and B1 office unit, complete with landscaping. Alterations to widen existing access.	4	4	0
Hamfallow	Old Farm, Breadstone, Berkeley	COU of existing barns A, B and C to holiday accommodation.	4	4	0
Hinton	Garage at Fox and Goose, Riddle Street, Halmore, Berkeley.	Change of use and extension to form holiday let.	1	1	0
Kings Stanley	Pensilva, Selsley West, Stroud, Glos.	Change of use of part of dwelling into holiday let.	1	1	0
Leonard Stanley	Priory Farm, church Road	Alterations and change of use of farm buildings to create 1 dwelling and 1 holiday let	1	1	0
Minchinhampton	The Stables Hyde Hill, Chalford, Glos	Change of use of barn to 1 bedroomed holiday let.	1	1	0
Nailsworth	Ruggers Green Barn, Tetbury Lane, Nailsworth	Conversion of redundant stone barn into tourist holiday accommodation	1	1	0
Pitchcombe	Carn at Wragg Castle Lane	Conversion of outbuilding as holiday let	1	1	0
Standish	Welches Farm,	Conversion of former cow	2	2	0

	Standish, Stonehouse	sheds to two holiday cottages and ancillary accommodation.			
Uley	Newbrook Farm, Uley Road, Dursley	Conversion of traditional farm buildings to form 4 self contained holiday units.	4	0	2
Upton St Leonards	Barn, Bondend Farm, Upton St Leonards.	Change of use of barn to holiday let.	1	1	0
Wotton Under Edge	Bournestream Farm, Bradley Road, Wotton Under Edge.	Change of use of outbuilding to form 1 no. holiday apartment.	1	1	0
Wotton Under Edge	Barn 4 Frogend Farm Coombe Lane, Wotton under Edge	Conversion of Barn No 4 to dwelling for use for holiday letting.	1	1	0
<b>Total</b>			<b>39</b>	<b>24</b>	<b>13</b>