

Gloucester City Council



Housing Monitoring 2005



Policy, Design & Conservation Service



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HOUSING MONITORING INFORMATION 2005

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Housing Monitoring Report

Introduction

Since 1989 Gloucester City Council has annually monitored the progress of approved new housing applications and allocations. The number of housing completions and the amount of land remaining for development is recorded, in addition to any losses or lapsed planning permissions. Previously, between 1989 and 2003 the housing monitoring data was collected at the beginning of each January. However, due to a revision in National and County monitoring targets, data collection is now undertaken at the end of March each year.

This Housing Monitoring Report therefore records the number of current permissions as well as the progress made with developments between 1st April 2004 and 31st March 2005.

Main Findings

A number of key trends can be observed from this 2004/2005 Housing Monitoring Report.

For example, between April 2004 and March 2005, a total of 555 new dwellings were completed. Of these, 443 (79.8%) dwellings were built on previously developed or brownfield land and 112 (20.2%) involved Greenfield sites. This is consistent with Government advice, which recommends the use of previously developed land in favour of Greenfield sites in the interests of sustainable development. The total number of completions at 555 was slightly lower than the 2004 figure of 587, the highest recorded number of annual completions since 1998 when 700 dwellings were built.

The report shows that the average density for new build dwellings on completed sites in Gloucester in the period April 2004 – March 2005 was 41.2 dwellings per hectare. This compares favourably with the recommended density of 30-50 dwellings per hectare (net) set out in PPG3 – Housing.

In terms of the location of development, the report shows that the majority of permissions on windfall sites in the last year have been in Barton & Tredworth (17.3%), Kingsholm & Wotton (17.3%) and Abbey (14.9%) wards.

In terms of the types of dwellings being built, the report demonstrates that of the 171 (net) dwellings completed on windfall sites in the period April 2004 – March 2005, the majority, 43.8%, constituted infill, with change of use comprising 39.1% and residential redevelopment 15.2%.

In terms of other firm commitments, 393 units are subject to S.106 legal agreements that are yet to be signed, 348 of these are on brownfield sites and 45 on greenfield sites.

The report also shows that in terms of the remaining Structure Plan requirement (3,078 dwellings) the City Council has 6482 units in the pipeline including 4,669 commitments, 1,020 allocations, 393 firm commitments (subject to S.106 etc.) and a windfall allowance of 400. This creates a surplus of approximately 2,129 dwellings over and above the Structure Plan requirement.

MAJOR SITES POSITION UPDATE 31.03.05

CONEY HILL HOSPITAL, ABBEYMEAD

This site originally had a capacity limited to 500 by a legal agreement attached to the outline permission which was granted in 1991 for the development of the northern part of the site. The first detailed permission was granted in 1995, and the first completions occurred in 1996 (45). Completions increased in 1997 (108) and again in 1998 (181) but decreased to 106 in 1999. The remaining 60 dwellings were completed in 2000. From 1996 to 2000 the site averaged 100 dwelling completions a year. Additional outline consent for 282 dwellings at Coney Hill Hospital South was granted in 2001. At March 2005 the whole site benefited from reserved matters consent. 43 dwellings were completed between March '04 and March '05 bringing the total to 188 completed dwellings, with 55 under construction and 45 not yet started. During the year the Clocktower received full planning permission for conversion and extension to form 24 flats, this scheme has not yet started.

INDIA ROAD

Permission was originally granted for this site in 2001 for 90 houses. In 2002, a further consent was granted increasing the number of dwellings by 12 to a total of 102. By March 2004 92 dwellings were complete and by March 2005 the site was totally complete.

WESTERN WATERFRONT

This major mixed-use allocation has an estimated capacity for 2000 dwellings. The area currently divides into the three main sub areas described below.

The Docks

Outline permission has been granted for 150 dwellings at the Docks in 2000. At March 2004 28 flats were complete in Albert Warehouse and 4 on the Old Custom House on the Quay and the conversion of Priday Metford Flour Mill had begun. By March 2005 40 flats were complete in the Flour Mill and 70 in the Double Reynolds and Vinings Warehouse.

New build schemes, benefiting from full planning permission had also commenced with 50 flats were under construction on West Quay and 14 on land adjacent to the Barge Arm (part of a larger scheme for 84 new flats in total).

The Cattlemarket

This site has the benefit of outline planning consent for mixed-use development including 650 dwellings (See below). Reserved matters applications for the dwellings are still awaited at March 2005.

Gloucester Quays

This site is the subject of a current outline planning application for a comprehensive mixed-use development including 1,000 dwellings. The Council minded to permit the scheme on 23rd November 2004 and the application is now with the Government Office of the South West in order to establish whether or not there should be a call-in public enquiry.

HORTON ROAD

Horton Road Hospital was identified for development in a planning brief some years ago. The current scheme now being implemented involves the refurbishment of many of the existing hospital buildings to convert them into dwellings as well as the construction of new dwellings in the hospital grounds. An initial application for 184 houses was superseded by a further application for 254 houses. Horton road is a phased development. By March 2004, 76 units had been completed. At March 2005 a further 52 units had been completed with 85 units under construction and 41 units not yet started.

RAF QUEDGELEY

Outline planning permission has been granted for a comprehensive mixed-use development at the RAF Quedgeley site including 2,650 dwellings of which no more than 2,200 dwellings are to be occupied prior to 31 December 2011. A Reserved Matters application relating to the construction of principal access roads, drainage and balancing pond was permitted in 2004 and by the end of March 2005 two reserved matters permissions for a total of 224 dwellings had been permitted, but construction of the dwellings had not commenced.

Given the delay in starting the site, it is considered that the 2,200 figure is not a realistic assessment of the number of completions that will occur by 2011. Appendix 6 of the Second Stage Deposit Local Plan assumes a build rate of 250 per year and a figure of 1375 in the plan period is therefore considered to be more appropriate.

CATTLEMARKET

On 7 October 2003, the Secretary of State granted outline planning permission for a mixed-use development at the Cattlemarket site including 650 dwellings. At the time of writing, several Reserved Matters applications relating to the retail and commercial elements of the scheme have been approved but details of the residential element are still awaited.

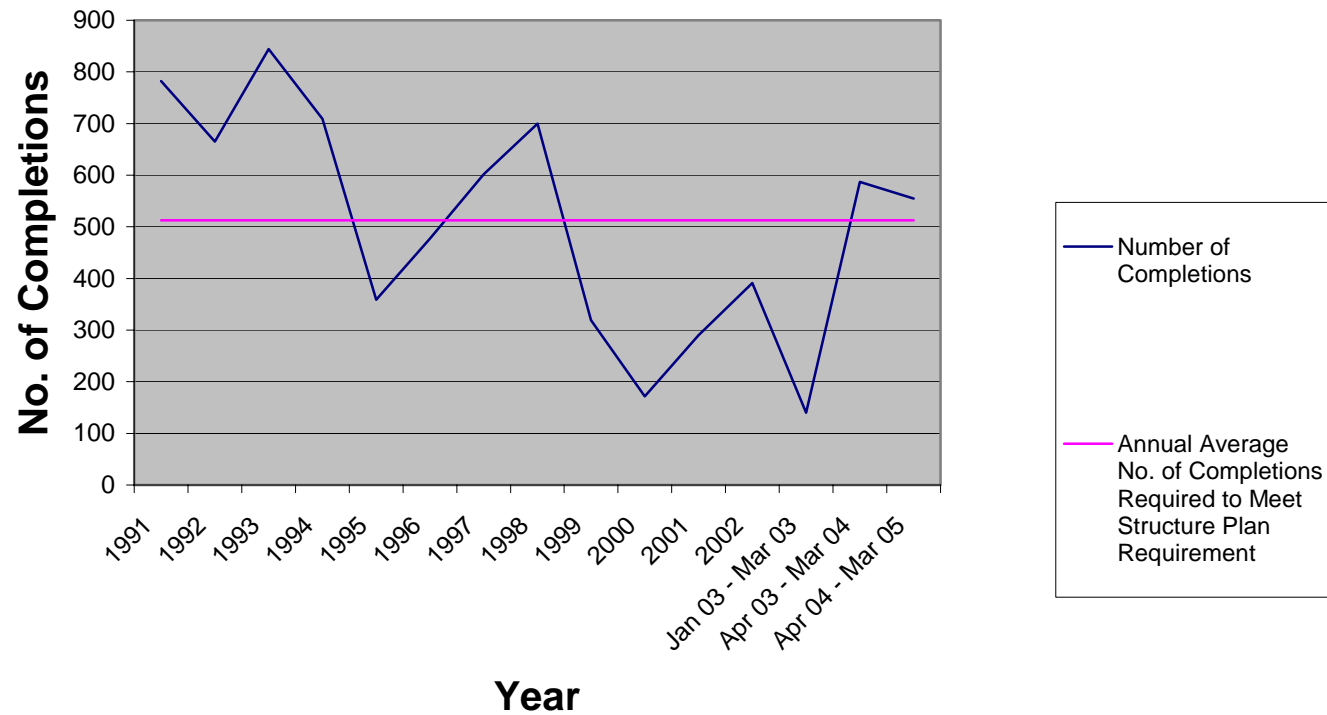
BRIONNE WAY

Planning permission was granted in 2003 for 67 dwellings, by March 2005 57 dwellings were complete and 10 were under construction.

LAND AT WINDFALL WAY

Reserved matters planning permission was granted in 2004 for the erection of 64 dwellings, by March 2005 6 were complete, 12 under construction and 46 not yet started.

Net Completions in Gloucester Since 1991



Year	No. of Completions
1991 -	782
1992 -	665
1993 -	844
1994 -	709
1995 -	359
1996 -	477
1997 -	602
1998 -	700
1999 -	319
2000 -	172
2001 -	290
2002 -	391
Jan 03 -Mar 03 (*)	140
Mar 03 -Mar 04	587
Apr 04 - Mar 05	555

The average number of completions per annum required to meet the Structure Plan requirement in the period to 2011 is **512.5** dwellings per annum. Between 1991 and 2005, the City Council achieved an annual average of **506** completions.

* The low number of completions identified here reflects the short monitoring period as the annual monitoring function was switched from January to March.

