

Gloucester City Council
Housing Monitoring Report April 2014



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Contents

1	Executive Summary	1
2	Summary of Housing Delivery	2
3	Other Key Statistics	3
4	Further Information	4

Appendices

1	Gross Completions by Ward Summary	6
2	Site Status 2013/14	
	Completions	7
	Commitments	10
3	Summary of Land Available on Draft Allocations	17
4	New Build Density	17
5	Lapsed Planning Permissions	18

1. Executive Summary

Gloucester City Council has monitored the progress of approved new housing planning applications and allocations since 1989. This report covers the monitoring period 1 April 2013 – 31 March 2014. The report records the following information:

- The status of all sites subject to planning permission for new housing or the loss of housing within the monitoring period.
- The number of new dwellings that have been completed within the monitoring period.
- The number of dwellings that have been lost within the city as a consequence of conversion to other uses or the subdivision of existing dwellings.

Please note that housing land supply information can be found in JCS Housing Background papers at www.gct-ics.org.

Summary of Findings

Between 1 April 2013 and 31 March 2014 the gross completion figure for new dwellings in Gloucester was 505. In the same period 5 dwellings were lost to other uses or as a consequence of the subdivision of existing dwellings. The net completion figure for new dwellings in Gloucester for the monitoring period is therefore 500 dwellings.

The highest rates of completions in the monitoring year were experienced in Quedgeley Fieldcourt (47%), followed by Westgate (35%). Of the gross completions, 383 dwellings were completed on brownfield land (76%) and 122 dwellings were completed on greenfield land (24%).

The average density of new build completed dwellings in the City was 40.49 dwellings per hectare.

Between mid 1991 and 31 March 2014, an additional 13,384 dwellings (net) have been provided within the city.

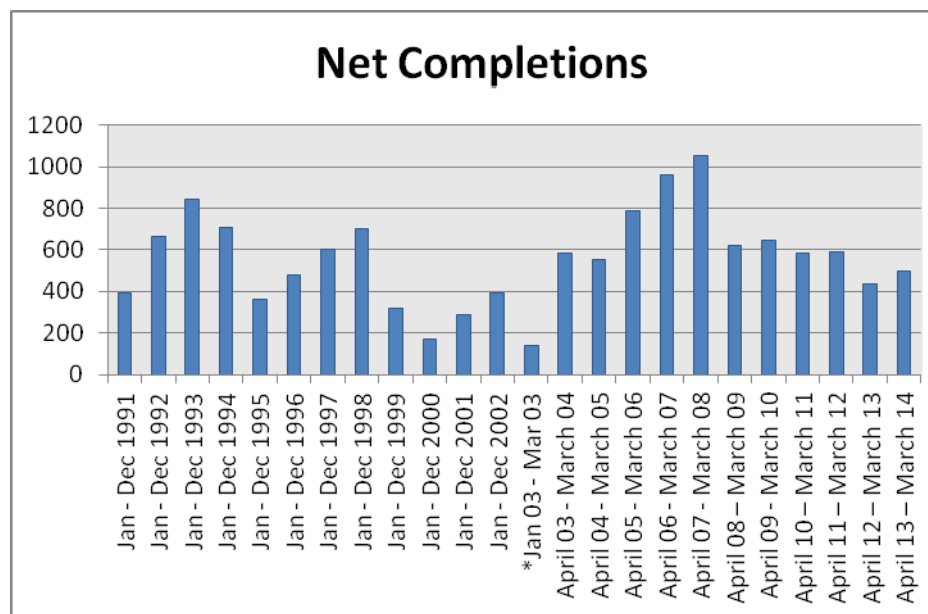
The draft RSS covered a 20-year period between 2006 and 2026. During this time, Gloucester was required to provide 11,500 dwellings. Between 2006 and 2014, 5,393 dwellings have been completed in the city. An additional 6,107 dwellings would be required within the City by 2026 to achieve the draft RSS requirement. This would require an annual delivery of 509 dwellings per annum, monitoring evidence demonstrates an average annual delivery rate in the City over the past 23 years of 581.9 dwellings per annum.

The Pre-Submission Joint Core Strategy (April 2014) has an overall housing requirement for the administrative areas of Gloucester, Cheltenham and Tewkesbury of 30,500 new homes for the period 2011-2031, of which 11,300 are required in and around Gloucester. The 11,300 dwellings will be provided through urban capacity within the City and strategic allocations to the north and east of the City within Tewkesbury Borough. Since 2011 1525 new dwellings have been delivered in the City. It is estimated that within the City there is a capacity to provide approximately 7,800 new dwellings over the whole plan period, this figure includes completions, commitments, proposed City Plan allocations and a windfall allowance.

