

# **Residential Commitment in Stroud District at 01 April 2011 (Revised January 2012)**





# 1. Introduction

This document contains information on committed and completed housing developments in the Stroud District at 31 March 2011. The housing requirement for the District is contained within the Regional Spatial Strategy for the South West. Although the government has shown a commitment to revoke the Regional Spatial Strategy it is the decision of Stroud District Council to retain the figures until they are reviewed by all the Gloucestershire authorities. 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 2010 until the 31<sup>st</sup> March 2011.

Further information can be obtained from

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

Tel: 01453 754327  
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.

Some previous year's 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 2010)	1705
Completions between 01/04/2010 and 31/03/2011	272
<b>Total Completions</b>	<b>1,977</b>
Large site commitments at 01 April 2011 (10+ dwellings)	3571
Small site commitments at 01 April 2011 (1-9 dwellings)	515
Other firm commitments at 01 April 2011*	168
<b>Total Commitments</b>	<b>4,254</b>
Total Completions and commitments	6,231
RSS Requirements (1 April 2006 to 31 March 2026)**	9,100
<b>Remaining Requirement</b>	<b>-2,869</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 2011	2097	49
Commitments on greenfield sites at 01 April 2011	2157	51
Completions on brownfield sites during 2010/11	242	89
Completions on greenfield sites during 2010/11	30	11
<b>RSS</b>		
Completions on brownfield (1 April 2006 to 31 March 2011)	1761	89
Completions on greenfield (1 April 2006 to 31 March 2011)	216	11

## Residential Commitments per parish as at 01 April 2011

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	14	0	14
BERKELEY	7	0	7
BISLEY WITH LYPIATT	17	2	19
BROOKTHORPE WITH WHADDON	1	0	1
CAINSCROSS	18	177	195
CAM	42	32	74
CHALFORD	10	0	10
COALEY	3	0	3
CRANHAM	3	0	3
DURSLEY	38	541	582
EASTINGTON	16	14	30
ELMORE	1	0	1
FRAMPTON ON SEVERN	4	0	4
FREATHERNE WITH SAUL	0	0	0
FROCESTER	1	0	1
HAM AND STONE	8	15	23
HAMFALLOW	5	0	5
HARDWICKE	3	748	751
HARESCOMBE	2	0	2
HARESFIELD	1	1000	1001
HILLESLEY AND TRESHAM	3	0	3
HINTON	5	65	70
HORSLEY	15	0	15
KINGS STANLEY	3	15	15
KINGSWOOD	5	0	5
LEONARD STANLEY	7	29	36
LONGNEY	3	0	3
MINCHINHAMPTON	22	46	68
MISERDEN	0	0	0
MORETON VALENCE	0	0	0
NAILSWORTH	30	54	84
NORTH NIBLEY	3	0	3
NYMPSEFIELD	7	0	7
OWLPEN	0	0	0
PAINSWICK	8	0	8
PITCHCOMBE	1	0	1
RANDWICK	7	0	7
RODBOROUGH	9	120	129
SLIMBRIDGE	4	0	4
STANDISH	0	0	0
STINCHCOMBE	4	0	4

\* Hunts Grove application – 1,748 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	38	105	143
STROUD	61	301	362
THRUPP	21	0	21
ULEY	5	0	5
UPTON ST LEONARDS	1	275	276
WHITESHILL AND RUSCOMBE	3	0	3
WHITMINSTER	4	0	4
WOODCHESTER	15	3	18
WOTTON UNDER EDGE	34	44	78
<b>Total</b>	<b>515</b>	<b>3571</b>	<b>4086</b>

