Stroud District Five Year Housing Land Supply

October 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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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 report has a base date of 1 April 2026 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 2026 to 31st March 2031.**

National Planning Policy Framework

1.4 The National Planning Policy Framework (NPPF) August 2026 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. The supply should be demonstrated against either the housing requirement set out in the development plan, or against the local housing need, calculated using the standard method, where the development plan housing requirement is more than five years old. The supply of specific deliverable sites should include a buffer of;

a. 5% to ensure choice and competition in the market for land; or

b. 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or

c. For the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a version of the Framework published prior to December 2024, and whose annual average housing requirement is 80% or less of the most up-to-date local housing need figure calculated using the standard method set out above.

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 1 April 2026

1.7 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.

1.8 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 1, 2 and 3**).

1.9 The latest Housing Delivery Test 2025 Measurement for Stroud, published August 2026, is 85%, placing the authority at the threshold where a 5% buffer applies and an action plan is required to improve local housing delivery.

Housing supply

1.10 The Council's housing land supply consists of:

- Unimplemented residential planning permissions
- Residential development that is currently under construction
- A windfall allowance

1.11 The Council records housing completions as at 31st March each year as part of its annual monitoring. All numbers regarding completions together with commitments are taken from the **Stroud District Housing Land Availability Report 2026.**

1.12 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 could further enhance the housing land supply and provide additional market flexibility.

1.13 Stroud District Council has commenced preparation of a new Local Plan under the Government's 2026 plan-making system. The new plan will be prepared in accordance with the statutory 30-month timetable, with the formal plan-making period commencing at Gateway 1 on 30 October 2026. This marks the start of the plan preparation process, including evidence gathering, stakeholder and community engagement, and the development of planning policies and site allocations to meet the District's future housing, economic, environmental and infrastructure needs. The Council will work collaboratively with communities, infrastructure providers and other

stakeholders throughout the process to ensure the new Local Plan is robust, deliverable and reflects local priorities.

1.14 Land allocated in the new Local Plan will form part of future Five Year Housing Supply updates.

Non implementation rate

1.15 Previous five year land supply reports have applied a non-implementation rate of 22% to small sites with planning permission, based upon the findings of Evans Jones in their report "A Review of Stroud District Council's Five-Year Housing Land Supply (October 2013).These findings were based on a survey of landowners/ agents of small sites with planning permission for 3 - 9 dwellings and their assessment of likely delivery over the next three years, adjusted to include likely non-implementation of small sites with planning permission for 1 and 2 dwellings.

1.16 This was reviewed and new analysis undertaken of the actual implementation of small site commitments for 1 – 9 dwellings at 1 April 2020 over the three year period to March 2023. Results of the analysis indicate a non-implementation rate of 22%, supporting the continued application of a 22% non-implementation rate on the delivery of small sites with planning permission across the first three years of the five-year period.

2. Deliverability of sites

2.1 In accordance with the glossary definition of **Deliverable** in Annex B of the NPPF, all sites identified within the 5-year supply should be available now, 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 18 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 trend.
- ✓ Realistic prospect – we have contacted landowners/ developers of the large sites to ensure that sites remain deliverable and are likely to come forward within the next five years.

Large sites (10 or more dwellings)

2.2 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 2026 - 2031. 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.

Small sites (less than 10 dwellings)

2.3 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 carried out up to date analysis of the implementation of small site planning permissions which supports the continued application of a non-implementation rate of 22%. 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 B of the NPPF.

Windfall allowance

2.4 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 18-year period (See Appendix 1) that indicates that small sites have consistently delivered at an average of 76 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.