Commitments in the City remain healthy with 2873 dwellings having planning permission that have not started, 346 currently under construction and 18 potential losses. (Nb: Please note that commitments in the JCS housing background paper will show as less owing to a market filter being applied to the potential number of dwellings that may be delivered at Gloucester Quays).

2. Summary of Housing Delivery

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 03 - Mar 03	140
April 03 - March 04	587
April 04 - March 05	555
April 05 - March 06	790
April 06 - March 07	962
April 07 - March 08	1053
April 08 – March 09	618
April 09 - March 10	648
April 10 – March 11	587
April 11 – March 12	592
April 12 – March 13	433
April 13 – March 14	500



Between 1 January 1991 and 31 March 2014 the average completion rate in Gloucester was 581.9 dwellings per annum.

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

3. Other Key Statistics

Gross Dwelling Completions	505
Losses	5
Net Completions	500

Gross Completions Large Sites (Appendix 1)	449
Gross Completions Small Sites (Appendix 1)	56

Gross Completions Brownfield (Appendix 1)	378
Gross Completions Greenfield (Appendix 1)	122

Average New Build Density (Appendix 4)	40.49dph
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4. Further Information

For further information please contact the Spatial Planning Team at Gloucester City Council.

Spatial Planning and Environment
Gloucester City Council
Herbert Warehouse
The Docks
Gloucester
GL1 2EQ

Telephone: 01452 396848

Email: spatialplanning@gloucester.gov.uk

Website: www.gloucester.gov.uk/resident/planning-and-building-control/planning-policy

APPENDICES

Appendix 1 – Gross Completions by Ward Summary

The following table shows the gross completions by ward, and then breaks this down between large and small sites (large = 10 or more dwellings; small = 9 or less dwellings) and also by brownfield and greenfield.

	COMPLETIONS				
	BROWNFIELD		GREENFIELD		TOTAL
	Small	Large	Small	Large	
Abbey	0	0	0	0	0 (0%)
Barnwood	0	0	0	0	0 (0%)
Barton & Tredworth	6	48	0	0	54 (10.7%)
Elmbridge	2	0	0	0	2 (0.40%)
Grange	0	0	0	0	0 (0.0%)
Hucclecote	3	0	0	0	3 (0.60%)
Kingsholm and Wotton	0	0	0	0	0 (0%)
Longlevens	1	0	0	0	1 (0.20%)
Matson and Robinswood	3	0	0	0	3 (0.60%)
Moreland	15	10	0	0	25 (5.0%)
Podsmead	0	0	0	0	0 (0%)
Quedgeley Fieldcourt	11	113	0	114	238 (47.13%)
Quedgeley Severnvale	0	0	0	8	49 (1.68%)
Tuffley	2	0	0	0	2 (0.40%)
Westgate	13	156	0	0	179 (35.44%)
Total	56	327	0	122	

Total gross brownfield completions = 383

Total gross greenfield completions = 122

Total net completions = 500

Appendix 2 - Site Status 2013/14

The following section provides information on all sites in Gloucester with completed dwellings and with planning permission as of 1 April 2014. For ease of use, the sites have been split according to the ward within which they are located. The sites have also been split between large and small sites (large = 10 or more dwellings; small = 9 or less dwellings). A summary of gross completions by ward is provided at Appendix 1.

Abbreviations

LAT = Land Adjacent To

LRO = Land Rear Of

Completions

Ward	Lg/Sm	Site Number	Planning Application Number	Site Name	B/Gf'ld	Site Area	Density	Gross Capacity	N/S	U/C	Complete in Year	Losses During Year	Net Complete in year
BARTON AND TREDWORTH	S	2002	13/00657/COU	34A Morpeth Street	B	0.01	90.91	1	0	0	1	0	1
BARTON AND TREDWORTH	S	1789	09/00387/COU	304 Barton Street	B	0.02	100.00	2	0	0	2	1	1
BARTON AND TREDWORTH	S	1790	09/00388/COU	306 Barton Street	B	0.01	200.00	2	0	0	2	1	1
BARTON AND TREDWORTH	S	1942	12/00527/COU	24 Midland Road	B	0.00	322.58	1	0	0	1	0	1
BARTON AND TREDWORTH	L	1943	11/01410/FUL	339 Barton Street	B	1.99	41.73	83	0	32	48	0	48
ELMBRIDGE	S	1852	10/00399/FUL	7 Oakleaze	B	0.05	20.00	1	0	0	1	0	1
ELMBRIDGE	S	1950	12/00440/FUL	Land Adj 25 Barnwood Road	B	0.17	18.09	3	0	2	1	0	1
HUCCLECOTE	S	1755	08/00848/FUL	26 Carisbrooke Road	B	0.06	16.67	1	0	0	1	0	1
HUCCLECOTE	S	1951	12/00554/FUL	46 Chosen Way	B	0.04	49.88	2	0	0	2	0	2
LONGLEVENS	S	1810	08/01419/FUL	27 Estcourt Road	B	0.06	16.67	1	0	0	1	0	1
MATSON AND ROBINSWOOD	S	1839	10/00017/FUL	57 Juniper Avenue	B	0.02	50.00	1	0	0	1	0	1

