

Gloucester City Council

## Housing Monitoring Report 2011



## **Contents**

1	Executive Summary	5
2	Summary of Housing Delivery	7
3	Housing Supply And Housing Requirements	8
4	Other Key Statistics	9
5	Further Information	10

## **Appendices**

1	Gross Completions by Ward Summary	13
2	Site Status 2010/11	
	Completions	14
	Commitments	18
3	Summary of Land Available on Draft Allocations	26
4	New Build Density	27
5	Windfall Planning Permissions 2010/11	28
6	Lapsed Planning Permissions	30
7	Unit sizes of completions 2010/11	31



## **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 2010 – 31 March 2011. 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.
- An indication of future housing supply based on firm commitments (sites with planning permission that have not been completed) and also using draft allocations contained within the Council's emerging Local Development Framework.
- 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.
- A summary of the city's housing delivery against the housing requirements contained within the Gloucestershire Structure Plan (third alteration) and Regional Spatial Strategy.

### **Summary of Findings**

Between 1 April 2010 and 31 March 2011 the gross completion figure for new dwellings in Gloucester was 597. In the same period 10 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 is therefore **587 dwellings**.

The highest rates of completion were experienced in Westgate Ward (48%), followed by Quedgeley Fieldcourt Ward (28%).

Of the gross completions, 456 dwellings were completed on brown field land (76%) and 143 dwellings were completed on green field land (24%).

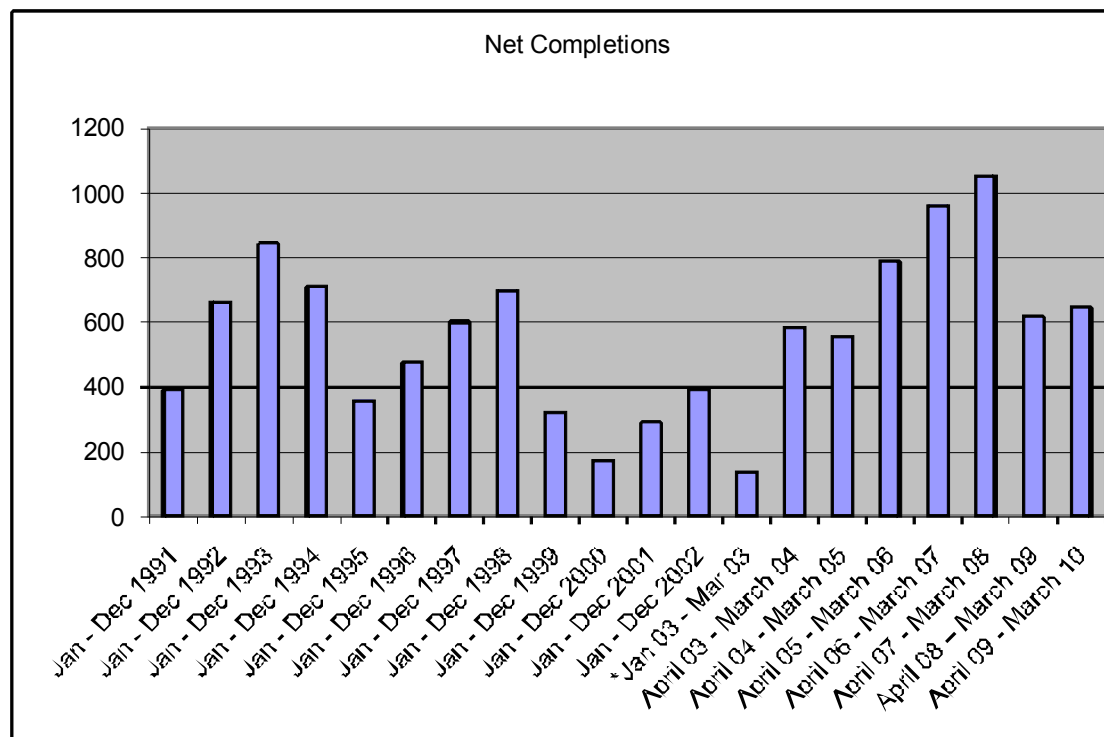
The average density of completed dwellings was 65 dwellings per hectare, again exceeding national and local targets.

Between mid 1991 to 31 March 2011, an additional 11,859 dwellings (net) have been provided within the city. The Structure Plan requirement for Gloucester up to 2011 is 10,250 dwellings. Therefore, Gloucester has exceeded the Structure Plan requirement.

The draft RSS covers a 20-year period between 2006 and 2026. During this time, Gloucester is required to provide 11,500 dwellings. Between 2006 and 2011, 3,868 dwellings have been completed in the city. An additional 7,632 dwellings are required within the City by 2026 to achieve the draft RSS requirement.

## 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



The average number of completions per annum required to meet the Structure Plan requirement in the period 1991 – 2011 is 512.5 dwellings per annum. Between 1 January 1991 and 31 March 2011 the average completion rate in Gloucester is 593 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. Housing Supply and Requirements**

#### 3A – Structure Plan Third Alteration (1991 – 2011)

A	Dwelling Requirement (mid-1991 - mid-2011)	<b>10,250</b>
B	Net Completions 1991 - March 2011	11,272
	Net Completions April 2010 - March 2011	588
	<b>Total Net Completions 1991 - March 2011</b>	<b>11,860</b>

C	Remaining Requirement	<b>-1,610</b>
---	-----------------------	---------------

D	Net Commitments - Large Sites (Appendix 2)	<b>2,990</b>
	Net Commitments - Small Sites (Appendix 2)	<b>188</b>

E	Allocations without Planning Permission (Appendix 3)	<b>2,575</b>
---	--	--------------

F	Other Firm Commitments**	<b>482</b>
---	--------------------------	------------

G	Windfall Allowance ***	<b>0</b>
---	------------------------	----------

H	<b>Total Existing Supply of Land Available (D+E+F+G)</b>	<b>6,235</b>
---	--	--------------

I	Relationship to 2011 Structure Plan	<b>+7,845</b>
---	-------------------------------------	---------------

**\*\* Sites subject to the completion of a S106 agreement**

**\*\*\* Assumes 60 dwellings permitted per annum**

#### 3B – Draft Regional Spatial Strategy (2006 – 2026)

A	Dwelling Requirement (2006 - 2026)	<b>11,500</b>
B	Net Completions 2006 – 2010	3,281
	Net Completions April 2010 - March 2011	587
	<b>Total Net Completions 2006 - 2011</b>	<b>3,868</b>

