Stroud District Housing Land Availability

Residential Commitment in Stroud District at 1st April 2026



STROUD DISTRICT COUNCIL
www.stroud.gov.uk

Stroud District Council
Ebley Mill
Stroud
Gloucestershire
GL5 4UB

The Planning Strategy Team
01453 766321
local.plan@stroud.gov.uk

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Introduction

This document contains information on committed and completed housing developments in the Stroud District at 31 March 2026.

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, equating to an annual requirement of 456 dwellings. **Table 1** sets out the remaining requirement for the Plan period to 2031 against the adopted Local Plan Housing requirement.

Information on affordable housing **(Table 2),** care homes & extra care accommodation **(Table 3)** is shown against adopted Local Plan targets for the Plan period to 2031.

The information provided in this document shows net changes to housing stock where possible, as it is the net increase in housing stock that helps meet housing requirements. Therefore, account is taken of any loss of dwellings occurring as a result of development on a site through demolition or conversion.

Hunts Grove Parish came into existence on 1st April 2020. Commitments and completions within the Parish since 01 April 2020 are set out within this report.

This monitoring period runs from 1st April 2025 until the 31st March 2026.

All data comes from the Gloucestershire Monitoring Database unless otherwise stated.

Further information can be obtained from the Planning Strategy Team:
e-mail: local.plan@stroud.gov.uk

While accurate at the time of publication, this report is subject to change due to continuing monitoring.

Note:

Throughout the document reference is made to ‘large’ and ‘small’ sites these can be defined as follows:

A **large** site is one on which 10 or more dwellings are built or provided through conversion or change of use.

A **small** site is one on which 9 or fewer dwellings are built or provided through conversion or change of use.

Summary of Housing Land Supply

Table 1 illustrates the net completions, for the adopted Local Plan period since 2006, and commitments for Stroud District set against the adopted Local Plan 2015 housing target. It is based on large and small site commitments with planning permission and does not include adopted Local Plan allocations without planning permission.

Table 1	**Net dwellings**
Completions between 01 April 2006 and 31 March 2025 (HLA 2025)	9,488
Completions between 01 April 2025 and 31 March 2026 (Table 9)	442
Total Completions	**9,930**
Large site commitments at 01 April 2026 (10+ dwellings) (Table 6)	2,686
Small site commitments at 01 April 2026 (1-9 dwellings) (Table 5)	391
Total Commitments	**3,077**

Total completions and commitments	13,007
Minimum adopted Local Plan housing requirement (for the period 01 April 2006 to 31 March 2031)	11,400
Above Minimum Requirement	**1,607**

Summary of Affordable Housing Provision

Table 2 sets out affordable dwelling completions (additional units completed) by tenure, since 01 April 2016, to be read against an overall unadjusted need for affordable housing of 446 dwellings per annum in the Adopted Local Plan 2015.

Table 2	**Additional units**
Affordable rented dwellings completed between 01 April 2016 and 31 March 2025	712
Social rented dwellings completed between 01 April 2016 and 31 March 2025	34
Shared ownership dwellings completed between 01 April 2016 and 31 March 2025	779
Affordable home ownership dwellings (excluding shared ownership) completed between 01 April 2016 and 31 March 2025	12
Total Provided	**1,537**
Affordable rented dwellings completed between 01 April 2025 and 31 March 2026	43
Social rented dwellings completed between 01 April 2025 and 31 March 2026	58
Shared ownership dwellings completed between 01 April 2025 and 31 March 2026	83
Affordable home ownership dwellings (excluding shared ownership) completed between 01 April 2025 and 31 March 2026	0
Total Provided	**184**

Summary of Care Home & Extra Care Accommodation Supply

Table 3 sets out the number of care home bed spaces (net completions and commitments) against the target number of new bed spaces to be provided in the District by March 2031. (See also **Tables 15 & 16**)

Table 3	**Net bed spaces**
Completions between 01 April 2013 and 31 March 2026	174
Commitments at 01 April 2026	-8
Total Completions and Commitments	**166**
Care home bed space requirement (for the period 01 April 2013 to 31 March 2031)	950
Remaining Requirement	**784**

