

Gloucester City Council

# Housing Monitoring Report

May 2017



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## 1. Executive Summary

This is the Housing Monitoring Report for Gloucester City for the period 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017. Gloucester City Council has been monitoring the progress of approved new housing planning applications and allocations since 1989. The report records the following information:

- Housing completions in the monitoring year.
- Housing commitments in the monitoring year.
- Potential future dwellings available through plan allocations.
- The loss of dwellings e.g. as a result of conversion to other uses.
- Lapsed or superseded planning permissions.
- Requests for sites via Gloucester's Self Build Register.
- The 'housing mix' of major completions.
- Numbers of Affordable Homes permitted in the monitoring year.
- Gloucester's 5 year housing land supply calculation as of 31<sup>st</sup> March 2017.
- Gloucester's deliverability schedule for sites of 5 dwellings or more.

### Housing Delivery

- Between 1<sup>st</sup> April 2016 and 31<sup>st</sup> March 2017 the gross completion figure for new dwellings in Gloucester was 445.
- In the same period 6 dwellings were lost to other uses or as a consequence of the subdivision of existing dwellings; so between 1<sup>st</sup> April 2016 and 31<sup>st</sup> March 2017 the net completion figure for new dwellings in Gloucester was 439.
- The highest completion rate in the monitoring period was in Westgate Ward with over 40% of all net completions. The next highest was Quedgeley Fieldcourt with just over 30%.
- Of the gross completions 379 (85.1%) dwellings were completed on Brownfield land and 66 (14.8%) on Greenfield land.
- There are 2,460 deliverable housing commitments post 31<sup>st</sup> March 2017.
- An estimated 1,518 dwellings are expected to be delivered as 'City Plan Potential' – through sites to be allocated in the emerging City Plan.

### Joint Core Strategy Context

Gloucester City, Cheltenham Borough and Tewkesbury Borough are jointly preparing a Joint Core Strategy (JCS) which will form an important part of the Development Plan for the area. This strategy covers the period from 2011 to 2031. As an important part of the process to demonstrate how housing needs will be met in the plan period the JCS authorities have produced a series of Housing Implementation Strategies (HIS). The latest version with appendices and associated documents is available via the link below.

<http://www.gct-jcs.org/Examination/Main-Modifications-Examination-Document-Library.aspx>

The relevant documents are referenced MM10A to MM10E.

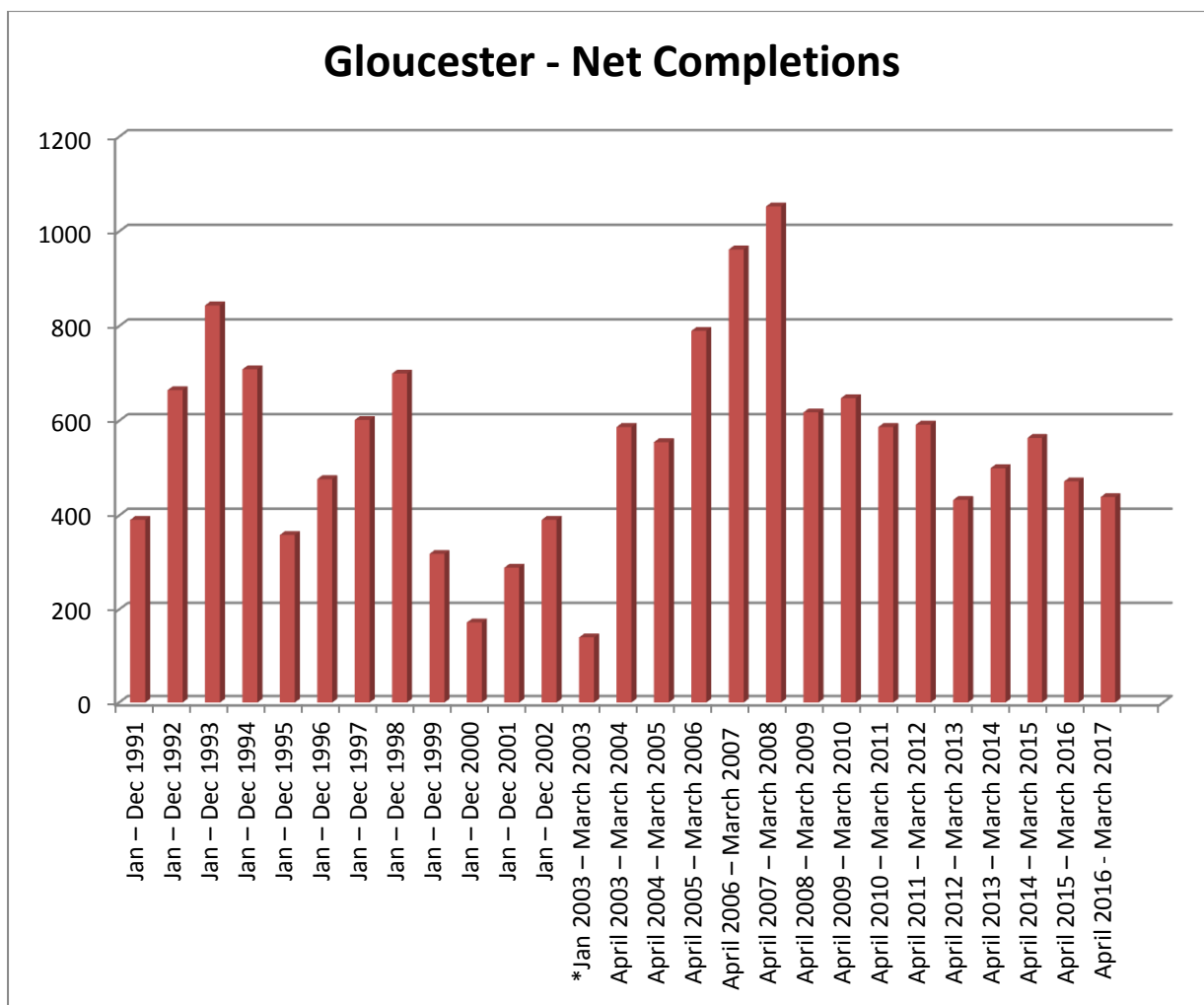
These documents provide additional detail (for the year 2016/17) over and above that which is contained in this monitoring report, including a demonstration of how Gloucester meets its 5 year housing land supply requirements through its own supply and through the Strategic Allocations in the JCS which are in Tewkesbury Borough but which meet Gloucester's housing need.

## 2. Summary of Housing Delivery

### A. Completions – Trend Data

Year	Net Completions
Jan – Dec 1991	391
Jan – Dec 1992	665
Jan – Dec 1993	844
Jan – Dec 1994	709
Jan – Dec 1995	359
Jan – Dec 1996	477
Jan – Dec 1997	602
Jan – Dec 1998	700
Jan – Dec 1999	319
Jan – Dec 2000	172
Jan – Dec 2001	290
Jan – Dec 2002	391
*Jan 2003 – March 2003	140
April 2003 – March 2004	587
April 2004 – March 2005	555
April 2005 – March 2006	790
April 2006 – March 2007	962
April 2007 – March 2008	1053
April 2008 – March 2009	618
April 2009 – March 2010	648
April 2010 – March 2011	587
April 2011 – March 2012	592
April 2012 – March 2013	433
April 2013 – March 2014	500
April 2014 – March 2015	564
April 2015 – March 2016	472
<b>April 2016 – March 2017</b>	<b>439</b>

\*Please note that the low number of completions here reflects the short monitoring period where the annual monitoring was switched from January to March.



Between 1<sup>st</sup> January 1991 and 31<sup>st</sup> March 2017 the average completion rate in Gloucester was 550 dwellings per annum. The high numbers in the months between April 2006 to March 2008 were due to a large number of completions on the Kingsway development in the south of the city.

#### **B. Dwelling Completions for the Monitoring Year**

Gross Dwelling Completions	445
Losses	6
Net Dwelling Completions	439

#### **C. Large & Small Site Comparison**

Gross Dwelling Completions Large Sites (10 dwellings plus) (See Appendix 1)	328
Gross Dwelling Completions Small Sites (1 – 9 dwellings) (See Appendix 2)	117

#### **D. Wards with Most Net Completions**

Ward	Percentage Completion
Westgate	40.7% of all net completions
Quedgeley Fieldcourt	30.5% of all net completions
Hucclecote	6.6% of all net completions
Barton & Tredworth	5.4% of all net completions
Other remaining wards combined	16.6% of all net completions

#### **E. Completions – Brownfield / Greenfield Data**

Gross Dwelling Completions Brownfield (See Appendix 1)	379 (85.1%)
Gross Dwelling Completions Greenfield (See Appendix 1)	66 (14.8%)

#### **F. Affordable Housing Permitted (2016/17)**

In this monitoring year, 367 affordable houses were permitted as part of housing schemes, either as affordable homes for shared ownership/other low cost ownership or for affordable social rent. (See Appendix 8 for details).

