

Justification for Five Year Housing Supply figures submitted for HPDG purposes.

Background

- 1 Planning Policy Statement 3 (PPS3) Housing was published in November 2006, replacing Planning Policy Guidance Note 3: (PPG3) Housing (2000) and subsequent updates to PPG3. One of the Government's objectives set out in PPS3 is to ensure that the planning system delivers a flexible, responsive supply of land.
- 2 One of the requirements of PPS3 is that Local Planning Authorities identify sufficient specific deliverable sites to deliver the first five years of the housing requirement. This paper summarises the position in Stroud as at 1 April 2008 as the latest accounting period for data collection. The Council's annual Residential Land Availability Study of April 2008 is also attached as Appendix A. This includes tables that identify large sites (sites with 10 or more dwellings) across the District and summarises small sites (sites with 9 or less dwellings) by parish that are likely to help deliver this requirement. They include sites already under construction and those with planning permission but where building work has not yet commenced. Also indicated are sites where the Council has resolved to grant planning permission subject to a section 106 agreement. From this it can be seen that there were 1,159 large site commitments and 533 small site commitments at 1 April 2008. This totals 1,692 commitments.

PPS3 Requirements

- 3 Local Development Documents will set out the policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing. Sufficient specific deliverable sites should be identified to deliver housing in the first five years, with a further supply of specific, developable sites for years 6 -10 and, where possible for years 11-15. The expected rate of housing delivery will be illustrated through a housing trajectory for the plan period.
- 4 Prior to the adoption of Local Development Documents Local Planning Authorities need to demonstrate an up-to-date five year supply of deliverable sites. Since 1st April 2007 Local Planning Authorities need to have regard to the policies in PPS3 as material considerations.
- 5 For sites to be considered deliverable, PPS3 at paragraph 54 advises they should be:
 - available the site is available now
 - suitable the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities

achievable there is reasonable prospect that housing will be delivered on the site within five years.

- 6 In determining land supply PPS3 states that an allowance for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.

Five Year Housing Requirement (for period 1 April 2008 – 31 March 2013)

- 7 The two paragraphs following this set out the requirement as calculated in our original submission for HPDG. In demonstrating a five year supply of deliverable sites, the advice from DCLG (April 2007) was taken into account. However, that advice is not clear and is open to interpretation. Having witnessed alternative interpretations from other Local Authorities following the provisional HPDG allocations, a revised requirement calculation was based upon the emerging RSS figures for Stroud (455 dwellings per annum) and submitted to DCLG in challenging the nil grant allocation. This informed an entirely different five year supply scenario where it can be demonstrated that the District has a surplus supply of housing. Under this calculation the RSS Proposed Changes requirement figure of 455 dwellings multiplied by five (years) gives requirement for 2,275 dwellings for the five year period 1 April 2008 – 31 March 2013.
- 8 For the original calculation, the adopted Gloucestershire Structure Plan Second Review (GSPSR) (as part of the Development Plan) requires that Stroud DC find land to meet the need for 9,400 dwellings between 1 July 1991 and 30 June 2011. The total number of net additional new dwellings completed in the District during the period 1 July 1991 to 31 March 2008 is 6,456 (385 net additional dwellings per annum). Therefore the residual demand is 2,944 dwellings for the remainder of the Plan period to 2011.
- 9 However, the five year requirement extends beyond the end of the GSPSR period. The GSPSR period (1991-2011) overlaps the period covered by the draft Regional Spatial Strategy (DRSS) period (2006-2026). The Panel Report of the DRSS EiP (December 2007) proposes an annual rate of housing development for Stroud District at 455 dwellings per annum 2006 – 2016. For the purposes of this assessment the Panel Report rate of 455 dwellings per annum is used for the first two years beyond the GSPSR period. (This figure has since been incorporated into the Secretary of State's Proposed Changes to the DRSS – July 2008). Therefore using the GSPSR requirement of 9,400 plus DRSS Panel report two year requirement of 910 (455 x 2), the total requirement is 10,310 dwellings. Take from this the housing completions of 6,456 dwellings in

the District up to 31 March 2008 and a residual requirement of 3,854 dwellings is identified for the five year period 1 April 2008 – 31 March 2013.