MATSON AND ROBINSWOOD	S	1734	11/00002/REP	4 Winnycroft Cottages	B	0.04	26.74	1	0	0	1	0	1
MATSON AND ROBINSWOOD	S	1007	10/00646/FUL	Land adj 349 Painswick Road	B	0.04	22.83	1	0	0	1	0	1
MORELAND	L	1994	12/01070/FUL	84 Frampton Road	B	0.25	64.00	16	0	6	10	1	9
MORELAND	S	1902	11/00521/COU	Seymour Hotel 145 Seymour Rd	B	0.06	100.00	6	1	0	5	0	5
MORELAND	S	1928	12/00023/COU	90 - 92 Seymour Road	B	0.05	80.00	4	0	0	4	0	4
MORELAND	S	1928	13/00137/COU	90 - 92 Seymour Road	B	0.05	80.00	4	0	0	4	0	4
MORELAND	S	1904	11/00727/FUL	Duke Of Wellington	B	0.04	73.17	3	0	1	1	0	1
MORELAND	S	1961	12/00179/COU	Coach House 131 Bristol Road	B	0.01	75.76	1	0	0	1	0	1
QUEDGELEY FIELDCOURT	S	1894	11/00253/FUL	Quinton Naas Lane	B	0.18	22.22	4	0	0	4	0	4
QUEDGELEY FIELDCOURT	S	1896	10/01119/COU	8 School Lane	B	0.11	0.00	0	0	0	1	1	0
QUEDGELEY FIELDCOURT	L	1256.25	11/00201/REM	Parcel 4A3 I	B	1.80	51.67	93	4	6	23	0	23
QUEDGELEY FIELDCOURT	L	1256.21	09/00800/REM	RAF Quedgeley Frmwk 4 Area 4A1	G	3.06	46.40	142	7	22	39	0	39
QUEDGELEY FIELDCOURT	L	1256.21	09/00800/REM	RAF Quedgeley Frmwk 4 Area 4A1	B				6	22	38	0	38
QUEDGELEY FIELDCOURT	S	1821	10/00756/FUL	Oaklands Naas Lane	B	0.17	17.65	3	1	0	2	0	2
QUEDGELEY FIELDCOURT	L	1256.19	13/00362/REM	Area 4A4 Framework Plan 4	B	4.08	45.09	184	8	10	21	0	21
QUEDGELEY FIELDCOURT	L	1256.19	13/00362/REM	Area 4A4 Framework Plan 4	G				8	11	21	0	21
QUEDGELEY FIELDCOURT	L	1256.15	07/00856/REM	RAF Quedgeley Fmwk 2/3 Area A3	B	3.88	33.76	131	0	4	13	0	13
QUEDGELEY FIELDCOURT	L	1256.15	07/00856/REM	RAF Quedgeley Fmwk 2/3 Area A3	G				0	4	13	0	13
QUEDGELEY FIELDCOURT	L	1256.17	07/00998/REM	RAF Quedgeley Frmwk 2/3 Area B4	B	3.08	45.45	140	0	0	5	0	5
QUEDGELEY FIELDCOURT	L	1256.17	07/00998/REM	RAF Quedgeley Frmwk 2/3 Area B4	G				0	0	5	0	5
QUEDGELEY FIELDCOURT	L	1256.18	07/01214/REM	RAF Quedgeley Frmwk 2/3 Area B3	G	3.62	39.78	144	0	0	1	0	1
QUEDGELEY FIELDCOURT	L	1256.18	07/01214/REM	RAF Quedgeley Frmwk 2/3 Area B3	B				0	0	1	0	1
QUEDGELEY FIELDCOURT	L	1256.14	06/01304/REM	Framework 2/3 Area A2	G	3.04	39.14	119	0	0	7	0	7
QUEDGELEY FIELDCOURT	L	1256.14	06/01304/REM	Framework 2/3 Area A2	B				0	0	8	0	8
QUEDGELEY	L	1966	12/00505/REM	Area4311 (Phase 1) Kingsway	G	0.59	55.93	33	0	12	4	0	4