HOUSING SUPPLY AND STRUCTURE PLAN REQUIREMENT AT 31/3/2005

(a) Dwelling requirement (mid 1991- mid 2011)	-	10,250
(b) Completed 1991 –March 04	-	6,677
Completed April 04 – March 05	-	555
Total Completed (mid 91 to March 05)	-	7,232
(c) Expected losses to housing stock to mid 2011 (demolitions/conversions to non-residential uses)	-	60
(d) Remaining requirement ((a-b)+c)	-	3,078
(e) Commitments - Large Sites	-	4,458
- Small Sites	-	211
(f) Allocations - (not including existing commitments or OFC's)	-	1,020
(g) Other Firm Commitments	-	393
(h) Windfall allowance	-	350
(i) Total Existing Supply of Land Available (e + f + g + h)	-	6,432
(j) RAF Quedgeley adjustment	-	- 1,275
(k) Total Existing Supply of Land until 2011	-	5,157
(l) Relationship to 2011 Structure Plan	-	+2,079

Summary of Findings

COMPLETIONS

NET TOTAL COMPLETIONS = 555

Total Net Completions on Brownfield Land	= 443 (79.8%)
Total Net Completions on Greenfield Land	= 112 (20.2%)

WINDFALL COMPLETION BY TYPE ON UNALLOCATED LARGE AND SMALL SITES TOTALS 140 (NET) – Completed between 1/4/04 – 31/3/05

(R) Residential Redevelopment	= 26
(C) Change of Use	= 64
(I) Infill	= 24
(OR) Other Redevelopment	= 0
(RS) Residential Subdivision	= 8
(DV) Derelict/Vacant	= 18

DENSITY

Average density for completed houses	= 38.1 per ha
Average density for completed flats	= 139.5 per ha

LAND AVAILABLE

NET AMOUNT OF LAND AVAILABLE (dwellings not completed/started) = 4,669

Total Net Land Available on Brownfield Land	= 3,032 (64.9 %)
Total Net Land Available on Greenfield Land	= 1,637 (35.1 %)

NET AMOUNT OF LAND AVAILABLE FOR OFC SITES (other firm commitments) = 393

Total Net Land Available on Brownfield Land	= 348 (88.5%)
Total Net Land Available on Greenfield Land	= 45 (11.5%)

NET AMOUNT OF LAND AVAILABLE ON ALLOCATED SITES = 1,020

Windfall Allowance = 350

TOTAL AMOUNT OF DWELLINGS ON ALLOCATED/UNALLOCATED SITES = 6,432*

* At RAF Quedgeley, of the 2,200 dwellings permitted to be built by 2011, current estimates indicate that only 1375 will in fact be completed due to the delays in starting work. The total amount of dwellings on allocated/unallocated sites, including windfalls in the plan period will therefore be approximately 5,157.

Summary of Completions Between 1/4/2004 - 31/03/2005

WARD	COMPLETIONS		COMPLETIONS		LAND AVAILABLE		LAND AVAILABLE	
	SMALL SITES Brownfield	SMALL SITES Greenfield	LARGE SITES Brownfield	LARGE SITES Greenfield	SMALL SITES Brownfield	SMALL SITES Greenfield	LARGE SITES Brownfield	LARGE SITES Greenfield
Abbey	1	-	-	-	1	-	58	-
Barnwood	3	-	106	-	8	-	230	-
Barton and Tredworth	21	-	34	-	51	-	46	-
Elmbridge	3	-	-	6	19	-	6	58
Fieldcourt	7	-	-	-	2	3	1,343	1,325
Grange	-	-	16	-	1	-	37	-
Hucclecote	4	-	-	-	4	-	-	-
Kingsholm and Wotton	-	-	74	-	16	-	194	-
Longlevens	11	1	-	57	8	-	26	-
Matson and Robinswood	6	-	-	-	6	-	7	-
Moreland	3	-	-	-	25	-	14	8
Podsmead	6	-	-	-	5	-	-	-
Severnvale	-	-	-	48	3	-	24	243
Tuffley	3	-	24	-	13	-	8	-
Westgate	8	-	113	-	45	-	824	-
TOTAL	76	1	367	111	208	3	2,824	1,634

Other Firm Commitments

Development sites dependent on the completion of a Section 106 Legal Agreement.

WARD	LAND AVAILABLE	
	LARGE SITES Brownfield	LARGE SITES Greenfield
Abbey	-	45
Grange	40	-
Westgate	308	-

Summary of New Build Density (per hectare)

Ward	Number of New Builds on Completed Sites	Total Size of Completed Sites (ha)	Average Density by Ward
Abbey	-	-	-
Barnwood	100	2.52	39.7
Barton and Tredworth	132	2.4	55.0
Elmbridge	3	0.13	23.1
Fieldcourt	7	0.52	13.5
Grange	-	-	-
Hucclecote	8	0.65	12.2
Kingsholm and Wotton	22	0.11	200
Longlevens	15	0.54	27.7
Matson and Robinswood	6	0.16	37.5
Moreland	2	0.06	33.3
Podsmead	6	0.26	23.1
Severnvale	17	0.51	33.3
Tuffley	27	0.53	50.9
Westgate	6	0.12	50.0
Total for New Build Houses:	267	7.7	34.7
Total for New Build Flats:	84	0.81	102.4
Total Average Density for New Build Dwellings in Gloucester :	351	8.51	41.2

N.B: Total number of new build dwellings are **gross** figures and therefore include the replacement of dwelling demolitions.

The average density for new build dwellings in Gloucester is 41.2 dwellings per hectare which compares favourably with the recommended density of 30-50 dwellings per hectare (net) set out in PPG 3 - Housing.

Summary of Land Available On Allocated Sites at 31/03/2005

Allocated Sites in the Local Plan up to 2011 (without Planning Permission)

Barnwood	Land at Junction of Barnwood Road and Bypass	15
Kingsholm and Wotton	Land at the Hospital, Great Western Road	80
	Bus Depot, London Road	35
	Former Telecom House Site, Great Western Road	25
	Former Kingsholm Rugby Club Ground	100
Westgate	Western Waterfront 1,500 (excluding OFC's: Cattle Market 650, Monk Meadow 221) Excluding Permissions: The Docks – 108+Albert Warehouse 28+Priday Metford Flour Mill 40+Quay House 4+West Quay 50+ Barge Arm 84) (Total capacity for Western Waterfront is 2000)	315
	Bus Station and Market Parade	25
	Gloscat Main Site, Brunswick Road	85
	Gloscat Media Studies Site, Brunswick Road	30
	Land on Bristol Road	250
	Thomas Rich's Car Park, Hampden Way	30
	Part of Oil Storage Depot fronting Hempsted Lane	30
	<u>Total = 1,020</u>	

Nb: These sites will be reviewed and updated as part of the Local Development Framework process. It is anticipated that the site allocation issues and options consultation document will be published in October 2005.

Key to Large and Small Site Information Tables

Large Sites are classified as sites with 6 or more dwellings.
All figures are rounded up to 0.01 decimal point

Totals are shown in Gross and Net, net is shown in brackets and excludes any replacements for demolished dwellings.

Application Number

() = Refers to previous applications now superseded
OUT = Outline Planning Permission
FUL = Full Planning Permission
REM = Reserved Matters Planning Permission
COU = Change of Use

Capacity

The capacity for all previous applications is the same as the current proposed number unless otherwise stated.

example: (20) (20) is the previous permission, new capacity is now '21'
21

80* = Remaining capacity in outline permission but does not have full permission.

6 (5 net) = Indicates that a demolition of an existing dwelling on the site occurred and therefore there has a net gain of 5

Dwelling Type

H = House
F = Flat
B = Bungalow
M = Maisonette

Density

The density is calculated by dividing the gross number of units proposed by the net area of the site in hectares. The net area is in accordance with the definition in PPG 3.

Consent Year

S.106 = Subject to a Section 106 legal agreement which is yet to be signed

Status

n/s = Not Started
u/c = Under Construction
c = Completed

B/G – Brownfield or Greenfield Land

Large and Small Site Information (Excluding Local Plan Allocations) by Ward

ABBEY WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
1	(03/00465/OUT) 04/00411/REM	Highmeadow, 32 the Wheatridge	6 (5 net)	H	0.43	13	2003	6 (5) n/s	6 (5) u/c	0	B
2	(03/00815/OUT) 04/00507/REM	Land at 128 and 130 The Wheatridge	7	H	0.27	26	2004	7 n/s	7 n/s	0	B
3	03/00918/OUT	Land at Charlwood House, Abbeymead Avenue	30	F	0.28	106	2004	30 n/s	30 n/s	0	B
4	03/01337/OUT	Land at Little Awefield	15 (estimate)	H	0.48	31.25	2004	-	15 n/s	0	B
5	03/00689/OUT	Land off Awebridge Way	45 (estimate)	H	1.45	31	S.106	-	45 n/s	0	G
Totals:		-	103 (102 net)	73 (72) H 30 F	2.91 ha	35.4 av	-	-	6 (5) H u/c 67 H n/s 30 F n/s	0	-

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
6	04/00748/FUL	Land at 33 Thrush Close	1	H	0.02	50	2004	-	1 u/c	0	B
7	04/00661/FUL	18 Shergar Close	1	H	0.02	50	2004	-	All Comp	1	B
Totals:		-	2	2 H	0.04 ha	50 av	-	-	1 u/c	1 c	-

Total number of fully completed sites in 2004 = 1

Gross Number of Dwellings on Fully Completed Sites = 1	Total Hectares of Fully Completed Sites = 0.02	Total Average Density for Fully Completed Sites = 50
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Large and Small Site Information (Excluding Local Plan Allocations)

BARNWOOD WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
1	(99/00682/OUT) 02/00048/REM	Coney Hill Hospital	52	49 H, 3F	1.7	30.6	2002	23 c 9 u/c	All Comp	9 c	B
	04/00051/REM		12	10 H 2 F	0.3	40	2004	12 n/s	All Comp	12 c	B
	04/00278/REM	Land to West of Abbeymead Avenue	122	113 H 9 F	3.53	34.6	2004	-	46 H u/c 9 F u/c 45 H n/s	22 c	B
	(99/00683/COU) 04/00909/FUL	Coney Hill - The Clocktower	24	F	0.38	63	(2001) 2004	-	24 n/s	0	B
		TOTAL:		<i>Gross 350 (whole scheme)</i>	-	<i>Gross 10.18 ha (whole scheme)</i>	<i>Gross 27.7 av. (whole scheme)</i>	-	-	<i>46 H u/c 45 H n/s 9 F u/c 24 F n/s</i>	<i>43 c</i>