- 10 It is clear that two housing requirement scenarios can be devised for Stroud depending upon interpretation of the DCLG guidance – either 2,275 dwellings using emerging RSS figures or 3,854 dwellings using a combination of dated GSPR figures together with emerging RSS figures.

Five Year Deliverable Housing Supply

- 10 The baseline information is taken from the Council's summary report titled 'Residential Commitment in Stroud District at 1 April 2008'. This is attached as Appendix A to this paper for the reader's convenience. From the tables in this, it can be seen that there is a large stock of sites with planning permissions providing 1,159 net dwellings on 43 large sites (of 10 or more dwellings) and 533 net dwellings on a large number of small sites (9 or less dwellings) – a total of 1,692 net dwellings.
- 11 There are also 2,621 dwellings that form 'other firm commitments'. These are commitments where the Council has resolved to grant planning permission subject to the signing of a section 106 agreement and include the 'minded to approve' decision of the SoS in relation to the 1,750 dwellings in relation to Hunts Grove call-in (which has since received consent – 10 July 2008).
- 12 There is also a potential supply of dwellings for the next five years in the allocations made in the Stroud District Local Plan. To avoid double counting the sites that already have planning permission or are subject to a section 106 agreement are not included in the calculation of the numbers for these sites. The status of the allocated sites at 1 April 2008 is shown in the following table.

Status of Allocated Local Plan sites at 1 April 2008

	Parish	Site No.	Site Name	Allocated Capacity	Total Capacity	Not Started	Under Constr'n	Total Complete	Planning Perm'n
HG1	Upton St Leonards	2079 3	Land at Former Brockworth airfield	500	342	75	99	168	Yes
				500	158	158	0	0	S106
HG4	Rodborough	HG4	Land north of Dudbridge Hill	80	80	80	0	0	No
HG5	Cainscross	HG5	Cashes Green Hospital	40	40	40	0	0	No
HG5 A	Cainscross	7624	Former Redlars carpark, Dudbridge Road, Stroud	20	23	0	23	0	Yes
HG6	Stroud	2029 0 / 1124	Springfield Road, Stroud	29	46	0	0	46	Complete

	Parish	Site No.	Site Name	Allocated Capacity	Total Capacity	Not Started	Under Constr'n	Total Complete	Planning Perm'n
HG7	Stroud	HG7	Bisley Old Road Allotments	45	45	45	0	0	No
HG8	Stroud	1677 1a	Former TA centre, Bowbridge Lane	15	16	0	0	16	Complete
HG9	Stroud	5165 4495	Lansdown Kennels and Dairycrest, Lansdown	60	121	60	21	40	Yes
HG10	Stroud	2079 9	Former Stroud Valley School, Ryeleaze Road	15	15	15	0	0	No (lapsed)
HG12	Stroud	2068 2	Land at Bowbridge Wharf, Butterrow Hill	25	24	24	0	0	Yes
HG13	Thrupp	HG13	Land between Hope Mill Lane and London Road	30	30	30	0	0	No
HG15A	Stonehouse	2458	Stonehouse Wharf, Stonehouse	20	23	0	0	23	Complete
HG15B	Stonehouse	390	The Grove, Browns Lane	10	23	0	0	23	Complete
HG15C	Stonehouse	2491	Gloucester Road, Stonehouse	20	24	0	0	24	Complete
HG16	Nailsworth	2544 5 / 443	The Lawn and Former Highwood College	50	115	0	5	110	Yes
HG17	Dursley	6443 6443 a	Land off Union Street, Dursley	55	49	16	12	21	Yes
HG18A	Wotton Under Edge	2152 5	Land off Pack Horse Lane	25	20	20	0	0	Yes
HG18B	Wotton Under Edge	1755 6a	Knapp Lane/Fountain Crescent	25	14	14	0	0	Yes
HG19	Eastington	1228 2	Land north west of Spring Hill	36	37	22	15	0	Yes
HG21	Kings Stanley	Hg21	Land north of Bathleaze	15	15	15	0	0	No
HG22	Kingswood	1427 7	South of Charfield Rd & north-west of Chestnut Park	50	41	41	0	0	Yes
HG23	Leonard Stanley	HG23	Land north of Bath Road and east of Grange Farm	25	25	25	0	0	No
HG26	Painswick	1962 3	Broadham Fields, Stroud Road	20	20	2	0	18	Complete
HG27	Hinton	HG27	Land at Cromwell Farm, Sharpness	65	65	65	0	0	No