C	Remaining Requirement	<b>7,632</b>
---	-----------------------	--------------

D	Net Commitments - Large Sites (Appendix 2)	<b>2,990</b>
	Net Commitments - Small Sites (Appendix 2)	<b>188</b>

E	Allocations without Planning Permission (Appendix 3)	<b>2,575</b>
---	--	--------------

F	Other Firm Commitments**	<b>482</b>
---	--------------------------	------------

G	Windfall Allowance ***	<b>900</b>
---	------------------------	------------

H	<b>Total Existing Supply of Land Available (D+E+F+G)</b>	<b>7,135</b>
---	--	--------------

I	Relationship to Draft RSS	<b>- 497</b>
---	---------------------------	--------------

#### **4. Other Key Statistics**

Gross Dwelling Completions	597
Losses	10
<b>Net Completions</b>	<b>587</b>

Gross Completions Large Sites (Appendix 1)	552
Gross Completions Small Sites (Appendix 1)	47

Gross Completions Brownfield (Appendix 1)	456
Gross Completions Greenfield (Appendix 1)	143

Average New Build Density (Appendix 4)	65 dw/ha
---	----------

Windfall Permissions 2010/11 (Appendix 5)	324
--	-----

Lapsed Planning Permissions 2010/11 (Appendix 6)	10
--	----



## **5. 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](mailto:spatialplanning@gloucester.gov.uk)

Website: [www.gloucester.gov.uk/CouncilServices/Planning/planning.aspx](http://www.gloucester.gov.uk/CouncilServices/Planning/planning.aspx)

## **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 = 5 or more dwellings; small = 4 or less dwellings) and also by brownfield and greenfield.

	COMPLETIONS				TOTAL
	BROWNFIELD		GREENFIELD		
	Small	Large	Small	Large	
Abbey	0	0	0	0	0
Barnwood	0	0	0	59	59
Barton and Tredworth	9	0	0	0	9
Elmbridge	3	12	0	0	15
Grange	1	12	0	0	13
Hucclecote	0	0	0	0	0
Kingsholm and Wotton	12	6	0	0	18
Longlevens	1	0	0	0	1
Matson and Robinswood	8	10	0	0	18
Moreland	2	0	0	0	2
Podsmead	0	0	0	0	0
Quedgeley Fieldcourt	2	85	0	81	168
Quedgeley Severnvale	0	0	0	2	2
Tuffley	2	5	0	0	7
Westgate	7	278	0	0	285
<b>Total</b>	<b>47</b>	<b>408</b>	<b>0</b>	<b>142</b>	<b>597</b>
<b>Total Gross Completions 2010/11</b>					

Total gross brownfield completions = 455

Total gross greenfield completions = 142

Total losses = 10

Total net completions = 587

## Appendix 2 - Site Status 2010/11

The following section provides information on all sites in Gloucester with planning permission as of 1 April 2011. 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 = 5 or more dwellings; small = 4 or less dwellings). A summary of gross completions by ward is provided as Appendix 1.

### Abbreviations

LAT = Land Adjacent To

LRO = Land Rear Of

### Completions

Parish	Lg/Sm	SiteNumber	PlanningApplicationNumber	SiteName	B/Gf'ld	SiteArea	Density	Capacity	N/S	U/C	Complete in year	Total Complete	Losses in Year
BARNWOOD	L	1624	08/01638/FUL	British Energy	G	2.7	33	90	0	0	59	90	0
BARNWOOD	S	1876	10/00448/COU	146B Barnwood Road	B	0.04	25	1	1	0	0	-1	0
BARTON AND TREDWORTH	S	1522	10/00043/COU	178A-180 Barton Street	B	0.048	0	0	0	0	0	-1	0
BARTON AND TREDWORTH	S	1726	08/00180/FUL	79 Park End Road	B	0.05	60	3	0	0	3	3	0
BARTON AND TREDWORTH	S	1781	09/00141/FUL	202 Barton Street	B	0.01	100	1	0	0	1	1	0
BARTON AND TREDWORTH	S	1824	09/00836/FUL	221 Barton Street	B	0.02	50	1	0	0	1	1	0
BARTON AND TREDWORTH	S	1825	09/00748/COU	330-332 Barton Street	B	0.01	200	2	0	0	2	2	0
BARTON AND TREDWORTH	S	1851	10/00385/FUL	53 Widden Street	B	0.01	200	2	0	0	2	2	1
ELMBRIDGE	S	1588	09/00510/FUL	Land At Rear Of 114 Elmbridge Road	B	0.049	20	1	0	0	1	1	0
ELMBRIDGE	L	1643	06/01468/FUL	71 Elmbridge Road	B	0.14	86	12	0	0	12	12	1
ELMBRIDGE	S	1682	09/00486/FUL	Croft Villa	B	0.0425	47	2	0	0	2	2	0
ELMBRIDGE	S	1841	08/01587/COU	25 Barnwood Road	B	0.09	0	0	0	0	-1	-1	1
GRANGE	L	1577	06/00910/FUL	Land At 1/2 Shepherd Road	B	0.09	133	12	0	0	12	0	0
GRANGE	S	1805	10/00019/FUL	2 Warwick Avenue	B	0.03	33	1	0	0	1	1	0
KINGSHOLM AND WOTTON	S	1515	05/00647/FUL	Land Adjacent 21 North Road	B	0.0202	50	1	0	0	1	1	0
KINGSHOLM AND WOTTON	S	1689	07/01243/COU	7 Oxford Terrace	B	0.01	200	2	0	0	2	2	1
KINGSHOLM AND WOTTON	S	1708	07/01518/FUL	7 Oxford Street	B	0.008	250	2	0	0	2	2	1