Large and Small Site Information (Excluding Local Plan Allocations)

BARNWOOD WARD

LARGE SITES CONTINUED

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
2	00/00699/FUL	22/24 Hawthorn Avenue	8 (6 net)	H	0.28	28.6	2001	8 (6) n/s	8 (6) n/s	0	B
3	02/00426/OUT	Land forming part of Coney Hill Primary School, Coney Hill Road	60	H	1.6	37.5	2002	60 n/s	60 n/s	0	B
4	(02/00081/OUT) 02/01097/REM	Site of former Coney Hill Infant School, Coney Hill Rd	33	9 H 24 F	0.44	45.5	(2002) 2003	6 H c 3 H u/c 12 F c 12 F u/c	All Comp	33 c	B
5	03/00142/REM	Land to the East of Blake Hill Way	48	H	1.3	36.7	2003	1 u/c 47 n/s	16 u/c 2 n/s	30 c	B
6	03/00470/OUT	Land r/o Echoes Youth Centre, Stanway Road	20 (estimate)	H	0.31	64.5	2003	20 n/s	20 n/s	0	B
	Totals:	-	379 (377 net)	317 (315) H 62 F	9.84	38.5 av	-	265 (263) n/s 25 u/c	71 u/c 159 n/s	106 c	-

Total number of fully completed sites in 2004 = 1

Gross Number of Dwellings on Fully Completed Sites = 97	Total Hectares of Fully Completed Sites = 2.44	Total Average Density for Fully Completed Sites = 39.75
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Large and Small Site Information (Excluding Local Plan Allocations)

BARNWOOD WARD

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
7	(13205/02) (00/00646/FUL) 04/01305/FUL	Barnwood Court – 29 Barnwood Avenue	1	B	0.04	25	(1993) 2004	1 n/s	All Comp	1 c	B
8	(00/00697/FUL) (02/00851/FUL) 03/01215/FUL	133-135 Barnwood Road	2 (0 net)	H	0.11	18.2	(2001) (2002) 2004	1 (0) c 1 n/s	1 (0) n/s	0	B
9	02/00457/OUT	Land r/o 37 North Upton Lane	1	H	0.05	20	2002	1 n/s	1 n/s	0	B
10	03/00042/FUL	5 Coney Hill Parade	2	F	0.03	66.6	2003	2 n/s	2 n/s	0	B
11	(03/00291/OUT)	Land r/o 7 & 8 Old Painswick Road					(2003)				
	04/00500/REM		1	H	0.02	50	2004	-	All Comp	1 c	B
	04/00501/REM		1	B	0.02	50	2004	-	All Comp	1 c	
12	(03/01345/FUL) 04/01523/FUL	Land at 100 Eastern Avenue	1	H	0.03	33	2003	1 n/s	1 u/c	0	B
13	04/00595/COU	34 Newton Avenue	2	F	0.01	200	2004	-	2 n/s	0	B
14	04/00817/FUL	Land adj 11 Church Way	1	H	0.03	33	2004	-	1 u/c	0	B
	Totals:	-	12 (10 net)	6 (4) H 2 B, 4 F	0.34 ha	35.3 av.	-	-	6 (5) n/s 2 u/c	3 c	-

Total number of fully completed sites in 2004 = 2

Gross Number of Dwellings on Fully Completed Sites = 3	Total Hectares of Fully Completed Sites = 0.08	Total Average Density for Fully Completed Sites = 37.5
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Large and Small Site Information (Excluding Local Plan Allocations)

BARTON AND TREDWORTH WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
1	(00/84/FUL) (01/469/FUL) (01/00850/FUL) (02/00997/FUL) 03/00473/FUL	Land at India Road	(90) (102) 103	103 H	2.17	47.0	(2001) (2001) (2002) (2003) 2003	33 c 8 u/c 3 n/s	All Comp	11 c	B
2	(99/00371/FUL) (02/00316/FUL) 04/01284/FUL	25B Parkend Road	(5) (8) 8	F F	0.06	133.3	(2000) (2003) 2005	8 n/s	8 n/s	0	B
3	03/00159/FUL	Land at and adjacent to Park End Garage (Farm Street)	23	F	0.20	115.0	2003	23 n/s	All Comp	23 c	B
4	04/00771/FUL	1 High Street	6	F	0.01	428.6	2004	-	6 n/s	0	B
5	(01/00072/OUT) 03/00464/OUT	Raglan Arms, 50 Regent Street	15	F	0.06	258.6	2004	-	15 n/s	0	B
6	04/00946/FUL	133-139 High Street	17	F	0.08	212.5	2005	-	17 n/s	0	B
	Totals:	-	172	103 H 69 F	2.58 ha	66.6 av.	-	-	46 n/s	34 c	-

Total number of fully completed sites in 2004 = 2

Gross Number of Dwellings on Fully Completed Sites = 126	Total Hectares of Fully Completed Sites = 2.37	Total Average Density for Fully Completed Sites = 53.2
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Large and Small Site Information (Excluding Local Plan Allocations)

BARTON AND TREDWORTH WARD

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
7	(96/00740/OUT) (00/00131/OUT) 03/00350/OUT	77 Albany Street	1	H	0.03	33	(1997) (2000) 2003	1 n/s	1 n/s	0	B
8	99/00013/COU	87 Ryecroft Street	4 (3 net)	F	0.02	200	1999	4 (3) u/c	2(1) u/c	2 c	B
9	99/00395/FUL	Land adj. 62 Ryecroft Street	1	H	0.008	125	1999	1 u/c	All Comp	1 c	B
10	(99/00332/COU) 03/00451/COU	300 Barton Street	1 (0 net)	H	0.02	50	(1999) 2003	1 (0) u/c	All Comp	1 (0) c	B
11	00/00037/FUL	14 Charles Street	1	M	0.02	50	2000	1 n/s	1 n/s	0	B
12	00/00564/COU	125 Barton Street	1	F	0.02	50	2001	1 n/s	1 n/s	0	B
13	(01/00074/OUT) 03/00147/FUL	Land adj. 21 Millbrook St	(2) 4	(H) F	0.02	200	(2001) 2003	4 n/s	4 u/c	0	B
14	01/00635/OUT	Land adj. 40 Salisbury Rd	1	H	0.02	50	2001	1 n/s	1 n/s	0	B
15	(01/00823/OUT) (03/00563/REM) 04/01561/FUL	Land adj to 25 Vicarage Rd	(1) (2) 2	H	0.03	67	(2002) (2003) 2005	2 n/s	2 n/s	0	B
16	(01/00825/OUT) 03/00562/REM	Land adj to 20 Hatherley Rd	(1) 2	H	0.02	100	(2002) 2003	2 n/s	All Comp	2 c	B
17	(02/00129/FUL) 01/00154/FUL	The Yard, Dainty Street	(1) 2	(H) F	0.01	200	(2002) 2003	2 u/c	All Comp	2 c	B
18	02/00483/FUL	119 Tredworth Road	1	F	0.04	25	2002	1 n/s	1 n/s	0	B
19	02/00738/COU	154 Barton Street	2	F	0.03	67	2002	2 n/s	2 n/s	0	B
20	(02/00778/FUL) 03/01440/FUL	20 Falkner Street	(2) 4	(H) F	0.03	133	(2002) 2004	4 n/s	4 n/s	0	B
21	02/00863/FUL	Land adj to 10 Morpeth St	2 (0 net)	H	0.02	100	2002	2 (0) u/c	All Comp	2 (0) c	B
22	(02/00796/FUL) 04/00541/FUL	Land adjacent to 105 Howard Street	1	H	0.015	66	2004	1 n/s	1 u/c	0	B
23	(02/01034/FUL) 04/00849/COU	22/24 Slaney Street	4	F	0.04	100	2003	4 u/c	All Comp	4 c	B

Large and Small Site Information (Excluding Local Plan Allocations)

BARTON AND TREDWORTH WARD

SMALL SITES CONTINUED

Map Ref	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
24	03/00126/OUT	1 High Street	5 (4 net)	F	0.01	500	2003	5 (4) n/s	5 (4) n/s	0	B
25	03/00131/FUL	75 Millbrook Street	2 (1 net)	F	0.04	500	2003	2 n/s	2 n/s	0	B
26	03/00943/FUL	87 Falkner Street	1	H	0.01	100	2003	1 n/s	1 n/s	0	B
27	03/01317/OUT	64 Brook Street	1	H	0.3	3.3	2004	1 n/s	1 n/s	0	B
28	04/00042/COU	330-332 Barton Street	5 (4 net)	F	0.01	500	2004	5 (4) n/s	All Comp	5 (4) c	B
29	04/00100/FUL	1 Tredworth Road	4	F	0.05	80	2004	-	4 n/s	0	B
30	04/00214/FUL	3 Archibald Street	1 1	F M	0.01	200	2004	-	All Comp	2 c	B
31	04/00535/FUL	19A Conduit Street	1	H	0.03	33.4	2004	-	1 n/s	0	B
32	04/01155/COU	161 Barton Street	1	F	0.01	100	2004	-	1 n/s	0	B
33	04/00347/FUL	Land at 77 Falkner Street	1	H	0.018	55	2004	-	1 u/c	0	B
34	04/01432/OUT	2 Ryecroft Street	1	H	0.013	77	2004	-	1 n/s	0	B
35	04/01522/FUL	Land at 48 Falkner Street	2	H	0.05	40	2005	-	2 n/s	0	B
36	04/01532/FUL	30 Leonard Road	2 (1 net)	F	0.02	100	2005	-	2 n/s	0	B
37	05/00050/COU	25a Park End Road	4	F	0.023	174	2005	-	4 n/s	0	B
38	05/00064/FUL	108 High Street	1	F	0.06	16	2005	-	1 n/s	0	B
39	05/00019/COU	61 Park End Road	5	F	0.013	384	2005	-	5 n/s	0	B
	Totals:	-	72 (64 net)	18 (15) H 2 M 52 (47) F	1.06 ha	67.9av	-	-	43 (42) n/s 8 (7) u/c	21 (17 net) c	