FIELD COURT	L				B				0	13	4	0	4
QUEDGELEY													
FIELD COURT	S	1969	12/00666/FUL	Quinton Naas Lane Quedgeley	B	0.18	22.08	4	0	0	4	0	4
QUEDGELEY													
SEVERN VALE	L	1120.4	07/00571/REM	Phase 2 Land at Bodiam Avenue	G	3.35	51.04	171	12	20	8	0	8
TUFFLEY	S	1971	12/01041/FUL	Land Adj 7 Westbury Road	B	0.02	114.29	2	0	0	2	0	2
WESTGATE	L	1993	12/01202/FUL	Bruton House	B	0.10	370.00	37	17	0	20	0	20
WESTGATE	S	2040	13/00636/FUL	Mariners Hall 1 Llanthony Road	B	0.03	36.10	1	0	0	1	0	1
WESTGATE	L	2046	12/00762/FUL	Quayside Way	B	0.31	45.16	14	0	0	14	0	14
WESTGATE	S	1918	11/00238/COU	24 Clarence Street	B	0.02	50.00	1	0	0	1	0	1
WESTGATE	S	1865	10/00678/COU	133 Southgate Street	B	0.04	25.00	0	0	0	1	1	0
WESTGATE	L	1118.1	09/00250/FUL	Land south of Monk Meadow	B	5.77	38.13	220	0	0	14	0	14
WESTGATE	L	1333	06/00046/REM	Cattle Market	B	6.06	65.35	396	0	0	60	0	60
WESTGATE	S	1419	10/00506/COU	117-119 Southgate Street	B	0.01	500.00	5	4	0	1	0	1
WESTGATE	L	1777	11/00564/REM	Travis Perkins Site	B	3.05	34.10	104	0	6	45	0	45
WESTGATE	S	1911	11/00624/COU	194 - 198 Southgate Street	B	0.08	75.00	6	0	0	6	0	6
WESTGATE	L	1975	12/00698/FUL	Maitland House 17 Spa Road	B	0.10	105.97	11	2	6	3	0	3
WESTGATE	S	1980	12/00011/COU	57 Longsmith Street	B	0.01	192.31	2	1	0	1	0	1
WESTGATE	S	1988	12/00688/FUL	12 - 14 Northgate Street	B	0.01	143.88	2	0	0	2	0	2
											505	5	500

Commitments

Planning Application Number	Site Name	B/Gf'ld	Site Area	Density	Gross Capacity	Net Capacity	N/S	U/C	Complete in Year	Expected Losses
11/00488/FUL	Land r/o Paget Cottage The Wheatridge	B	0.48	27.03	13	13	13	0	0	0
12/01008/FUL	24 Argyll Road	B	0.04	23.87	1	1	0	1	0	0
13/00747/FUL	33 Painswick Road	B	0.05	21.10	1	1	1	0	0	0
12/00686/FUL	Former Fire Station 167 Barnwood Road	B	0.17	69.28	12	12	0	12	0	0
13/01051/COU	34 Newton Avenue	B	0.01	208.33	2	1	0	2	0	1
12/00608/FUL	Emmaus 201 Barnwood Road	B	0.04	53.91	2	2	1	0	0	0
12/00887/OUT	Land adj. 105 Barnwood Road	B	0.05	42.19	2	2	2	0	0	0
13/00041/FUL	66 Ryecroft Street	B	0.01	100.00	1	1	0	1	0	0
13/01058/FUL	325 Barton Street	B	0.01	153.85	2	1	0	2	0	1
13/01068/OUT	18 Vicarage Road	B	0.03	36.23	1	1	1	0	0	0
12/01157/COU	59 Park End Road	B	0.01	84.03	1	1	0	1	0	0
13/00146/FUL	2 Furlong Road	B	0.05	21.14	1	1	1	0	0	0
13/00268/FUL	21 Salisbury Road	B	0.02	87.34	2	1	2	0	0	1
13/00161/COU	119 High Street	B	0.01	322.58	3	3	3	0	0	0
13/00706/FUL	75 Millbrook Street	B	0.00	204.08	1	1	0	1	0	0
11/01284/FUL	Rear Of 143-147 Barton Street	B	0.17	70.59	12	12	12	0	0	0
11/00477/COU	31 Conduit Street	B	0.03	33.33	1	1	1	0	0	0
11/00674/FUL	26 Tarrington Road	B	0.02	400.00	8	8	8	0	0	0
09/01038/COU	35 Falkner Street	B	0.01	200.00	2	1	0	2	0	1
12/00773/COU	2C Blenheim Road	B	0.00	434.78	2	2	2	0	0	0