	Parish	Site No.	Site Name	Allocated Capacity	Total Capacity	Not Started	Under Constr'n	Total Complete	Planning Perm'n
MU1	Hardwicke	MU1	Hunt's Grove, Hardwicke	1500	1750	1750	0	0	No
MU2	Cainscross	1930 3	Land at Ebley Wharf, Westward Road	120	226	99	0	127	Yes
MU3	Dursley	2587 0	Land at Lister Petter, Cam	600	600	600	0	0	S106
MU4	Dursley	1847 1 / 2179 9	Land at Bymacks	90	169	6	43	120	Yes
MU5 A	Stroud	MU5 A / 2148 5	Cheapside Wharf, Stroud	140	143	101	0	0	S106

No Permission
S106
Planning Permission
Complete
Called in by SoS

13 All these sources of potential supply are summarised in the table below.

Table 1: Summary of Potential Housing Supply at 1 April 2008

	dwellings
Sites with planning permission at 1 April 2008 (includes those sites not started or under construction)	1,692
Other firm commitments (subject to s106 agreements) (includes 1750 dwellings at Hunts Grove – subject to SoS final decision.	2,621
Allocated in Local Plan having no planning permission or resolution to grant planning permission subject to a section 106 agreement	315
Total dwellings	4,628

14 PPS3 defines deliverable sites as those that are available, suitable and achievable. There are a number of dwellings included in the table above that are on sites that are unlikely to achieve their potential in the next five years. These are summarised in the following table.

Table 2: Allocated sites unlikely to achieve their potential in next five years

Site	Status	Capacity	Likely yield - next 5 years	Deficit	Comment
Hunts Grove, Colethrop Farm, Hardwicke	LP allocation MU1 – Awaiting final decision on Call-in by SoS...minded to approve decision issued.	1750	900	-850	SoS proposed phasing condition out for consultation at present. Likely yield figure given assumes condition approved. Therefore 500 dwellings delivered prior to 2011 with 200 per annum in following two years.
Former Lister Petter factory site, Dursley / Cam	LP allocation MU3 – has resolution to grant planning permission subject to 106 agreement	600	375	-225	Expected start in 2008 with 75 per year delivered in following 4 years
Bisley Road allotments, Stroud	LP allocation Hg7 –	45	0	-45	owned by Stroud Town Council who lease the site on 5 year terms to an Allotment Association. Lease renewed this year.
Former Stroud Valley School, Ryeleaze Road, Stroud	LP allocation Hg10 –	15	0	-15	Now reused for County Council Youth Services and not to be progressed for housing.
		2,410	1,275	-1,135	

- 15 The deliverable five year supply is therefore anticipated as 3,493 dwellings (4,628 dwellings – 1,135 dwellings). If these predictions are correct and set against the requirement of 3,854 dwellings it can be seen that Stroud District cannot meet its five year housing requirement. There would be a shortfall of some 361 dwellings. However, if the 2,275 dwelling requirement set out in paragraph 7 above is applied, then Stroud has a surplus of 1,218 dwellings. Applying the NI159 formula this gives respectively a five year supply of 90.6% or 153.5% depending upon the requirement figure applied.
- 16 PPS3 also suggests that unallocated brownfield sites may be included in the 5 year supply if the Council is satisfied that it will meet all the tests of deliverability in paragraph 54 of PPS3. Such a site must also make a significant contribution to the delivery of housing in the relevant 5 year period and should have made sufficient progress through the planning process to be able to be considered deliverable. The Council has considered this point and concludes that there are no such sites in the District that fulfil the criteria at 1 April 2008. For that reason, it is the Council's view there are no unallocated brownfield sites that can contribute to meeting the 5 year supply of housing in the District.