Total number of fully completed sites in 2004 = 8

Gross Number of Dwellings on Fully Completed Sites = 21	Total Hectares of Fully Completed Sites = 0.138	Total Average Density for Fully Completed Sites = 152.17
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Large and Small Site Information (Excluding Local Plan Allocations)

ELMBRIDGE WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
1	(99/00050/OUT) (99/00051/OUT) (01/00861/COU) 04/00549/REM	Former British Rail sports ground, Barnwood Road (Land at Windfall Way)	(98)	H		(28.0)	(S.106) 2003	(98n/s)	(98 n/s)	0	G
			64	H	3.5	18.29	-	12 u/c 46 n/s	6 c		
2	04/00463/OUT	46 Barnwood Road	6 (3 net)	F	0.07	83.3	2004	-	6 (3) n/s	0	B
	Totals:	-	70 (67 net)	64 H 6 (3) F	3.6 ha	19.4 av.	-	-	12 u/c 52 (49) n/s	6 c	-

Total Number of Sites Fully Completed in 2004 = 0

Large and Small Site Information (Excluding Local Plan Allocations)

ELMBRIDGE WARD

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
3	(01/00341/OUT) 02/00939/REM	Land adj to 24A Sandyleaze	1	H	0.02	55	(2001) 2003	1 n/s	1 u/c	0	B
4	(01/00722/OUT) 03/00654/FUL	Land adj.19 Kenilworth Ave	1	B	0.08	12.5	(2001) 2003	1 n/s	All Comp	1 c	B
5	02/00361/OUT	112 Elmbridge Road	1	H	0.04	25	2002	1 n/s	1 n/s	0	B
6	02/00813/OUT	Land adj.13 Meadowleaze	2	H	0.06	33.3	2002	2 n/s	2 n/s	0	B
7	03/00569/OUT	Land to the rear of 1&2 Brookside Villas	2	H	0.04	50	2003	2 n/s	2 n/s	0	B
8	03/00821/FUL	Land adjacent to 44 Sandyleaze	1	H	0.05	20	2003	1 n/s	1 n/s	0	B
9	03/00882/OUT	Land adjacent to 1 Willowleaze	1	H	0.04	25	2003	1 n/s	1 n/s	0	B
10	03/00883/OUT	Land to the side and rear of 18 Meadowleaze	4	H	0.08	50	2003	4 n/s	4 n/s	0	B
11	03/00885/OUT	Land adjacent to 20 Meadowleaze	1	H	0.05	20	2003	1 n/s	1 n/s	0	B
12	(03/00940/FUL) 04/01582/FUL	112 Meadowleaze	(1) 2	H	(0.04) 0.02	(25) 100	2003 2005	1 n/s -	- 2 n/s	0	B
13	01/00078/FUL	Land adjacent to 85 Barnwood Road	2	H	0.05	40	2001	2 u/c	All Comp	2 c	B
14	(04/00560/FUL) 04/01463/FUL	68 Elmleaze	(2) 2	H H	(0.05) 0.04	40 50	(2004) 2004	- -	- 2 u/c	(0) 0	B
15	04/00547/FUL	44 Elmleaze	2	H	0.03	66.7	2004	-	2 u/c	0	B
	Totals:	-	22	21 H, 1 B	0.60ha	36.7	-	-	5 u/c 14 n/s	3 c	-

Total Number of Sites Fully Completed in 2004 = 2

Gross Number of Dwellings on Fully Completed Sites = 3	Total Hectares of Fully Completed Sites = 0.13	Total Average Density for Fully Completed Sites = 23
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Large and Small Site Information (Excluding Local Plan Allocations)

FIELD COURT - QUEDGELEY WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
1	(00/00749/OUT)	RAF Quedgeley	(2,650)	H	(83.2)	(31.9)	(2003)	2650 n/s	(2650 n/s)	0	B/G
	04/01393/REM	Framework 1 - Area 3b	97	H	2.92	34.6	2005	-	101 n/s	0	
	04/01257/REM	Framework 1 - Area 4b	119	H	3.4	36.2	2005	-	123 n/s	0	111B 113G
			2	F							
			2	B							
2	(02/00595/OUT)	Woolstrop Cottage	(16)	H	(0.35)	(45.7)	(2003)	(16 n/s)	(16 n/s)	0	B
	03/00431/REM		11	H	0.37	48.7	2004	-	18 u/c	0	
			7	F							
Totals:			2,668	227 H 9 F 2 B	83.57 ha	31.9 av	-	-	2,650 n/s 18 u/c	0 c	-

Total number of sites fully completed in 2004 = 0

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
3	03/00901/FUL	Cotswold Lodge	4 (3 net)	B	0.19	21	2003	3 (2) u/c 1 n/s	All Comp	4 (3) c	B
4	(03/00089/FUL)	Land adjacent to Highcliffe Farmhouse	(3)	(H)	(0.37)	(8)	(2003)	3 n/s	All Comp	3 c	B
	04/00756/FUL		3	H	0.33	9	2004				
5	03/01352/COU	303 Bristol Road	1	H	0.07	14	2003	1 n/s	1 n/s	0	B
6	04/00016/FUL	38B Naas Lane	1	H	0.05	20	2004	1 n/s	1 n/s	0	B
7	04/00424/FUL	Land adj 203 Bristol Road	3	H	0.37	8	2004	-	3 n/s	0	G
Totals:			12 (11 net)	8 H 4 (3) B	1.01 ha	11.9 av.	-	-	5 n/s	0	-

Total Number of Sites Fully Completed in 2004 = 2

Gross Number of Dwellings on Fully Completed Sites = 7	Total Hectares of Fully Completed Sites = 0.52	Total Average Density for Fully Completed Sites = 13.5
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Large and Small Site Information (Excluding Local Plan Allocations)

GRANGE WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
1	(01/00447/OUT) (04/00039/REM) 04/00040/REM	Land at Tuffley Lane	(30) 53	14 H 31 F 8 M	0.8	66	(2002) 2004	53 n/s	6 H u/c 27 F u/c 4 M u/c	8 H c 4 F c 4 M c	B
2	02/00039/OUT	Grange Infant School	40	H	1.2	33.3	S106	40 n/s	40 n/s	0	B
	Totals:	-	93	54H 31F 8M	2.0	46.5av	-	-	37 u/c 40 n/s	16 c	-

Total Number of Sites Fully Completed in 2004: 0

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
3	(03/01194/FUL) 04/00589/FUL	14 Ivory Close	(1) 1	(H) B	0.02	50	(2003) 2004	(1 n/s) -	(1 n/s) 1 n/s	0	B
	Totals:	-	1	B	0.02 ha	50 av	-	-	1 n/s	0	-

Total Number of Sites Fully Completed in 2004: 0

Large and Small Site Information (Excluding Local Plan Allocations) by Ward

HUCCLECOTE WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
	Totals:										

Total Number of Sites Fully Completed in 2004 = 0

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
1	(00/00733/OUT) 03/01300/FUL	Land r/o Watts Close	3	H	0.28	10.7	(2000) 2004	3 n/s	All Comp	3 c	B
2	(01/00043/OUT) 03/00544/FUL	Land at 9 Conway Road	1	H	0.14	7.1	(2001) 2003	1 n/s	All Comp	1 c	B
3	(01/00729/OUT) 03/00495/REM	29 Carisbrooke Road	3	H	0.21	14.3	(2002) 2003	1 c 2 u/c	All Comp	2 c	B
4	(02/00715/OUT) 04/00462/REM	2 Havelock Road	1	B	0.025	39.2	2004	1 n/s	All Comp	1 c	B
5	04/01041/FUL	17-23 Mogridge Close	4	B	0.09	87	2004	-	4 n/s	0	B
	Totals:	-	12	7 H, 5 B	0.745 ha	16.1 av.	-	-	4 n/s	7 c	-

Total number of sites fully completed in 2004 = 4

Gross Number of Dwellings on Fully Completed Sites = 8	Total Hectares of Fully Completed Sites = 0.655	Total Average Density for Fully Completed Sites = 12.21
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Large and Small Site Information (Excluding Local Plan Allocations)

KINGSHOLM AND WOTTON WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
1	(99/00389/FUL) 01/00900/FUL	Former Horton Road Hospital	(184) 254	215 F 37H 2 B	3.2	79.4	(S.106) 2002	2 B c 68 F c 6 H c 14 H 127F u/c 20F n/s 17 H n/s	7 H c 45 F c 85 F u/c 29 F n/s 12 H n/s	7 H 45 F	B
2	(00/00063/FUL) (02/00231/FUL) 03/00161/FUL	Land adj. Masons Yard, St. Catherine Street	(7) 10	F	0.03	333.3	(2000) (2002) 2003	- 10 u/c	All Comp	10 c	B
3	03/01011/FUL	58-64 London Road	12 (11 net)	F	0.08	150	2004	12 (11) n/s	All Comp	12 (11) c	B
4	03/01262/FUL	Former Avenue Cars Site	37	F	0.3	123.3	2004	-	37 u/c	0	B
5	04/00277/COU	78 Kingsholm Road	12	F	0.05	240	2004	-	12 u/c	0	B
6	04/01353/FUL	Land adj Park Street/St. Catherine Street	19	F	0.1	190	2005	-	19 n/s	0	B
	Totals:	-	344(333)	224 (223) F 37 H, 2B	3.76 ha	91.5 av	-	-	60 n/s 134 u/c	74 (73) c 67 F 7 H	-

Total number of fully completed sites in 2004 = 2

Gross Number of Dwellings on Fully Completed Sites = 22	Total Hectares of Fully Completed Sites = 0.11	Total Average Density for Fully Completed Sites = 200
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Large and Small Site Information (Excluding Local Plan Allocations)