12/00684/FUL	72 Howard Street	B	0.02	99.01	2	3	2	0	0	1
11/01410/FUL	339 Barton Street	B	1.99	41.73	83	83	0	32	48	0
12/01137/OUT	Hatherley Road Day Centre	B	0.45	15.70	7	7	7	0	0	0
13/01293/FUL	17 Percy Street	B	0.01	100.00	1	-1	1	0	0	2
10/00040/FUL	Land At 22-24 Sandyleaze	B	0.01	100.00	1	1	1	0	0	0
11/01019/FUL	78 Elmleaze	B	0.02	50.00	1	1	0	1	0	0
11/00150/FUL	48 Barnwood Road	B	0.18	16.67	3	3	0	3	0	0
10/00254/FUL	55 Oakleaze	B	0.05	20.00	1	1	0	1	0	0
10/00698/FUL	164 Elmleaze	B	0.04	25.00	1	1	0	1	0	0
11/01051/FUL	44 Nine Elms Road	B	0.09	11.61	1	1	1	0	0	0
12/00162/FUL	80 Elmleaze	B	0.05	18.87	1	1	1	0	0	0
12/00356/FUL	20 Grafton Road	B	0.10	10.18	1	1	1	0	0	0
12/00440/FUL	Land Adj 25 Barnwood Road	B	0.17	18.09	3	3	0	2	1	0
11/01148/FUL	95 & 97 Grange Road	B	0.12	16.67	2	2	1	1	0	0
13/00943/FUL	21 Brookfield Road	B	0.02	49.50	1	1	1	0	0	0
13/00392/LAW	Bank Chambers Glenville Parade	B	0.01	100.00	1	1	1	0	0	0
11/00742/OUT	Hucclecote Centre	B	2.30	23.04	53	53	53	0	0	0
09/00988/FUL	6 Hillview Road Hucclecote	B	0.04	25.00	1	1	0	1	0	0
13/00856/FUL	11 Colwell Avenue	B	0.04	25.00	1	1	1	0	0	0
12/00916/FUL	99 London Road	B	0.10	9.70	1	1	1	0	0	0
13/00973/FUL	30 Denmark Road	B	0.17	36.32	6	6	0	6	0	0
12/00056/COU	76 Hare Lane	B	0.02	100.00	2	2	2	0	0	0
10/01295/FUL	37 - 39 Worcester Street	B	0.07	200.00	14	14	14	0	0	0
10/00889/FUL	Land r/o York House 74/76 London Rd	B	0.08	62.50	5	5	5	0	0	0
11/00503/FUL	4 Edwy Parade	B	0.02	100.00	2	1	0	1	0	1