3. Housing land supply assessment

As at 1st April 2026 for the five-year period 1st April 2026 – 31st March 2031

Table 1: Local Housing Need Standard Method

		Local Housing Need Standard Method
A	Annual household growth Average	459.12
B	Median affordability ratio 2025	9.70
C	Affordability adjustment	1.893
D	Local Housing Need 2026 (A x 1.893)	869
E	Five-year requirement [(D x 5)	4,346
F	Total requirement (plus 5% buffer)	4,563

Table 2: Deliverable Housing Land Supply 1/4/2026 – 31/3/2031

		Dwellings
A	Large sites with planning permission[1]	2,686
B	Small sites (9 dwellings or less) with planning permissions[1] minus 22% non-implementation rate [391 - 86]	305
D	Windfall allowance (Appendix 1) [76x2]	152
E	**Total supply [A+B+C+D]**	**3,143**
F	Dwellings unlikely to be built in period between 2026 – 2031 (Appendix 2)	906
G	**Total dwellings [E – F]** (Appendix 2)	**2,237**

Table 3: Five-Year Housing Land Supply 1/4/2026 – 31/3/2031

		Local Plan
A	Total deliverable housing supply	2,417
B	Total requirement	4,563
	Percentage of five-year housing supply [A divided by B) x 100]	49.03
	Years supply	**2.45**

[1] Housing Land Availability Report 2026 https://www.stroud.gov.uk/planning-and-building-control/planning-strategy/monitoring/

Appendices

Appendix 1

Historic small sites windfall delivery

Year (1st April – 31st 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
2016/2017	93
2017/2018	73
2018/2019	55
2019/2020	51
2020/2021	108
2021/2022	78
2022/2023	79
	Average = 76

Appendix 2 Deliverability of sites

Site Name	Parish	Gross permissions	Past losses	Expected losses	Net Permissions	Net Completions	Net commitments	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	Not likely to be built	Total 2026-2031
LARGE SITES WITH PLANNING PERMISSION																									
		5574	36	0	5539	2761	2686	424	402	366	353	235	384	75	75	75	93	75	75	44	0	0	0	10	1780
PS33 Land West Of Station Road Berkeley	BERKELEY	107	0	0	107	54	53	43	10	0	0	0													53
Dudbridge Industrial Estate Dudbridge Road Stroud	CAINSCROSS	124	0	0	124	0	124	0	38	45	41	0													124
Fifth Dimension Units 9 10 11 Ebley Wharf Stroud	CAINSCROSS	34	0	0	34	0	34	17	17	0	0	0													34
Land West Of A4135 Draycott Cam	CAM	795	0	0	795	0	795	0	26	50	75	75	75	75	75	75	75	75	75	44					226
SA3 Land north east of Draycott Cam	CAM	511	0	0	511	239	272	70	70	70	56	0	6												266
Glebelands Fairmead Cam	CAM	23	33	0	-10	-33	23	0	23	0	0	0													23
Land At Betworthy Farm The Street Coaley	COALEY	17	0	0	17	0	17	17	0	0	0	0													17
SA2 Land West of Stonehouse Nastend Lane	EASTINGTON	1350	0	0	1350	1279	71	54	0	0	0	0	8											9	54
Land at Alkerton Eastington	EASTINGTON	31	0	0	31	15	16	16	0	0	0	0													16
Colethrop Farm (Hunt's Grove)	HUNTS GROVE	1647	0	0	1647	1,078	476	125	106	88	87	70													476
Stanley Mills Ryeford Kings Stanley	KINGS STANLEY	146	0	0	146	0	146	0	0	0	0	0	146												0
Land At Cloverlea Barn Wickwar Road Kingswood PS38	KINGSWOOD	54	1	0	54	35	19	19	0	0	0	0													19
Former Orchestra Works Site Walk Mill Lane Kingswood	KINGSWOOD	32	0	0	32	0	32	0	17	15	0	0													32
Land Adjacent To Lyndon Morgan Way Leonard Stanley	LEONARD STANLEY	22	0	0	22	0	22	0	22	0	0	0													22
Land Adjacent To Dozule Close Leonard Stanley PS42	LEONARD STANLEY	13	0	0	13	0	13	0	0	13	0	0													13
SA1f Wimberley Mill Knapp Lane Brimscombe	MINCHINHAMPTON	104	0	0	104	0	104	0	35	35	34	0													104
Dark Mills Toadsmoor Lane Brimscombe	MINCHINHAMPTON	36	0	0	36	0	36	0	0	0	0	0	36												0
Forest Green Rovers FC The New Lawn Nailsworth	NAILSWORTH	95	0	0	95	0	95	0	0	0	0	50	45												50
Locks Mill Brewery Lane	NAILSWORTH	23	0	0	23	14	9	0	4	5	0	0													9
Land at Pike Lane Nailsworth	NAILSWORTH	17	0	0	17	0	17	0	0	0	0	0	17												0
Daniels Industrial Estate 104 Bath Road Stroud	RODBOROUGH	111	0	0	111	0	111	0	10	20	41	40													111
Land at Dudbridge Hill Stroud	RODBOROUGH	55	0	0	55	35	19	19	0	0	0	0													19
Land Adjoining Stroud Rugby Club Dudbridge Hill Stroud.	RODBOROUGH	14	0	0	14	0	14	0	0	0	0	0	14												0
Police Station Dudbridge Hill Stroud.	RODBOROUGH	13	2	0	11	0	13	0	0	0	0	0	13												0
Land at Station Road Bristol Road Stonehouse	STONEHOUSE	45	0	0	45	0	45	35	10	0	0	0													45
Thompson First Ltd Butterow Hill Bowbridge Stroud	STROUD	24	0	0	24	0	24	0	0	0	0	0	24												0
Axiom House Merrywalks Stroud	STROUD	18	0	0	18	0	18	0	0	0	0	0					18								0
Abercairn Belle Vue Road Stroud	STROUD	14	0	0	14	0	14	0	14	0	0	0													14
Land Off School Lane Whitminster PS46	WHITMINSTER	45	0	0	45	0	45	0	0	25	19	0												1	44
Rooksmoor Mills Bath Road Woodchester	WOODCHESTER	54	0	0	54	45	9	9	0	0	0	0													9
Small sites commitment discounted by 22% (391 - 86)/3								102	102	101	0	0													305
Windfalls (76 per year)								0	0	0	76	76	76	76	76	76	76	76	76	76	76	76	76		152
Total Deliverable								526	504	467	429	311	460	151	151	151	169	151	151	120	76	76	76		2237
								1-5 year total =			2237			6-10 year total =		1082			11-15+ year total =		574			