Residential Commitment in Stroud District at 01 April 2008



1. Introduction

This document contains information on committed and completed housing developments in the Stroud District at 31 March 2008. The housing requirement for the District is contained in the Gloucestershire Structure Plan – Third Alteration proposed modifications (July 2004). The Structure Plan requires Stroud District to make provision for 9,400 new dwellings in the period 1 July 1991 to 30 June 2011.

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 2007 until the 31st March 2008.

Further information can be obtained from

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

Tel: 01453 754327
E-mail: local.plan@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 less dwellings are built, or provided through conversion or change of use.

Previous Stroud District Housing Reports 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 (01 July 1991 to 01 April 2008)

The table below illustrates the **net** completions and commitments for Stroud District.

Completions (1 July 1991 to 31 March 2007)	5,899
Completions during 01/04/2007 and 31/03/2008	557
Total Completions	6,456
Large site commitments at 01 April 2008 (10+ dwellings)	1,159
Small site commitments at 01 April 2008 (1-9 dwellings)	533
Other firm commitments at 01 April 2008*	2,621
Total Commitments	4,313

Total Completions and commitments	10,769
Structure Plan Requirements (1 July 1991 to 30 July 2011)**	9,400
Remaining Requirement	+1,369

* Sites subject to Section 106 Legal Agreement

**Structure Plan: Third Alteration Proposed Modifications July 2004

The table below illustrates the brownfield/greenfield commitments and completions within the Stroud District, with both actual numbers and the percentage of development.

	No	%
Commitments on brownfield sites at 01 April 2008	2,392	55
Commitments on greenfield sites at 01 April 2008	1,921	45
Completions on brownfield sites during 2007/8	508	91
Completions on greenfield sites during 2007/8	49	9
Completions on brownfield sites (1 July 1991 to 31 March 2008)	4,069	63
Completions on greenfield (1 July 1991 to 31 March 2008)	2,387	37

Residential Commitments per parish as at 01 April 2008

Figures are shown as net

Parish	Small sites (9 dwellings and under)	Large sites (10 dwellings and over)	Total
ALDERLEY	0	0	0
ALKINGTON	3	0	3
ARLINGHAM	10	0	10
BERKELEY	14	0	14
BISLEY WITH LYPIATT	12	2	14
BROOKTHORPE WITH WHADDON	3	0	3
CAINSCROSS	36	160	196
CAM	26	12	38
CHALFORD	9	0	9
COALEY	3	1	4
CRANHAM	5	0	5
DURSLEY	21	98	119
EASTINGTON	5	51	56
ELMORE	0	0	0
FRAMPTON ON SEVERN	5	0	5
FRETHERNE WITH SAUL	-1	0	-1
FROCESTER	1	0	1
HAM AND STONE	5	11	16
HAMFALLOW	3	0	3
HARDWICKE	4	0	4
HARESCOMBE	2	0	2
HARESFIELD	0	0	0
HILLESLEY AND TRESHAM	4	0	4
HINTON	4	0	4
HORSLEY	10	0	10
KINGS STANLEY	5	0	5
KINGSWOOD	1	41	42
LEONARD STANLEY	3	0	3
LONGNEY	5	0	5
MINCHINHAMPTON	14	36	50
MISERDEN	1	0	1
MORETON VALENCE	1	0	1
NAILSWORTH	33	89	122
NORTH NIBLEY	1	0	1
NYMPFIELD	8	0	8
OWLPEN	0	0	0
PAINSWICK	10	0	10
PITCHCOMBE	0	0	0
RANDWICK	9	0	9
RODBOROUGH	9	57	66
SLIMBRIDGE	8	0	8
STANDISH	2	0	2
STINCHCOMBE	10	0	10
STONEHOUSE	54	12	66
STROUD	94	301	395