## Status of Outstanding Planning Permissions on Large Sites at 01 April 2011

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 Cashes Green Road Cashes Green Stroud.	78	78	0	0	0	0	78
CAINSCROSS	19303c	Land at Ebley Wharf	99	99	0	0	0	0	99
CAM	25870a	Littlecombe Zone A1 & A2 Land at Lister Petter	74	0	22	0	38	52	22
CAM	14374	88 - 90 High Street Cam	8	8	0	0	0	0	8
CAM	14374	88 - 90 High Street Cam	2	2	0	0	0	0	2
DURSLEY	25870b	Zone F Lister Petter Long Street Dursley	78	78	0	0	0	0	78
DURSLEY	25870	Land at Lister Petter Littlecombe	448	448	0	0	0	0	448
DURSLEY	1112	Land at May Lane Dursley	15	0	15	0	0	0	15
EASTINGTON	10646	Millend Mill Millend Lane	14	14	0	0	0	0	14
HAM AND STONE	10548	Berkeley Vale Hotel Stone Berkeley	7	7	0	0	0	0	7
HAM AND STONE	10548	Berkeley Vale Hotel Stone Berkeley	8	8	0	0	0	0	8
HARDWICKE / HARESFIELD	11718	Colethrop Farm (Hunt's Grove)	1409	1409	0	0	0	0	1409
HARDWICKE / HARESFIELD	11718a	Colethrop Farm Hardwicke Glos.	341	318	21	0	2	2	339

Parish	Site Number	Site Name	Current Total Capacity	Not Started	Under Construction	Losses During Year	Complete During Year	Total Complete	Net Commitments
HINTON	16383	Land at Cromwell Farm Sanigar Farm Newtown Berkeley	65	65	0	0	0	0	65
LEONARD STANLEY	2978	Land north of Bath Road and east of Grange Farm	29	29	0	0	0	0	29
MINCHINHAMPTON	4636	Barcelona Farm Windmill Road Minchinhampton.	10	10	0	0	0	0	10
MINCHINHAMPTON	3561	Dark Mills Toadsmoor Lane Brimscombe	36	36	0	0	0	0	36
NAILSWORTH	5867	Locks Mill Brewery Lane	9	3	0	0	0	6	3
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
NAILSWORTH	5867	Locks Mill Brewery Lane	10	5	0	0	0	5	5
NAILSWORTH	5867	Locks Mill Brewery Lane	1	1	0	0	0	0	1
RODBOROUGH	27400	Fromehall Park Dudbridge Hill Stroud	120	120	0	0	0	0	120
STONEHOUSE	28191	Fox's Field Land North of Ebley Road Ebley Stonehouse.	105	105	0	0	0	0	105
STROUD	20682	Bowbridge Wharf Butterrow Hill Stroud	24	24	0	0	0	0	24

Parish	Site Number	Site Name	Current Total Capacity	Not Started	Under Construction	Losses During Year	Complete During Year	Total Complete	Net Commitments
STROUD	21485	Land adj Hill Paul Building Cheapside	101	101	0	0	0	0	101
STROUD	5165	Lansdown Kennels Lansdown Stroud	70	30	0	0	0	40	30
STROUD	7397	Stroud Cricket Club Stratford Road Stroud.	77	77	0	0	0	0	77
STROUD	3312	Thompson First Ltd Butterow Hill Bowbridge Stroud	24	24	0	0	0	0	24
STROUD	1074	Stroud College	149	18	27	0	18	104	45
UPTON ST LEONARDS	20793h	Parcel 17a Brockworth Airfield Upton St. Leonards.	14	14	0	0	0	0	14
UPTON ST LEONARDS	20793g	Parcel 19a Land To The West And South Of Gloucester Business Park	52	11	17	0	24	24	28
UPTON ST LEONARDS	20793f	Parcel 16a Brockworth Airfield	43	43	0	0	0	0	43
UPTON ST LEONARDS	20793e	Parcel 12b Former Brockworth Airfield Upton St Leonards	46	4	7	0	0	35	11
UPTON ST LEONARDS	20793c	Parcel 12a Former Brockworth Airfield Upton St Leonards	54	1	0	0	0	53	1
UPTON ST LEONARDS	20793	Land at former airfield east of M5 at Brockworth	178	178	0	0	0	0	178
WOODCHESTER	25702	Hillgrove House Bath Road Woodchester	10	0	3	0	4	7	3
WOTTON UNDER EDGE	17556a	Land adjacent Fountain Crescent Wotton-Under-Edge	12	12	0	0	0	0	12

