

Gloucester City Housing Monitoring Report

May 2012



Gloucester City Council
Housing Monitoring Report 2012

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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 2011- 31 March 2012. 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 Council's interim housing requirements contained within the Developing the Preferred Option Joint Core Strategy (December 2011), Gloucestershire Structure Plan (third alteration) and Draft Regional Spatial Strategy.

Summary of Findings

Between 1 April 2011 and 31 March 2012 the gross completion figure for new dwellings in Gloucester was 596. 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 is therefore **592 dwellings**.

The highest rates of completion were experienced in Quedgeley Fieldcourt Ward (36.24%), followed by Westgate Ward (31.2%).

Of the gross completions, 404 dwellings were completed on brownfield land (67.8%) and 192 dwellings were completed on green field land (32.2%).

The average density of new build completed dwellings was 64.8 dwellings per hectare, again exceeding national and local targets.

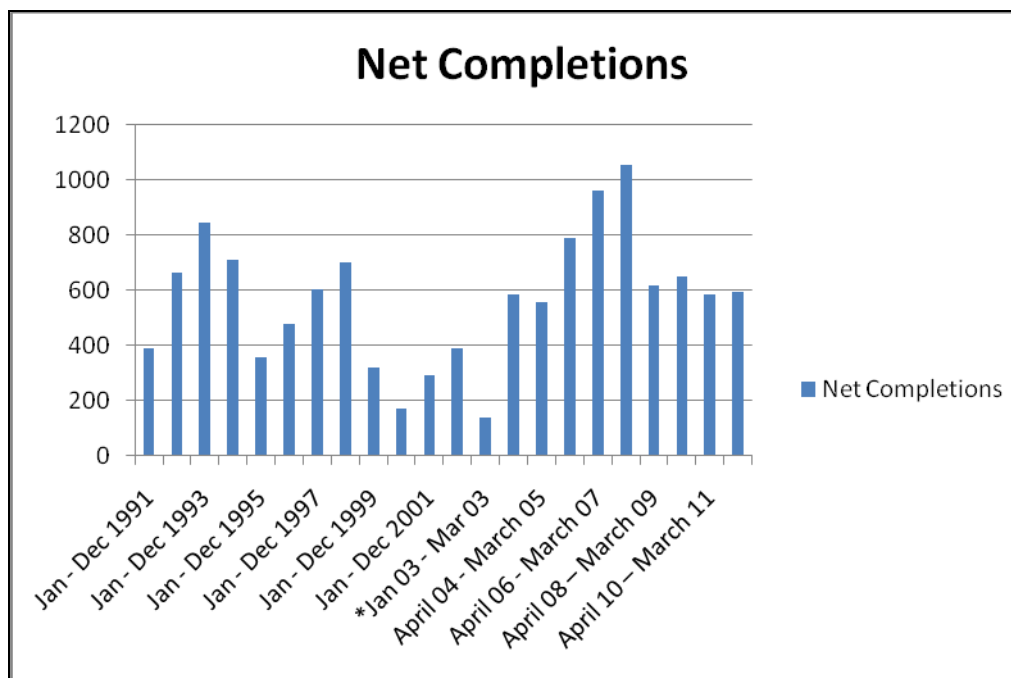
Between mid 1991 to 31 March 2012, an additional 12,451 dwellings (net) have been provided within the city. The Structure Plan requirement for Gloucester up to 2011 was 10,250 dwellings. Therefore, Gloucester has clearly exceeded the previous Structure Plan requirement.

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 2012, 4,460 dwellings have been completed in the city. An additional 7040 dwellings would be required within the City by 2026 to achieve the draft RSS requirement.

The Developing the Preferred Option Joint Core Strategy consultation (December 2011) identified that the Gloucester City administrative area could provide 6,500 new dwellings between 2011 and 2031 to contribute to housing need within the Joint Core Strategy area. This requirement equates to an annual delivery of 325 new homes per annum over the twenty year period. In delivering 592 new homes in the 2011/2012 period the City has exceeded the annual delivery requirement in the present monitoring year. A total of 5,908 new dwellings therefore remain to be delivered within the City before 2031.

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



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 2012 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 – Joint Core Strategy Developing the Preferred Option Consultation (December 2011)

A	Dwelling Requirement within Gloucester City (2011 - 2031)	6,500
B	Net Completions April 2011 - March 2012	592
	Total Net Completions 2011 - 2012	592

C	Remaining Requirement	5,908
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D	Net Commitments - Large Sites (Appendix 2)	2,818
	Net Commitments - Small Sites (Appendix 2)	260

E	Allocations without Planning Permission (Appendix 3)	2,090
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F	Other Firm Commitments**	456
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G	Windfall Allowance ***	1140
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H	Total Existing Supply of Land Available (D+E+F+G)	6,764
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I	Relationship to Remaining Requirement (C)	+856
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3B – Structure Plan Third Alteration (1991 - 2012)