Brownfield/ Greenfield completions and commitments

Table 4	Number	%
Completions on brownfield sites between 01 April 2006 and 31 March 2026	4,551	47
Completions on greenfield sites between 01 April 2006 and 31 March 2026	5,193	53
Completions on brownfield sites between 01 April 2025 and 31 March 2026	128	29
Completions on greenfield sites between 01 April 2025 and 31 March 2026	314	71
Commitments on brownfield sites at 01 April 2026	1,096	36
Commitments on greenfield sites at 01 April 2026	1,981	64

Residential Commitments per Parish

As at 1st April 2026

Table 5

Figures are shown as net

Parish	Small sites (9 dwellings and under)	Large sites (10 dwellings and over)	Total
Alderley	1	0	1
Alkington	11	0	11
Arlingham	7	0	7
Berkeley	4	53	57
Bisley with Lypiatt	18	0	18
Brimscombe and Thrupp	14	0	14
Brookthorpe with Whaddon	2	0	2
Cainscross	26	158	184
Cam	11	1090	1101
Chalford	10	0	10
Coaley	2	17	19
Cranham	1	0	1
Dursley	32	0	32
Eastington	13	16	29
Elmore	0	0	0
Frampton on Severn	1	0	1
Fretherne With Saul	0	0	0
Frocester	0	0	0
Great Oldbury**	0	71	71
Ham and Stone	7	0	7
Hamfallow	14	0	14
Hardwicke	4	0	480
Harescombe	0	0	0
Haresfield	10	0	10
Hillesley and Tresham	0	0	0
Hinton	1	0	1
Horsley	0	0	0
Hunts Grove*	0	476	0
Kings Stanley	18	146	164
Kingswood	12	51	63
Leonard Stanley	4	35	39
Longney	0	0	0
Minchinhampton	11	140	151
Miserden	0	0	0
Moreton Valence	1	0	1
Nailsworth	31	121	152
North Nibley	1	0	1
Nympsfield	2	0	2
Owlpen	0	0	0

Parish	Small sites (9 dwellings and under)	Large sites (10 dwellings and over)	Total
Painswick	13	0	13
Pitchcombe	1	0	1
Randwick	1	0	1
Rodborough	10	157	167
Slimbridge	5	0	5
Standish	1	0	1
Stinchcombe	1	0	1
Stonehouse	10	45	55
Stroud	42	56	98
Uley	0	0	0
Upton St Leonards	2	0	2
Whiteshill and Ruscombe	3	0	3
Whitminster	0	45	45
Woodchester	3	9	12
Wotton Under Edge	30	0	30
Total	**391**	**2,686**	**3,077**

* Hunts Grove Parish came into existence on 1st April 2020.
** Great Oldbury Parish came into existence on 1st April 2024.

Large Sites

Status of outstanding planning permissions on large sites as at 1st April 2026

Table 6

Parish	Planning Ref	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Berkeley	S.20/0100/FUL	PS33 Land west of Station Road	107	0	0	0	53	54	**53**
Cainscross	S.21/1225/REM	Dudbridge Industrial Estate Dudbridge Road	124	0	0	94	30	0	**124**
Cainscross	S.22/2745/FUL	Fifth Dimension, Units 9 10 11 Ebley Wharf, Stroud	34	0	0	17	17	0	**34**
Cam	S.25/0392/REM	SA3 Parcels H3 H4 & H5 Box Road Cam Gloucestershire	210	0	0	170	40	0	**210**
Cam	S.25/0393/REM	SA3 Parcel H6 Cam	56	0	0	56	0	0	**56**
Cam	S.21/0971/REM	SA3: Parcel H2 Box Road	104	0	0	6	0	98	**6**
Cam	S.21/1875/OUT	Land West Of A4135 Draycott Cam	569	0	0	569	0	0	**569**
Cam	S.21/1875/OUT	Land West Of A4135 Draycott Cam	226	0	0	226	0	0	**226**
Cam	S.21/1305/FUL	Glebelands Fairmead Cam	23	33	0	10	13	0	**23**
Coaley	S.24/0672/FUL	Land At Betworthy Farm The Street Coaley	17	0	0	17	0	0	**17**
Great Oldbury	S.14/0810/OUT	SA2 Land west of Stonehouse (Great Oldbury)	9	0	0	9	0	0	**9**
Great Oldbury	S.18/0259/REM	SA2: Parcel H3-H5 & H8-H10 Great Oldbury	270	0	0	8	0	262	**8**