Parish	Site Number	Site Name	Current Total Capacity	Not Started	Under Construction	Losses During Year	Complete During Year	Total Complete	Net Commitments
WOTTON UNDER EDGE	21525	Land off Pack Horse Lane Haw Street Wotton under Edge	20	0	20	0	0	0	20
WOTTON UNDER EDGE	17556a	Land adjacent Fountain Crescent Wotton-Under-Edge	2	2	0	0	0	0	2
WOTTON UNDER EDGE	3477	Former Industrial Site Potters Pond Wotton Under Edge.	10	10	0	0	0	0	10
		<b>Total</b>	<b>3923</b>	<b>3406</b>	<b>165</b>	<b>0</b>	<b>86</b>	<b>352</b>	<b>3571</b>

## New Large Sites Granted Planning Permission

### During 2010/11

Figures shown as gross

	Site Name	Current Total Capacity
1	Stroud Cricket Club Stratford Road Stroud.	77
2	Land north of Bath Road and east of Grange Farm (Revised Application)	29
3	Land at Cromwell Farm, Sanigar Lane, Newton, Berkeley	65
	<b>Total</b>	<b>171</b>

### Other Firm Commitments at 01 April 2011

The sites below are awaiting planning permission at 01 April 2010

	Site Name	Current Total Capacity
1	Stanley Mills Ryeford Kings Stanley Glos.	146
2	Marville St. Georges Avenue Kings Stanley Stonehouse Glos.	4
3	Land to rear of 25/26 Union Street, Dursley	3
4	Rectory Meadow Church Street Kings Stanley Stonehouse	15
	<b>Total</b>	<b>168</b>

## Net Completions by Parish during 01 April 2010 to 31 March 2011

Parish	Completions
ALDERLEY	1
ALKINGTON	0
ARLINGHAM	2
BERKELEY	3
BISLEY WITH LYPIATT	3
BROOKTHORPE WITH WHADDON	1
CAINSCROSS	24
CAM	52
CHALFORD	2
COALEY	0
CRANHAM	0
DURSLEY	3
EASTINGTON	-2
ELMORE	0
FRAMPTON ON SEVERN	0
FREATHERNE WITH SAUL	1
FROCESTER	0
HAM AND STONE	0
HAMFALLOW	1
HARDWICKE	2
HARESCOMBE	1
HARESFIELD	0
HILLESLEY AND TRESHAM	0
HINTON	4
HORSLEY	0
KINGS STANLEY	2
KINGSWOOD	5
LEONARD STANLEY	0
LONGNEY	2
MINCHINHAMPTON	13
MISERDEN	1
MORETON VALENCE	1
NAILSWORTH	3
NORTH NIBLEY	0
NYMPSFIELD	0
OWLPEN	0
PAINSWICK	4
PITCHCOMBE	0
RANDWICK	3

Parish	Completions
RODBOROUGH	30
SLIMBRIDGE	1
STANDISH	1
STINCHCOMBE	0
STONEHOUSE	18
STROUD	59
THRUPP	0
ULEY	1
UPTON ST LEONARDS	22
WHITESHILL AND RUSCOMBE	2
WHITMINSTER	0
WOODCHESTER	5
WOTTON UNDER EDGE	1
<b>Total</b>	<b>272</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 2011)