#### **G. Housing Mix**

For major housing development (completions in 2016/17) the housing mix has been recorded as per information submitted by applicants in their application forms. (See Appendix 7 for details).

### 3. Further Information

For further information, please contact Gloucester City Council's Planning Policy and Heritage Team:

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Further information on the Joint Core Strategy can be found at:

<http://www.gct-jcs.org>



## **APPENDICES**

## Appendix 1. Summary of Gross Completions by Ward

The following table show the gross completions by ward, and then breaks this down between large and small sites (large = 10 or more dwellings; small = 9 or fewer dwellings) and also by development on Brownfield or Greenfield land.

<b>Completions</b>					
Ward	Brownfield		Greenfield		Total
	Small	Large	Small	Large	
Abbey	0	0	0	0	0
Barnwood	11	0	0	0	11
Barton & Tredworth	12	15	0	0	27
Elmbridge	2	0	0	0	2
Grange	1	0	0	0	1
Hucclecote	2	27	0	0	29
Kingsholm & Wotton	7	0	0	0	7
Longlevens	2	0	0	0	2
Matson & Robinswood	16	0	0	0	16
Moreland	10	0	0	0	10
Podsmead	2	0	0	0	2
Quedgeley Fieldcourt	3	65	0	66	134
Quedgeley Severnvale	3	10	0	0	13
Tuffley	10	0	0	0	10
Westgate	36	145	0	0	181
<b>Total</b>	<b>117</b>	<b>262</b>	<b>0</b>	<b>66</b>	<b>445</b>

Total Gross Brownfield Completions	379
Total Gross Greenfield Completions	66
Total Gross Completions	445

## Appendix 2. Site Status 2015/16

The following table provides the site detail related to the overall figures in Appendix 1. The data is all sites in Gloucester with planning permission/planning committee resolution to permit and which have had dwellings completed in the monitoring year (Between 1<sup>st</sup> April 2016 and 31<sup>st</sup> March 2017).

### Housing Completions

Ward	Site Name	Planning App No.	Dwellings Permitted / Site Capacity	Brownfield / Greenfield	Losses	Complete in 2016/17	Dwellings Remaining to be Built
Barnwood	Land Rear 31 - 49 Birch Avenue	14/01458/FUL	9	B	2	7	0
Barnwood	Land adj. 105 Barnwood Road	12/00887/OUT	2	B	0	2	0
Barnwood	18 Grove Crescent	16/00178/FUL	1	B	0	1	0
Barnwood	21 Richmond Avenue	15/01184/FUL	1	B	0	1	0
<b>Total Barnwood completions in 2016/17 = 11</b>							
Barton & Tredworth	66 Ryecroft Street	13/00041/FUL	1	B	0	1	0
Barton & Tredworth	119 High Street	13/00161/COU	3	B	0	3	0
Barton & Tredworth	31 Falkner Street	14/00435/FUL	1	B	0	1	0
Barton & Tredworth	1 Knowles Road	15/00725/FUL	1	B	0	1	0
Barton & Tredworth	59 Park End Road	12/01157/COU	1	B	0	1	0
Barton & Tredworth	17 Percy Street	13/01293/FUL	0	B	1	-1	0
Barton & Tredworth	28 Vicarage Road	14/01129/OUT	1	B	0	1	0

Barton & Tredworth	35 Slaney Street	14/00078/COU	1	B	0	1	0
Barton & Tredworth	386 Barton Street	15/00082/FUL	1	B	0	1	0
Barton & Tredworth	119 High Street	15/00785/FUL	1	B	0	1	0
Barton & Tredworth	82 Jersey Road	15/01403/FUL	3	B	0	3	0
Barton & Tredworth	Rear Of 143-147 Barton Street	11/01284/FUL	12	B	0	12	0
Barton & Tredworth	36 Parkend Road	16/01215/FUL	1	B	0	1	0
Barton & Tredworth	43 Sydney Street	16/00447/COU	0	B	1	-1	0
Barton & Tredworth	18 Conduit Street	16/00279/FUL	0	B	1	-1	0
Total Barton & Tredworth completions in 2016/17 = <b>24</b>							
Elmbridge	80 Elmleaze	12/00162/FUL	1	B	0	1	0
Elmbridge	15 Sandyleaze Gloucester	15/01281/FUL	1	B	0	1	0
Total Elmbridge completions in 2016/17 = <b>2</b>							
Grange	54 Charlecote Avenue	15/01614/FUL	1	B	0	1	0
Total Grange completions in 2016/17 = <b>1</b>							
Hucclecote	Hucclecote Centre	11/00742/OUT	53	B	0	27	0
Hucclecote	21 Brookfield Road	13/00943/FUL	1	B	0	1	0
Hucclecote	11 Colwell Avenue	13/00856/FUL	1	B	0	1	0
Total Hucclecote completions in 2016/17 = <b>29</b>							
Kingsholm & Wotton	Bewick House 1 Denmark Road	14/01365/FUL	2	B	0	2	0
Kingsholm & Wotton	Bewick House Denmark Road	15/00245/COU	5	B	0	1	0

Kingsholm & Wotton	13 Alexandra Road	14/01101/COU	1	B	0	1	0
Kingsholm & Wotton	Laurel House 29 - 31 Alexandra Road	14/00502/FUL	2	B	0	2	0
Kingsholm & Wotton	Hillfield House 5 Denmark Road	14/00776/FUL	1	B	0	1	0
Kingsholm & Wotton	11C Kingsholm Road	16/00093/COU	0	B	1	-1	0
<b>Total Kingsholm &amp; Wotton completions in 2016/17 = 6</b>							
Longlevens	5A Rydal Road	15/01532/FUL	1	B	0	1	0
Longlevens	Land adjacent to 38 Beaumont Road	16/00330/FUL	1	B	0	1	0
<b>Total Longlevens completions in 2016/17 = 2</b>							
Matson & Robinswood	262 Painswick Road	14/01430/FUL	1	B	0	1	0
Matson & Robinswood	18 Painswick Road	15/00309/FUL	1	B	0	1	0
Matson & Robinswood	Former 296 Painswick Road	15/00366/FUL	4	B	0	4	0
Matson & Robinswood	49 Underhill Road	15/00339/FUL	1	B	0	1	0
Matson & Robinswood	Land Between 11 & 25 St Peters Road	14/01461/FUL	5	B	0	1	0
Matson & Robinswood	Robinswood Hill Farm Reservoir Road	13/00684/FUL	6	B	0	6	0
Matson & Robinswood	Winnycroft Farm Corncroft Lane	14/00065/FUL	2	B	1	1	0
Matson & Robinswood	The Bungalow Sneedhams Green	15/00731/FUL	1	B	0	1	0
<b>Total Matson &amp; Robinswood completions in 2016/17 = 16</b>							
Moreland	1A Stanley Road	12/00641/REP	1	B	0	1	0
Moreland	The Lunchbox 177 Bristol Road	14/01381/FUL	1	B	0	1	0

Moreland	2C Hartington Road	15/00913/FUL	1	B	0	1	0
Moreland	313A Stroud Road	15/01206/FUL	1	B	0	1	0
Moreland	177 Bristol Road	14/00132/FUL	1	B	0	1	0
Moreland	15 Balfour Road	14/00844/FUL	1	B	0	1	0
Moreland	215 Stroud Road	14/00624/OUT	1	B	0	1	0
Moreland	Land adj. 239 Bristol Road	15/00147/FUL	1	B	0	1	0
Moreland	Flat 6, Bishop Court, 18 - 24 Stroud Road	16/00476/FUL	1	B	0	1	0
Moreland	230 Linden Road	16/00280/FUL	1	B	0	1	0
<b>Total Moreland completions in 2016/17 = 10</b>							
Podsmead	Land To Rear Of 18 Podsmead Road	14/01455/FUL	1	B	0	1	0
Podsmead	Land To The Rear Of 20 Podsmead Road	15/00106/FUL	1	B	0	1	0
<b>Total Podsmead completions in 2016/17 = 2</b>							
Quedgeley Fieldcourt	Kingsway - Framework 4 Area 4A3ii (Phase 2)	13/00860/REM	55	B/G	0	15	0
Quedgeley Fieldcourt	Kingsway - Framework 4 Area 4A4	13/00362/REM	184	B/G	0	28	0
Quedgeley Fieldcourt	Kingsway - Framework 4 Area 4B1	14/01477/REM	131	B/G	0	44	87
Quedgeley Fieldcourt	Kingsway - Framework 4 Area 4B2	10/00468/REM	120	B/G	0	28	0
Quedgeley Fieldcourt	Kingsway - Framework 4 Area 4B4	09/00897/REM	130	B/G	0	15	0
Quedgeley Fieldcourt	128 Fieldcourt Gardens Quedgeley	14/01450/FUL	2	B	0	1	1
Quedgeley Fieldcourt	Mayos Land	13/01013/REM	49	G	0	1	0
Quedgeley Fieldcourt	67 Fieldcourt Gardens Quedgeley	16/00111/FUL	1	B	0	1	0