THRUPP	13	0	13
ULEY	7	0	7
UPTON ST LEONARDS	3	174	177
WHITESHILL AND RUSCOMBE	3	0	3
WHITMINSTER	4	0	4
WOODCHESTER	10	69	79
WOTTON UNDER EDGE	40	46	86
Total	532	1160	1692

Status of Outstanding Planning Permissions on Large Sites at 01 April 2008

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	7624	Land off Dudbridge Road Stroud	23	0	23	0	0	0	23
Cainscross	19044	Dolphin Munday Court Westward Rd Stroud	14	4	10	1	0	0	13
Cainscross	19303c	Land at Ebley Wharf	99	99	0	0	0	0	99
Cainscross	22330	Land off Frome Gardens Cainscross	11	0	11	0	0	0	11
Cainscross	25256	Ebley Saw Mills 315 Westward Road Stroud	14	14	0	0	0	0	14
Cam	27242	Opposite 8 Chapel Street Cam	12	12	0	0	0	0	12
Dursley	1112	18 Parsonage Street Dursley	13	0	13	0	0	0	13
Dursley	6443	Land off Union Street Dursley	27	0	6	0	21	21	6
Dursley	6443a	Land comprising Former Gov Offices Union St	22	16	6	0	0	0	22
Dursley	18471	Land at Bymacks	145	6	30	0	109	109	36
Dursley	20769a	Land Adjoining Uley Road Dursley	14	4	4	0	6	6	8
Dursley	21799	Land at Yellow Hundred Close Dursley	24	0	13	0	8	11	13
Eastington	10646	Millend Mill Millend Lane	14	14	0	0	0	0	14
Eastington	12282	Land north west of Spring Hill	37	22	15	0	0	0	37

Ham and Stone	10548	Berkeley Vale Hotel Stone Berkeley	11	11	0	0	0	0	11
Kingswood	14277	Land south of Charfield Road and north-west of Chestnut Park	41	41	0	0	0	0	41
Minchinhampton	3561	Dark Mills Toadsmoor Lane Brimscombe	36	36	0	0	0	0	36
Nailsworth	443	The Lawn Nymphsfield Road Nailsworth	68	0	5	0	63	63	5
Nailsworth	4914a	Site at Old Market (Coombe Ridge & Whitewalls) Nailsworth	32	0	32	2	0	0	30
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	33	33	0	0	0	0	33
Rodborough	22479	Part Redlars Mill Dudbridge Road	57	0	57	0	0	0	57
Stonehouse	27263	Land at Severn & Midland Road Stonehouse	12	12	0	0	0	0	12
Stroud	1074	Stroud College (Orchard Leaze) Stratford Road	149	117	32	1	0	0	148
Stroud	3241	Peghouse Farm Slad Road	133	1	0	0	0	132	1
Stroud	4495	Former Express Dairies Lansdown Road	51	0	11	0	40	40	11
Stroud	4719a	Land at London Road (Wilminton and Rosecroft)	36	24	12	2	0	0	34

Stroud	5165	Lansdown Kennels Lansdown	70	60	10	0	0	0	70
Stroud	20682	Bowbridge Wharf Butterrow Hill	24	24	0	0	0	0	24
Stroud	27020	Land at Slad Road	14	9	5	1	0	0	13
Upton St Leonards	20793b	13b & 14 Former Brockworth Airfield	103	0	24	0	79	79	24
Upton St Leonards	20793c	Parcel 12a Former Brockworth Airfield	54	0	7	0	47	47	7
Upton St Leonards	20793d	Land Parcel 15a & 15b Former Brockworth Airfield	59	23	36	0	0	0	59
Upton St Leonards	20793e	Parcel 12b Former Brockworth Airfield	46	9	32	0	5	5	41
Upton St Leonards	20793f	Parcel 16a Brockworth Airfield	43	43	0	0	0	0	43
Woodchester	889	Rooksmoor Mills Bath Road	51	51	0	0	0	0	51
Woodchester	9391	The Woodchester Piano Co	14	14	0	0	0	0	14
Woodchester	25702	Hillgrove House Bath Road	10	0	10	6	0	0	4
Wotton Under Edge	3994	The Malt House Bear Street	12	12	0	0	0	0	12
Wotton Under Edge	17556a	Land adjacent Fountain Crescent	14	14	0	0	0	0	14
Wotton Under Edge	21525	Land off Pack Horse Lane Haw Street	20	20	0	0	0	0	20
Total			1720	768	404	13	378	548	1159