Parish	Total Completions
ALDERLEY	1
ALKINGTON	4
ARLINGHAM	5
BERKELEY	19
BISLEY WITH LYPIATT	7
BROOKTHORPE WITH WHADDON	1
CAINSCROSS	177
CAM	96
CHALFORD	9
COALEY	13
CRANHAM	5
DURSLEY	316
EASTINGTON	39
ELMORE	1
FRAMPTON ON SEVERN	3
FREATHERNE WITH SAUL	4
FROCESTER	0
HAM AND STONE	8
HAMFALLOW	5
HARDWICKE	7
HARESCOMBE	4
HARESFIELD	1
HILLESLEY AND TRESHAM	1
HINTON	13
HORSLEY	4
KINGS STANLEY	5
KINGSWOOD	45
LEONARD STANLEY	2
LONGNEY	4
MINCHINHAMPTON	77
MISERDEN	1
MORETON VALENCE	1
NAILSWORTH	176
NORTH NIBLEY	5
NYMPSFIELD	7
OWLPEN	0
PAINSWICK	18
PITCHCOMBE	1
RANDWICK	5
RODBOROUGH	68
SLIMBRIDGE	7
STANDISH	5
STINCHCOMBE	6
STONEHOUSE	55

Parish	Total Completions
STROUD	377
THRUPP	13
ULEY	6
UPTON ST LEONARDS	314
WHITESHILL AND RUSCOMBE	7
WHITMINSTER	1
WOODCHESTER	1
WOTTON UNDER EDGE	27
<b>Total</b>	<b>1977</b>

## Holiday Home Completions during 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2011

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
Eastington	Westend Farm, Grove Lane, Westend, Stonehouse	Conversion of barn/stables to 4 holiday units and conversion of barn to provide indoor pool/games room for ancillary use to farmhouse and holiday units.	Greenfield	-4
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
Kings Stanley	Pensilva, Selsley West, Stroud, Glos.	Change of use of part of dwelling into 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

Parish	Site Address	Development Description	Brownfield / Greenfield	Completion
Uley	Newbrook Farm, Uley Road, Dursley	Conversion of traditional farm buildings to form 4 self contained holiday units	Greenfield	1
Wotton Under Edge	Canons Court, Bradley Green	Erection of 12 self contained units for tourist accommodation	Greenfield	12
			<b>Total</b>	<b>20</b>

## Holiday Home Commitments

Parish	Site address	Development description	Total	Not started	Under Construction
Alkington	Outbuildings at Wick Court, Lower Wick, Dursley.	Change of use of outbuildings to two holiday units, and access.	2	0	2
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
Cranham	Broadridge House, Cranham	Change of use of accommodation over garage to self-contained holiday let with internal alterations and formation of new external doorway.	1	1	0
Eastington	The Hawthorns Claypits Lane Eastington	Conversion of redundant outbuilding to living accommodation to provide 2 holiday lets.	2	2	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.	3*	2	1
Hinton	Garage at Fox and Goose, Riddle Street, Halmore, Berkeley.	Change of use and extension to form holiday let.	1	1	0

Parish	Site address	Development description	Total	Not started	Under Construction
Horsley	Barn at Woodleaze Farm, Horsley.	Conversion of Barn to Holiday Cottage.	1	0	1
Leonard Stanley	Priory Farm, church Road	Alterations and change of use of farm buildings to create 1 dwelling and 1 holiday let	1	0	1
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
Nympsfield	Cartshed at Baytree Farm, Front Street, Nympsfield.	Change of use of cartshed to two holiday units.	2	0	2
Painswick	Barn at Slad	Conversion of Barn to Holiday Let.	1	1	0
Pitchcombe	Barn at Wragg Castle Lane	Conversion of outbuilding as holiday let	1	0	1
Standish	Welches Farm, Standish, Stonehouse	Conversion of former cow sheds to two holiday cottages and ancillary accommodation.	2	2	0
Standish	Standish Villa Farm, Oxlynch Lane, Standish, Stonehouse, Glos	Change of use of two barns to holiday homes.	2	2	0
Uley	Newbrook Farm, Uley Road, Dursley	Conversion of traditional farm buildings to form 4 self contained holiday units.	4	2	1
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
Wotton Under Edge	Building at 48 Long Street, Wotton Under Edge.	Demolition of existing building and erection of new building as holiday let.	1	1	0
		<b>Total</b>	<b>42</b>	<b>25</b>	<b>16</b>

\* The Council recorded incorrect figures for this site in 2009/10 therefore an adjustment has been made to the completion numbers in 2010/11