Quedgeley Fieldcourt	54 Fieldcourt Gardens Quedgeley	15/00331/FUL	1	B	0	1	0
<b>Total Quedgeley Fieldcourt completions in 2016/17 = 134</b>							
Quedgeley Severnvale	17 Old Elmore Lane	10/00916/FUL	5	B	1	2	0
Quedgeley Severnvale	Berkeley House Falcon Close Quedgeley	15/00670/JPA	13	B	0	10	3
Quedgeley Severnvale	15 Old Elmore Lane Quedgeley	14/00873/FUL	1	B	0	1	0
<b>Total Quedgeley Severnvale completions in 2016/17 = 13</b>							
Tuffley	Land To Side Of 7 Eardisland Road	13/00593/FUL	1	B	0	1	0
Tuffley	Land To Rear Of 7-11 Kemble Road	14/01459/FUL	9	B	0	9	0
<b>Total Tuffley completions in 2016/17 = 10</b>							
Westgate	Rear of 20 And 22 Wellington Street	11/01371/FUL	2	B	0	2	0
Westgate	32 Clarence Street	14/01078/COU	2	B	0	1	0
Westgate	117-119 Southgate Street	10/00506/COU	5	B	0	4	0
Westgate	Former Gloscat Buildings Brunswick Road	11/00107/FUL 16/00088/FUL	254	B	0	76	58
Westgate	45 - 47 Northgate Street	12/01155/FUL	12	B	0	12	0
Westgate	Bruton House, Whitfield Street	12/01202/FUL	37	B	0	3	0
Westgate	19 - 21 Brunswick Road	15/00294/JPA	12	B	0	12	0
Westgate	Cathedral House Three Cocks Lane	15/00410/JPA	15	B	0	15	0
Westgate	Albion House 77 Southgate Street	15/00672/COU	22	B	0	17	5
Westgate	32 Clarence Street	14/00284/FUL	3	B	1	2	0

Westgate	13 Park Road	14/00087/JPA	1	B	0	1	0	
Westgate	57 Southgate Street	14/00462/FUL	1	B	0	1	0	
Westgate	St Luke's House And Former Goat Inn Llanthony Road	15/00550/FUL	4	B	0	4	0	
Westgate	24 Clarence Street	15/00569/FUL	1	B	0	1	0	
Westgate	25 Brunswick Road	15/00898/JPA	4	B	0	4	0	
Westgate	23 Spa Road	15/01468/FUL	3	B	0	3	0	
Westgate	Infinity Tattooing 111 Westgate Street	15/01488/FUL	3	B	0	3	0	
Westgate	97 Westgate Street	15/01385/FUL	1	B	0	1	0	
Westgate	17 17A & 19 St Johns Lane	14/00329/FUL 16/00997/LBC	12	B	0	10	2	
Westgate	Bastion House And No 28 Brunswick Road	16/00002/FUL	9	B	0	9	0	
Westgate	29 Arthur Street	16/00189/COU	0	B	1	-1	0	
Westgate	17 Brunswick Road	16/00236/COU	0	B	1	-1	0	
<b>Total Westgate completions in 2016/17 = 179</b>								
<b>TOTAL</b>						<b>439</b>		



The following table shows housing commitments by Gloucester ward i.e. the number of dwellings with planning permission which are due to be delivered post 31<sup>st</sup> March 2017).

### Housing Commitments

Ward	Site Name	Planning App No.	Dwellings Permitted / Site Capacity	Expected Losses	Brownfield / Greenfield	Dwellings completed in years prior to the Monitoring Year	Dwellings completed in the Monitoring year 1 <sup>st</sup> April 2016 to 31 <sup>st</sup> March 2017	Dwellings to be completed post 31 <sup>st</sup> March 2017
Abbeydale	112 The Wheatridge East	16/00851/FUL	1	0	B	0	0	1
Abbeydale	115 The Wheatridge East	16/00388/FUL	1	0	B	0	0	1
Abbeydale	60 Wheatway	16/00551/FUL	1	0	B	0	0	1
								<b>Total = 3</b>
Barnwood	23 Lichfield Road	15/00768/FUL	1	0	B	0	0	1
Barnwood	29 North Upton Lane	15/00544/FUL	6	0	B	0	0	6
Barnwood	197-199 Barnwood Road	16/01189/FUL	1	0	B	0	0	1
Barnwood	7A Highfield Place	16/01146/COU	1	0	B	0	0	1
Barnwood	Adj 126 Barnwood Road	15/01367/FUL	14	0	B	0	0	14
Barnwood	74 Barnwood Road	16/00139/OUT	1	0	B	0	0	1
								<b>Total = 24</b>
Barton & Tredworth	12 Midland Road	15/00579/FUL	2	0	B	0	0	2
Barton & Tredworth	48B Falkner Street	15/00115/FUL	3	0	B	0	0	3
Barton & Tredworth	2 Furlong Road	16/00042/FUL	1	0	B	0	0	1
Barton & Tredworth	Tyndale Mission Hall & 98A Painswick Road	14/00730/OUT 16/01211/REM	8	0	B	0	0	8
Barton & Tredworth	Derelict property and area adj. 1 Hopewell Street	15/00745/FUL	6	0	B	0	0	6

Barton & Tredworth	Norville factory site, Paul Street	16/00815/FUL	63	0	B	0	0	63
Barton & Tredworth	202A Barton Street	16/00972/FUL	2	1	B	0	0	1
Barton & Tredworth	Land adjacent to 46 Goodyere Street	16/00920/OUT	1	0	B	0	0	1
Barton & Tredworth	216 – 218 Barton Street	15/01567/FUL	6	0	B	0	0	6
Barton & Tredworth	39-41 Hatherley Road	17/00160/PRIOR	1	0	B	0	0	1
								<b>Total = 92</b>
Elmbridge	2 Grafton Road	14/00407/FUL	2	1	B	0	0	1
Elmbridge	67 Barnwood Road	15/00229/FUL	2	0	B	0	0	2
Elmbridge	138 Cheltenham Road	16/01369/FUL	1	0	B	0	0	1
Elmbridge	2 Coltman Close	16/00647/FUL	2	1	B	0	0	1
Elmbridge	Double Gloucester Pub, 82 Cheltenham Rd	16/00212/FUL	6	0	B	0	0	6
Elmbridge	12 Sandyleaze	17/00009/OUT	1	0	B	0	0	1
								<b>Total = 12</b>
Grange	95 Grange Road	16/00153/FUL	1	0	B	0	0	1
								<b>Total = 1</b>
Hucclecote	28 Elmgrove Road	14/01131/FUL	1	0	B	0	0	1
Hucclecote	1 Deer Park Road	16/00707/FUL	1	0	B	0	0	1
								<b>Total = 2</b>
Kingsholm & Wotton	16 Newland Street	11/00698/REP	4	1	B	0	0	3
Kingsholm & Wotton	10-12 London Road	16/01472/FUL	2	0	B	0	0	2
Kingsholm & Wotton	5 Granville Close	16/00670/FUL	1	0	B	0	0	1
Kingsholm & Wotton	Northgate Court, 21 – 23 London Road	16/00375/JPA	18	0	B	0	0	18
Kingsholm & Wotton	Former Bishops College	16/00631/OUT	90	0	B	0	0	90