KINGSHOLM AND WOTTON	S	1709	07/01520/FUL	5 Oxford Street	B	0.0048	413	2	0	0	2	2	1
KINGSHOLM AND WOTTON	L	1817	09/01056/COU	Victoria Inn 22 Oxford Street	B	0.02	300	6	0	0	6	6	0
KINGSHOLM AND WOTTON	S	1837	10/00807/COU	62 Deans Way	B	0.07	14	1	0	0	1	1	0
KINGSHOLM AND WOTTON	S	1858	10/00771/FUL	30 Denmark Road	B	0.17	18	3	0	0	3	3	0
KINGSHOLM AND WOTTON	S	1870	10/00397/FUL	76 London Road	B	0.04	25	1	0	0	1	1	0
KINGSHOLM AND WOTTON	S	1874	10/00577/COU	6 Worcester Parade	B	0.01	400	4	0	0	-1	-1	1
LONGLEVENS	S	1749	08/01177/FUL	11 Little Normans	B	0.05	20	1	0	0	1	2	0
MATSON AND ROBINSWOOD	L	920	09/00635/FUL	22-24 Painswick Road	B	0		10	0	0	10	10	0
MATSON AND ROBINSWOOD	S	1533	09/01030/COU	Snow Capel Farm	B	0.06	0	0	0	0	1	1	0
MATSON AND ROBINSWOOD	S	1666	07/00727/FUL	10 Weald Close	B	0.05	20	1	0	0	1	1	0
MATSON AND ROBINSWOOD	S	1696	07/01479/FUL	9 Red Well Road	B	0.024	42	1	0	0	1	1	0
MATSON AND ROBINSWOOD	S	1729	08/00289/FUL	75 Underhill Road	B	0.0256	39	1	0	0	1	1	0
MATSON AND ROBINSWOOD	S	1736	08/00561/FUL	LAT 262 Painswick Road	B	0.0246	41	1	0	0	1	1	0
MATSON AND ROBINSWOOD	S	1807	10/00027/FUL	50 Birchall Avenue	B	0.02	50	1	0	0	1	1	0
MATSON AND ROBINSWOOD	S	1809	10/00046/FUL	55 Underhill Road	B	0.04	50	2	0	0	2	2	0
MORELAND	S	1836	10/00856/NMA	150 Tredworth Road	B	0.04	25	1	0	0	1	1	0
MORELAND	S	1869	10/00173/COU	194 Stroud Road	B	0.04	25	1	0	0	1	0	0
QUEDGELEY FIELD COURT	S	1005	10/00426/FUL	305 Bristol Road Quedgeley	B	0.08	13	1	0	0	1	1	0
QUEDGELEY FIELD COURT	L	1256	08/01552/REM	Fmwk 2/3 Area B1 Kingsway	B	3.53	41	144	0	0	13	72	0
QUEDGELEY FIELD COURT	L				G				0	0	13	72	0
QUEDGELEY FIELD COURT	L	1256	06/01304/REM	Framework 2/3 Area A2	G	3.04	39	119	13	6	10	41	0
QUEDGELEY FIELD COURT	L				B				12	5	10	42	0
QUEDGELEY FIELD COURT	L	1256	07/00856/REM	RAF Quedgeley Fmwk 2/3 Area A3	G	3.88	34	131	30	6	6	30	0
QUEDGELEY FIELD COURT	L				B				30	6	7	29	0
QUEDGELEY FIELD COURT	L	1256	06/01515/REM	RAF Quedgeley Fmwk 2/3 Area B2	G	4.21	37	157	0	0	18	78	0
QUEDGELEY FIELD COURT	L				B				0	0	19	79	0
QUEDGELEY FIELD COURT	L	1256	07/00998/REM	RAF Quedgeley Fmwk 2/3 Area B4	G	3.08	23	70	21	5	23	44	0

QUEDGELEY FIELD COURT	L				B				20	5	24	46	0
QUEDGELEY FIELD COURT	L	1256	07/01214/REM	RAF Quedgeley Frmwk 2/3 Area B3	G	3.62	40	144	20	1	8	51	0
QUEDGELEY FIELD COURT	L				B				20	0	9	52	0
QUEDGELEY FIELD COURT	L	1256	09/00067/REM	Area 4A4 Framework Plan 4	G			202	79	21	1	1	0
QUEDGELEY FIELD COURT	L				B				79	21	1	1	0
QUEDGELEY FIELD COURT	L	1256	09/00631/REM	Parcel A4 framework 2/3	G			125	32	27	3	3	0
QUEDGELEY FIELD COURT	L				B				33	27	3	3	0
QUEDGELEY FIELD COURT	S	1750	09/00651/FUL	25 Squirrel Close Quedgeley	B	0.02	50	1	0	0	1	1	0
QUEDGELEY SEVERN VALE	L	1120	07/00571/REM	Phase 2 Land at Bodiam Avenue	G	3.35	51	171	102	67	2	2	0
TUFFLEY	S	1611	08/01008/REM	5 Woods Orchard	B	0.097	10	1	0	0	1	1	0
TUFFLEY	L	1828	09/01275/FUL	170 Reservoir Road	B	0.07	71	5	0	0	5	5	1
TUFFLEY	S	1682a	07/01145/FUL	LAT 7 Westbury Road	B	0.02	50	1	0	0	1	1	0
WESTGATE	L	1118	09/00250/FUL	Land south of Monk Meadow	B	5.77	32	183	0	27	36	156	0
WESTGATE	L	1333	06/00046/REM	Cattle Market	B	6.06	74	450	183	116	57	151	0
WESTGATE	S	1553	10/00969/COU	2B Wellington Street	B	0.02	50	1	0	0	1	1	0
WESTGATE	S	1574	06/01250/COU	47 Wellington Street	B	0.014	286	4	0	0	4	4	1
WESTGATE	L	1590	08/00691/FUL	52-56 Southgate Street	B	0.04	350	14	0	0	14	14	0
WESTGATE	L	1716	07/01265/REM	Land West of St Oswalds Road	B	1.54	110	169	0	0	161	169	0
WESTGATE	S	1787	09/00192/COU	14 Worcester Street	B	0		1	0	0	1	1	0
WESTGATE	L	1791	09/01205/COU	Discovery Court	B	0		12	0	0	10	12	0
WESTGATE	S	1796	09/00524/FUL	28 Clarence Street	B	0		1	0	0	1	1	0
WESTGATE	S	1878	10/00342/COU	14 Midsummer Walk	B	0.01	0	0	0	0	-1	-1	0

Please note: not all these sites are complete, but may be noting the loss of a dwelling as part of the development.