KINGSHOLM AND WOTTON WARD

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
7	00/00308/COU	Divan Centre, 17 Oxford St	1	F	0.01	100	2000	1 n/s	1 n/s	0	B
8	(01/00001/OUT) 03/01182/FUL	152 Estcourt Road	1	B	0.04	25	(2001) 2003	1 n/s	1 n/s	0	B
9	02/00229/FUL	4 Edwy Parade	2 (1 net)	H	0.01	200	2002	2 (1) n/s	2 (1) n/s	0	B
10	02/00954/OUT	Land rear of 11A Cheltenham Road	1	H	0.09	11.22	2003	1 n/s	1 n/s	0	B
11	02/00885/FUL	Land rear of 25 Alvin Street	1	H	0.02	50	2003	1 n/s	1 n/s	0	B
12	04/01425/FUL	51 Oxford Street	3 (2 net)	F	0.01	300	2005	-	3 (2)u/c	0	B
13	05/00001/FUL	45 Oxford Street	2 (1 net)	F	0.01	200	2005	-	2 (1)u/c	0	B
14	05/00117/COU	39 Oxford Street	2 (1 net)	F	0.01	200	2005	-	2 (1)u/c	0	B
15	03/00204/FUL	r/o 36, 38 Denmark Road and 43 Heathville Road	3	H	0.2	18	2005	-	3 n/s	0	B
	Totals:	-	16 (12 net)	7 (6) H, 1 B 8 (5) F	0.4 ha	40 av.	-	-	7 u/c 9 (8) n/s	0 c	-

Total number of fully completed sites in 2004 = 0

Large and Small Site Information (Excluding Local Plan Allocations)

LONGLEVENS WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
1	(02/01133/FUL) 03/01251/FUL	Brionne Way	67	H	3.047	22	2003	12 u/c 55 n/s	10 u/c	57 c	G
2	03/01039/OUT	Land at 47A Innsworth Lane	6 (5 net)	H	0.19	31.6	2003	6 (5) n/s	6 (5) n/s	0	B
3	04/00778/OUT	Land at Longlevens Junior School	10 (estimate)	H	0.27	37.6	2004	-	10 n/s	0	B
	Totals:	-	83 (82 net)	H	3.5 ha	23.7 av	-	-	16 (15)n/s 10 u/c	57 c	-

Total Number of Sites Fully Completed in 2003: 0

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
3a	(99/00012/FUL) 03/00911/FUL	19 Innsworth Lane	(4 (3 net)) 3 (2 net)	H	0.09	33.3	(1999) 2003	3 (2) n/s	All Comp	3 (2) c	B
4	(99/00486/OUT) 02/00825/REM	Land adj. 59 Old Cheltenham Road	1	H	0.04	25	(2000) 2002	1 u/c	All Comp	1 c	G
5	(01/00468/OUT) 03/00951/FUL	Land between 17 & 19 Estcourt Road	2	H	0.11	18.2	(2001) 2003	1 c 1 n/s	All Comp	1 c	B
6	01/00608/OUT	Land r/o 81 Longford Lane	1	B	0.06	16.7	2001	1 n/s	1 n/s	0	B
7	(02/00076/OUT) 04/00123/REM	48 Tewkesbury Road	1	H	0.04	25	2002	1 n/s	All Comp	1 c	B
8	02/00568/FUL	6 Brooklands Park	1	B	0.02	50	2002	1 n/s	1 n/s	0	B
9	02/00696/FUL	Land off Chamwells Walk	4	H	0.16	25	2002	2 c 2 n/s	All Comp	2 c	B
10	03/00103/FUL	Land adj to 18 Gifford Close	1	H	0.03	33	2003	1 u/c	All Comp	1 c	B
11	03/00917/FUL	Rear of 19 Innsworth Lane	1	B	0.04	25	2003	1 n/s	1 n/s	0	B
12	03/01430/FUL	1 Cotswold Gardens	2	F	0.05	40	2003	2 n/s	All Comp	2 c	B
13	04/01220/FUL	r/o 72 Church Road	1	B	0.07	14.3	2004	-	1 n/s	0	B
14	04/00919/OUT	Land at 8 Oxstalls Way	1	H	0.02	50	2004	-	1 n/s	0	B
15	03/00780/FUL	r/o 30 Church Road	1	B	0.02	50	2004	-	All Comp	1 c	B
16	03/01124/COU	3-5 The Parade, Nine Elms Road	3	F	0.06	50	2004	-	3 n/s	0	B
	Totals:	-	23 (22 net)	13 (12) H 5 B, 5 F	0.81 ha	28.4 av.	-	-	8 n/s	12 (11) c	-

Total number of sites fully completed in 2004 = 8

Gross Number of Dwellings on Fully Completed Sites = 15	Total Hectares of Fully Completed Sites = 0.54	Total Average Density for Fully Completed Sites = 27.7
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Large and Small Site Information (Excluding Local Plan Allocations)

MATSON AND ROBINSWOOD WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
1	(02/01118/OUT) 03/01177/REM 04/00412/FUL 04/00450/FUL	Land fronting Matson Lane and Juniper Avenue	7	H	1.0	7	2003	7 n/s	7 u/c	0	B
Totals:		-	7	H	1.0 ha	7 av.	-	-	7 u/c	0	-

Total Number of Sites Fully Completed in 2003: 0

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
2	(17543/04/OUT) (94/05228/OUT) (95/00344/OUT) (98/00415/OUT) 01/00665/OUT	r/o 24-28 Cotteswold Road & 34 Cotteswold Road	(3) 4 (3 net)	H	0.28	14.3	(2001) 2001	- 4 (3) n/s	 4 (3) n/s	0	B
4	(98/00187/OUT) 00/00462/REM	Adj. 349 Painswick Road	1	H	0.03	33.3	(1998) 2000	1 n/s	1 n/s	0	B
5	03/00004/FUL	30 Robinswood Gardens	1	H	0.04	25	2003	1 n/s	All Comp	1 c	B
6	(01/00590/OUT) (03/00612/REM) 03/01270/REM	Land at Moats Infants School, Juniper Avenue	4 (3 net)	H	0.1	40	2003	4 (3) n/s	All Comp	4 (3) c	B
7	(04/00719/FUL) 04/01558/FUL	7 Birchall Avenue	1	H	0.02	50	(2004) 2005	-	All Comp	1 c	B
8	04/01076/FUL	Land adj 20 Cotteswold Road	1	H	0.05	20	2004	-	1 u/c	0	B
Totals:		-	12 (10 net)	H	0.52	23 av.	-	-	5(4)n/s 1 u/c	6 (5) c	-

Total number of fully completed sites in 2004 = 3

Gross Number of Dwellings on Fully Completed Sites = 6	Total Hectares of Fully Completed Sites = 0.16	Total Average Density for Fully Completed Sites = 37.5
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Large and Small Site Information (Excluding Local Plan Allocations)

MORELAND WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
1	03/00369/OUT	Land at junction of Bloomfield Terrace and Balfour Road	8	H	0.24	33	2003	8 n/s	8 n/s	0	G
2	(02/00209/OUT) 04/00283/COU	Site of School Kitchens, Barnaby Close	(6) 14	(H) F	0.14	(42) 100	(2003) 2004	(6 n/s) -	(6 n/s) 14 n/s	0 0	B
	Totals:	-	22	8 H 14 F	0.38	57.9	-	-	22 n/s	0	-

Total Number of Sites Fully Completed in 2004 = 0

Large and Small Site Information (Excluding Local Plan Allocations)

MORELAND WARD

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
3	(01/00538/COU) 03/00351/COU	1a Weston Rd	(1) 3	(H) F	0.02	150	(2001) 2003	3 u/c	3 u/c	0	B
4	01/00864/FUL	84 Frampton Road	1	H	0.04	25	2002	1 n/s	1 n/s	0	B
5	02/00886/FUL	Land off Seymour Rd (r/o 46-50 Theresa St)	4	F	0.03	133	2003	4 n/s	4 n/s	0	B
6	03/00488/COU	102 Stroud Road	1	H	0.04	25	2003	1 n/s	All Comp	1 c	B
7	03/00497/COU	14 Park End Road	5 (4) net	F	0.02	250	2003	5 (4) n/s	5 (4) n/s	0	B
8	(03/00923/FUL) 04/01320/FUL	Land r/o 313 Sutgrove, Stroud Rd	1	H	0.1	10	2003	1 n/s	1 u/c	0	B
9	03/01009/FUL	111 Rosebury Ave	1	H	0.02	50	2003	1 n/s	All Comp	1 c	B
10	03/01245/OUT	Parking area off Theresa Street	1	H	0.02	50	2004	1 n/s	1 n/s	0	B
11	03/01450/OUT	11-15 Seymour Road	3	F	0.05	60	2004	3 n/s	3 n/s	0	B
12	04/01468/COU	87 Bristol Road	1	H	0.02	50	2004	-	All Comp	1 c	B
13	04/01395/FUL	14-16 Stroud Road	1	F	0.03	33.3	2004	-	1 n/s	0	B
14	04/00398/FUL	49 – 51 Seymour Rd	4 (2 net)	F	0.06	66.6	2004	-	4 (2) n/s	0	B
15	04/00120/FUL	23 Sydenham Terrace & 1A Stanley Road	1	B	0.01	100	2004	-	1 n/s	0	B
16	05/0009/OUT	St. Aldwyn Garage	1	H	0.02	50	2005	-	1 n/s	0	B
	TOTALS:		28 (25 net)	7 H 1 B 20 (17) F	0.48	58.3	-	-	21 (18) n/s 4 u/c	3 c	-

Total number of sites fully completed in 2004 = 3

Gross Number of Dwellings on Fully Completed Sites = 3	Total Hectares of Fully Completed Sites = 0.08	Total Average Density for Fully Completed Sites = 37.5
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Large and Small Site Information (Excluding Local Plan Allocations)

PODSMEAD WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
Totals:											

Total number of sites fully completed in 2004 = 0

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
1	(99/00721/OUT) (00/00411REM) 02/00340/FUL	21 Shakespeare Avenue	(1) (1) 3 (2 net)	H	0.06	50	(2000) (2000) 2002	- 3 (2) u/c	All Comp	3 (2) c	B
2	03/00929/FUL	8 Milton Avenue	1	H	0.04	25	2003	1 n/s	1 n/s	0	B
3	03/01002/FUL	Land to the rear of 1 – 19 Tuffley Crescent	3	B	0.2	15	2003	3 n/s	All Comp	3 c	B
4	03/01271/OUT	Land adjacent to 1 Woodpecker Road	1	B	0.04	25	2004	1 n/s	1 n/s	0	B
5	04/00942/FUL	4 Masefield Avenue	1	H	0.02	50	2004	-	1 n/s	0	B
6	04/00720/FUL	Land at 194 Lower Tuffley Lane	2	H	0.025	80	2005	-	2 n/s	0	B
Totals:			11 (10 net)	7 (6) H 4 B	0.385 ha	28.6 av.	-	-	5 n/s	6 (5) c	-