10/01029/FUL	Land Between 32 & 34 Denmark Road	B	0.04	25.00	1	1	0	1	0	0
11/00038/REM	Cherry Tree Cottage, Stamps Meadow	B	0.12	8.33	1	0	0	1	0	1
11/01089/FUL	Bella House Sandhurst Road	B	0.06	15.92	1	1	0	1	0	0
14/00162/JPA	53 - 57 London Road	B	0.12	100.00	12	12	12	0	0	0
13/00695/OUT	38 Beaumont Road	B	0.06	17.54	1	1	1	0	0	0
13/01071/FUL	73 Longford Lane	B	0.14	7.08	1	0	1	0	0	1
13/01085/FUL	10 Cotswold Gardens	B	0.03	39.22	1	1	1	0	0	0
11/00288/FUL	1 Innsworth Lane	B	0.04	25.00	1	1	1	0	0	0
12/00265/FUL	165 Cheltenham Road	B	0.13	7.74	1	1	1	0	0	0
12/01014/FUL	43 Kendal Road	B	0.05	20.70	1	1	0	1	0	0
12/01098/FUL	Hallmark Hotel Matson Lane	B	1.78	32.64	58	58	42	16	0	0
13/01018/FUL	Robinswood Hill Farm Reservoir Road	B	0.28	21.17	6	6	6	0	0	0
12/00391/COU	Snow Capel Farm Sneedhams Green	B	0.06	16.78	1	1	1	0	0	0
12/00633/FUL	Former Depot Rectory Road	B	0.02	108.11	2	2	2	0	0	0
12/00838/FUL	31 Matson Lane	B	0.08	24.39	2	2	0	2	0	0
12/00601/OUT	Land r/o 435 Painswick Road	B	0.11	9.01	1	1	1	0	0	0
12/01070/FUL	84 Frampton Road	B	0.25	64.00	16	15	0	6	10	1
13/00055/FUL	261 Stroud Road	B	0.06	16.67	1	1	1	0	0	0
13/00653/FUL	Mitchells 88 Bristol Road	B	0.03	269.23	7	7	7	0	0	0
13/00763/FUL	35 Clevedon Road	B	0.03	57.31	2	1	2	0	0	1
13/00137/COU	90 - 92 Seymour Road	B	0.05	81.47	4	2	4	0	0	2
11/00521/COU	Seymour Hotel 145 Seymour Rd	B	0.06	100.00	6	6	1	0	5	0
11/00020/FUL	54 St Pauls Road	B	0.01	100.00	1	1	0	1	0	0
11/01253/REP	Land rear of 315 Stroud Road	B	0.10	10.00	1	1	1	0	0	0
11/01210/REP	87 Stroud Road	B	0.08	75.00	6	6	6	0	0	0
11/00290/REP	68 Weston Road	B	0.12	115.13	14	14	14	0	0	0

11/00727/FUL	Duke Of Wellington	B	0.04	73.17	3	3	0	1	1	0
11/01245/FUL	15 Balfour Road	B	0.04	25.00	1	1	1	0	0	0
11/01046/REP	45 Tuffley Avenue	B	0.00	#DIV/0!	6	6	6	0	0	0
12/00641/REP	1A Stanley Road	B	0.00	238.10	1	1	1	0	0	0
12/00530/FUL	78 Weston Road	B	0.05	19.34	1	1	1	0	0	0
12/00184/FUL	21 Stroud Road	B	0.04	120.77	5	5	0	5	0	0
14/00132/FUL	177 Bristol Road	B	0.02	50.00	1	1	1	0	0	0
13/00246/FUL	Former Jet And Whittle Shakespeare Avenue	B	0.33	53.84	18	18	18	0	0	0
13/00965/FUL	152 Tuffley Avenue Gloucester	B	0.10	10.36	1	1	1	0	0	0
11/00724/OUT	Blackbridge Allotments	G	0.90	15.56	14	14	14	0	0	0
07/00472/OUT	St Gobain Former Wellman Graham	B	6.24	37.02	231	231	231	0	0	0
07/00474/OUT	Former Contract Chemicals Site Bristol Road	B	2.95	36.95	109	109	109	0	0	0
12/01102/FUL	Land At Highliffe Farmhouse Highliffe Drive Quedgeley	B	0.25	4.03	1	1	1	0	0	0
13/00615/FUL	311 Bristol Road Quedgeley	B	0.27	36.89	10	10	10	0	0	0
13/00319/FUL	2 Manor Cottages Naas Lane	B	0.11	9.43	1	1	0	1	0	0
13/00673/FUL	Land Adj 128 Fieldcourt Gardens	B	0.04	24.51	1	1	1	0	0	0
13/00857/FUL	Land Adj 25 Fieldcourt Gardens	B	0.03	37.04	1	1	1	0	0	0
11/00802/FUL	Land R/o Sunny Haven & Trawsafon Naas Lane	B	0.24	8.33	2	2	0	2	0	0
13/01013/REM	Mayos Land	G	2.05	23.90	49	49	41	8	0	0
11/00201/REM	Parcel 4A3 I	B	1.80	51.67	93	93	4	6	23	0
		G					4	7	24	0
10/00468/REM	Framework 4 Area 4B2	B	4.67	25.70	120	120	56	4	0	0
		G					55	5	0	0
09/00800/REM	Frmwk 4 Area 4A1	G	3.06	46.41	142	142	7	22	39	0