## Commitments

Parish	Lg/Sm	Site Number	Planning ApplicationNumber	SiteName	BGFld	SiteArea	Density	Capacity	N/S	U/C	Complete in year	Total Complete
BARNWOOD	S	1354.1	08/01348/COU	5 Coney Hill Parade	B	0.04	25	1	1	0	0	0
BARNWOOD	L	1714	10/01201/FUL	Land at Barnwood Park	B	2.98	8	23	9	0	0	0
BARNWOOD	L								0	14	0	0
BARNWOOD	S	1753	08/01282/FUL	47 Painswick Road Gloucester	B	0.03	67	2	2	0	0	0
BARNWOOD	S	1814	10/00449/FUL	79 Wells Road	B	0.03	33	1	0	1	0	0
BARNWOOD	S	1832	09/00947/FUL	Land rear of 151A-151B Barnwood Road	B	0.19	16	3	3	0	0	0
BARNWOOD	S	1876	10/00448/COU	146B Barnwood Road	B	0.04	25	1	1	0	0	-1
BARTON AND TREDWORTH	S	1000	09/01227/FUL	256 Barton Street	B	0		2	2	0	0	0
BARTON AND TREDWORTH	S	1443	06/00108/FUL	2 Ryecroft Street	B	0.013	77	1	0	1	0	0
BARTON AND TREDWORTH	L	1520	05/00989/COU	156A Barton Street	B	0.01	500	5	5	0	0	0
BARTON AND TREDWORTH	S	1642	10/00193/REP	Land At 8 Howard Street	B	0.038	53	2	0	2	0	0
BARTON AND TREDWORTH	S	1705	10/00122/OUT	2 Furlong Road	B	0.0456	22	1	1	0	0	0
BARTON AND TREDWORTH	S	1754	08/01239/FUL	45 Regent Street	B	0.04	50	2	2	0	0	0
BARTON AND TREDWORTH	S	1789	09/00387/COU	304 Barton Street	B	0.02	100	2	2	0	0	0
BARTON AND TREDWORTH	S	1790	09/00388/COU	306 Barton Street	B	0.01	200	2	2	0	0	0
BARTON AND TREDWORTH	S	1815	09/01038/COU	35 Falkner Street	B	0.01	200	2	2	0	0	0
BARTON AND TREDWORTH	S	1843	10/00207/COU	38 Herbert Street	B	0.04	25	1	1	0	0	0
BARTON AND TREDWORTH	S	1843	10/00429/FUL	308 - 310 Barton Street	B	0.07	57	4	4	0	0	0
BARTON AND TREDWORTH	S	1847	10/00203/FUL	37 Birchmore Road	G	0		1	1	0	0	0
BARTON AND TREDWORTH	S	1854	10/00557/FUL	61 High Street	B	0.03	67	2	2	0	0	0
BARTON AND TREDWORTH	S	1863	10/00997/COU	228 Barton Street	B	0.01	100	1	1	0	0	0
BARTON AND TREDWORTH	S	1872	10/01255/FUL	22 Howard Street	B	0		1	1	0	0	0
ELMBRIDGE	S	1630	09/01021/FUL	24 Argyll Road	B	0.046	22	1	1	0	0	0
ELMBRIDGE	S	1848	10/00254/FUL	55 Oakleaze	B	0.05	20	1	1	0	0	0
ELMBRIDGE	S	1852	10/00399/FUL	7 Oakleaze	B	0.05	20	1	1	0	0	0
ELMBRIDGE	S	1856	10/00698/FUL	164 Elmleaze	B	0.04	25	1	1	0	0	0

ELMBRIDGE	S	1862	10/01106/COU	132 Cheltenham Road	B	0.02	50	1	1	0	0	0
ELMBRIDGE	S	1873	11/00150/FUL	48 Barnwood Road	B	0.18	17	3	3	0	0	0
GRANGE	S	1660	07/00279/FUL	Land Adjacent to 121 Thoresby Avenue	B	0.0955	10	1	0	1	0	0
GRANGE	S	1672	11/00071/FUL	2 Glencairn Avenue	B	0.0285	70	2	0	2	0	0
GRANGE	S	1691	10/00638/REP	LRO 91 - 93 Grange Road	B	0.0767	26	2	2	0	0	0
GRANGE	S	1691	11/00071/FUL	LRO 91 - 93 Grange Road	B	0.0767	26	2	2	0	0	0
GRANGE	S	1836	09/01274/FUL	95 & 97 Grange Road	B	0.07	29	2	2	0	0	0
HUCCLECOTE	S	1755	08/00848/FUL	26 Carisbrooke Road	B	0.06	17	1	1	0	0	0
HUCCLECOTE	S	1802	09/00988/FUL	6 Hillview Road Hucclecote	B	0		1	1	0	0	0
HUCCLECOTE	S	1803	09/00938/COU	2 Silverdale Parage Hillview Road	B	0.02	150	3	3	0	0	0
HUCCLECOTE	S	1857	10/00823/FUL	54 Larkhay Road	B	0.04	25	1	1	0	0	0
KINGSHOLM AND WOTTON	L	1511	10/01269/REM	Land Off Posy Lane/Lansdown Road	G	0.4724	32	15	15	0	0	0
KINGSHOLM AND WOTTON	S	1674	10/00689/REP	143 Deans Way	B	0.0367	109	4	4	0	0	0
KINGSHOLM AND WOTTON	S	1733	08/00313/COU	55 Worcester Street	B	0.012	167	2	2	0	0	0
KINGSHOLM AND WOTTON	L	1740	08/00822/FUL	112 London Road	B	0.004	1500	6	0	6	0	0
KINGSHOLM AND WOTTON	S	1746	07/01355/FUL	Land Rear of/Side of Kingsholm Court	B	0.06	17	1	0	1	0	0
KINGSHOLM AND WOTTON	L	1778	09/00052/COU	69A London Road	B	0.04	150	6	6	0	0	0
KINGSHOLM AND WOTTON	S	1783	09/00207/FUL	82 London Road	B	0.05	60	3	3	0	0	0
KINGSHOLM AND WOTTON	S	1833	11/00038/REM	Cherry Tree Cottage Stamps Meadow Tewkesbury Road	B	0.12	8	1	1	0	0	0
KINGSHOLM AND WOTTON	S	1861	10/01029/FUL	Land Between 32 And 34 Denmark Road	B	0.04	25	1	1	0	0	0
KINGSHOLM AND WOTTON	S	1882	10/00827/COU	30 Kingsholm Road	B	0.03	33	1	-1	0	0	0
KINGSHOLM AND WOTTON	L	1883	10/01019/FUL	Land To Rear Welsh Harp 36 London Road	B	0.18	28	5	5	0	0	0
LONGLEVENS	S	1810	08/01419/FUL	27 Estcourt Road	B	0		1	1	0	0	0
LONGLEVENS	S	1811	08/01296/FUL	83 Cheltenham Road	B	0.05	20	1	0	1	0	0
LONGLEVENS	S	1818	09/01073/FUL	Land at 71-73 Innsworth Lane	B	0.05	20	1	0	1	0	0
LONGLEVENS	S	1840	10/00004/FUL	80 Longford Lane	B	0.1	10	1	1	0	0	0
LONGLEVENS	S	1866	10/01207/FUL	87 Oxstalls Way	B	0.06	33	2	2	0	0	0
MATSON AND ROBINSWOOD	S	1007	10/00646/FUL	Land adj 349 Painswick Road	B	0.0438	23	1	0	1	0	0
MATSON AND ROBINSWOOD	L	1604	09/00355/FUL	Former Texaco Filling Station 254 Painswick Road	B	0.16	63	10	0	10	0	0