Total Number of Sites Fully Completed in 2004 = 2

Gross Number of Dwellings on Fully Completed Sites = 6	Total Hectares of Fully Completed Sites = 0.26	Total Average Density for Fully Completed Sites = 23
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Large and Small Site Information (Excluding Local Plan Allocations)

SEVERNVALE - QUEDGELEY WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
1	(98/00212OUT)	Land to the rear of Bodiam Avenue	(350 gross) (245*)	(H)	(9.47) (for entire site)	(36.9 gross)	(2001)	(245 n/s)	(245 n/s)	0	G
	02/00187/REM		88	64 H 24 F	2.15	40.9	2002	12 F c 39 H c 25 H u/c 6 F u/c 6 F n/s	6 F n/s	25 H c 6 F c	G
	03/00411/REM		17	14 H 3 B	0.51	33.3	2003	17 n/s	All Comp	14 H c 3 B c	G
	03/01286/REM		237	108 H 124 F 5 B	3.37	70.3	2004	--	18 H u/c 22 F u/c 197 n/s	0	G
2	(03/00391/OUT) 04/01177/REM	71/73 Bristol Road, Quedgeley	24	F	0.30	80	(2003) 2004	24 n/s	24 u/c	0	B
	Totals:	-	374	186 H 172 F 8 B	9.77 ha	38.3 av.	-	31 u/c 292 n/s	64 u/c 203 n/s	48 c 39 H 3 B 6 F	-

Total number of sites fully completed in 2004 = 1

Gross number of Dwellings on Fully Completed Sites = 17	Total Hectares of Fully Completed Sites = 0.51	Total Average Density for Fully Completed Sites = 33.3
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SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
3	01/00517/OUT	106 Bristol Road	2 (1 net)	H	0.14	14.3	2002	2 (1) n/s	2 (1) n/s	0	B
4	04/00643/FUL	159 Bristol Road	1	H	0.05	18	2004	-	1 u/c	0	B
	Totals:	-	3 (2 net)	3 H (2)	0.19 ha	15.8 av.	-	-	1 u/c 2 (1) n/s	0	-

Total number of fully completed sites in 2004 = 0

Large and Small Site Information (Excluding Local Plan Allocations)

TUFFLEY WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
1	03/00884/OUT	Land to the r/o 5 –15 Kemble Road	8 (7 net)	4 H, 4 B	0.27	30	2004	8 (7) n/s	8 (7) n/s	0	B
2	(03/00920/OUT) (04/00115/REM) 04/00608/FUL	Formerly The Retreat P.H, Southfield Road	(22) 24	(F) H	(0.45) 0.45	(48) 53.3	(2003) 2004	(22 n/s) -	(22 n/s) All comp	0 24 c	B -
	Totals:	-	32 (31 net)	4 (3) H, 4 B 24 H	0.72 ha	44.4 av	-	-	8 (7) n/s	24 c	-

Total Number of Sites Fully Completed in 2004 = 1

Gross Number of Dwellings on Fully Completed Sites = 24	Total Hectares of Fully Completed Sites = 0.45	Total Average Density for Fully Completed Sites = 53.3
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SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
3	(00/00028/OUT) (03/00192/REM) 03/01121/FUL	Land r/o 258 Stroud Road	(4) 5	H	0.30	13.3	(2000) (2003) 2004	5 n/s	5 u/c	0	B
4	03/00468/FUL	333 Stroud Road	2 (1 net)	H	0.10	20	2003	2 (1) n/s	2 (1) n/s	0	B
5	03/00458/FUL 04/01203/FUL	Coach House, 333 Stroud Road	2 (1)	F (H)	0.02	100	2004	-	2 n/s (1 n/s)	0	B
6	04/00860/FUL	17 Tuffley Lane	2 (1 net)	H	0.06	33.3	2004	-	All Comp	2 (1) c	B
7	04/00651/OUT	Land adj 198 Reservoir Road	1	H	0.14	7	2004	-	1 n/s	0	B
8	04/01518/FUL	154 Reservoir Road	2 (1 net)	H	0.07	28.6	2005	-	2 (1) n/s	0	B
9	04/00730/FUL	2 Westbury Road, Tuffley	1	H	0.02	50	2004	-	1 n/s	0	B
10	04/00397/FUL	10 Bisley Road	1	H	0.02	50	2004	-	All Comp	1 c	B
	Totals:	-	16 (13 net)	14 (11) H 2F	0.73 ha	21.9 av.	-	-	5u/c 8(6) n/s	3 (2) c	-

Total number of fully completed sites in 2004 = 1

Gross Number of Dwellings on Fully Completed Sites = 3	Total Hectares of Fully Completed Sites = 0.08	Total Average Density for Fully Completed Sites = 37.5
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Large and Small Site Information (Excluding Local Plan Allocations)

WESTGATE WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
1	01/00348/FUL	Land South of Monk Meadow Dock	221	H	5.77	38.30	Subject to S.106	221 n/s	221 n/s	0	B
2	03/00496/FUL	Land at Norfolk Street	12	F	0.08	150	2004	12 n/s	12 u/c	0	B
3	(98/00157COU) (99/00673COU) 01/00758/COU 02/01126/COU	Priday Metford Flour Mill	(24) (30) 38 2 gross 40	F	0.24	166	(1998) (2001) 2002 2003	20 c 4 u/c	All Comp	4 c	B
	(98/00568/OUT) 03/00433/REM	Double Reynolds	67	F	0.14	500	2003	67 u/c	All Comp	67 c	B
	03/00435/REM	Vinings Warehouse	3	F			2003	3 u/c	All Comp	3 c	B
5	03/00281/FUL	West Quay – East and West Sides of Severn Road	50	F	0.58	86.2	2003	50 n/s	50 u/c	0	B
6	(03/01067/OUT) 04/00915/REM	Land adj to Barge Arm	84	F	0.67	125	2004	-	14 u/c	0	B
7	00/00208/OUT	Cattle Market	650	H	4.32	150.5	2003	650 n/s	650 n/s	0	B
8	02/00540/FUL	104 Northgate Street	20	F	0.06	333.3	2002	20 n/s	20 n/s	0	B
9	(02/00523/OUT) 03/00056/REM 03/00720/FUL	67 Southgate Street	19 6	F H	0.12	158.3	(2002) 2003 2004	19 u/c 6 n/s	All Comp All Comp	19 c 6 c	B
10	02/01130/FUL	33 Brunswick Road	13	F	0.04	325	2003	13 n/s	13 n/s	0	B

Large and Small Site Information (Excluding Local Plan Allocations)

WESTGATE WARD

LARGE SITES CONTINUED

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
11	(00/00065/FUL) 02/00944/FUL	109/111 Southgate St	(4) 12	F	0.04	300	S.106 S.106	- 12 n/s	12 n/s	0	B
12	(00/00087/FUL) (02/00107/FUL) 02/00577/FUL	96 Eastgate Street	(8) (4) 8	F	0.03	266.6	(2000) (2002) 2002	8 n/s	8 u/c	0	B
13	00/00514/FUL	107-109 Eastgate Street	8	F	0.05	160	2000	8 n/s	All Comp	8 c	B
14	02/00672/FUL	1B and 3B Worcester Street	6 (4 net)	F	0.02	300	2003	6 (4) u/c	All Comp	6 (4) c	B
15	02/00707/OUT	Land To North East Hempsted Lane	26 (24 net)	H	1.01	25.74	Subject to S.106	26 (24) n/s	26 (24) n/s	0	B
16	04/00638/FUL	107 Southgate Street	17	F	0.05	340	2004	-	17 n/s	0	B
17	04/00598/FUL	22a Russell Street	8	F	0.05	160	2004	-	8 n/s	0	B
18	04/01240/FUL	Land adj. Organs Alley	8	H	0.05	160	2004	-	8 n/s	0	B
19	04/01072/FUL	52-54 Northgate Street & 2 St. Aldates Street	22	F	0.04	550	2004	-	22 n/s	0	B
20	04/01315/FUL	Land at Junction of Trier Way & Southgate Street	49	F	0.22	223	Subject to S.106	-	49 n/s	0	B
21	04/01560/FUL	r/o 13/15 Belgrave Road	9	F	0.07	128	2005	-	9 n/s	0	B
	Totals:	-	1,358 (1,354)	H 911 (909) 447 (445) F	13.7 ha	100.3 av	-	-	1055 n/s (1053) 84 u/c	113 c (111 net)	-

Gross Number of Dwellings on Fully Completed Sites = 149	Total Hectares of Fully Completed Sites = 0.57	Total Average Density for Fully Completed Sites = 261.4
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Large and Small Site Information (Excluding Local Plan Allocations)

