

Gloucester City Council  
Housing Monitoring Report April 2015



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**Gloucester City Council**

**Housing Monitoring Report April 2015**

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## **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 2014 – 31 March 2015. 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-jcs.org](http://www.gct-jcs.org)

### **Summary of Findings**

Between 1 April 2014 and 31 March 2015 the gross completion figure for new dwellings in Gloucester was **568**. In the same period **4** 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 **564** dwellings.

The highest rates of completions in the monitoring year were experienced in Quedgeley Fieldcourt (39.2%), followed by Westgate (23%). Of the gross completions, 388 dwellings were completed on brownfield land (68%) and 180 dwellings were completed on greenfield land (32%).

The average density of new build completed dwellings in the City was 50.05 dwellings per hectare.

Between mid 1991 and 31 March 2015, an additional 13,948 dwellings (net) have been provided within the city.

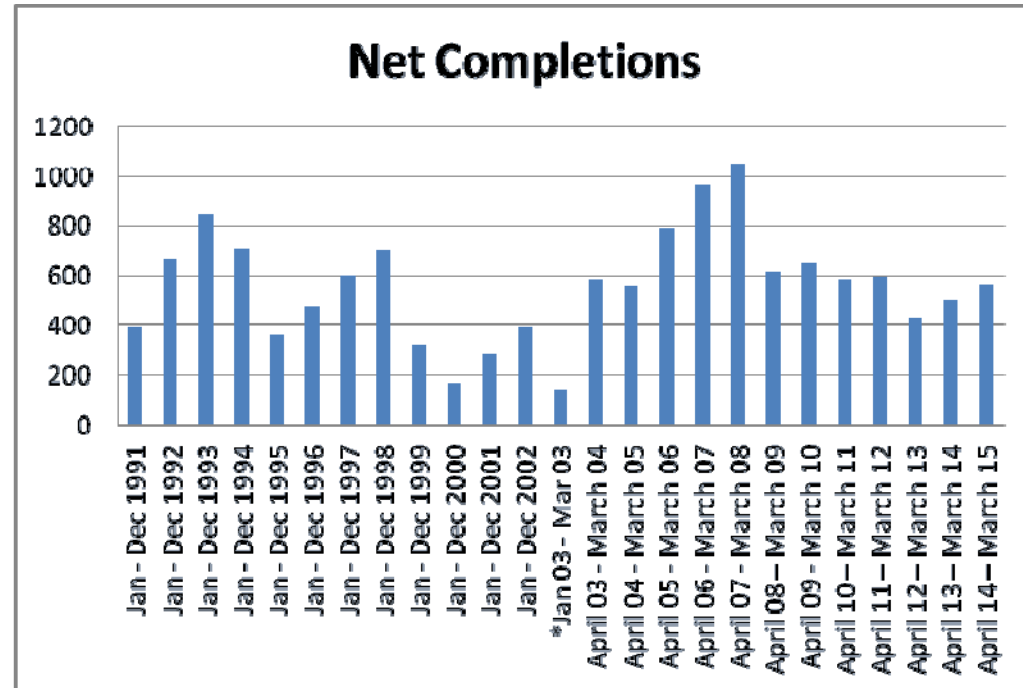
The draft RSS covered a 20-year period between 2006 and 2026. During this time, Gloucester was required to provide 11,500 dwellings. Between 2006 and 2015, 5,957 dwellings have been completed in the city. An additional 5,543 dwellings would be required within the City by 2026 to achieve the draft RSS requirement. This would require an annual delivery of 504 dwellings per annum monitoring evidence demonstrates an average annual delivery rate in the City over the past 24 years of 581.2 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 2089 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 (2011-2031), this figure includes completions, commitments, proposed City Plan allocations and a windfall allowance.