MATSON AND ROBINSWOOD	L	1711	10/00419/REP	Ramada Hotel and Resort	B	0.59	19	11	11	0	0	0
MATSON AND ROBINSWOOD	S	1730	08/00374/OUT	LAT 60 St Peters Road	B	0.02	50	1	1	0	0	0
MATSON AND ROBINSWOOD	S	1734	11/00002/REP	4 Winnycroft Cottages	B	0.0374	27	1	1	0	0	0
MATSON AND ROBINSWOOD	L	1747	08/00619/FUL	Tyndale Mission Hall And 98A Painswick Road	B	0.0369	217	8	8	0	0	0
MATSON AND ROBINSWOOD	L	1773	08/01268/FUL	St Hilda's Church Hall Redwell Road	B	0.13	92	12	0	12	0	0
MATSON AND ROBINSWOOD	L	1826	09/00559/FUL	Musket Inn Matson Lane	B	0.33	39	13	13	0	0	0
MATSON AND ROBINSWOOD	S	1839	10/00017/FUL	57 Juniper Avenue	B	0.02	50	1	1	0	0	0
MATSON AND ROBINSWOOD	S	1867	10/01260/REP	9 Redwell Road	B	0		1	1	0	0	0
MATSON AND ROBINSWOOD	S	1881	10/01283/OUT	101 Reservoir Road	B	0		2	2	0	0	0
MATSON AND ROBINSWOOD	S	1887	10/00212/FUL	1 Cotteswold Road	B	0.05	20	1	0	1	0	0
MORELAND	L	1331	10/00498/FUL	84 Frampton Road	B	0.25	36	9	11	0	0	0
MORELAND	L	1393	06/00498/FUL	Land at Junction of Bloomfield Terrace and Balfour Road	B	0.24	96	23	0	23	0	0
MORELAND	L	1580	09/01372/FUL	18 Park End Road	B	0.18	78	14	14	0	0	0
MORELAND	S	1758	08/01021/OUT	Land rear of 315 Stroud Road	B	0.1	10	1	1	0	0	0
MORELAND	L	1762	07/00619/OUT	Land to rear of 87 Stroud Road	B	0.08	75	6	6	0	0	0
MORELAND	L	1776	08/01592/FUL	199 Linden Road	B	0.14	71	10	6	0	0	0
MORELAND	L	1776	08/01592/FUL	199 Linden Road	B	0.14	71	10	4	0	0	0
MORELAND	S	1827	09/00670/FUL	Land Adj 47 Seymour Road	B	0.05	40	2	3	0	0	0
MORELAND	S	1835	09/00644/FUL	1A Stanley Road	B	0		1	1	0	0	0
MORELAND	S	1880	10/00406/REP	35 Stroud Road	B	0.02	150	3	3	0	0	0
MORELAND	S	1885	11/00020/FUL	54 St Pauls Road	B	0		1	1	0	0	0
MORELAND	S	1886	10/01186/FUL	72 Weston Road	B	0.07	14	1	1	0	0	0
PODSMEAD	L	1712	09/00879/FUL	Jet & Whittle	B	0.33	91	30	30	0	0	0
PODSMEAD	L	1774.1	07/00472/OUT	St Gobain Former Wellman Graham Contract Chem	B	6.24	37	231	231	0	0	0
PODSMEAD	L	1774.2	07/00474/OUT	Former Contract Chemicals Site Bristol Road	B	2.95	37	109	109	0	0	0
PODSMEAD	S	1879	10/00221/COU	34 Podsmead Road	B	0.05	20	1	1	0	0	0