Wotton									
<b>Total = 114</b>									
Kingsway	Oakdean, Rear of Naas Lane	16/01274/FUL	1	0	B	0	0	1	
<b>Total = 1</b>									
Longlevens	Business School & Student accommodation – University – Oxstalls Lane	15/01190/OUT	50	0	B	0	0	50	
<b>Total = 50</b>									
Matson & Robinswood	Snow Capel Farm Sneedhams Green	15/01458/QPA	1	0	B	0	0	1	
Matson & Robinswood	Snow Capel Farm Sneedhams Green	15/00479/FUL	1	0	B	0	0	1	
Matson & Robinswood	Yew Tree Cottage Winnycroft Lane	15/00334/FUL	1	0	B	0	0	1	
Matson & Robinswood	Adjacent 7 Gatmeres Road	16/00912/FUL	2	1	B	0	0	1	
Matson & Robinswood	10 Birchall Avenue	16/00629/FUL	1	0	B	0	0	1	
Matson & Robinswood	Land to rear of 82-84 Badminton Road	16/00812/FUL	3	0	B	0	0	3	
Matson & Robinswood	Land adj to St Aldates Church, Finlay Road	14/00449/FUL	23	0	B	0	0	23	
Matson & Robinswood	Rear of 14 Winsley Road	16/00814/FUL	9	0	B	0	0	9	
<b>Total = 40</b>									
Moreland	35 Clevedon Road	13/00763/FUL	2	1	B	0	0	1	
Moreland	261 Stroud Road	15/01394/FUL	1	0	B	0	0	1	
Moreland	87 Stroud Road	14/01079/FUL	7	0	B	0	0	7	
Moreland	18 Clevedon Road	16/00577/OUT	1	0	B	0	0	1	
Moreland	72a Tredworth Road	16/01613/OUT	1	0	B	0	0	1	
Moreland	10 St Pauls Road	16/00696/COU	0	1	B	0	0	-1	
Moreland	18 Clevedon Road	16/00577/OUT	1	0	B	0	0	1	
<b>Total = 11</b>									

Podsmead	152 Tuffley Avenue	13/00965/FUL	1	0	B	0	0	1
Podsmead	Land To The Rear Of 13-15 Podsmead Road	15/00604/FUL	2	0	B	0	0	2
Podsmead	Site A – Former St Gobain/Wellman Graham Site Bristol Road	07/00472/OUT 15/00286/REM	172	0	B	0	0	172
Podsmead	Site B – Former Contract Chemicals Site Bristol Road	07/00474/OUT 15/00287/REM	86	0	B	0	0	86
Podsmead	Blackbridge Allotments Stroud Road	14/01317/OUT 16/00885/REM	14	0	G	0	0	14
Podsmead	Land Rear Of 66 – 72 Tuffley Crescent	15/00169/FUL	7	0	B	0	0	7
Podsmead	7 Podsmead Road	16/00518/FUL	7	1	B	0	0	6
Podsmead	31 Duke of Beaufort Court	16/00205/OUT	2	1	B	0	0	1
								<b>Total = 289</b>
Quedgeley Fieldcourt	Holmcroft, Needham Avenue	16/00331/FUL	1	0	B	0	0	1
Quedgeley Fieldcourt	Kingsway – Framework 4 Area 4A2	10/00467/REM	133	0	B/G	0	0	133
Quedgeley Fieldcourt	Kingsway – Framework 4 Area 4B1	14/01477/REM	131	0	B/G	0	44	87
Quedgeley Fieldcourt	Kingsway – Framework 4 Area 4B3	15/01591/FUL	130	0	B/G	0	0	130
Quedgeley Fieldcourt	Kingsway – Framework 4: Remaining outline capacity without reserved matters consent	06/01242/OUT	36	0	B/G	0	0	36
Quedgeley Fieldcourt	128 Fieldcourt Gardens Quedgeley	14/01450/FUL	2	0	B	0	1	1
Quedgeley Fieldcourt	139 Bristol Road Quedgeley	15/00600/FUL	1	0	B	0	0	1
Quedgeley Fieldcourt	255 Bristol Road Quedgeley	16/01259/FUL	1	0	B	0	0	1
Quedgeley Fieldcourt	Land Adj to Highliffe Farm	15/01455/FUL	1	0	B	0	0	1
								<b>Total = 391</b>
Quedgeley Severnvale	Berkeley House Falcon Close Quedgeley	15/00670/JPA	13	0	B	0	10	3

								<b>Total = 3</b>
Tuffley	5 Woods Orchard	12/00280/FUL	2	0	B	0	0	2
Tuffley	Land Adjacent 1 & 3 Woods Orchard	14/00801/OUT	1	0	B	0	0	1
Tuffley	PATA Centre, Grange Road	15/01524/OUT	12	0	B	0	0	12
Tuffley	224 Stroud Road	16/00714/OUT	1	0	B	0	0	1
Tuffley	Land adjacent to 1 & 3 Woods Orchard	16/00839/FUL	2	0	B	0	0	2
Tuffley	5 Gimson Close	16/00268/FUL	1	0	B	0	0	1
Tuffley	Land south of Grange Road	16/00165/OUT	250	0	B	0	0	250
								<b>Total = 269</b>
Westgate	9 – 13 St Johns Lane	14/00889/COU	1	0	B	0	0	1
Westgate	9 – 13 St Johns Lane	15/00167/FUL	1	0	B	0	0	1
Westgate	31 Westgate Street	15/00251/FUL	2	0	B	0	0	2
Westgate	141 Southgate Street	15/00397/FUL	3	0	B	0	0	3
Westgate	Former Gloscat Buildings Brunswick Road	11/00107/FUL 16/00088/FUL	254	0	B	130	76	58
Westgate	9 – 13 St Johns Lane	14/00891/JPA	11	0	B	0	0	11
Westgate	Albion House 77 Southgate Street	15/00672/COU	22	0	B	0	17	5
Westgate	7 Worcester Street	12/00784/REP	4	0	B	0	0	4
Westgate	18 The Oxebode	14/01257/FUL	2	0	B	0	0	2
Westgate	27 Westgate Street	14/00606/FUL	1	0	B	0	0	1
Westgate	136 – 138 Southgate Street	15/01454/FUL	2	0	B	0	0	2
Westgate	41 Westgate Street	15/00497/COU	1	0	B	0	0	1
Westgate	78 Westgate Street	15/01503/FUL	2	0	B	0	0	2
Westgate	Barbican House, 31 Barbican Road	13/00804/JPA	13	0	B	0	0	13
Westgate	17 17A & 19 St Johns Lane	14/00329/FUL 16/00997/LBC	12	0	B	0	10	2
Westgate	37 – 41 Southgate Street	14/00766/FUL	15	0	B	0	0	15
Westgate	Conway House 31 – 35 Worcester Street	14/00688/JPA	15	0	B	0	0	15
Westgate	Land At Bakers Quay Llanthony Wharf And Monkmeadow Bounded By Southgate Street Llanthony Road St Ann Way	14/00709/FUL	1000	660	B	0	0	340
Westgate	Land at Bakers Quay	15/01144/FUL	166	0	B	0	0	166

Westgate	Friary House 46 – 50 Southgate Street	16/00023/JPA	18	0	B	0	0	18
Westgate	Fitzalan House Park Road	16/00106/JPA 16/00834/JPA	35	0	B	0	0	35
Westgate	Former RAF Club 6 Spa Road	15/00356/FUL	14	0	B	0	0	14
Westgate	The Lodge 19 Brunswick Square	15/01400/FUL	10	0	B	0	0	10
Westgate	Old Hempsted Fuel Depot	12/00725/OUT	85	0	B	0	0	85
Westgate	Land East Of Hempsted Lane	13/01032/OUT	50	0	B	0	0	50
Westgate	Land at 1 Kings Barton Street	15/00929/FUL	1	0	B	0	0	1
Westgate	28 Hempsted Lane	16/00163/FUL	2	0	B	0	0	2
Westgate	5 Commercial Road	16/00725/COU	4	1	B	0	0	3
Westgate	21 Spa Road	16/01314/COU	5	0	B	0	0	5
Westgate	2 Clarence Street	16/01309/COU	1	0	B	0	0	1
Westgate	155 Southgate Street	16/00988/COU	1	0	B	0	0	1
Westgate	Beatrice Webb House, 75 - 81 Eastgate Street	16/00626/JPA	27	0	B	0	0	27
Westgate	Spreadeagle Court, 110 Northgate Street	16/00969/JPA	9	0	B	0	0	9
Westgate	Land adjacent to Newark Farm	15/01494/FUL	44	0	B	0	0	44
Westgate	Former Kwik Save, 103 Northgate Street	16/00142/FUL	95	0	B	0	0	95
Westgate	159 Southgate Street	16/00101/COU	8	0	B	0	0	8
Westgate	Former 1 - 3 Wellington Street	15/01407/FUL	22	0	B	0	0	22
Westgate	58 Eastgate Street	16/00040/COU	4	0	B	0	0	4
Westgate	106 Eastgate Street	16/00152/FUL	1	0	B	0	0	1
Westgate	Barbican Car Park, Blackfriars	16/01525/FUL	74	0	B	0	0	74
Westgate	Land rear of 1-7 Amberley Road	16/00813/FUL	3	0	B	0	0	3
Westgate	Land to rear of 23 Spa Road	16/01613/OUT	1	0	B	0	0	1
Westgate	7 Worcester Street	16/00425/FUL	1	0	B	0	0	1
								<b>Total = 1,158</b>
<p>Note: (16/00634/FUL) – the elderly care provision at Land at Bakers Quay / St Anns way has been taken out. This is quite a big development = 55 extra care beds and 28 apartments – (the 28 are C3). As per JCS methodology.</p>								<b>TOTAL = 2,460</b>

### Appendix 3. Summary of Land Available in Draft Allocations

As of 1<sup>st</sup> April 2017 the total 'City Plan Potential' is 1,518 dwellings (see table below).