		B					6	22	38	0
09/00897/REM	Framework 4 Parcel 4b4	G	3.26	39.88	130	130	63	2	0	0
		B					63	2	0	0
10/00467/REM	Framework 4 Area 4A2	G	3.98	33.42	133	133	67	0	0	0
		B					66	0	0	0
10/00756/FUL	Oaklands Naas Lane	B	0.17	17.65	3	3	1	0	2	0
13/00362/REM	Area 4A4 Framework Plan 4	B	4.08	45.09	184	184	8	10	21	0
		G					8	11	21	0
07/00856/REM	Fmwk 2/3 Area A3	B	3.88	33.76	131	131	0	4	13	0
		G					0	4	13	0
12/00505/REM	Area4311 (Phase 1)	G	0.59	55.93	33	33	0	12	4	0
		B					0	13	4	0
12/00352/REP	Holmcroft Needham Avenue	B	0.06	17.51	1	1	1	0	0	0
13/00860/REM	Fmwk 4 Area 4All (Phase 2)	B	1.49	30.20	45	45	23	0	0	0
11/00201/REM	Kingsway remaining outline without REM consent	B			390	390	390	0	0	0
13/00160/FUL	Yew Tree Cottages 106 Bristol Road	B	0.36	27.53	10	10	7	3	0	0
07/00571/REM	Phase 2 Land at Bodiam Avenue	G	3.35	51.04	171	171	12	20	8	0
10/00916/FUL	17 Old Elmore Lane	B	0.18	27.78	5	4	0	5	0	1
13/00593/FUL	Land at 7 Eardisland Road	B	0.02	54.35	1	1	1	0	0	0
11/00172/FUL	Land adj. 8 Forest View Road	B	0.09	11.11	1	1	1	0	0	0
12/00280/FUL	5 Woods Orchard	B	0.10	20.33	2	2	2	0	0	0
12/00994/COU	365 Stroud Road	B	0.02	60.24	1	1	1	0	0	0
12/01202/FUL	Bruton House	B	0.10	370.00	37	37	17	0	20	0

13/00804/JPA	Barbican House 31 Barbican Road	B	0.08	156.06	13	13	13	0	0	0
13/00944/COU	3 Worcester Street Gloucester	B	0.01	99.01	1	1	1	0	0	0
13/01011/COU	31 Park Road Gloucester	B	0.02	50.76	1	1	1	0	0	0
13/00198/FUL	Bastion House Brunswick Road	B	0.02	158.73	3	3	3	0	0	0
13/01059/FUL	18 Berkeley Street Gloucester	B	0.01	296.30	4	4	4	0	0	0
13/01062/FUL	20 Berkeley Street Gloucester	B	0.01	157.48	2	2	2	0	0	0
13/00960/FUL	7 Priory Place	B	0.01	300.00	3	2	3	0	0	1
11/01371/FUL	R/o 20 And 22 Wellington Street	B	0.01	200.00	2	2	2	0	0	0
11/00098/REP	17 St Johns Lane	B	0.04	300.00	12	12	7	0	0	0
11/01020/COU	Roebuck House 37A Brunswick Road	B	0.04	350.00	14	14	14	0	0	0
11/00107/FUL	Former Gloscat Buildings Brunswick Road	B	2.42	104.96	254	254	200	54	0	0
11/01427/FUL	6 Spa Road	B	0.11	127.27	14	14	14	0	0	0
09/01096/REM	Land At Bakers Quay Llanthony Wharf And Monkmeadow	B	0.28	42.86	12	12	12	0	0	0
09/00920/COU	2 Russell Street	B	0.02	150.00	3	3	0	3	0	0
10/00506/COU	117-119 Southgate Street	B	0.01	500.00	5	5	4	0	1	0
02/00271/OUT	Gloucester Quays	B	4.31	228.54	985	985	973	0	0	0
09/01333/FUL	184 Southgate Street	B	0.02	222.22	4	3	1	0	0	1
11/00564/REM	Travis Perkins Site	B	3.05	34.10	104	104	0	6	45	0
11/00840/COU	100 Northgate Street	B	0.01	100.00	1	1	1	0	0	0
11/01043/FUL	5 - 7 Brunswick Road	B	0.11	18.18	2	2	2	0	0	0
11/01131/REP	13 Cromwell Street	B	0.04	108.11	4	4	4	0	0	0
11/01161/COU	9 - 13 St Johns Lane	B	0.05	140.00	7	7	7	0	0	0
12/00698/FUL	Registry Office Maitland House	B	0.10	105.97	11	11	2	6	3	0
12/00720/COU	1 Albion Cottages The Docks	B	0.01	86.21	1	1	1	0	0	0
12/00719/FUL	Gloucester Docks Trading Co. 2 Albion Cottages	B	0.01	95.24	1	1	1	0	0	0
12/01068/COU	3-5 Worcester Street	B	0.01	100.00	1	1	1	0	0	0
12/00011/COU	57 Longsmith Street	B	0.01	192.31	2	2	1	0	1	0