Parish	Planning Ref	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Great Oldbury	S.22/1645/REM	SA2: Parcel H13 and H14 Great Oldbury	216	0	0	0	17	199	**17**
Great Oldbury	S.21/2744/REM	SA2: Parcel H17 H18 & H20 Great Oldbury	131	0	0	0	4	127	**4**
Great Oldbury	S.24/0465/REM	SA2: Parcel H14A Great Oldbury	45	0	0	0	33	12	**33**
Eastington	S.21/3014/FUL	Land at Alkerton Eastington	31	0	0	0	16	15	**16**
Hunts Grove	S.09/1692/VAR	Colethrop Farm (Hunt`s Grove)	38	1	0	38	0	0	**38**
Hunts Grove	S.19/2622/REM	Parcel R2 R6 R8 &R10B Hunts Grove Phase 4	146	0	0	96	48	2	**144**
Hunts Grove	S.19/2621/REM	Parcel R3 R3EL R5 & R7 Hunts Grove Phase 4	163	0	0	132	31	0	**163**
Hunts Grove	S.19/2418/REM	Parcels R11& R12 Hunts Grove Phase 4	83	0	0	1	2	80	**3**
Hunts Grove	S.20/0087/REM	Parcels R17 R18 & R19 Hunts Grove Phase 4	128	0	0	128	0	0	**128**
Kings Stanley	S.10/0880/FUL	Stanley Mills Ryeford	146	0	0	146	0	0	**146**
Kingswood	S.20/0887/FUL	Land At Cloverlea Barn, Wickwar Road, Kingswood	54	0	0	0	19	35	**19**
Kingswood	S.22/2473/FUL	Former Orchestra Works Site Walk Mill Lane Kingswood	32	0	0	32	0	0	**32**
Leonard Stanley	S.21/2860/OUT	PS42 Land Adjacent to Dozule Close Leonard Stanley	13	0	0	13	0	0	**13**
Leonard Stanley	S.25/1317/FUL	Land Adjacent To Lyndon Morgan Way Leonard Stanley	22	0	0	22	0	0	**22**
Minchinhampton	S.05/1393/REM	Dark Mills Toadsmoor Lane Brimscombe	36	0	0	36	0	0	**36**

Parish	Planning Ref	Site Name	Gross Capacity	Past losses	Expected losses	Not Started	Under Construction	Total Completed	Net Commitments
Minchinhampton	S.19/1471/REM	Wimberley Mill Knapp Lane Brimscombe	104	0	0	33	71	0	**104**
Nailsworth	S.17/0883/REM	Land at Pike Lane Nailsworth	17	0	0	17	0	0	**17**
Nailsworth	S.18/0815/OUT	Forest Green Rovers FC The New Lawn Nailsworth	95	0	0	95	0	0	**95**
Nailsworth	S.18/2107/FUL	Locks Mill Brewery Lane	23	0	0	9	0	14	**9**
Rodborough	S.21/1055/FUL	Daniels Industrial Estate 104 Bath Road Stroud	111	0	0	111	0	0	**111**
Rodborough	S.14/1856/FUL	Land adjoining Stroud Rugby Club Dudbridge Hill	14	0	0	14	0	0	**14**
Rodborough	S.21/1276/FUL	Land at Dudbridge Hill	55	0	0	0	19	36	**19**
Rodborough	S.11/0846/FUL	Police Station Dudbridge Hill	13	0	0	13	0	0	**13**
Stonehouse	S.21/1712/VAR	Land at Station Road Bristol Road	45	0	0	0	45	0	**45**
Stroud	S.10/0701/FUL	Abercairn Belle Vue Road Stroud	14	0	0	0	14	0	**14**
Stroud	S.08/1606/REM	Thompson First Ltd Butterow Hill	24	0	0	24	0	0	**24**
Stroud	S.25/0270/P3E	Axiom House Merrywalks Stroud	18	0	0	18	0	0	**18**
Whitminster	S.22/0423/OUT	Land Off School Lane, Whitminster	45	0	0	45	0	0	**45**
Woodchester	S.13/1893/FUL	Rooksmoor Mills Bath Road	54	0	0	0	9	45	**9**
								Total commitments	**2,686**