Appendix 3 Large sites summary of deliverability

Site Name	Summary of Deliverability	2026/27	2027/28	2028/29	2029/30	2030/31	Total
PS33 Land West of Station Road Berkeley	Full planning permission granted June 2022 for the erection of 107 dwellings. Redrow Homes the developer and on site. 54 dwellings completed with an additional 43 dwellings scheduled for completion within the current year. Remainder of the site due to come forward in 2027/28. Developer estimate considered realistic.	43	10	0	0	0	**53**
Dudbridge Industrial Estate	Hybrid planning permission issued in May 2018 for mixed use development comprising full permission for a retail food store (complete) and outline permission for up to 130 dwellings. Design Code for the residential development, permitted January 2019. Reserved matters approval for the conversion of buildings to 30no. apartments and new build residential redevelopment of 94no. dwellings granted May 2022. Conversion works progressing on the 30no. apartments with all units completion expected by 2029. Remainder of the site not yet sold. Developer estimate considered realistic.	0	38	45	41	0	**124**
Fifth Dimension Units 9, 10, 11 Ebley Wharf, Stroud	Full planning permission granted in July 2024 for 2 new dwellings and conversion of existing listed building to 32 flats. The developer is on site. Developer estimate considered realistic.	17	17	0	0	0	**34**
Land West of A4135 Draycott Cam	Hybrid planning permission granted at appeal for residential development up to 795 dwellings comprising of 226 dwellings of a full application and remaining balance of up to 569 dwellings as an outline planning application (with all matters reserved). • Full permission 226 dwellings (Persimmon) commenced 2026/7. First completions expected 2027/8 Developer estimate considered realistic.	0	26	50	75	75	**226**
SA3 Land north east of Draycott, Cam (Millfields)	Strategic allocation in adopted Local Plan. Original outline permission for 450 dwellings increased to 506 dwellings in January 2021. Vistry Homes (formerly Bovis) on site. Reserved matters approval and completions progressing on the following phases: • Phase H1 141 dwellings – now built out • Phase H2 (98 dwellings & 6 self build plots) – 98 dwellings completed. 6 self build dwellings still to come forward. • Phases H3, H4 and H5 (210 dwellings) – 40 under construction in 2025/6 • Phase H6 (56 dwellings) – not started Site promoter estimate considered realistic.	70	70	70	56	0	**266**
Glebelands, Fairmead, Cam	Identified scheme in the Council's New Homes and Regeneration Programme with budget committed. Full permission granted April 2022 for the demolition of existing 33 dwellings, and the erection of 23 new affordable homes. Demolition taken place and 13 of dwellings are under construction. Housing delivery now anticipated 2027/28.	0	23	0	0	0	**23**
Land At Betworthy Farm, The Street, Coaley	Full planning permission granted in July 2025 for 17 dwellings. Cotswold Homes Ltd the developer. Developer on site and all 17 under construction. Completion estimated 2026/7. Developer estimate considered realistic.	17	0	0	0	0	**17**
Land West of Stonehouse, Nastend Lane	Strategic allocation in adopted Local Plan. Outline permission for 1,350 dwellings granted April 2016. 1279 dwellings now completed and reserved matters approval and completions progressing on the following phases: • H1 – H4 138no. dwellings – Complete and occupied	54	0	0	0	0	**54**