Commitments in the City remain healthy with 2622 dwellings having planning permission that have not started, 267 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 of -300 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
April 14 – March 15	564



Between 1 January 1991 and 31 March 2015 the average completion rate in Gloucester was 581.2 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	568
Losses	4
<b>Net Completions</b>	<b>564</b>

Gross Completions Large Sites (10 dwelling plus) (Appendix 1)	488
Gross Completions Small Sites (1-9 dwellings) (Appendix 1)	80

Gross Completions Brownfield (Appendix 1)	388
Gross Completions Greenfield (Appendix 1)	180

Average New Build Density (Appendix 4)	50.05dph
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#### **4. Further Information**

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

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# **APPENDICES**

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## 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				TOTAL
	BROWNFIELD		GREENFIELD		
	Small	Large	Small	Large	
<b>Abbey</b>	0	0	0	11	11 (1.9%)
<b>Barnwood</b>	0	12	0	0	12 (2.1%)
<b>Barton &amp; Tredworth</b>	4	32	0	0	34 (6.0%)
<b>Elmbridge</b>	1	0	5	0	7 (0.9%)
<b>Grange</b>	0	0	2	0	2 (0.4%)
<b>Hucclecote</b>	1	0	1	0	2 (0.4%)
<b>Kingsholm and Wotton</b>	3	12	1	0	16 (2.8%)
Longlevens	0	0	1	0	1 (0.2%)
<b>Matson and Robinswood</b>	2	41	2	0	45 (8.0%)
<b>Moreland</b>	15	14	1	0	30 (5.3%)
<b>Podsmead</b>	0	18	0	0	18 (3.2%)
<b>Quedgeley Fieldcourt</b>	0	101	4	117	222 (39.2%)
<b>Quedgeley Severnvale</b>	2	0	0	35	37 (6.6%)
<b>Tuffley</b>	0	0	0	0	0 (0.0%)
<b>Westgate</b>	35	95	0	0	130 (23.0%)
<b>Total</b>	<b>63</b>	<b>325</b>	<b>17</b>	<b>163</b>	<b>568</b>

Total gross brownfield completions = **388**

Total gross greenfield completions = **180**

Total net completions = **564**

## Appendix 2 - Site Status 2014/15

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

Parish	Site Number	Planning Application Number	SiteName	SiteArea	Density	Gross Capacity	B/G	Not Started	U/C	Complete in Year	Losses During Year	Net complete 2014/15
<b>ABBEY</b>	1937	11/00488/FUL	Land To The Rear Of Paget Cottage The Wheatridge And To The Rear Of Numbers 6 -14 (evens) Awebrige Way Gloucester	0.48	27.03	13	G	0	2	11	0	11
<b>BARNWOOD</b>	2006	12/00686/FUL	Former Fire Station 167 Barnwood Road	0.17	69.28	12	B	0	0	12	0	12
<b>BARTON &amp; TREDWORTH</b>	1943	11/01410/FUL	339 Barton Street Gloucester	1.99	41.73	83	B	0	0	32	0	32
	2009	13/01058/FUL	325 Barton Street Gloucester	0.01	153.85	2	B	0	0	2	1	1
	2013	13/00268/FUL	21 Salisbury Road Gloucester	0.02	87.34	2	B	0	0	2	1	1
<b>ELMBRIDGE</b>	1873	11/00150/FUL	48 Barnwood Road	0.18	16.67	3	G	0	0	3	0	3
	1949	12/00356/FUL	20 Grafton Road Gloucester	0.10	10.18	1	B	0	0	1	0	1
	1950	12/00440/FUL	Land Adj 25 Barnwood Road	0.17	18.09	3	G	0	0	2	0	2
<b>GRANGE</b>	1836	11/01148/FUL	95 & 97 Grange Road	0.12	16.67	2	G	0	0	2	0	2
<b>HUCCLECOTE</b>	1802	09/00988/FUL	6 Hillview Road Hucclecote	0.01	100.00	1	G	0	0	1	0	1
	2050	13/00392/LAW	Bank Chambers Glenville Parade	0.01	100.00	1	B	0	0	1	0	1
<b>KINGSHOLM &amp; WOTTON</b>	1900	11/00503/FUL	4 Edwy Parade	0.02	100.00	2	B	0	0	1	0	1
	1952	11/01089/FUL	Bella House Sandhurst Road Gloucester	0.06	15.92	1	G	0	0	1	0	1