QUEDGELEY FIELDCOURT	L	1256.14	06/01304/REM	Framework 2/3 Area A2	G	3.04	39	119	13	6	10	41	
QUEDGELEY FIELDCOURT	L	1256.14	06/01304/REM	Framework 2/3 Area A2	B				12	5	10	42	
QUEDGELEY FIELDCOURT	L	1256.15	07/00856/REM	RAF Quedgeley Fmwk 2/3 Area A3	G	3.88	34	131	30	6	6	30	
QUEDGELEY FIELDCOURT	L	1256.15	07/00856/REM	RAF Quedgeley Fmwk 2/3 Area A3	B				30	6	7	29	
QUEDGELEY FIELDCOURT	L	1256.17	07/00998/REM	RAF Quedgeley Frmwk 2/3 Area B4	G	3.08	23	70	21	5	23	44	
QUEDGELEY FIELDCOURT	L	1256.17	07/00998/REM	RAF Quedgeley Frmwk 2/3 Area B4	B				20	5	24	46	
QUEDGELEY FIELDCOURT	L	1256.18	07/01214/REM	RAF Quedgeley Frmwk 2/3 Area B3	G	3.62	40	144	20	1	8	51	
QUEDGELEY FIELDCOURT	L	1256.18	07/01214/REM	RAF Quedgeley Frmwk 2/3 Area B3	B				20	0	9	52	
QUEDGELEY FIELDCOURT	L	1256.19	09/00067/REM	Area 4A4 Framework Plan 4	G	0			202	79	21	1	1
QUEDGELEY FIELDCOURT	L	1256.19	09/00067/REM	Area 4A4 Framework Plan 4	B	0			79	21	1	1	
QUEDGELEY FIELDCOURT	L	1256.2	09/00631/REM	Parcel A4 framework 2/3 RAF Quedgeley	G	0			125	32	27	3	3
QUEDGELEY FIELDCOURT	L	1256.2	09/00631/REM	Parcel A4 framework 2/3 RAF Quedgeley	B	0			33	27	3	3	
QUEDGELEY FIELDCOURT	L	1256.21	09/00800/REM	RAF Quedgeley Frmwk 4 Area 4A1	B	0			142	71	0	0	0
QUEDGELEY FIELDCOURT	L	1256.21	09/00800/REM	RAF Quedgeley Frmwk 4 Area 4A1	G	0			71	0	0	0	
QUEDGELEY FIELDCOURT	L	1256.22	09/00897/REM	RAF Quedgeley Framework 4 Parcel 4b4	B	3.26	40	130	65	0	0	0	
QUEDGELEY FIELDCOURT	L	1256.22	09/00897/REM	RAF Quedgeley Framework 4 Parcel 4b4	G				65	0	0	0	
QUEDGELEY FIELDCOURT	L	1256.23	10/00468/REM	Framework 4 Area 4B2	B	4.67	26	120	60	0	0	0	
QUEDGELEY FIELDCOURT	L	1256.23	10/00468/REM	Framework 4 Area 4B2	G				60	0	0	0	
QUEDGELEY FIELDCOURT	L	1256.24	10/00467/REM	Framework 4 Area 4A2	B	3.98	33	133	66	0	0	0	
QUEDGELEY FIELDCOURT	L	1256.24	10/00467/REM	Framework 4 Area 4A2	G				67	0	0	0	
QUEDGELEY FIELDCOURT	S	1627	09/01351/REP	10 Field Court Gardens	B	0.037	27	1	0	1	0	0	
QUEDGELEY FIELDCOURT	S	1785	09/00269/FUL	Holmcroft Needham Avenue	B	0			1	1	0	0	
QUEDGELEY FIELDCOURT	L	1800	08/01471/FUL	Little Thatch 141 Bristol Road	B	0			14	14	0	0	
QUEDGELEY FIELDCOURT	S	1819	09/00859/FUL	Land adjacent to 9 Highliffe Drive	B	0.06	17	1	0	1	0	0	
QUEDGELEY FIELDCOURT	S	1821	10/00756/FUL	Oaklands Naas Lane	B	0.17	18	3	3	0	0	0	
QUEDGELEY FIELDCOURT	S	1871	10/00586/FUL	45 Severn Oaks	B	0.03	33	1	1	0	0	0	
QUEDGELEY FIELDCOURT	L	1884	10/00954/REM	311 Bristol Road	B	0.27	19	5	5	0	0	0	
QUEDGELEY SEVERN VALE	L	1120.4	07/00571/REM	Phase 2 Land at Bodiam Avenue	G	3.35	51	171	102	67	2	2	
QUEDGELEY SEVERN VALE	L	1323.1	09/00551/FUL	106 Bristol Road	B	0.36	31	11	11	0	0	0	
QUEDGELEY SEVERN VALE	L	1859	10/00916/FUL	17 Old Elmore Lane	B	0.18	28	5	5	0	0	0	

QUEDGELEY SEVERN VALE	S	1868	10/01179/FUL	6 Sims Lane	B	0		1	1	0	0	0
TUFFLEY	L	1468	09/00939/FUL	r/o 246 248 250 & 252 Stroud Road	B	0.34	26	9	0	9	0	0
TUFFLEY	S	1794	10/00989/REM	1 Arlingham Road	B	0		1	0	1	0	0
TUFFLEY	L	1875	10/00219/OUT	234A Stroud Road	B	0.28	18	5	5	0	0	0
WESTGATE	L	921	08/01609/COU	135 SOUTHGATE STREET	B	0.02	250	5	5	0	0	0
WESTGATE	L	1118.1	09/00250/FUL	Land south of Monk Meadow	B	5.77	32	183	0	27	36	156
WESTGATE	L	1333	06/00046/REM	Cattle Market	B	6.06	74	450	183	116	57	151
WESTGATE	L	1549	10/00769/FUL	Former Kwik Save Site	B	0.51	233	119	119	0	0	0
WESTGATE	S	1564	09/01333/FUL	184 Southgate Street	B	0.018	222	4	4	0	0	0
WESTGATE	S	1572	09/00535/COU	141 Southgate Street	B	0.0168	238	4	4	0	0	0
WESTGATE	L	1583	09/00654/COU	2A 2B 2C Clarence Street	B	0.014	429	6	0	6	0	0
WESTGATE	L	1599	08/01272/FUL	21 - 23A Worcester Street	B	0.0486	103	5	5	0	0	0
WESTGATE	L	1648.2	09/01096/REM	Land At Bakers Quay Llanthony Wharf And Monkmeadow	B	0.28	43	12	12	0	0	0
WESTGATE	S	1651	10/00431/CON	53 Wellington Street	B	0.017	176	3	3	0	0	0
WESTGATE	L	1710	10/00416/REP	136 - 138 Southgate Street	B	0.065	138	9	7	0	0	0
WESTGATE	L	1713	10/00894/REP	Lock Warehouse	B	0.042	619	26	26	0	0	0
WESTGATE	L	1722	08/00285/COU	17 17A And 19 St Johns Lane	B	0.04	300	12	12	0	0	0
WESTGATE	S	1764	08/01403/FUL	13-15 Cromwell Street	B	0.04	100	4	4	0	0	0
WESTGATE	S	1767	08/01237/COU	113-115 Southgate Street	B	0.01	100	1	1	0	0	0
WESTGATE	S	1771	08/01621/FUL	Oak Cottage Rea Lane	B	0.02	50	1	1	0	0	0
WESTGATE	L	1777	08/01171/OUT	Travis Perkins Site	B	3.5	41	142	142	0	0	0
WESTGATE	S	1779	09/00089/COU	3-5 Worcester Street	B	0.02	50	1	1	0	0	0
WESTGATE	L	1792	09/00244/FUL	77 Southgate Street	B	0.02	400	8	8	0	0	0
WESTGATE	L	1793	09/00585/FUL	Merchants Quay	B	0.14	343	48	0	48	0	0
WESTGATE	L	1797	08/00286/FUL	Land Rear 21- 23a Worcester Street	B	0.03	200	6	6	0	0	0
WESTGATE	S	1806	10/00077/FUL	79 - 81 Northgate Street	B	0.02	100	2	2	0	0	0
WESTGATE	S	1823	09/00629/FUL	Rear Of 7 Worcester Street	B	0.02	200	4	4	0	0	0
WESTGATE	L	1829	09/00715/FUL	Land adjacent to and rear of 4-12 Belgrave Road	B	0.2	65	13	13	0	0	0
WESTGATE	S	1830	09/00920/COU	2 Russell Street	B	0.02	150	3	3	0	0	0