Appendix 3 Large sites summary of deliverability

Site Name	Summary of Deliverability	2026/27	2027/28	2028/29	2029/30	2030/31	Total
	• H3 – H5 & H8 – H10 270no. dwellings – Barratt Homes 262 homes complete and occupied. 8 self build dwellings still to come forward. • H6 – H7 68no. dwellings – Complete and occupied • H11 and H12 165 dwellings – Complete and occupied • H13 and H14 216no. dwellings - Vistry Homes on site with 199 dwellings complete and remainder of phase built out in 2026/7. • Parcel 14a 45 dwellings – Vistry Homes granted reserved matters consent in June 2024. 12 complete. Remaining 33 to be built in 2026/7 • H16 and H19 178 dwellings – Complete and occupied • H17, H18 & H20 131no. dwellings – Redrow Homes 127 dwellings completed with 4 completions anticipated during 2026/7. • Parcel H21 130no. dwellings – Complete and occupied Time limit now expired for submission of reserved matters under original outline planning permission with final development total of 1341 dwellings. Allocation proposed to be built out before the end of the five-year period. Developer estimates considered realistic.						
Land at Alkerton Eastington	Exception site development. Full planning permission granted January 2024 for the erection of 31 affordable homes on behalf of Eastington Community Land Trust. 15 dwellings complete in 2025/6. Remaining 16 to be built in 2026/7. Developer estimate considered realistic.	16	0	0	0	0	**16**
Colethrop Farm (Hunts Grove)	Crest Nicholson the main developer. 1,078 dwellings now completed at Hunts Grove and remaining development parcels set out below; • Parcels R11& R12 Phase 4 83no. dwellings– Crest Nicholson. Reserved matters approval January 2020. All built except 3 dwellings • Parcel R3, R3EL, R5 & R7 Phase 4 163no. dwellings. Reserved matters approval October 2020 – 31 under construction - Crest Nicholson. • Parcel R2, R6, R8 &R10B Phase 4 146no. dwellings. Reserved matters approval October 2020 – 2 complete. 48 under construction Bellway/Crest • Parcels R17, R18 & R19 Hunts Grove Phase 4 128no. dwellings – Colethrop Farms Ltd. Reserved matters approval October 2020. All not started Final outstanding application for reserved matters approval pending consideration for 38no. dwellings as part of the neighbourhood centre. Revised development total of 1,647 dwellings from 1,750 granted outline consent.	125	106	88	87	70	**476**
Land At Cloverlea Barn Wickwar Road Kingswood	Full planning permission granted at appeal in May 2024 for 54 dwellings. 35 complete. 19 under construction, due to be complete 2026/7 Delivery estimate considered realistic.	19	0	0	0	0	**19**
Former Orchestra Works Site Walk Mill Lane Kingswood	Full planning permission granted August 2024 for demolition of orchestra works and development of 32 dwellings. Developed by Newland Homes. Not started but discharge of some conditions. Delivery estimate considered realistic.	0	17	15	0	0	**32**
Land Adjacent to Lyndon Morgan Way Leonard Stanley	Full planning permission granted in March 2026 (subject to a S106) for erection of 22 dwellings. New Dawn Homes Ltd the developer. Not started. Developer estimate considered realistic.	0	22	0	0	0	**22**