	2049	12/00056/COU	76 Hare Lane	0.02	100.00	2	B	0	0	2	0	2
	2059	14/00162/JPA	53 - 57 London Road	0.12	100.00	12	B	0	0	12	0	12
<b>LONGLEVENS</b>	1954	12/01014/FUL	43 Kendal Road Gloucester	0.05	20.70	1	G	0	0	1	0	1
	2118	14/00229/COU	72 Church Road Gloucester	0.06	0.00	0	B	0	0	0	1	-1
<b>MATSON &amp; ROBINSWOOD</b>	1956	12/00633/FUL	Former Depot Rectory Road Gloucester	0.02	108.11	2	B	0	0	2	0	2
	1957	12/00838/FUL	31 Matson Lane Gloucester	0.08	24.39	2	G	0	0	2	0	2
	2022	12/01098/FUL	Hallmark Hotel Matson Lane	1.78	32.64	58	B	0	17	41	0	41
<b>MORELAND</b>	1680	11/00290/REP	68 Weston Road	0.12	115.13	14	B	0	0	14	0	14
	1885	11/00020/FUL	54 St Pauls Road	0.01	100.00	1	G	0	0	1	0	1
	1902	11/00521/COU	Seymour Hotel 145 Seymour Road	0.06	100.00	6	B	0	0	1	0	1
	1904	11/00727/FUL	Duke Of Wellington	0.04	73.17	3	B	0	0	1	0	1
	1963	12/00530/FUL	78 Weston Road	0.05	19.34	1	B	0	0	1	0	1
	1965	12/00184/FUL	21 Stroud Road	0.04	120.77	5	B	0	0	5	0	5
	1994	12/01070/FUL	84 Frampton Road	0.25	64.00	16	B	0	0	6	0	6
	2127	14/01118/COU	45 Tuffley Avenue	0.03	0.00	0	B	0	0	1	0	1
<b>PODSMEAD</b>	2001	13/00246/FUL	Former Jet And Whittle Shakespeare Avenue	0.33	53.84	18	B	0	0	18	0	18
<b>QUEDGELEY FIELD COURT</b>	1256.2	07/00856/REM	RAF Quedgeley Fmwk 2/3 Area A3	3.88	33.76	131	B	0	0	4	0	4
							G	0	0	4	0	4
	1256.2	13/00362/REM	Area 4A4 Framework Plan 4	4.08	45.10	184	G	8	17	4	0	4
							B	8	18	3	0	3
	1256.2	09/00800/REM	RAF Quedgeley Fmwk 4 Area 4A1	3.06	46.41	142	B	0	0	28	0	28
							G	0	0	28	0	28
	1256.2	09/00897/REM	RAF Quedgeley Framework 4 Parcel 4b4	3.26	39.88	130	G	22	23	20	0	20
							B	23	22	20	0	20
	1256.2	10/00468/REM	Framework 4 Area 4B2	4.67	25.70	120	B	27	10	23	0	23
							G	27	10	23	0	23
	1256.3	11/00201/REM	Parcel 4A3 I	1.80	51.67	93	B	0	0	10	0	10
							G	0	0	11	0	11
	1966	12/00505/REM	Area4311 (Phase 1) Kingsway Quedgeley Gloucester GL2 2FJ	0.59	55.93	33	G	0	0	12	0	12