Ref	Potential site allocation	Potential dwelling capacity
SA01	Land at the Wheatridge	50
SA02	Barnwood Manor	20
SA03	Gloucester Mail Centre (Employment)	0
SA04	Helipebs, Sisson Road	60
SA05	Allstone Site, Myers Road	250
SA06	Former Civil Service Club	20
SA07	67-69 London Road	30
SA08	Wessex House, Great Western Road	20
SA09	Great Western Road Sidings	100
SA10	Land off Leven Close	10
SA11	Land Adjacent to St Aldates (Now commitment)	0
SA12	Blackbridge Sports Hub (Sports)	0
SA13	Land East of Waterwells	240
SA14	Land at Clearwater Drive	0
SA15	King's Quarter	50
SA16	Greater Blackfriars	400
SA17	Southgate Moorings	40
SA18	104 Northgate Street	20
SA19	Land Adjacent to Eastgate Shopping Centre	0
SA20	Land at St Oswalds	60
SA21	Former Town Ham Allotments	0
SA22	Secunda Way Industrial Estate (Employment)	0
SA23	Land at Rea Lane	35
New	Land at Blackbridge	30
New	Land East of Sneedhams Road	28
New	Land off Eastgate Street	15
New	Station Long Stay Car Park	40
New	Southern Railway Triangle (Employment)	0

#### Appendix 4. Lapsed or Superseded Planning Permissions

Ward	Site	App Ref	Gross Capacity	Potential Losses
Westgate	12 Arthur Street	15/00664/COU	1	(HMO)Taken out of Commitments
Westgate	24 Clarence Street	14/01013/FUL	1	Taken out of Commitments
Quedgeley Fieldcourt	Land at Highliffe Farmhouse	12/01102/FUL	1	Lapsed, taken out of Commitments
Hucclecote	1 Deer Park Road	15/00471/OUT	1	Taken out of Commitments
Moreland	Mitchells, 88 Bristol Road	13/00653/FUL	7	Lapsed, taken out of Commitments
Quedgeley Fieldcourt	255 Bristol Road	15/00694/FUL	1	Superseded
Barnwood	33 Painswick Road	13/00747/FUL	1	Lapsed, taken out of Commitments

Note: The above have not been included in the Commitments table (on page 16 of this report). Therefore there is no need to minus figures from the Commitments totals.



**Appendix 5. Loss of Dwellings 2016/17**

<b>Ward</b>	<b>Site Name / Ref</b>	<b>Description</b>
Barton & Tredworth	17 Percy Street 13/01293/FUL	2 flats made into 1 dwelling
Barton & Tredworth	43 Sydney Street 16/00447/COU	Change of use from C3 to C2
Barton & Tredworth	18 Conduit Street 16/00279/FUL	Dwelling house to HMO
Kingsholm & Wotton	11C Kingsholm Road 16/00093/COU	Dwelling house to HMO
Westgate	29 Arthur Street 16/00189/COU	Dwelling house to HMO
Westgate	17 Brunswick Road 16/00236/COU	Dwelling house to HMO

## Appendix 6. Self Build in Gloucester

Gloucester City Council is committed to supporting both affordable and market housing and is working to make it easier for more people to build their own home should they want to do this.

The Self Build and Custom House-building Act (2015) places a duty on Local Authorities to create a register of individuals and associations/groups who have expressed an interest in Self-build and Custom Build projects and are seeking to acquire serviced plots of land in the authority area, to build homes.

The City Council's self-build register collects valuable information on the demand for self-build and custom house building in Gloucester City and provides information to those who are interested. For details see the below link:

<http://www.gloucester.gov.uk/resident/planning-and-building-control/planning-policy/Pages/self-build.aspx>

Clearly houses which are 'self built' still require planning permission and the small numbers built each year will show up as Commitments and Completions in the same way as houses built by professional builders / volume house builders.

The latest available information from the register (submissions from 08.04.16 to 15.05.17) for people expressing an interest is as follows:

An individual sought a self build opportunity for an eco-friendly contemporary family home (3+ bedrooms) within a 5 mile radius of Gloucester or Cheltenham incorporating lifetime home design.

- Type of Self Build: Not specified.
- Desired Location: Gloucester or Cheltenham.

An individual sought a self build opportunity for a 4 bed detached family home.

- Type of Self Build: Not specified.
- Desired Location: Brockworth, St Leonards, Longlevens.

A self build opportunity was sought for a single storey, level access dwelling, a barn conversion or similar. Timber frames with straw or wool insulation. Fruit orchard desirable.

- Type of Self Build: Design only.
- Desired Location: Gloucester, Hucclecote, Birdlip

An individual sought a self build opportunity for an apartment or house.

<ul style="list-style-type: none"> <li>• Type of Self Build: These options considered: Design only or Contractor kit home.</li> <li>• Desired Location: Suburban setting, City Centre, Small to medium development.</li> </ul>
<p>An individual sought a self build opportunity for a detached house.</p> <ul style="list-style-type: none"> <li>• Type of Self Build: These options considered: Part self build, Design only self build, Self build kit home, Contractor kit home.</li> <li>• Desired Location: Any.</li> </ul>
<p>An individual sought a self build opportunity for a house or bungalow.</p> <ul style="list-style-type: none"> <li>• Type of Self Build: These options considered: Full self build, Part self build, Design only self build, Self build kit home, Contractor kit home.</li> <li>• Desired Location: Suburban setting, City Centre, Rural setting.</li> </ul>
<p>An individual sought a self build opportunity for a bungalow, apartment or terraced house.</p> <ul style="list-style-type: none"> <li>• Type of Self Build: These options considered: Full self build, Part self build, Design only self build, Self build kit home, Contractor kit home, Full group build.</li> <li>• Desired Location: Any.</li> </ul>
<p>An individual sought a self build opportunity for a bungalow or dwelling of non-standard construction.</p> <ul style="list-style-type: none"> <li>• Type of Self Build: This option considered: Part self build.</li> <li>• Desired Location: Quedgeley, Kingsway, Tuffley.</li> </ul>
<p>An individual sought a self build opportunity for a detached house.</p> <ul style="list-style-type: none"> <li>• Type of Self Build: These options considered: Design only self build, Contractor kit home.</li> <li>• Desired Location: Infill plot, Hucclecote, Longlevens.</li> </ul>
<p>An individual sought a self build opportunity for a non specified type of dwelling.</p> <ul style="list-style-type: none"> <li>• Type of Self Build: These options considered: Full self build, Part self build.</li> <li>• Desired Location: Any.</li> </ul>
<p>An individual sought a self build opportunity for a house.</p> <ul style="list-style-type: none"> <li>• Type of Self Build: These options considered: Part self build, Design only self build, Contractor kit home.</li> <li>• Desired Location: Any.</li> </ul>
<p>An individual sought a self build opportunity for a 5 bedrooomed house / bungalow.</p> <ul style="list-style-type: none"> <li>• Type of Self Build: These options considered: Any.</li> <li>• Desired Location: Any.</li> </ul>
<p>An individual sought a self build opportunity on a small site suitable for 1 to 10 dwellings for a detached house.</p> <ul style="list-style-type: none"> <li>• Type of Self Build: These options considered: Full self build, Part self build, Design only self build, Self build kit home, Contractor kit home.</li> </ul>