WESTGATE WARD

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 31/3/04	Status 31/3/05	Completed 2004	B/G
23	(96/00736COU) 01/00879/COU	5/7 Hare Lane	1	F	0.03	33	(1997) 2002	1 n/s	1 n/s	0	B
24	01/00499/COU	182 Southgate Street	4 (3 net)	F	0.008	500	2002	4 (3) n/s	4 (3) n/s	0	B
25	01/00899/OUT	2 Hemmingsdale Road	3	H	0.08	37.5	2003	3 n/s	3 n/s	0	B
26	02/00962/COU	11A Westgate Street	2	F	0.05	40	2003	2 n/s	2 n/s	0	B
27	02/01044/COU	30 Clarence Street	1	H	0.02	50	2003	1 n/s	1 n/s	0	B
28	03/00233/COU	117-119 Southgate Street	5	F	0.01	555.5	2003	5 n/s	5 n/s	0	B
29	03/00287/COU	43 Brunswick Rd	1	F	0.03	33.3	2003	1 n/s	1 n/s	0	B
30	03/00523/COU	3 Brunswick Square	1	F	0.02	50	2003	1 u/c	All Comp	1 c	B
31	03/00609/COU	7A Worcester Street	1	F	0.01	100	2003	1 n/s	1 n/s	0	B
32	03/00803/COU	27 Southgate Street	1	F	0.01	100	2003	1 n/s	1 n/s	0	B
33	03/00900/COU	137 Southgate Street	4 (3 net)	F	0.03	133	2003	4 n/s	All Comp	4 (3) c	B
34	(03/00988/COU) 04/01119/FUL	Imperial House, Russell Street	4	F	0.03	133	2004	4 n/s	4 n/s	0	B
35	03/01276/COU	32-38 Southgate Street	1	F	0.1	10	2004	1 n/s	1 n/s	0	B
36	04/00122/FUL	22 Trier Way	2 (1 net)	F	0.02	100	2004	2 (1) n/s	All Comp	2 (1) c	B
37	(01/00174/FUL) 04/00172/FUL	103 Southgate Street	5	F	0.01	500	2004	5 n/s	5 u/c	0	B
38	04/00228/OUT	Land adj 98 Hempsted Lane	1	H	0.07	14	2004	-	1 n/s	0	B
39	04/01246/FUL	Hempsted Village Stores	1	F	0.007	143	2005	-	1 n/s	0	B
40	04/00211/COU	Former Fire Station, Longsmith Street	3	F	0.03	100	2004	-	3 n/s	0	B
41	04/01232/COU	20 Longsmith Street	1	H	0.013	77	2004	-	All comp	1 c	B
42	04/00230/FUL	No. 1 Old Tram Road	2	H	0.02	100	2004	-	2 n/s	0	B
43	04/00668/FUL	r/o 141 Southgate Street	1	H	0.007	142	2004	-	1 n/s	0	B
44	04/01438/COU	108 Eastgate Street	2	F	0.03	66.6	2005	-	2 u/c	0	B
45	04/01357/COU	1 Russell Street	4	F	0.01	400	2005	-	4 n/s	0	B
46	04/01277/COU	2B Wellington Street	1	F	0.02	50	2004	-	1 n/s	0	B
	Totals:	-	52 (49 net)	9 H 43 (40) F	0.67	77.6 av	-	-	37 (36) n/s 8 u/c	8 (6) c	-

Gross Number of Dwellings on Fully Completed Sites = 8	Total Hectare of Fully Completed Sites = 0.083	Total Avg. Density for Fully Completed Sites = 96.4
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APPENDICES

Windfalls: Permissions between 1st April 2004- 31st March 2005

Key: (S 2001) means that the current application supersedes the stated date of the previous permission.

Type of Windfall:

- (R) Residential Redevelopment
- (C) Change of Use
- (I) Infill
- (OR) Other Redevelopment
- (RS) Residential Subdivision
- (DV) Derelict/Vacant

Small Sites 1-5 Dwellings (up to 0.4 hectares)

Ward	Application Number	Address	Net No. of Dwellings	Type of Windfall	Brownfield/ Greenfield
Abbey	04/00748/FUL	Land at 33 Thrush Close	1	I	B
Abbey	04/00661/FUL	18 Shergar Close	1	C	B
Barnwood	04/01305/FUL	29 Barnwood Avenue	1(S 2000)	I	B
Barnwood	04/00500/REM	R/o 7 & 8 Old Painswick Road	1 (S 2003)	I	B
Barnwood	04/00501/REM	R/o 7 & 8 Old Painswick Road	1 (S 2003)	I	B
Barnwood	04/00595/COU	34 Newton Ave	2	RS	B
Barnwood	04/00817/FUL	Land adj 11 Church Way	1	I	B
Barton & Tredworth	04/01561/FUL	Land adj 25 Vicarage Road	2 (S 2003)	I	B
Barton & Tredworth	04/00541/FUL	Land adj 105 Howard Street	1 (S 2002)	I	B
Barton & Tredworth	04/00100/FUL	1 Tredworth Road	4	C/I	B
Barton & Tredworth	04/00214/FUL	3 Archibald Street	2	RS	B
Barton & Tredworth	04/00535/FUL	19A Conduit Street	1	C	B
Barton & Tredworth	04/01155/COU	161 Barton Street	1	C	B
Barton & Tredworth	04/00347/FUL	Land at 77 Falkner Street	1	I	B
Barton & Tredworth	04/01432/OUT	2 Ryecroft Street	1	I	B
Barton & Tredworth	04/01522/FUL	Land at 48 Falkner Street	2	I	B
Barton & Tredworth	04/01532/FUL	30 Leonard Road	2 (1 net)	RS	B
Barton & Tredworth	05/00050/COU	25a Park End Road	4	C	B
Barton & Tredworth	05/00064/FUL	108 High Street	1	R	B
Barton & Tredworth	05/00019/COU	61 Park End Road	5	C	B
Elmbridge	04/01582/FUL	112 Meadowleaze	2	I	B
Elmbridge	04/01463/FUL	68 Elmleaze	2	I	B
Elmbridge	04/00547/FUL	44 Elmleaze	2	I	B
Fieldcourt	04/00756/FUL	Land adj Highcliffe Farmhouse	3 (S 2003)	DV	B

Windfalls: Permissions Granted on Small Sites between 1st April 2004 - 31st March 2005 (Cont.)

Ward	Application Number	Address	Net No. of Dwellings	Type of Windfall	Brownfield/ Greenfield
Grange	04/00589/FUL	14 Ivory Close	1 (S 2003)	I	B
Hucclecote	04/00462/REM	2 Havelock Road	1 (S 2002)	I	B
Hucclecote	04/01041/FUL	17-23 Mogridge Close	4	R	B
Kingsholm & Wotton	04/01425/FUL	51 Oxford Street	3 (2 net)	RS	B
Kingsholm & Wotton	05/00001/FUL	45 Oxford Street	2 (1 net)	RS	B
Kingsholm & Wotton	03/00204/FUL	R/o 36, 38 Denmark Road & 43 Heathville Road	3	I	B
Kingsholm & Wotton	05/00117/COU	39 Oxford Street	2 (1 net)	RS	B
Longlevens	04/01220/FUL	R/o 72 Church Road	1	I	B
Longlevens	04/00919/OUT	Land at 8 Oxstalls Way	1	I	B
Longlevens	03/00780/FUL	R/o 30 Church Road	1	I	B
Longlevens	03/01224/COU	3-5 The Parade, Nine Elms Road	3	C	B
Matson & Robinswood	04/01558/FUL	7 Birchall Avenue	1	I	B
Matson & Robinswood	04/01076/FUL	Land adj 20 Cotteswold Road	1	I	B
Moreland	04/01468/COU	87 Bristol Road	1	C	B
Moreland	04/01395/FUL	14-16 Stroud Road	1	I	B
Moreland	04/00398/FUL	49 – 51 Seymour Road	4 (2 net)	R	B
Moreland	04/00120/FUL	23 Sydenham Terrace & 1A Stanley Road	1	I	B
Moreland	05/0009/OUT	St. Aldwyn Garage	1	I	B
Podsmead	04/00942/FUL	4 Masefield Road	1	I	B
Podsmead	04/00720/FUL	Land at 194 Lower Tuffley Lane	2	I	B
Severnvale	04/00643/FUL	159 Bristol Road	1	I	B
Tuffley	04/00860/FUL	17 Tuffley Lane	2 (1 net)	RS	B
Tuffley	04/00651/OUT	Land adj 198 Reservoir Road	1	I	B
Tuffley	04/01518/FUL	154 Reservoir Road	2 (1 net)	R	B
Tuffley	04/00730/FUL	2 Westbury Road	1	I	B
Tuffley	04/00397/FUL	10 Bisley Road	1	I	B
Westgate	04/00172/FUL	103 Southgate Street	5 (S 2001)	D/V	B
Westgate	04/00228/OUT	Land adj 98 Hempsted Lane	1	I	B
Westgate	04/01246/FUL	Hempsted Village Stores	1	I	B
Westgate	04/00211/COU	Former Fire Station, Longsmith Street	3	C	B
Westgate	04/01232/COU	20 Longsmith Street	1	C	B
Westgate	04/00230/FUL	No. 1 Old Tram Road	2	I	B
Westgate	04/00668/FUL	r/o 141 Southgate Street	1	I	B
Westgate	04/01438/COU	108 Eastgate Street	2	C	B
Westgate	04/01357/COU	1 Russell Street	4	C	B
Westgate	04/01277/COU	2B Wellington Street	1	I	B

Total Net Number of Windfalls for Small Sites = 100

Large Sites 6 and Over (up to 0.4 hectares)

Ward	Application Number	Address	No. of Dwellings	Type of Windfall	Brownfield/ Greenfield
Barton & Tredworth	04/01284/FUL	25B Parkend Road	8	R	B
Barton & Tredworth	04/00771/FUL	1 High Street	6	R	B
Barton & Tredworth	03/00464/OUT	Raglan Arms, 50 Regent Street	15	C	B
Barton & Tredworth	04/00946/FUL	133-139 High Street	17	R	B
Kingsholm & Wotton	03/01262/FUL	Former Avenue Cars Site	37	C	B
Kingsholm & Wotton	04/00277/COU	78 Kingsholm Road	12	C	B
Kingsholm & Wotton	04/01353/FUL	Land adj Park Street/St.Catherine St	19	OR	B
Longlevens	04/00778/OUT	Land at Longlevens Junior School	10	C	B
Moreland	04/00283/COU	School kitchens Barnaby Close	14 (S 2003)	R	B
Severnvale	04/01177/REM	71/73 Bristol Road	24 (S 2003)	R	B
Westgate	03/00720/FUL	67 Southgate Street	6	R	B
Westgate	04/00638/FUL	107 Southgate Street	17	R	B
Westgate	04/00598/FUL	22a Russell Street	8	R	B
Westgate	04/01240/FUL	Land adj Organs Alley	8	C	B
Westgate	04/01072/FUL	52-54 Northgate St & 2 St. Aldate St	22	C	B
Westgate	04/01560/FUL	R/o 13/15 Belgrave Road	9	I	B

Total Net Number of Windfalls = 232

Large Sites: 6 and Over (0.4 hectares to 1.0 hectare)