										B			13	0	13
	1821	10/00756/FUL	Oaklands Naas Lane	0.17	17.65	3	G	0	0	1	0	1	0	0	1
	1895	11/00802/FUL	Land R/o Sunny Haven & Trawsafon Naas Lane	0.24	8.33	2	G	0	0	2	0	2	0	2	
	1925	13/01013/REM	Mayos Land	2.05	23.90	49	G	34	0	15	0	15	0	15	
	2029	13/00319/FUL	2 Manor Cottages Naas Lane Quedgeley	0.11	9.43	1	G	0	0	1	0	1	0	1	
	2052	13/01112/FUL	44 School Lane	0.08	0.00	0	B	0	0	0	1	-1	0	-1	
<b>QUEDGELEY SEVERN VALE</b>	1120.4	07/00571/REM	Phase 2 Land at Bodiam Avenue	3.35	51.04	171	G	0	0	25	0	25	0	25	
	1859	10/00916/FUL	17 Old Elmore Lane	0.18	27.78	5	B	0	3	2	0	2	0	2	
	2000	13/00160/FUL	Yew Tree Cottages 106 Bristol Road	0.36	27.53	10	G	0	0	10	0	10	0	10	
<b>WESTGATE</b>	1777	11/00564/REM	Travis Perkins Site	3.05	34.10	104	B	0	0	6	0	6	0	6	
	1830	09/00920/COU	2 Russell Street	0.02	150.00	3	B	0	0	3	0	3	0	3	
	1923	11/01020/COU	Roebuck House 37A Brunswick Road	0.04	350.00	14	B	0	0	14	0	14	0	14	
	1932	11/00107/FUL	Former Gloscat Buildings Brunswick Road	2.42	104.96	254	B	124	60	70	0	70	0	70	
	1975	12/00698/FUL	Maitland House 17 Spa Road	0.10	105.97	11	B	0	3	5	0	5	0	5	
	1976	12/00720/COU	1 Albion Cottages The Docks	0.01	86.21	1	B	0	0	1	0	1	0	1	
	1980	12/00011/COU	57 Longsmith Street	0.01	200.00	2	B	0	0	1	0	1	0	1	
	1984	12/00679/REP	21 Worcester Street	0.03	211.27	6	B	0	0	6	0	6	0	6	
	1985	12/00591/COU	51 Brunswick Road	0.03	39.37	1	B	0	0	1	0	1	0	1	
	1990	12/00750/FUL	11A Spa Road	0.04	50.25	2	B	0	0	2	0	2	0	2	
	2036	13/00944/COU	3 Worcester Street	0.01	99.01	1	B	0	0	1	0	1	0	1	
	2044	13/01059/FUL	18 Berkeley Street	0.01	296.30	4	B	0	0	11	0	11	0	11	
	2045	13/01062/FUL	20 Berkeley Street	0.01	157.48	2	B	0	0	9	0	9	0	9	
<b>Grand Total</b>										<b>568</b>	<b>4</b>	<b>564</b>			



## Commitments

Parish	Site Number	Planning Application Number	SiteName	SiteArea	Density	Gross Capacity	B/G	Not Started	U/C	Expected Losses	2014/15
<b>ABBEY</b>	1937	11/00488/FUL	Land To The Rear Of Paget Cottage The Wheatridge And To The Rear Of Numbers 6 -14 (evens) Awebridge Way Gloucester	0.48	27.03	13	B	0	2	0	2
<b>BARNWOOD</b>	1938	12/00608/FUL	Emmaus 201 Barnwood Road	0.04	53.91	2	B	1	0	0	1
	2004	13/00747/FUL	33 Painswick Road Gloucester	0.05	21.10	1	B	1	0	0	1
	2007	13/01051/COU	34 Newton Avenue Gloucester	0.01	208.33	2	B	2	0	1	1
	2102	14/00275/FUL	Gloucetershire Deaf Association Colin Road	0.30	40.15	12	B	0	12	0	12
	2103	14/00422/FUL	34 Newton Avenue Gloucester	0.01	200.00	0	B	0	2	0	2
	2105	14/00442/FUL	65 St Lawrence Road Gloucester	0.04	25.00	0	B	0	1	0	1
	2106	14/01458/FUL	Land Rear 31 - 49 Birch Avenue	0.33	27.12	9	G	9	0	2	7
<b>BARTON &amp; TREDWORTH</b>	1815	09/01038/COU	35 Falkner Street	0.01	200.00	2	B	0	2	1	1
	1940	12/00773/COU	2C Blenheim Road Gloucester	0.00	434.78	2	B	2	0	0	2
	1941	12/00684/FUL	72 Howard Street Gloucester	0.02	99.01	2	B	2	0	1	1
	1944	12/01137/OUT	Hatherley Road Day Centre Hatherley Road	0.45	15.70	7	B	7	0	0	7
	1991	13/00041/FUL	66 Ryecroft Street	0.01	100.00	1	B	0	1	0	1
	2010	13/01068/OUT	18 Vicarage Road Gloucester	0.03	36.23	1	B	1	0	0	1
	2011	12/01157/COU	59 Park End Road Gloucester	0.01	84.03	1	B	1	0	0	1
	2012	13/00146/FUL	2 Furlong Road Gloucester	0.05	21.14	1	B	1	0	0	1
	2014	13/00161/COU	119 High Street Gloucester	0.01	322.58	3	B	3	0	0	3
	2015	13/00706/FUL	75 Millbrook Street Gloucester	0.00	204.08	1	B	1	0	0	1
	2048	11/01284/FUL	Rear Of 143-147 Barton Street	0.17	70.59	12	B	12	0	0	12