Large sites granted planning permission between 1st April 2025 and 31st March 2026

Table 7

Figures are shown as gross

	Site Name	Current Total Capacity
1	Land West of A4135 Draycott Cam	795
2	SA3 Parcel H6 Cam (reserved maters)	56
3	SA3 Parcels H3 H4 & H5 Box Road Cam (reserved matters)	210
4	Land At Betworthy Farm, Coaley	17
5	Land Adjacent To Lyndon Morgan Way, Leonard Stanley	22
	Total	**1,100**

Brownfield Register sites granted planning permission between 1st April 2025 and 31st March 2026

Table 8

Figures are shown as gross

	Site Name	Current Total Capacity
	None	
	Total	**0**

Net Completions

Net completions by Parish between 1st April 2025 and 31st March 2026

Table 9

Parish	Completions
Alderley	0
Alkington	2
Arlingham	0
Berkeley	19
Bisley with Lypiatt	2
Brimscombe and Thrupp	0
Brookthorpe with Whaddon	2
Cainscross	49
Cam	30
Chalford	1
Coaley	0
Cranham	1
Dursley	22
Eastington	19
Elmore	0
Frampton on Severn	0
Fretherne with Saul	1
Frocester	0
Great Oldbury**	154
Ham and Stone	0
Hamfallow	0
Hardwicke	2
Harescombe	0
Haresfield	0
Hillesley and Tresham	1
Hinton	0
Horsley	0
Hunts Grove*	29
King's Stanley	1
Kingswood	38
Leonard Stanley	1
Longney	0
Minchinhampton	5
Miserden	0
Moreton Valence	3
Nailsworth	3
North Nibley	0
Nympsfield	0
Owlpen	0
Painswick	4
Pitchcombe	0

Parish	Completions
Randwick	0
Rodborough	29
Slimbridge	-1
Standish	2
Stinchcombe	2
Stonehouse	2
Stroud	3
Uley	0
Upton St Leonards	1
Whiteshill and Ruscombe	0
Whitminster	12
Woodchester	0
Wotton Under Edge	3
Total	**442**

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.

*Hunts Grove Parish came into existence on 1st April 2020. Completions within the Parish since 01 April 2020 are set out within this report

**Great Oldbury Parish came into existence on 1st April 2024. Completions within the Parish since 01 April 2024 are set out within this report

Net completions by Parish between 1st April 2006 and 31st March 2026

Table 10

Parish	Completions
Alderley	0
Alkington	103
Arlingham	22
Berkeley	307
Bisley with Lypiatt	78
Brimscombe and Thrupp	66
Brookthorpe with Whaddon	15
Cainscross	472
Cam	985
Chalford	82
Coaley	53
Cranham	15
Dursley	662
Eastington	948
Elmore	3
Frampton on Severn	49
Fretherne With Saul	12
Frocester	10
Great Oldbury**	366
Ham and Stone	47
Hamfallow	27
Hardwicke	666
Harescombe	6
Haresfield	213
Hillesley and Tresham	32
Hinton	95
Horsley	38
Hunts Grove*	602
Kings Stanley	116
Kingswood	181
Leonard Stanley	255
Longney	7
Minchinhampton	196
Miserden	4
Moreton Valence	8
Nailsworth	299
North Nibley	13
Nympsfield	30
Owlpen	0
Painswick	63
Pitchcombe	2