WESTGATE	S	1831	09/00794/FUL	10 Park Road	B	0.01	300	3	3	0	0	0
WESTGATE	S	1849	10/00244/COU	46 Westgate Street	B	0.01	200	2	1	0	0	0
WESTGATE	L	1853	10/00288/REP	92-96 Northgate Street	B	0		14	14	0	0	0
WESTGATE	S	1865	10/00678/COU	133 Southgate Street	B	0		0	-1	0	0	0
WESTGATE	L	1648	02/00271/OUT	Gloucester Quays	B	4.31	229	985	985	0	0	0

### **Appendix 3 – Summary of Land Available on Draft Allocations**

The following is a list of all draft allocations in the Council’s emerging draft Development Plan Documents. These draft allocations do not have planning permission, unless highlighted as being included in appendix 2 above.

#### **Revised Draft Central Area Action Plan DPD**

<b>Site</b>	<b>Indicative Dwelling Capacity</b>
Gloscat Main Site	250
Gloscat Media Site	150
Hampden Way Car Parks	75
Greater Blackfriars	300
Bus Station and Market Parade	200
Land at Dry Docks	65
Westgate Quay	170
Railway Corridor	400
Industrial Sites, Bristol Road	See appendix 2
Monk Meadow Trading Estate	See appendix 2
Kid Zone Activity Centre	Redeveloped for other use
Land between Canal and Bristol Road	700
<b>Total</b>	<b>2,310</b>

**Total Draft Allocations 2,575**

#### **Revised Draft Site Allocations and Designations DPD**

<b>Site</b>	<b>Indicative Dwelling Capacity</b>
Clifton Road Triangle	65
Land at Clearwater Drive	30
Mayo’s Land	70
Former Oil Storage Depot, Hempsted Lane	30
Land at Leven Close/Paygrove Lane	15
Land at Hammond Way	10
Blackbridge Allotments	15
Norville Site, Tarrington Road	30
LAT Barnwood Road/Barnwood Bypass	See appendix 2
Former B&Q Site, Trier Way	Redeveloped for other use
<b>Total</b>	<b>265</b>

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

	Average density by ward (d/ha)	
	Large Sites	Small Sites
Abbey	-	-
Barnwood	33	-
Barton and Tredworth	-	122
Elmbridge	86	33.5
Grange	133	13
Hucclecote	-	31
Kingsholm and Wotton	300	171
Longlevens	-	20
Matson and Robinswood	43	40
Moreland	-	25
Podsmead	-	-
Quedgeley Fieldcourt	39	31
Quedgeley Severnvale	-	-
Tuffley	71	30
Westgate	350	168
<b>Average overall</b>	<b>83</b>	

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

## **Appendix 5 - Windfall Planning Permissions Granted 2010/11**

The following windfall applications (i.e. on land not allocated within the Local Plan or Local Development Framework) have been given planning permission by Gloucester City Council between 1 April 2010 and 31 March 2011.

Parish	Site	Planning Application Number	SiteName	B/G	TypeofSite	Lg/Sm	Gross Capacity
BARNWOOD	1876	10/00448/COU	146B Barnwood Road	B	Change of Use	S	1
BARNWOOD	1814	10/00449/FUL	79 Wells Road	B	Infill	S	1
BARTON AND TREDWORTH	1872	10/01255/FUL	22 Howard Street	B	Infill	S	1
BARTON AND TREDWORTH	1863	10/00997/COU	228 Barton Street	B	Change of Use	S	1
BARTON AND TREDWORTH	1843	10/00207/COU	38 Herbert Street	B	Change of Use	S	1
BARTON AND TREDWORTH	1000	09/01227/FUL	256 Barton Street	B	Infill	S	2
BARTON AND TREDWORTH	1847	10/00203/FUL	37 Birchmore Road	G	Greenfield	S	1
BARTON AND TREDWORTH	1843	10/00429/FUL	308 - 310 Barton Street	B	Infill	S	4
BARTON AND TREDWORTH	1851	10/00385/FUL	53 Widden Street	B	Residential Subdivision	S	2
BARTON AND TREDWORTH	1854	10/00557/FUL	61 High Street	B	Infill	S	2
BARTON AND TREDWORTH	1705	10/00122/OUT	2 Furlong Road	B	Infill	S	1
BARTON AND TREDWORTH	1522	10/00043/COU	178A-180 Barton Street	B	Change of Use	S	0
BARTON AND TREDWORTH	1642	10/00193/REP	Land At 8 Howard Street	B	Infill	S	2
ELMBRIDGE	1873	11/00150/FUL	48 Barnwood Road	B	Infill	S	3
ELMBRIDGE	1862	10/01106/COU	132 Cheltenham Road	B	Change of Use	S	1
ELMBRIDGE	1848	10/00254/FUL	55 Oakleaze	B	Infill	S	1
ELMBRIDGE	1852	10/00399/FUL	7 Oakleaze	B	Infill	S	1
ELMBRIDGE	1856	10/00698/FUL	164 Elmleaze	B	Infill	S	1
GRANGE	1691	11/00071/FUL	LRO 91 - 93 Grange Road	B	Infill	S	2
GRANGE	1672	11/00071/FUL	2 Glencairn Avenue	B	Infill	S	2
HUCCLECOTE	1857	10/00823/FUL	54 Larkhay Road	B	Infill	S	1
KINGSHOLM AND WOTTON	1874	10/00577/COU	6 Worcester Parade	B	Change of Use	S	4
KINGSHOLM AND WOTTON	1882	10/00827/COU	30 Kingsholm Road	B	Change of Use	S	1