	2057	13/01293/FUL	17 Percy Street	0.01	100.00	1	B	1	0	2	-1
	2107	14/01129/OUT	28 Vicarage Road Gloucester	0.05	19.05	1	B	1	0	0	1
	2108	14/00657/FUL	40 Salisbury Road Gloucester	0.02	66.67	1	B	0	1	0	1
	2109	14/00435/FUL	31 Falkner Street Gloucester	0.05	21.65	1	B	1	0	0	1
	2110	14/00078/COU	35 Slaney Street Gloucester	0.02	65.36	1	B	1	0	0	1
<b>ELMBRIDGE</b>	1848	10/00254/FUL	55 Oakleaze	0.05	20.00	1	B	0	1	0	1
	1945	12/01008/FUL	24 Argyll Road Gloucester	0.04	23.87	1	B	0	1	0	1
	1946	11/01051/FUL	44 Nine Elms Road Gloucester	0.09	11.61	1	B	0	1	0	1
	1947	12/00162/FUL	80 Elmleaze	0.05	20.00	1	B	1	0	0	1
	2111	14/00407/FUL	2 Grafton Road Gloucester	0.06	0.00	0	B	2	0	1	1
	2112	14/01271/COU	51 Barnwood Road Gloucester	0.14	7.09	1	B	1	0	0	1
<b>HUCCLECOTE</b>	1934	11/00742/OUT	Hucclecote Centre	2.30	23.04	53	B	27	26	0	53
	2005	13/00943/FUL	21 Brookfield Road Gloucester	0.02	49.50	1	B	1	0	0	1
	2053	13/00856/FUL	11 Colwell Avenue	0.04	25.00	1	B	1	0	0	1
	2113	14/01131/FUL	28 Elmgrove Road Gloucester	0.07	15.22	1	B	1	0	0	1
<b>KINGSHOLM &amp; WOTTON</b>	1738	11/00698/REP	16 Newland Street	0.01	353.98	4	B	4	0	1	3
	1833	11/00038/REM	Cherry Tree Cottage Stamps Meadow Tewkesbury Road	0.12	8.33	1	B	0	1	0	1
	1861	10/01029/FUL	Land Between 32 & 34 Denmark Road	0.04	25.00	1	B	0	1	0	1
	2017	12/00916/FUL	99 London Road Gloucester	0.10	9.70	1	B	0	1	0	1
	2018	13/00973/FUL	30 Denmark Road Gloucester	0.17	36.32	6	B	0	6	0	6
	2114	14/00951/COU	20 London Road Gloucester	0.01	81.30	1	B	1	0	0	1
	2115	14/01101/COU	13 Alexandra Road Gloucester	0.06	17.51	1	B	1	0	0	1
	2116	14/00502/FUL	Laurel House 29 - 31 Alexandra Road	0.09	10.55	1	B	2	0	0	2
	2117	14/00834/FUL	102 Deans Way Gloucester	0.08	12.41	1	B	1	0	0	1
<b>LONGLEVENS</b>	1953	12/00265/FUL	165 Cheltenham Road Gloucester	0.13	7.74	1	B	0	1	0	1
	2019	13/00695/OUT	38 Beaumont Road Gloucester	0.06	17.54	1	B	1	0	0	1
	2020	13/01071/FUL	73 Longford Lane Gloucester	0.14	7.08	1	B	1	0	0	1
	2021	13/01085/FUL	10 Cotswold Gardens Gloucester	0.03	39.22	1	B	1	0	0	1