<ul style="list-style-type: none"> <li>• Desired Location: Suburban setting, Hucclecote</li> </ul>
<p>An individual sought a self build opportunity for a detached house.</p> <ul style="list-style-type: none"> <li>• Type of Self Build: These options considered: Full self build, Contractor kit home.</li> <li>• Desired Location: Suburban setting, City Centre.</li> </ul>
<p>An individual sought a self build opportunity for a 3 bed detached house.</p> <ul style="list-style-type: none"> <li>• Type of Self Build: Not specified.</li> <li>• Desired Location: Rural location in or near a village or small town.</li> <li>•</li> </ul>
<p>An individual sought a self build opportunity for a 4 bed detached house.</p> <ul style="list-style-type: none"> <li>• Type of Self Build: Not specified.</li> <li>• Desired Location: In Gloucestershire county, a village outside Gloucester City or other rural area.</li> </ul>
<p>An individual sought a self build opportunity for a single detached eco friendly house.</p> <ul style="list-style-type: none"> <li>• Type of Self Build: Design only self build, Contractor kit home.</li> <li>• Desired Location: A semi-rural setting, Gloucester.</li> </ul>
<p>An individual sought a self build opportunity for a 3 bed detached house.</p> <ul style="list-style-type: none"> <li>• Type of Self Build: These options considered: Full self build, Part self build, Design only self build, Self build kit home, Contractor kit home.</li> <li>• Desired Location: Suburban setting, Small site, Garden plot, Gloucester City.</li> </ul>
<p>An individual sought a self build opportunity for a detached house.</p> <ul style="list-style-type: none"> <li>• Type of Self Build: These options considered: Full self build, Part self build, Design only self build.</li> <li>• Desired Location: Suburban setting, Small site, Garden plot, Gloucester City.</li> </ul>
<p>An individual sought a self build opportunity for a detached house/bungalow.</p> <ul style="list-style-type: none"> <li>• Type of Self Build: This option considered: Full self build.</li> <li>• Desired Location: Suburban setting, Small site, City setting.</li> </ul>
<p>An individual sought a self build opportunity for a dwelling.</p> <ul style="list-style-type: none"> <li>• Type of Self Build: These options considered: Any.</li> <li>• Desired Location: Any.</li> </ul>

## Appendix 7. Housing Mix (Major Completions: 10 dwellings or more)

Site Name	Planning Reference	Dwellings complete in 2016/17	Housing Mix (as per Planning Permission and /or S.106)
Hucclecote Centre	11/00742/OUT	27	<p>A mix of 3, 4 &amp; 5 bed houses. Of the 56 dwellings permitted in the outline permission the following is the Affordable Housing provision:</p> <p><u>Affordable Rented Units</u></p> <ul style="list-style-type: none"> <li>- 1 (2 bed, 4 person) house</li> <li>- 1 (2 bed) wheelchair enabled dwelling</li> <li>- 6 (3 bed, 5 person) houses</li> <li>- 1 (4 bed, 6 person) house</li> <li>- 1 (4 bed, 7 person) house</li> </ul> <p><u>Shared Ownership /Intermediate housing</u></p> <ul style="list-style-type: none"> <li>- 1 (2 bed, 4 person) house</li> <li>- 1 (3 bed, 5 person) house</li> </ul>
Rear of 143-147 Barton Street	11/01284/FUL	12	<p><u>Market Units</u></p> <ul style="list-style-type: none"> <li>- 4 (2 bed houses)</li> <li>- 5 (1 bed flats)</li> <li>- 3 (2 bed flats)</li> </ul>
Kingsway - Framework 4 Area 4A3ii (Phase 2)	13/00860/REM	15	<p>Kingsway Framework 4 is a mix of 2, 3, 4 and 4+ bed houses. The number of Affordable Units is 27% of the total built.</p>
Kingsway - Framework 4 Area 4A4	13/00362/REM	28	
Kingsway - Framework 4 Area 4B1	14/01477/REM	44	
Kingsway - Framework 4 Area 4B2	10/00468/REM	28	
Kingsway - Framework 4 Area 4B4	09/00897/REM	15	
Mayo's Land	13/01013/REM	1	<p><u>Market Units</u></p> <ul style="list-style-type: none"> <li>- 14 (2 bed houses)</li> <li>- 13 (3 bed houses)</li> <li>- 22 (4 bed houses)</li> </ul> <p>Out of the 49 above, 10 make up the Affordable Housing provision:</p> <p><u>General Needs Rent</u></p> <ul style="list-style-type: none"> <li>- 3 (2 bed) houses</li> <li>- 2 (3 bed) houses</li> <li>- 1 (4 bed) house</li> </ul> <p><u>Intermediate Rent/ Affordable Rent</u></p> <ul style="list-style-type: none"> <li>- 3 (2 bed) houses</li> <li>- 1 (3 bed) house</li> </ul>
Berkeley House	15/00670/JPA	10	<p><u>Market Units</u></p> <ul style="list-style-type: none"> <li>- 5 (1 bed) flats</li> <li>- 8 (2 bed) flats</li> </ul>
Former Gloscat	11/00107/FUL 16/00088/FUL	76	<p><u>Market Units</u></p> <ul style="list-style-type: none"> <li>- 69 (1 bed) flats</li> <li>- 53 (2 bed) flats</li> <li>- 14 (2 bed) houses</li> <li>- 48 (3 bed) houses</li> <li>- 6 (4+ bed) houses</li> </ul>

			<u>Social Rented</u> - 19 (1 bed) flats - 13 (2 bed) flats  <u>Intermediate</u> - 10 (1 bed) flats - 12 (2 bed) flats - 5 (2 bed) houses - 5 (3 bed) houses
45-47 Northgate Street	12/01155/FUL	12	<u>Market Units</u> - 8 (1 bed) flats - 2 (2 bed) flats - 1 (3 bed) flat - 3 bedsits (This is the number in the original application – revised to 12)
Bruton House	12/01202/FUL	3	<u>Market Units</u> - 29 (1 bed) flats - 8 (2 bed) flats
19-21 Brunswick Road	15/00294/JPA	12	<u>Market Units</u> - 12 self contained flats
Cathedral House, Three Cocks lane	15/00410/JPA	15	<u>Market Units</u> - 10 (1 bed) flats - 5 (2 bed) flats
Albion House	15/00672/COU	17	<u>Market Units</u> - 2 (2 bed) houses - 2 (3 bed) houses - 9 (1 bed) flats - 7 (2 bed) flats - 1 (3 bed) flat
17, 17a and 19 St John's Lane	14/00329/FUL 16/00997/LBC	10	<u>Market Units</u> - 2 (2 bed) flats - 10 (1 bed) flats

## Appendix 8. Affordable Housing Permitted in 2016/17

Site	Reference	Total Homes Permitted	Total Affordable Homes Permitted	Total Affordable Homes Permitted as a %	Affordable Homes: for Shared Ownership / Other Low Cost Ownership	Affordable Homes: for Affordable / Social Rent
St Aldates, Robinswood	14/00449/FUL	23	23	100%	3	20
Norville Factory, Paul Street	16/00815/FUL	63	63	100%	20	Not available
Newark Farm, Hempsted	15/01494/FUL	44	17	38.6 %	4	13
Former Bishops College Site	16/00631/OUT	90	8	8.8 %	Not available	Not available
Former Kwik Save Site	16/00142/FUL	95	95	100 %	25	Not available
1-7 Wellington Street	15/01407/FUL	22	22	100 %	0	22
Land South of Grange Road	16/00165/OUT	250	100	40 %	25	75
Kingsway Framework 4 Area B3	15/01591/FUL	130	39	30 %	Not available	Not available

## Appendix 9. 5 Year Housing Land Supply

### 1. Introduction

Under Paragraph 47 of the National Planning Policy Framework (NPPF) Local Planning Authorities are required to identify five years' worth of housing against their requirements. This appendix, taking the latest data for 2016/17, sets out the position on the five year housing supply for Gloucester City as of 31st March 2017.

### 2. Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS)

Gloucester City, Cheltenham Borough and Tewkesbury Borough have been jointly preparing a JCS which will form an important part of the development plan for the area. Covering the period from 2011 to 2031, the JCS is a strategic-level plan setting out the identified needs for housing and economic growth and the spatial strategy for delivery.

In November 2014 the three authorities submitted the JCS to the Planning Inspectorate for examination. The Examination in Public (EIP) commenced in May 2015 and a number of hearing sessions took place up to July 2016.