12/00361/FUL	Oak Cottage Rea Lane	B	0.08	13.11	1	0	1	0	0	1
12/00919/FUL	14 - 18 Clarence Street	B	0.06	344.26	21	21	21	0	0	0
12/00679/REP	21 Worcester Street	B	0.03	211.27	6	6	0	6	0	0
12/00591/COU	51 Brunswick Road	B	0.03	39.37	1	1	1	0	0	0
12/00769/COU	27 Brunswick Square	B	0.01	102.04	1	1	1	0	0	0
12/00784/REP	7 Worcester Street	B	0.02	217.39	4	4	4	0	0	0
12/00750/FUL	11A Spa Road	B	0.04	50.25	2	2	0	2	0	0
13/01123/FUL	Land Between 2 To 4 Wellington Street	B	0.04	250.00	10	10	10	0	0	0
13/01203/FUL	Newark Farm Hempsted Lane	G	0.28	28.57	8	8	8	0	0	0
13/00969/FUL	76 Eastgate Street	B	0.03	135.14	4	4	4	0	0	0
13/00539/FUL	5 Russell Street	B	0.01	86.21	1	1	1	0	0	0
13/01102/FUL	20 Berkeley Street	B	0.01	100.00	1	1	1	0	0	0
13/01195/FUL	County Chambers Station Road	B	0.02	100.00	2	2	2	0	0	0
							2873	346		18

Appendix 3 – Summary of Land Available in Draft Allocations

Potential housing allocations for the City Plan are currently being reviewed further to the City Plan sites consultation in the summer of 2013.

It is intended that a Draft City Plan will be published for consultation in the winter of 2014.

Appendix 4 – New Build Density on sites that are Fully Complete

	Average density by ward (d/ha)	
	Large Sites	Small Sites
Abbey	-	-
Barnwood	-	-
Barton and Tredworth	-	90.91
Elmbridge	-	20.0
Grange	-	-
Hucclecote	-	33.27
Kingsholm and Wotton	-	-
Longlevens	-	16.67
Matson and Robinswood	-	33.19
Moreland	-	-
Podsmead	-	-
Quedgeley Fieldcourt	-	22.15
Quedgeley Severnvale	-	-
Tuffley	-	114.29
Westgate	45.16	-
<i>Average overall</i>	46.96	

Note: Blank fields denote wards that had no new build sites fully complete in that category.

Appendix 5 – Lapsed Consents

The table below lists those sites that have lapsed over the past monitoring year.

Ward	Site Number	SiteName	Gross Capacity	Greenfield	Brownfield	SiteArea	Losses
WESTGATE	1917	134 Eastgate Street	1	0	1	0.03	0
		Pridays Mill 41 - 45					
WESTGATE	1922	Commercial Road	10	0	10	0.08	0
LONGLEVENS	1840	80 Longford Lane	1	0	1	0.1	0
MORELAND	1880	35 Stroud Road	3	0	3	0.02	1
MATSON AND ROBINSWOOD	1881	101 Reservoir Road	2	0	2	0	0
BARTON AND TREDWORTH	1863	228 Barton Street	1	0	1	0.01	0
KINGSHOLM AND WOTTON	1733	55 Worcester Street	2	0	2	0.012	0
MORELAND	1886	72 Weston Road	1	0	1	0.07	0
BARTON AND TREDWORTH	1000	256 Barton Street	2	0	2	0	0
WESTGATE	1849	46 Westgate Street	2	0	2	0.01	0
BARTON AND TREDWORTH	1843	308 - 310 Barton Street	4	0	4	0.07	0
WESTGATE	1853	92-96 Northgate Street	14	0	14	0	0
PODSMEAD	1718	LAT 152 Tuffley Avenue	1	0	1	0.04	0
MATSON AND ROBINSWOOD	1711	Ramada Hotel and Resort	11	0	11	0.59	0
BARTON AND TREDWORTH	1520	156A Barton Street	5	0	5	0.01	0
WESTGATE	1651	53 Wellington Street	3	0	3	0.017	0
WESTGATE	1549	Former Kwik Save Site	119	0	119	0.51	0
KINGSHOLM AND WOTTON	1674	143 Deans Way	4	0	4	0.0367	0
					186		1

Contacts

Policy

Vincent Maher 01452 396854

Louise Follett 01452 396848

Gloucester
City Council