<b>MATSON &amp; ROBINSWOOD</b>	1955	12/00391/COU	Snow Capel Farm Sneedhams Green	0.06	16.78	1	B	1	0	0	1
	2022	12/01098/FUL	Hallmark Hotel Matson Lane	1.78	32.64	58	B	0	17	0	17
	2119	14/00730/OUT	Tyndale Mission Hall & 98A Painswick Road	0.04	218.58	8	B	8	0	0	8
	2120	14/00065/FUL	Winnycroft Farm Corncroft Lane	0.50	4.04	2	B	2	0	1	1
	2121	14/01430/FUL	262 Painswick Road Gloucester	0.02	42.02	1	B	1	0	0	1
	2122	14/01460/FUL	Land At Bazeley Road Gloucester	0.14	43.32	6	G	6	0	0	6
	2123	14/01461/FUL	Land Between 11 & 25 St Peters Road Gloucester GL4 6NN	0.12	42.81	5	G	5	0	0	5
<b>MORELAND</b>	1960	12/00641/REP	1A Stanley Road Gloucester	0.00	238.10	1	B	1	0	0	1
	1995	13/00055/FUL	261 Stroud Road	0.06	16.67	1	B	1	0	0	1
	2024	13/00653/FUL	Mitchells 88 Bristol Road	0.03	269.23	7	B	7	0	0	7
	2025	13/00763/FUL	35 Clevedon Road Gloucester	0.03	57.31	2	B	2	0	1	1
	2026	13/00137/COU	90 - 92 Seymour Road Gloucester	0.05	81.47	4	B	4	0	2	2
	2058	14/00132/FUL	177 Bristol Road	0.02	50.00	1	B	1	0	0	1
	2124	14/01381/FUL	The Lunchbox 177 Bristol Road	0.01	79.37	1	B	1	0	0	1
	2125	14/01446/COU	87 Bristol Road Gloucester	0.03	0.00	0	B	0	0	1	-1
	2126	14/01171/COU	85 Bristol Road Gloucester	0.03	0.00	0	B	0	0	1	-1
	2128	14/01079/FUL	87 Stroud Road Gloucester	0.07	96.29	7	B	7	0	0	7
	2129	14/00844/FUL	15 Balfour Road Gloucester	0.04	0.00	0	B	1	0	0	1
	2130	14/00624/OUT	215 Stroud Road Gloucester	0.11	0.00	0	B	1	0	0	1
<b>PODSMEAD</b>	1774.1	15/00286/REM	St Gobain Former Wellman Graham Contract Chem	6.24	37.02	231	B	172	0	0	172
	1774.2	15/00287/REM	Former Contract Chemicals Site Bristol Road	2.95	36.95	109	B	86	0	0	86
	2003	13/00965/FUL	152 Tuffley Avenue Gloucester	0.10	10.36	1	B	1	0	0	1
	2131	14/00496/FUL	13 Scott Avenue Gloucester	0.04	51.95	2	B	0	2	0	2
	2132	14/01317/OUT	Blackbridge Allotments Stroud Road	1.02	13.78	14	G	14	0	0	14
	2133	14/01455/FUL	Land To Rear Of 18 Podsmead Road	0.04	22.73	1	B	1	0	0	1
	2134	15/00106/FUL	Land r/o 20 Podsmead Road	0.05	18.38	1	B	1	0	0	1

<b>QUEDGELEY FIELD COURT</b>	1256		Remainder of RAF Quedgeley outline consent							394	0	0	394
	1256.19	13/00362/REM	Area 4A4 Framework Plan 4	4.08	45.10	184	B	8	18	0			26
							G	8	17	0			25
	1256.22	09/00897/REM	Framework 4 Parcel 4b4	3.26	39.88	130	B	23	22	0			45
							G	22	23	0			45
	1256.23	10/00468/REM	Framework 4 Area 4B2	4.67	25.70	120	B	27	10	0			37
							G	27	10	0			37
	1256.24	10/00467/REM	Framework 4 Area 4A2	3.98	33.42	133	B	66	0	0			66
							G	67	0	0			67
	1256.26	13/00860/REM	Fmwk 4 Area 4All (Phase 2)	1.49	30.20	45	B	23	0	0			23
							G	22	0	0			22
	1256.27	13/00860/REM	Framework 4 Area 4A3II	1.49	36.91	55	B	28	0	0			28
							G	27	0	0			27
	1925	13/01013/REM	Mayos Land	2.05	23.90	49	G	34	0	0			34
	1967	12/00352/REP	Holmcroft Needham Avenue	0.06	17.51	1	B	1	0	0			1
	2027	12/01102/FUL	Land At Highliffe Farmhouse	0.25	4.03	1	B	1	0	0			1
	2028	13/00615/FUL	311 Bristol Road Quedgeley	0.27	36.89	10	B	10	0	0			10
	2031	13/00857/FUL	Land Adj 25 Fieldcourt Gardens	0.03	37.04	1	B	1	0	0			1
	2135	14/01450/FUL	128 Fieldcourt Gardens	0.02	121.95	2	B	2	0	0			2
	2136	14/00829/FUL	25 Fieldcourt Gardens	0.04	25.51	1	B	0	1	0			1
<b>QUEDGELEY SEVERN VALE</b>	1859	10/00916/FUL	17 Old Elmore Lane	0.18	27.78	5	B	0	3	1			2
	2137	14/00808/FUL	The Gables Elmore Lane West	0.03	36.36	1	B	1	0	0			1
	2138	14/00873/FUL	15 Old Elmore Lane Quedgeley	0.03	0.00	0	B	1	0	0			1
<b>TUFFLEY</b>	1970	12/00280/FUL	5 Woods Orchard	0.10	20.33	2	B	0	2	0			2
	1974	12/00994/COU	365 Stroud Road	0.02	60.24	1	B	1	0	0			1
	2033	13/00593/FUL	Land To Side Of 7 Eardisland Road	0.02	54.35	1	B	0	1	0			1
	2139	13/00684/FUL	Robinswood Hill Farm Reservoir Rd	0.28	0.00	0	B	6	0	0			6
	2141	14/00438/COU	68 Tuffley Lane	0.08	0.00	0	B	0	0	1			-1