Parish	Completions
Randwick	35
Rodborough	146
Slimbridge	66
Standish	162
Stinchcombe	20
Stonehouse	404
Stroud	873
Uley	29
Upton St Leonards	678
Whiteshill and Ruscombe	21
Whitminster	73
Woodchester	73
Wotton Under Edge	202
Total	**9,930**

*Hunts Grove Parish came into existence on 1st April 2020. Completions within the Parish since 01 April 2020 are set out within this report

**Great Oldbury Grove Parish came into existence on 1st April 2024. Completions within the Parish since 01 April 2024 are set out within this report

Brownfield Register sites completed 1st April 2025 - 31st March 2026

Table 11

Figures are shown as gross

	Site Name	Current Total Capacity
BR023	Former Standish Hospital and Former Westridge Hospital Standish	133
BR038	Tricorn House Westward Road Ebley	44
BR057	118 Cainscross Road Stroud	1
	Total	**178**

Brownfield Register sites completed 1st January 2018 to 31st March 2026

Table 12

Figures are shown as gross

	Site Name	Current Total Capacity
BR008	Coaley Junction, Cam	41
BR023	Former Standish Hospital and Former Westridge Hospital, Standish	133
BR034	Newport Towers Hotel, Newport, Berkeley	39
BR036	Land at Wynstones Drive, Brookthorpe	19
BR037	91 Westward Road, Stroud	8
BR038	Tricorn House Westward Road Ebley	44
BR040	18 Woodmancote, Dursley	10
BR041	Land at the Starting Gate, Elmgrove Road East Hardwicke	10
BR043	Land at The Priory, Priory Fields, Horsley	5
BR047	Land east of 16 Lawnside, Forest Green Nailsworth	10
BR049	Kites'Nest, 106 Bath Road, Stroud	10
BR057	118 Cainscross Road Stroud	1
BR058	20 High Street, Stroud	5
BR060	Lewiston Mill, Toadsmoor Road, Brimscombe	25
BR064	5, 6, 7 and 8 Southbank, Woodchester, Stroud.	5
BR065	The Full Moon, Mount Pleasant Wotton-Under-Edge	10
BR069	Land at 88 - 90 High Street, Cam	10
BR070	Land at 21 and 23 Elmgrove Road East, Hardwicke	9
BR072	Land at Gloucester Road, Stonehouse	7
BR073	The Old Bakery, Tetbury Street, Minchinhampton	5
BR075	Gospel Hall, Church Street, Stroud	12
BR076	Land adjacent to the White Lion Inn, Bristol Road, Cambridge	8
BR080	Land at Summersfield Road, Minchinhampton	7
BR083	West End Plot at 73 Cainscross Road, Stroud	5
BR084	The Maltings, Tetbury Lane, Nailsworth	12

BR087	Land at Greenaways, Ebley	8
BR088	Land at Broadfield Road, Eastington	9
BR091	Garages, Mount Pleasant, Wotton under Edge	5
BR094	New Imperial House Station Road Stroud	7
BR095	Indoor & Outdoor,Tilsdown, Dursley	9
	Total	**488**

Affordable Housing

Additional affordable unit completions by tenure since 1st April 2016

Table 13

Year	Affordable Rented	Social Rented	Shared Ownership	Other Affordable Ownership	Total
2016/ 2017	90	10	24	0	124
2017/ 2018	86	0	33	0	119
2018/ 2019	50	0	57	4	111
2019/ 2020	109	5	81	1	196
2020/ 2021	100	4	106	1	211
2021/ 2022	105	5	129	0	239
2022/ 2023	76	0	135	0	211
2023/ 2024	43	10	101	2	156
2024/2025	53	0	113	4	170
2025/2026	43	58	83	0	184
Total	**755**	**92**	**862**	**12**	**1,721**

Source: Reported under annual Local Authority Housing Statistics - Affordable Housing Supply