In May 2016, the Inspector published her Interim Report which dealt with a number of outstanding matters following evidence submitted throughout the EIP process. The report also included the Inspector's recommendations for modifications and specifically recommendations on the Objectively Assessed Housing (OAN) for the area and the spatial strategy to be used by the authorities in meeting this need.

In early 2017 the three JCS Councils resolved to approve proposed main modifications to the June 2014 Pre-Submission JCS for public consultation. The consultation took place from 27th February to 10th April 2017. Further examination hearing sessions are due to take place in mid/late Summer 2017.

### 3. Gloucester's Housing Requirement

Through Policy SP1: *'The Need for New Development'* Gloucester has a requirement to supply 14,360 dwellings between 2011-2031. This housing requirement consists of the demographic Objectively Assessed Need (OAN), plus an uplift for economic growth and a further 5% uplift to boost the supply of housing. Over the 20 year plan period this housing requirement equates to the need for 718 dwellings per year. The Council consider this housing requirement to be the most up to date and robust figure on which to base the five year housing land supply calculation.

The housing requirement for the five year period from 2016/17 to 2020/21 is 4308 dwellings. This requirement is the 718 annual requirement multiplied by 5.

### 4. Previous Delivery

The table below shows the previous housing completions over the JCS plan period set against the annual requirement:



Year	JCS Requirement	Annual Completions	Delivery against Requirement
2011/12	718	593	-125
2012/13	718	430	-288
2013/14	718	476	-242
2014/15	718	554	-164
2015/16	718	470	-248
2016/17	718	439	-279
	<b>4308</b>	<b>2962</b>	<b>Shortfall 1346</b>

## 5. Housing Supply Sources

5.1. The following sources of supply have been included within the five year housing supply calculation in Figure 1:

Small sites (0-4 dwellings) completed and under construction
Small site extant permissions
Small site windfall allowance*
Large sites (5+ dwellings) completed and under construction
Large site extant permissions
City Plan completed and under construction large sites
City Plan potential
Strategic Allocations attributed to Gloucester (only for JCS supply calculation)
* Windfall Allowance A small site windfall allowance has been included within the supply and is based on historic windfall delivery since 2003. This has produced an annual windfall delivery of 64 dwellings. However, the windfall supply does not make a contribution in the trajectory until 2018/19 and has been discounted by the number of extant dwellings from small sites. This approach to windfall has been established through the JCS examination.

## 6. Housing Delivery

Where no site information is available from developers, the following assumptions are made in terms of the build out of sites and their anticipated trajectory:

Lead in times: Deliverable sites without planning permission and under 100 dwellings will have 1 year lead-in from planning consent to first house being completed. For sites over 100+ there will be an 18 months lead in period from planning consent to the first house being delivered.

Build-out rates: Justified based on local circumstances and evidence including that provided by developers. Where no delivery trajectory developer update has been provided the following assumptions to be made: 25 dwellings in the first year and 50 dwellings per annum per developer.

This approach to lead in times and build out rates has been established through the Strategic Assessment of Land Availability (SALA) process and has been subject to review by members of the SALA Panel who meet annually. Additionally through the annual monitoring of planning consents further information on site delivery, particularly for larger sites, may be obtained which provides additional detail.

A Housing Supply Deliverability Schedule is provided at Appendix 10. This sets out the housing trajectory for each site of 5 or more dwellings which contributes towards the five year supply.

## 7. Five Year Housing Land Supply Calculation

The five year supply has been calculated by dividing the deliverable supply by the total requirement and then multiplying it by 5 years. See Figure 1. below. On the basis of these calculations Gloucester City (without any JCS allocations in Tewkesbury Borough) cannot currently demonstrate a five year housing land supply but it is working towards meeting this requirement. Under the Liverpool method and applying a 5% buffer there is a 4.5 year supply.

<b>Figure 1. Gloucester City: 5 Year Housing land Supply – 31<sup>st</sup> March 2017</b>			
<b>NPPF 5% Buffer</b>			
	<b>Code</b>	<b>Sedgefield</b>	<b>Liverpool</b>
Gloucester annual housing requirement	a	718	718
Number of years into plan period	b	7 years in (but for sum b = 6)	7 years in (but for sum b = 6)
Requirement	c ( a x b)	4308	4308
Actual delivery	d	2962	2962
Shortfall in plan period	e (c - d)	1346	1346
Five year requirement	h (a x 5)	3590	3590
Remainder of plan period	i	13	13
Shortfall to be met within 5 year period	j <ul style="list-style-type: none"> <li>• [Sedgefield = e]</li> <li>• [Liverpool = (e/i) x 5]</li> </ul>	1346	518
NPPF buffer (5%)	k = 5% of (h + j)	247	205
Total number of dwellings required	m = h + j + k	5183	4313
Total anticipated supply (2017/18 to 2022/23)	n	3865	3865
Percentage of total requirement met	p = n/m	74.6 %	89.6 %
Supply in years	q = n/m x 5	<b>3.7</b>	<b>4.5</b>

## Appendix 10. Gloucester Deliverability Schedule for Sites with 5 or more Dwellings

Permission Reference	Site Name	Location	Net Site Capacity	Outstanding Dwellings	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Deliverability Commentary
15/00544/FUL	29 North Upton Lane	Barnwood	6	6	0	6					Extant – visited site in early April 2017. Permission expires 03.08.2018.
14/01458/FUL	Land Rear 31 - 49 Birch Avenue	Barnwood	7	0	7						Complete.
15/00745/FUL	Derelict Property adj 1 Hopewell Street	Barton & Tredworth	6	6	0	6					Under construction.
11/01284/FUL	Rear of 143-147 Barton Street	Barton & Tredworth	12	0	12						Complete.
11/00742/OUT	Hucclecote Centre	Hucclecote	53	0	27						Complete.
15/00245/COU	Bewick House Denmark Road	Kingsholm & Wotton	5	0	1						Complete.
14/01461/FUL	Land Between 11 & 25 St Peters Road	Matson & Robinswood	5	0	1						Complete.
13/00684/FUL	Robinswood Hill Farm Reservoir Road	Matson & Robinswood	6	0	6						Complete.
14/00730/OUT	Tyndale Mission Hall & 98A Painswick Road	Barton & Tredworth	8	8	0	8					Extant (latest update June 2017 – work has started, roof watertight etc). Fully expected to deliver.
14/01079/FUL	87 Stroud Road	Moreland	7	7	0	7					Extant ( <i>Derek Smith Upholstery</i> ) – Not started and permission expires

Permission Reference	Site Name	Location	Net Site Capacity	Outstanding Dwellings	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Deliverability Commentary
											19.11.2017.
13/00653/FUL	Mitchells, 88 Bristol Road	Moreland	7	7	0						Lapsed.
14/01317/OUT	Blackbridge Allotments Stroud Road	Podsmead	14	14	0	14					Extant - County site Ground cleared but not 'started'. Permission expires 11.02.2020.
07/00474/OUT	Former Contract Chemicals Site, Bristol Road	Podsmead	86	86	0	20	30	30	6		Under construction.
07/00472/OUT	Former St Gobain/Wellman Graham Site, Bristol Road	Podsmead	172	172	0	20	30	30	30	30	Under construction.
15/00169/FUL	Land Rear of 66 - 72 Tuffley Crescent	Podsmead	7	7	0	7					Extant – Not started but the site is clear (of buildings). Permission expires 29.10.2018.
06/01242/OUT	Kingsway Framework 4 Remaining outline capacity without reserved matters consent	Quedgeley Fieldcourt	36	36	0	0	36				Extant – This is just the remaining capacity of the outline permission.
15/01591/FUL	Kingsway Framework 4 Area 4B3	Quedgeley Fieldcourt	130	130	0	0	25	50	50	5	Extant. Trajectory as per SALA methodology i.e. starting with 25 in 2018/19 – but may be earlier as started.
14/01477/REM	Kingsway Framework 4 Area 4B1	Quedgeley Fieldcourt	131	87	44	50	37				Site continues to build out. Good progress.
09/00897/REM	Kingsway - Framework 4 Parcel 4B4	Quedgeley Fieldcourt	130	0	15						Complete.
10/00467/REM	Kingsway - Framework 4 Area 4A2	Quedgeley Fieldcourt	133	133	0	30	30	30	30	13	16/01046/FUL (New approval for an amended