WESTGATE	2142	14/00801/OUT	Land Adjacent 1 & 3 Woods Orchard	0.06	15.41	1	G	1	0	0	1
	1419	10/00506/COU	117-119 Southgate Street	0.01	500.00	5	B	4	0	0	4
	1916	11/01371/FUL	Rear of 20 And 22 Wellington Street	0.01	200.00	2	B	0	2	0	2
	1932	11/00107/FUL	Former Gloscat Buildings Brunswick Road	2.42	104.96	254	B	124	60	0	184
	1975	12/00698/FUL	Maitland House 17 Spa Road	0.10	105.97	11	B	0	3	0	3
	1977	12/00719/FUL	2 Albion Cottages The Docks	0.01	95.24	1	B	1	0	0	1
	1979	12/01068/COU	3-5 Worcester Street Gloucester	0.01	100.00	1	B	1	0	0	1
	1982	12/00361/FUL	Oak Cottage Rea Lane Gloucester	0.08	13.11	1	B	1	0	0	1
	1986	12/00769/COU	27 Brunswick Square Gloucester	0.01	102.04	1	B	1	0	0	1
	1989	12/00784/REP	7 Worcester Street Gloucester	0.02	217.39	4	B	4	0	0	4
	1992	12/01155/FUL	45 - 47 Northgate Street	0.03	400.00	12	B	12	0	0	12
	1993	12/01202/FUL	Bruton House	0.10	370.00	37	B	17	0	0	17
	2035	13/00804/JPA	31 Barbican Road	0.08	156.06	13	B	13	0	0	13
	2037	13/01011/COU	31 Park Road	0.02	50.76	1	B	1	0	0	1
	2038	13/00969/FUL	76 Eastgate Street	0.03	135.14	4	B	0	4	0	4
	2041	13/00539/FUL	5 Russell Street	0.01	86.21	1	B	1	0	0	1
	2054	13/01123/FUL	2 - 4 Wellington Street	0.04	250.00	10	B	0	10	0	10
	2055	13/01195/FUL	County Chambers	0.02	100.00	2	B	2	0	0	2
	2143	14/01013/FUL	24 Clarence Street	0.02	62.50	1	B	0	1	0	1
	2144	14/01078/COU	32 Clarence Street	0.02	0.00	0	B	0	1	0	1
	2145	14/01257/FUL	18 The Oxebode	0.01	134.23	2	B	2	0	0	2
	2146	14/01258/JPA	19 - 21 Brunswick Road	0.07	167.60	12	B	12	0	0	12
	2147	14/00284/FUL	32 Clarence Street Gloucester	0.02	197.37	3	B	3	0	1	2
	2149	14/00329/FUL	17 17A & 19 St Johns Lane	0.05	236.22	12	B	12	0	0	12
	2150	13/00977/FUL	Land South Of Rectory Lane	0.17	5.88	1	G	1	0	0	1
	2151	13/01203/FUL	Newark Farm Hempsted Lane	0.28	0.00	0	G	8	0	0	8
	2152	14/00087/JPA	13 Park Road	0.01	100.00	1	B	1	0	0	1
	2153	14/00889/COU	9 - 13 St Johns Lane	0.05	21.83	1	B	1	0	0	1
	2154	14/00891/JPA	9 - 13 St Johns Lane	0.05	240.17	11	B	11	0	0	11
	2155	14/00766/FUL	37 - 41 Southgate Street	0.06	0.00	0	B	15	0	0	15