New Large Sites Granted Planning Permission During 2007/8

Figures shown as gross

	Site Name	Current Total Capacity
1	Dolphin Munday Court, Westward Road, Stroud	14
2	Opposite 8 chapel Street, Cam	12
3	Land comprising Former Gov Offices, Union Street, Dursley	22
4	Land south of Charfield Road and north-west of Chestnut Park, Kingswood	41
5	Part Redlars Mill, Dudbridge Road, Stroud	57
6	Land at Severn & Midland Road, Stonehouse	12
7	Land at Slad Road, Stroud	14
8	Rooksmoor Mills, Bath Road	51
9	Land adjacent Fountain Crescent, Wotton Under Edge	14
	Total	237

Other Firm Commitments at 01 April 2008

The sites below are awaiting planning permission at 01 April 2008

	Site Name	Current Total Capacity
1	Land at 14 16 and 18 Everlands, Cam	5
2	Land at Lister Petter, Littlecombe	600
3	Land at The Priory Fields, Horsley	5
4	Land adjacent Hill Paul buildings, Stroud	101
5	St Andrews adjacent Nasha Rok, Visotry Road, Whiteshill	2
*6	Former Brockworth Airfield, Upton St Leonards	158
	Sub-Total	871
**7	Hunts Grove, Colethrop Farm Hardwicke	1,750
	Total	2,621

*Outstanding difference between initial permission for 500 dwellings Subject to 106 agreement and the individual parcels of land that have been given full planning permission. Parcels of land at the former Brockworth airfield with permission are:

13a:	37 dwellings
13B & 14:	103 dwellings
12a:	54 dwellings
15a & 15b:	59 dwellings
12b:	46 dwellings
16a:	43 dwellings
Total:	342 dwellings

** Outline application for 1750 dwellings called-in by Secretary of State. Awaiting Public Inquiry decision.

Net Completions by Parish During 01 April 2007 to 31 March 2008

Parish	Completions	Parish	Completions
ALDERLEY	0	STROUD	44
ALKINGTON	2	THRUPP	3
ARLINGHAM	-1	ULEY	2
BERKELEY	-1	UPTON ST LEONARDS	169
BISLEY WITH LYPIATT	0	WHITESHILL AND	
BROOKTHORPE WITH WHADDON	0	RUSCOMBE	0
CAINSCROSS	37	WHITMINSTER	1
CAM	10	WOODCHESTER	-6
CHALFORD	2	WOTTON UNDER EDGE	5
COALEY	3	Total	557
CRANHAM	0		
DURSLEY	151		
EASTINGTON	0		
ELMORE	1		
FRAMPTON ON SEVERN	0		
FRETHErne WITH SAUL	1		
FROCESTER	0		
HAM AND STONE	0		
HAMFALLOW	0		
HARDWICKE	0		
HARESCOMBE	0		
HARESFIELD	0		
HILLESLEY AND TRESHAM	-1		
HINTON	1		
HORSLEY	0		
KINGS STANLEY	0		
KINGSWOOD	0		
LEONARD STANLEY	2		
LONGNEY	0		
MINCHINHAMPTON	10		
MISERDEN	-2		
MORETON VALENCE	1		
NAILSWORTH	96		
NORTH NIBLEY	2		
NYMPSFIELD	1		
OWLPEN	-1		
PAINSWICK	6		
PITCHCOMBE	0		
RANDWICK	1		
RODBOROUGH	1		
SLIMBRIDGE	0		
STANDISH	2		
STINCHCOMBE	1		
STONEHOUSE	14		