Care Homes & Extra Care accommodation

Care home & extra care commitments as at 1st April 2026

Table 14

Parish	Planning Ref	Site Name	Description	bed spaces gained	No. of bed spaces lost
Frampton on Severn	S.17/2042/FUL	Old Vicarage, Nursing Home, Vicarage Lane, Frampton On Severn	19 en-suite bedrooms and shared facilities	19	1
Hamfallow	S.25/0930/FUL	Breadstone House Nursing Home Breadstone Berkeley	Change of use from care home (Use Class C2) to 9no. apartments (Use Class C3) including internal and external alterations.	0	34
Stroud	S.24/0918/FUL	Wyatt House, Mathews Way, Stroud	Demolition of existing nursing / care home. Erection of new 38 bed care home facility	8	0
					Net loss = 8

Care home & extra care completions - 1st April 2006 to 31st March 2026

Table 15

Parish	Planning Ref	Site Name	Description	No. of bed spaces gained	No. of bed spaces lost
Bisley with Lypiatt	S.18/0567/FUL	Newcombe Lodge, Bisley Road, Stancombe, Bisley	Change of use from dwelling C3 to residential care home C2	4	0
Bisley with Lypiatt	S.24/1948/FUL	Newcombe Lodge, Bisley Road, Stancombe, Bisley	Change of use from residential care home (C2) to residential (C3)	0	4
Brookthorpe with Whaddon	S.18/1486/COU	Brookthorpe Lodge, Stroud Road	Change of Use from hotel to C2 care home	11	0
Cainscross	S.11/1208/FUL	Scarlett House, Westward Road	Erection of a two storey 86 bedroom care home	86	0
Cainscross	S.22/0588/FUL	Srinagar Church Road Cainscross	Change of use from dwelling (C3) to form part of Cotswold	6	0

			House (C2 Residential Institution)		
Dursley	S.17/1050/FUL	Land adjacent to The Hollies Care Home	45 bedroom care home (C2)	45	0
Dursley	S.16/0059/COU	13 Woodland Avenue, Dursley	Change of use from C2 to C3	0	8
Hardwicke	S.23/1661/FUL	Elm Farm Bristol Road Hardwicke	Change of use from C3 (dwelling) to C2 (residential institution)	4	0
Moreton Valence	S.23/0350/FUL	Field View Castle Lane Moreton Valence	Change of use from C3 dwelling to children's residential home (C2 Use Class)	4	0
Nailsworth	S.14/2562/FUL	The Steppes Residential Care Home	Proposed two storey extension	4	0
Painswick	S.13/0065/FUL	The Rectory, Stroud Road, Edge	Proposed change of use to Care home	2	0
Nailsworth	S.17/2665/COU	Abbeyfield House, Barn Close	Change of use from C2 to C3	0	7
Pitchcombe	S.14/0981/FUL	Resthaven Nursing Home	Proposed 7 bedroom extension	7	0
Slimbridge	S.09/0257/FUL	Narles Farm, Cambridge	Extension to existing nursing home	22	0
Stonehouse	S.14/1260/FUL	The Ryeford Arms, 12 Ebley Road,	Change of use to C2 to dementia care facility	12	0
Stonehouse	S.16/0264/COU	The Ryeford Arms, 12 Ebley Road,	Change of use from C2 to C3	0	12
Stroud	S.23/1615/FUL	64 Cainscross Road Stroud	Proposed residential care home (Class C2) for up to six residents	0	2
Stroud	S.22/0474/FUL	Citadel House Acre Street Stroud	Change of use of building from dwelling (C3) to residential institution (C2)	5	0
Whiteshill and Ruscombe	S.16/0287/COU	The Mount Cottage, Main Road	Change of use from residential to part of the attached care home.	4	0
Upton St Leonards	S.23/1125/FUL	Gavaghans Garden The Ash Path Upton St Leonards	Change of use from residential (Class C3) to a single-bed care home for one young person (Class C2)	1	0
Wotton under Edge	S.10/1155/COU	The Court, Culverhay, Wotton Under Edge	Change of use from C2 to C3	0	10
				217	**43**
				Net completions = 174	

Stroud District Council
Ebley Mill
Stroud
Gloucestershire
GL5 4UB

The Planning Strategy Team
01453 766321
local.plan@stroud.gov.uk