KINGSHOLM AND WOTTON	1883	10/01019/FUL	Land To Rear Welsh Harp 36 London Road	B	Infill	L	5
KINGSHOLM AND WOTTON	1870	10/00397/FUL	76 London Road	B	Infill	S	1
KINGSHOLM AND WOTTON	1861	10/01029/FUL	Land Between 32 And 34 Denmark Road	B	Infill	S	1
KINGSHOLM AND WOTTON	1858	10/00771/FUL	30 Denmark Road	B	Change of Use	S	3
KINGSHOLM AND WOTTON	1833	11/00038/REM	Cherry Tree Cottage Stamps Meadow Tewkesbury Road	B	Residential Redevelopment	S	1
KINGSHOLM AND WOTTON	1837	10/00807/COU	62 Deans Way	B	Residential Redevelopment	S	1
KINGSHOLM AND WOTTON	1511	10/01269/REM	Land Off Posy Lane/Lansdown Road	G	Greenfield	L	15
KINGSHOLM AND WOTTON	1674	10/00689/REP	143 Deans Way	B	Residential Subdivision	S	4
LONGLEVENS	1866	10/01207/FUL	87 Oxstalls Way	B	Infill	S	2
MATSON AND ROBINSWOOD	1881	10/01283/OUT	101 Reservoir Road	B	Infill	S	2
MATSON AND ROBINSWOOD	1887	10/00212/FUL	1 Cotteswold Road	B	Infill	S	1
MATSON AND ROBINSWOOD	1867	10/01260/REP	9 Redwell Road	B	Infill	S	1
MATSON AND ROBINSWOOD	1734	11/00002/REP	4 Winnycroft Cottages	B	Infill	S	1
MATSON AND ROBINSWOOD	1711	10/00419/REP	Ramada Hotel and Resort	B	Change of Use	L	11
MATSON AND ROBINSWOOD	1007	10/00646/FUL	Land adj 349 Painswick Road	B	Infill	S	1
MORELAND	1880	10/00406/REP	35 Stroud Road	B	Residential Subdivision	S	3
MORELAND	1885	11/00020/FUL	54 St Pauls Road	B	Infill	S	1
MORELAND	1886	10/01186/FUL	72 Weston Road	B	Infill	S	1
MORELAND	1869	10/00173/COU	194 Stroud Road	B	Change of Use A	S	1
MORELAND	1836	10/00856/NMA	150 Tredworth Road	B	Infill	S	1
MORELAND	1331	10/00498/FUL	84 Frampton Road	B	Infill	L	9
MORELAND	1580	09/01372/FUL	18 Park End Road	B	Infill	L	14
PODSMEAD	1846	10/00221/COU	34 Podsmead Road	B	Change of Use	S	1
QUEDGELEY FIELD COURT	1884	10/00954/REM	311 Bristol Road	B	Residential Redevelopment	L	5
QUEDGELEY FIELD COURT	1871	10/00586/FUL	45 Severn Oaks	B	Infill	S	1
QUEDGELEY FIELD COURT	1005	10/00426/FUL	305 Bristol Road Quedgeley	B	Infill	S	1
QUEDGELEY FIELD COURT	1821	10/00756/FUL	Oaklands Naas Lane	B	Infill	S	3
QUEDGELEY SEVERN VALE	1859	10/00916/FUL	17 Old Elmore Lane	B	Residential Redevelopment	L	5
QUEDGELEY SEVERN VALE	1868	10/01179/FUL	6 Sims Lane	B	Infill	S	1
TUFFLEY	1875	10/00219/OUT	234A Stroud Road	B	Infill	L	5



TUFFLEY	1794	10/00989/REM	1 Arlingham Road	B	Infill	S	1
TUFFLEY	1795	10/00692/FUL	Land adjacent to 260 Stroud Road	B	Derelict / Vacant	S	4
WESTGATE	1878	10/00342/COU	14 Midsummer Walk	B	Change of Use	S	0
WESTGATE	1865	10/00678/COU	133 Southgate Street	B	Change of Use	S	0
WESTGATE	1849	10/00244/COU	46 Westgate Street	B	Change of Use	S	2
WESTGATE	1853	10/00288/REP	92-96 Northgate Street	B	Infill	L	14
WESTGATE	1713	10/00894/REP	Lock Warehouse	B	Change of Use	L	26
WESTGATE	1710	10/00416/REP	136 - 138 Southgate Street	B	Change of Use	L	9
WESTGATE	1415	11/00039/FUL	30 Clarence Street	B	Change of Use	S	2
WESTGATE	1419	10/00506/COU	117-119 Southgate Street	B	Change of Use	L	5
WESTGATE	1651	10/00431/CON	53 Wellington Street	B	Other Redevelopment	S	3
WESTGATE	1549	10/00769/FUL	Former Kwik Save Site	B	Other Redevelopment	L	119
WESTGATE	1553	10/00969/COU	2B Wellington Street	B	Residential Subdivision	S	1
						Total	324

## Appendix 6 – Lapsed Planning Permissions 2010/11

Parish	Site	Planning Application Number	SiteName	DescriptionofDevelopment	GrossCapacity1
PODSMEAD	1718	10/00737/REP	LAT 152 Tuffley Avenue	Erection of 3 bed detached dwelling.	1
EASTGATE	1154	07/01329/FUL	LAT 62 Ryecroft Street	Erection of 2 bed dwelling	1
PODSMEAD	1402	10/00563/FUL	LAT 8 Milton Avenue	Erection of a pair of semi-detached dwellings with associated parking facilities. (Resubmission of planning application no. 06/00338/FUL)	2
BARTON AND TREDWORTH	1442	10/00791/FUL	Land adj. to 48 Falkner Street	04/01522/FUL - Erection of a pair of 3 bed semi detached houses	2
BARTON AND TREDWORTH	1442	10/00791/FUL	Land adj. to 48 Falkner Street	04/01522/FUL - Erection of a pair of 3 bed semi detached houses	2
BARTON AND TREDWORTH	1446	06/00794/FUL	19A Conduit Street	Erection of a 4 bed detached dwelling (demolition of existing workshop office and stores). Superceeded by 06/00794/FUL	1
LONGLEVENS	1644	07/00031/FUL	80 Church Road	Erection of new two storey house with first floor incorporated into roof space new driveway and car port with fencing to new boundary	1
					10