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 July 1991 to 31 March 2008)

Parish	Total Completions	Parish	Total Completions
ALDERLEY	4	STROUD	1032
ALKINGTON	26	THRUPP	71
ARLINGHAM	28	ULEY	31
BERKELEY	216	UPTON ST LEONARDS	211
BISLEY WITH LYPIATT	108	WHITESHILL AND RUSCOMBE	14
BROOKTHORPE WITH WHADDON	3	WHITMINSTER	141
CAINSCROSS	340	WOODCHESTER	22
CAM	180	WOTTON UNDER EDGE	166
CHALFORD	698	Total	6456
COALEY	21		
CRANHAM	16		
DURSLEY	518		
EASTINGTON	59		
ELMORE	8		
FRAMPTON ON SEVERN	26		
FREATHERNE WITH SAUL	18		
FROCESTER	3		
HAM AND STONE	14		
HAMFALLOW	13		
HARDWICKE	385		
HARESCOMBE	3		
HARESFIELD	11		
HILLESLEY AND TRESHAM	29		
HINTON	14		
HORSLEY	16		
KINGS STANLEY	38		
KINGSWOOD	37		
LEONARD STANLEY	32		
LONGNEY	8		
MINCHINHAMPTON	293		
MISERDEN	19		
MORETON VALENCE	3		
NAILSWORTH	588		
NORTH NIBLEY	13		
NYMPFIELD	30		
OWLPEN	1		
PAINSWICK	148		
PITCHCOMBE	6		
RANDWICK	25		
RODBOROUGH	135		
SLIMBRIDGE	71		
STANDISH	6		
STINCHCOMBE	11		
STONEHOUSE	545		

Holiday Home Completions

during 1st April 2005 to 31st March 2008

Parish	Site Address	Development Description	Brownfield / Greenfield	Completion
Chalford	Land at Laregon, France Lynch	Conversion of part of garage to holiday let. Changed to permission for permanent dwelling	Brownfield	-1
Leonard Stanley	Stables and cart shed, Priory Farm	Conversion of stable block to 2 units for holiday accommodation	Greenfield	2
Minchinhampton	Brimscombe Farm	Change of use of outbuildings to holiday accommodation	Brownfield	1
Painswick	Snows Farm	Conversion of farm buildings to single unit holiday accommodation	Greenfield	1
Wotton Under Edge	Canons Court, Bradley Green	Erection of 12 self contained units for tourist accommodation	Greenfield	8
Total				11

Holiday Home Commitments

Parish	Site address	Development description	Total	Not started	Under Construction
Alkington	Barns adjacent to Michaelwood Farm, Lower Wick	Conversion of redundant barns to one dwelling and one holiday let	1	0	1
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	4	0

Frocester	Holiday Cottages Hill Farm	Conversion of farm buildings to 7 holiday cottages and ancillary works.	7	0	7
Ham and Stone	Land at Severn House Farm	Change of use of redundant farm building to four self-catering holiday units.	4	4	0
Leonard Stanley	Brook House	Change of use from storerooms to holiday cottage.	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	Lower Peaches Farm, Minchinhampton	Change of use of outbuilding to holiday cottage.	1	0	1
Minchinhampton	Barn at Crackstone Minchinhampton	Change of use of barn to a holiday cottage.	1	1	0
North Nibley	Bassett Court Farm	Change of use of agricultural building to holiday accommodation.	1	1	0
Pitchcombe	Carn at Wragg Castle Lane	Conversion of outbuilding as holiday let	1	1	0
Uley	Newbrook Farm, Uley Road, Dursley	Conversion of traditional farm buildings to form 4 self contained holiday units.	4	3	1
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	Canons Court Bradley Green Wotton under Edge	Erection of 12 self contained units for tourist accommodation.	12	0	5
Total				20	15