Appendix 3 Large sites summary of deliverability

Site Name	Summary of Deliverability	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Land Adjacent to Dozule Close Leonard Stanley	Outline planning permission granted at appeal in May 2024 for 13 dwellings. 9 Custom built and 4 affordable homes. New Dawn Homes the developer. No reserved matters. Due to be completed 2028/9. Developer estimate considered realistic.	0	0	13	0	0	**13**
SA1f Wimberley Mill/ Wimberley Park	Strategic allocation in Local Plan. Reserved matters approval October 2019. Complex site - key works relating to the footpath diversion, main sewer diversion and highways matters completed to enable infrastructure and housing development to progress. 67 plots on southern part of site completed to slab level. Environment Agency matters on the northern part of the site now resolved with amended plans awaiting approval. Working towards delivery of first dwellings 2027/28 and the site built out over following three years subject to market demand. Local builder with track record of delivery and rates considered realistic.	0	35	35	34	0	**104**
Forest Green Rovers FC The New Lawn Nailsworth	Outline planning permission subject to signing of S106. Site cannot commence until stadium at Eco Park is built so realistic delivery of 50 dwellings in latter part of the five year period.	0	0	0	0	50	**50**
Locks Mill, Brewery Lane	Permission for conversion and new build. 14 units now complete. Extant permission for 9 units. Anticipated housing delivery within the five-year period	0	4	5	0	0	**9**
Daniels Industrial Estate, Bath Road, Stroud	Full permission granted April 2023 for the redevelopment of a brownfield site for 111 zero and low carbon homes. Newland Homes the developer. Developer estimate considered realistic.	0	10	20	41	40	**111**
Land at Dudbridge Hill Stroud	Full permission granted March 2023 for a residential development of 55no. affordable dwellings. Bromford Housing are the registered provider on behalf of Countryside Partnerships. 36 completed. Remaining 19 units built out in the coming year. Developer estimate considered realistic.	19	0	0	0	0	**19**
Land at Station Road, Bristol Road Stonehouse	Reserved matters permission for 49 units granted November 2016. Amended scheme for 45 dwellings granted permission in April 2023 under a variation to the original planning permission. New Dawn Homes the developer and granted permission in April 2024 for amended house types. All under construction. Due for completion 2027/8. Developer estimate considered realistic.	35	10	0	0	0	**45**
Abercairn Belle Vue Road Stroud	Full permission. Walsh Homes Ltd is the developer and on site. All 14 dwellings under construction. Expected completion 2027/8. Developer estimate considered realistic	0	14	0	0	0	**14**
Land Off School Lane Whitminster	Outline planning permission granted August 2024 for the erection of 45 dwellings. Reserved matters approved for 44 in September 2026. Developer estimate considered realistic.	0	0	25	19	0	**44**
Rooksmoor Mills, Woodchester	Full permission granted February 2018 for the redevelopment of the mill buildings to provide 54no. dwellings. Coln Residential the developer. 45 dwellings completed as at 1 April 2026. Site built out within the current year. Developer estimate considered realistic.	9	0	0	0	0	**9**

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Gloucestershire
GL5 4UB

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