2156	14/00688/JPA	31 - 35 Worcester Street	0.07	215.52	15	B	15	0	0	15
2157	14/00728/JPA	15 Brunswick Road	0.02	43.29	1	B	1	0	0	1
2158	14/00606/FUL	27 Westgate Street	0.02	66.67	1	B	1	0	0	1
2159	14/00462/FUL	57 Southgate Street	0.01	175.44	1	B	1	0	0	1
2160	14/00482/FUL	Bastion House Brunswick Road	0.06	53.19	3	B	3	0	0	3
2161	14/00709/FUL	Land At Bakers Quay Llanthony Wharf And Monkmeadow Bounded By Southgate Street Llanthony Road St Ann Way	23.56	42.44	1000	B	1000	0	0	1000
2162	12/00725/OUT	Old Hempsted Fuel Depot	4.42	19.23	85	B	85	0	0	85
2163	13/01032/OUT	Land East Of Hempsted Lane	3.52	14.20	50	G	50	0	0	50
<b>Grand Total</b>							<b>2622</b>	<b>26</b>	<b>18</b>	<b>2871</b>
								<b>7</b>		

### **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 Spring of 2016.

The total 'City Plan Potential' identified in the April 2015 JCS Housing Background Paper totalled some 2279 dwellings.

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

	Average density by ward (d/ha)	
	Large Sites	Small Sites
Abbey	-	-
Barnwood	69.28	-
Barton and Tredworth	41.73	120.6
Elmbridge	-	15.0
Grange	-	16.7
Hucclecote	-	100.0
Kingsholm and Wotton	100.0	58.0
Longlevens	-	20.7
Matson and Robinswood	-	66.25
Moreland	115.13	82.0
Podsmead	53.84	-
Quedgeley Fieldcourt	47.0	8.8
Quedgeley Severnvale	51.0	-
Tuffley	-	-
Westgate	-	34.1
<i>Average overall</i>	<b>58.83</b>	

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



## Appendix 5 – Lapsed Planning Permissions

The table below lists those sites that have lapsed over the past monitoring year between 1<sup>st</sup> April 2014 – 31<sup>st</sup> March 2015.

Ward	Site No.	Site Name	Gross Capacity	Losses
Abbey	1945	24 Argyll Road	1	0
Barnwood	1938	201 Barnwood Road	2	0
Barnwood	1891	3 Old Painswick Road	3	0
Barton & Tredworth	2012	2 Furlong Road	1	0
Barton and Tredworth	1889	31 Conduit Street	1	0
Elmbridge	1856	164 Elmleaze	1	0
Elmbridge	1893	78 Elmleaze	1	0
Kingsholm and Wotton	1920	37 - 39 Worcester St	14	0
Kingsholm and Wotton	1899	r/o 74/76 London Rd	5	0
Moreland	1758	Land rear of 315 Stroud Road	1	0
Tuffley	1909	Land Adjacent 8 Forest View Road	1	0
Westgate	1912	100 Northgate Street	1	0
Westgate	1914	13 Cromwell Street	4	0
Westgate	1930	6 Spa Road	14	0
Westgate	1915	9 - 13 St Johns Lane	7	0
Westgate	1648.2	Land at Bakers Quay Llanthony Wharf & Monkmeadow	12	0
<b>Gross Lapses</b>			<b>69</b>	<b>0</b>
<b>Net Lapses</b>			<b>69</b>	

**Appendix 6 – Losses of dwellings 2014/15**

Ward	Site No.	Site Name	Gross Capacity	Losses
Barton and Tredworth	2009	325 Barton Street Gloucester	2	1
Barton and Tredworth	2013	21 Salisbury Road Gloucester	2	1
Longlevens	2118	72 Church Road Gloucester	0	1
Quedgeley Fieldcourt	2052	44 School Lane	0	1
<b>Total losses</b>				<b>4</b>

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