Permission Reference	Site Name	Location	Net Site Capacity	Outstanding Dwellings	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Deliverability Commentary
											layout and house types granted in June 2017).  Fully expect good progress.
10/00468/REM	Kingsway - Framework 4 Area 4B2	Quedgeley Fieldcourt	120	0	28						Complete.
13/00362/REM	Kingsway - Framework Plan 4 Area 4A4	Quedgeley Fieldcourt	184	0	28						Complete.
13/00860/REM	Kingsway- Framework 4 Area 4A3ii Part 2	Quedgeley Fieldcourt	55	0	15						Complete.
13/01013/REM	Mayos Land	Quedgeley Fieldcourt	48	0	1						Complete.
10/00916/FUL	17 Old Elmore Lane	Quedgeley Severnvale	4	0	2						Complete.
15/00670/JPA	Berkeley House Falcon Close Quedgeley	Quedgeley Severnvale	13	3	10	3					Under construction, almost complete.
14/01459/FUL	Land To Rear Of 7-11 Kemble Road Gloucester	Tuffley	9	0	9						Complete.
15/01524/OUT	PATA Centre, Grange Road	Tuffley	12	12	0	12					Extant – Former County Council site. Started, but have approached City Council for amendments (potentially additional dwellings). Permission expires 22.02.2021. Case officer confirms that there is progress on this site.
10/00506/COU	117-119 Southgate Street	Westgate	5	0	4						Complete.
14/00329/FUL	17, 17A & 19 St Johns Lane	Westgate	12	2	10	2					Under construction.

Permission Reference	Site Name	Location	Net Site Capacity	Outstanding Dwellings	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Deliverability Commentary
15/00294/JPA	19 - 21 Brunswick Road	Westgate	12	0	12						Complete.
14/00766/FUL	37 - 41 Southgate Street	Westgate	15	15	0	15					Extant. Not started, but prominent signs on the building stating that demolition is in progress. The permission expires 28.10.2017.
12/01155/FUL	45 - 47 Northgate Street	Westgate	12	0	12						Complete.
14/00891/JPA	9 - 13 St Johns Lane	Westgate	11	11	0	5	6				Extant. Spoke to agent in June 2017. Building stripped out and start immanent, just finalising matters with Building Regs. Permission expires 18.11.2019.
15/00672/COU	Albion House 77 Southgate Street	Westgate	22	5	17	5					Under construction, almost fully complete
13/00804/JPA	Barbican House, 31 Barbican Road	Westgate	13	13	0	5	8				Extant – Permission expires 17.09.2018
16/00002/FUL	Bastion House and 28 Brunswick Road	Westgate	9	0	9						Complete.
12/01202/FUL	Bruton House	Westgate	37	0	3						Complete.
15/00410/JPA	Cathedral House Three Cocks Lane	Westgate	15	0	15						Complete.
14/00688/JPA	Conway House 31-35 Worcester Street	Westgate	15	15	0	0	15				Extant – Not being used for offices and has had recent upgrading so could easily be converted. Permission expires: 13.11.2019.

Permission Reference	Site Name	Location	Net Site Capacity	Outstanding Dwellings	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Deliverability Commentary
16/00106/JPA	Fitzalan House Park Road Gloucester	Westgate	35	35	0	35					Extant. Checked with agent who stated that permission had been applied for re: external works to give the building a more residential feel. He stated that as far as he was concerned the project was still in the pipeline. Permission expires: 29.03.2021.
11/00107/FUL	Former Gloscat Buildings Brunswick Road	Westgate	254	58	76	58					Under construction, good progress
15/00356/FUL	Former RAF Club 6 Spa Road	Westgate	14	14	0	14					Extant – Under construction, but slow progress. Permission expires: 09.07.2018.
16/00023/JPA	Friary House 46 - 50 Southgate Street	Westgate	18	18	0	18					Extant. (Offices above Prezzo Pizza). Spoke to agent – June 2017. Permission expires: 09.03.2021.
15/01144/FUL	Land at Bakers Quay	Westgate	166	166	0	25	70	71			Clearance and early stages of construction
14/00709/FUL	Land At Bakers Quay Llanthony Wharf And Monkmeadow Bounded By Southgate Street Llanthony Road St Ann Way	Westgate	340	340	0	0	25	50	50	50	Significant HCA Housing Zone support to deliver according to the trajectory.
13/01032/OUT	Land East Of Hempsted Lane	Westgate	50	50	0	0	25	25			Extant outline consent – Resolution to Permit at Planning Committee

Permission Reference	Site Name	Location	Net Site Capacity	Outstanding Dwellings	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Deliverability Commentary
											04.04.2017.
12/00725/OUT	Old Hempsted Fuel Depot	Westgate	85	85	0	0	25	30	30		Extant outline consent Committee date: 03.03.2015 Date Decision Issued: 28.06.2017 Date Permission expires: 28.06.2022.
15/01400/FUL	The Lodge 19 Brunswick Square	Westgate	10	10	0	10					Extant. Permission expires: 08.01.2019.
16/00634/FUL	Land at Bakers Quay, Llanthony Wharf & Monkmeadow	Westgate	28	28	0	0	10	18			Extant – starting soon (Retirement apartments – not included in trajectory, but may be added in via 2017/18 monitoring depending on how retirement apartments are considered as part of the supply). See note in table at bottom of page 22 of this report).
16/00815/FUL	Norville factory site, Paul Street	Barton & Tredworth	63	63	0	0	25	38			Extant – starting soon. Visited and spoke to case officer.
16/00518/FUL	7 Podsmead Road	Podsmead	6	6	0	6					Extant – recent.
16/01314/COU	21 Spa Road	Westgate	5	5	0	5					Extant – recent.
16/00626/JPA	Beatrice Webb House, 75	Westgate	27	27	0	27					Extant – recent.



Permission Reference	Site Name	Location	Net Site Capacity	Outstanding Dwellings	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Deliverability Commentary
	- 81 Eastgate Street										
16/00969/JPA	Spreadeagle Court, 110 Northgate Street	Westgate	9	9	0	9					Extant – recent.
16/00375/JPA	Northgate Court, 21 - 23 London Road	Kingsholm & Wotton	18	18	0	18					Under construction.
14/00449/FUL	Land adj to St Aldates Church, Finlay Road	Matson & Robinswood	23	23	0	15	8				Extant Date decision issued: 30.03.2017 Date decision expires: 30.03.2020  Just permitted.
16/00212/FUL	Double Gloucester Pub, 82 Cheltenham Road	Elmbridge	6	6	0	6					Under construction.
15/01494/FUL	Land adjacent to Newark Farm	Westgate	44	44	0	0	25	19			Extant Resolution to Permit at Planning Committee dated 04.10.2016 – subject to S106 Legal Agreement – discussions ongoing.
16/00142/FUL	Former Kwik Save, 103 Northgate Street	Westgate	95	95	0	25	50	20			Under construction.
16/00631/OUT	Former Bishops College	Kingsholm & Wotton	90	90	0	25	50	15			Extant Resolution to Permit at Planning Committee dated 06.09.2016 – subject to S106 Legal Agreement.

Permission Reference	Site Name	Location	Net Site Capacity	Outstanding Dwellings	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Deliverability Commentary
15/01367/FUL	Adj 126 Barnwood Road	Barnwood	14	14	0	14					Under construction.
16/00101/COU	159 Southgate Street (student ratio applied)	Westgate	8	8	0	8					Under construction.
15/01567/FUL	216 - 218 Barton Street	Barton & Tredworth	6	6	0	6					Extant Permission issued: 03.05.2016 Permission expires: 03.05.2019
15/01407/FUL	Former 1 - 3 Wellington Street	Westgate	22	22	0	10	12				Under construction.
16/00165/OUT	Land south of Grange Road	Tuffley	250	250	0	0	25	50	50	50	Extant Committee date: 02.08.2016 Decision issued: 06.06.2017 Permission expires: 06.06.2022  Legal agreement now signed.
15/01190/OUT	Business School & Student accommodation - University - Oxstalls Lane (student ratio applied)	Longlevens	50	50	0	0	5	10	10	10	Extant Committee date: 01.03.2016 Date decision issued: 28.07.2016 Permission expires: 28.07.2021

Permission Reference	Site Name	Location	Net Site Capacity	Outstanding Dwellings	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Deliverability Commentary
16/00814/FUL	Rear of 14 Winsley Road	Matson & Robinswood	9	9	0	9					Extant Decision issued: 30.03.2017 Permission expires: 30.03.2020
16/01525/FUL	Barbican car park, Blackfriars (student ratio applied)	Westgate	74	74	0	0	6	12	12	12	Extant – started, quick progress.

Gloucester  
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