Ward	Application Number	Address	No. of Dwellings	Type of Windfall	Brownfield/ Greenfield
Abbey	03/01337/OUT	Land at Little Awefield	15	DV	B
Tuffley	04/00608/FUL	Formerly the Retreat P.H, Southfield Road	24 (S 2003)	OR	B

Total Net Number of Windfalls = 39

Large Sites: 6 and Over (over 1.0 hectare)

Ward	Application Number	Address	No. of Dwellings	Type of Windfall	Brownfield/ Greenfield
Abbey	03/00689/OUT	Land off Awebridge Way	45	DV	G

Total Net Number of Windfalls = 45

Overall Net Total = 416 Windfalls (Small and Large Sites)

WINDFALL SUMMARY DATA

(A) Windfall Permissions by size (latest consents only included)

Year	Small Sites	Large Sites		Large Site Over 1.0ha	TOTAL
		Up to 0.4 ha	0.4 ha to 1.0 ha		
1990	71	60	8	0	139
1991	50	83	0	0	133
1992	55	46	47	0	148
1993	32	85	9	0	126
1994	41	8	41	0	90
1995	62	41	4	0	107
1996	34	62	8	0	104
1997	40	142	0	0	182
1998	38	39	61	27	165
1999	52	0	12	0	64
2000	41	38	62	21	162
2001	33	56	79	62	230

2002	85	98	0	0	183
Jan-Mar 2003	13	8	0	0	21
April 2003 – Mar 2004	155	280	34	165	634
April 2004 – April 2005	100	232	39	45	416
TOTAL	902	1278	399	320	2904
Yearly Avg.	56.4	79.9	24.9	20	181.5

(B) Windfall Completions

Year	Small Sites	Large Sites	TOTAL	TOTAL	%
			Windfall Completions	Completions	Windfall Completions
1992	48	58	106	665	15.9
1993	41	71	112	844	13.3
1994	52	93	145	709	20.5
1995	33	28	61	359	17.0
1996	28	51	79	477	16.6
1997	40	40	80	602	13.3
1998	38	187	225	700	32.1
1999	29	88	117	319	36.7
2000	30	42	72	172	41.9
2001	43	73	116	290	40.0
2002	36	97	133	391	34.0
2003	36	32	68	140	49.0
2004	59	81	140	587	23.8
2005	66	105	171	555	30.8
TOTAL					
	579	1046	1625	6810	23.8%
Year Avg.					
	41.3	74.7	116		

(C.i) Windfall Permissions by Type According to New Windfall Classifications for 2002 –2004 (latest consents only included)

	2002	2003	2003 - 2004	2004- 2005	Overall Total of Windfalls 2002-2005	%
Infill	42	2	81	53	178	13.4
Residential Redevelopment	38	9	137	132	316	23.7
Change of Use	101	2	238	134	475	35.7
Residential Subdivision	7	8	14	10	39	2.9
Derelict/Vacant	17	0	137	68	222	16.7
Other Redevelopment	53	0	27	19	99	7.5
TOTAL	258	21	634	416	1329	100%

(C.ii) Windfall Completions by Type According to New Windfall Classifications for 2002 – 2004 (latest consents only included)

	2002	Jan – Mar 2003	2003 - 2004	2004- 2005	Overall Total of Windfalls 2002-2004	%
Infill	23	8	24	75	130	25.4
Residential Redevelopment	83	4	26	26	139	27.1
Change of Use	21	44	64	67	196	38.3
Residential Subdivision	5	8	8	3	24	4.6
Derelict/Vacant	0	0	18	0	18	3.5
Other Redevelopment	1	4	0	0	5	1.0
TOTAL	133	68	140		512	100%

(D) Windfall Permissions by Type per Ward for 2005 (Based on the new windfall and ward classifications).

Ward	Infill	Residential Redevelopment	Change of Use	Residential Subdivision	Derelict/Vacant	Other Redevelopment	Total	%
Abbey	1	-	1	-	60	-	62	14.9
Barnwood	4	-	-	2	-	-	6	1.5
Barton and Tredworth	7	31	30	4	-	-	72	17.3
Elmbridge	6	-	-	-	-	-	6	1.5
Fieldcourt	-	-	-	-	3	-	3	0.7
Grange	1	-	-	-	-	-	1	0.2
Hucclecote	1	4	-	-	-	-	5	1.2
Kingsholm and Wotton	-	-	49	4	-	19	72	17.3
Longlevens	3	-	13	-	-	-	16	3.8
Matson and Robinswood	2	-	-	-	-	-	2	0.4
Moreland	3	18	1	-	-	-	22	5.3
Podsmead	3	-	-	-	-	-	3	0.7
Severnvale	1	24	-	-	-	-	25	6.0
Tuffley	3	33	-	1	-	24	61	14.7
Westgate	15	-	40	-	5	-	60	14.4
Total	50	110	134	11	68	43	416	100%
	12%	26.4%	32%	2.6%	16.3%	10.3%	100%	

LAPSED PLANNING CONSENTS

Updated March 2004

APPLICATION. NO.	WARD	ADDRESS	NO. OF DWELLINGS (net)	NOTES
1989				
16467/02	Barnwood	Cherston Court	1	
26608/03	Eastgate	51 Millbrook Street	1	
22932/01	Longlevens	r/o 47A Innsworth Lane	6	
47879/01/OUT	Tuffley	Adj. 3 Jewson Close	1	
46031/01/OUT	Tuffley	r/o 81-97 Grange Rd	1	
10169/01	Westgate	133-135 Southgate St	8	(Total = 18)
1990				
10361/03	Barnwood	Adj. 13 Carne Place	1	
16708/02	Barnwood	Adj. The Weir, Church Lane	1	
13396/01/OUT	Barnwood	Barnwood C of E School	20	
39296/01	Barton	88/90 Tredworth Road	1	
44325/04/OUT	Eastgate	Charles/Widden St	34	
27836/01	Kingsholm	1a Oxford Street	2	
50132/01	Longlevens	Adj. Little Paygrove, Paygrove Lane	1	
515982	Quedgeley	69 Bristol Road	1	
31319/02	Tuffley	r/o 26 Selwyn Road	1	
15260/01	Westgate	12 Brunswick Square	6	(Total = 68)
1991				
59865/01	Barton	22 Upton Street	1	
15038/03	Barton	12 Brook Street	3	
45148/02/OUT	Eastgate	1 Barnwood Road	1	
25152/04/OUT	Eastgate	115 London Road	7	
29377/05/OUT	Matson	r/o 164/166 Painswick Road	2	
31945/01	Westgate	4 Spa Road	7	
43629/03/OUT	Westgate	Land off Hemmingsdale Road	3	(Total = 24)

APPLICATION. NO.	WARD	ADDRESS	NO. OF DWELLINGS (net)	NOTES
1992				
22019/02/OUT	Barton	131-139 High Street	17	
43091/01	Barton	96 Painswick Road	1	
15036/02	Barton	10 Brook Street	1	
42910/01/OUT	Eastgate	73-74 Painswick Road	5	
30707/02	Eastgate	21 St. James Street	5	
45148/02/OUT	Eastgate	1 Barnwood Road	1	
52256/01/OUT	Linden	R/o 152/154 Linden Road	1	
52656/01/OUT	Longlevens	Adj. 82 Church Road	1	(Total = 32)
1993				
17227/03	Barton	31 Conduit Street	13	
38909/05	Barton	26 Tarrington Road	7	
19821/02	Barton	108 Finlay Road	1	
32472/01	Linden	208 Stroud Road	1	
39669/03	Podsmead	241 Tuffley Road	1	
10986/02	Westgate	92 Eastgate Street	1	
52533/01/OUT	Westgate	2-13 St Michael's Sq	12	
15258/01	Westgate	11 Brunswick Square	5	(Total = 41)
1994				
51048/02/OUT	Barton	21 & 23 Albany Street	2	(Total = 2)
1995				
95/00049/OUT	Barnwood	28 Filton Way	1	
95/00518/COU	Barton	Land adj. 60 Bathurst Rd	1	
95/00409/COU	Barton	35a Conduit Street	1	
95/000/92/CON	Kingsholm and Wotton	18 Kingsholm Road	2	
95/00375/OUT	Eastgate	280 Barton Street	17	
95/00332/OUT	Matson	Heron Lodge Funeral Home 242 Painswick Road	1	
95/00497/FUL	Tuffley	R/o 5-7a Kemble Road	3	(Total = 26)

APPLICATION. NO.	WARD	ADDRESS	NO. OF DWELLINGS (net)	NOTES
1996				
96/00553/FUL	Barton	36 Morpeth Street	1	
96/00182/OUT	Eastgate	24 Argyll Road	1	
96/00456/FUL	Linden	47-51 Seymour Rd	4	
96/00140/FUL	Longlevens	r/o 72 Church Rd	1	
96/00056/COU	Westgate	39 Park Road	3	
96/00287/FUL	Westgate	52-54 Northgate St	5	
96/00474/FUL	Westgate	20&22 Wellington Street	2	
96/00610/COU	Westgate	45 Brunswick Road	1	
96/00751/COU	Westgate	14 Westgate Street	3	(Total = 21)
1997				
97/00464/FUL	Barnwood	128A Barnwood Road	1	
97/00064/COU	Westgate	163-165 Southgate Street	2	(Total = 3)
1998				
98/00069/COU	Linden	81 Bristol Road	1	
98/00138/OUT	Matson	164/166 Painswick Rd	3	
98/00371/OUT	Westgate	r/o 2-4 Nettleton Rd	3	(Total = 8)
98/00045/FUL	Westgate	108 High Street	1	
1999				
98/00074/COU	Westgate	1 Commercial Road	3	
99/00076/FUL	Moreland	92 Weston Road	3	(Total = 6)
2000				
99/00228/COU	Barton & Tredworth	106/108 High Street	1	
99/00307/COU	Barton & Tredworth	64 High Street	1	
99/00664/FUL	Barton & Tredworth	226 Barton Street	1	
99/00285/COU	Elmbridge	18 Armscroft Road	1	(Total = 4)

Total Lapsed Consents 1989 – 2000 = 253

Average yearly rate = $\div 12 = 21.1$

NB Lapsed consents superseded by a later permission are not included in this list.