A	Dwelling Requirement (mid-1991 - mid-2011)	10,250
B	Net Completions 1991 - March 2011	11,859
	Net Completions April 2011 - March 2012	592
	Total Net Completions 1991 - March 2012	12,451

C	Current over provision	+2,201
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D	Net Commitments - Large Sites (Appendix 2)	2,818
	Net Commitments - Small Sites (Appendix 2)	260

E	Allocations without Planning Permission (Appendix 3)	2,090
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F	Other Firm Commitments**	456
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G	Windfall Allowance ***	0
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H	Total Existing Supply of Land Available (D+E+F+G)	5,624
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I	Relationship to 2011 Structure Plan (C+H)	+7,825
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** Sites subject to the completion of a S106 agreement shown in red at Appendix 2

*** Assumes 60 dwellings permitted per annum

**** SHLAA figures provide market adjustments so do differ

3C - Draft Regional Spatial Strategy (2006 - 2026)

A	Dwelling Requirement (2006 - 2026)	11,500
B	Net Completions 2006 – 2011	3,868
	Net Completions April 2011 - March 2012	592
	Total Net Completions 2006 - 2012	4,460

C	Remaining Requirement	7,040
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D	Net Commitments - Large Sites (Appendix 2)	2,818
	Net Commitments - Small Sites (Appendix 2)	260

E	Allocations without Planning Permission (Appendix 3)	2,090
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F	Other Firm Commitments**	456
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G	Windfall Allowance ***	840
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H	Total Existing Supply of Land Available (D+E+F+G)	6,464
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I	Relationship to Draft RSS	- 576
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** Sites subject to the completion of a S106 agreement shown in red at Appendix 2

*** Assumes 60 dwellings permitted per annum

**** SHLAA figures provide market adjustments so do differ

4. Other Key Statistics

Gross Dwelling Completions	596
Losses	4
Net Completions	592

Gross Completions Large Sites (Appendix 1)	552
Gross Completions Small Sites (Appendix 1)	44

Gross Completions Brownfield (Appendix 1)	404
Gross Completions Greenfield (Appendix 1)	192

Average New Build Density (Appendix 4)	64.8 dw/ha
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Windfall Permissions 2010/11 (Appendix 5)	369
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Lapsed Planning Permissions 2011/12 (Appendix 6)	40
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5. Further Information

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

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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				
	BROWNFIELD		GREENFIELD		TOTAL
	Small	Large	Small	Large	
Abbey	0	0	0	0	0
Barnwood	9	14	0	0	23
Barton and Tredworth	3	0	0	0	3
Elmbridge	1	0	0	0	1
Grange	3	0	0	0	3
Hucclecote	2	0	0	0	2
Kingsholm and Wotton	7	0	0	0	7
Longlevens	2	0	0	0	2
Matson and Robinswood	1	35	0	0	36
Moreland	0	23	0	0	23
Podsmead	1	0	0	0	1
Quedgeley Fieldcourt	2	108	0	105	215
Quedgeley Severnvale	0	0	0	87	87
Tuffley	7	0	0	0	7
Westgate	6	180	0	0	186
Total	44	360	0	192	596
Total Gross Completions 2011/12					

Total gross brownfield completions = 404

Total gross greenfield completions = 192

Total losses = 4

Total net completions = 592

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 = 10 or more dwellings; small = 9 or less dwellings). A summary of gross completions by ward is provided at Appendix 1.

Abbreviations

LAT = Land Adjacent To

LRO = Land Rear Of

COMPLETIONS

Ward	Lg/Sm	Site Number	Planning Application Number	Site Name	B/Gfl'd	Site Area	Density	Gross Capacity	N/S	U/C	Complete in Year	Total Complete	Losses in Year
BARNWOOD	S	1876	10/00448/COU	146B Barnwood Road	B	0.04	25.00	1	0	0	0	0	1
BARNWOOD	L	1714	10/01201/FUL	Land at Barnwood Park	B	2.98	7.72	23	0	0	14	14	0
BARNWOOD	S	1714	10/01201/FUL	Land at Barnwood Park	B	2.98	7.72	23	0	0	9	9	1
BARTON AND TREDWORTH	S	1847	10/00203/FUL	37 Birchmore Road	B	0.03	33.33	1	0	0	1	1	0
BARTON AND TREDWORTH	S	1642	10/00193/REP	Land At 8 Howard Street	B	0.038	52.63	2	0	0	2	2	0
ELMBRIDGE	S	1862	10/01106/COU	132 Cheltenham Road	B	0.02	50.00	1	0	0	1	1	0
GRANGE	S	1691	11/00071/FUL	LRO 91 - 93 Grange Road	B	0.077	26.08	2	0	0	2	2	0
GRANGE	S	1660	07/00279/FUL	Land adj to 121 Thoresby Avenue	B	0.096	10.47	1	0	0	1	1	0
HUCCLECOTE	S	1897	11/00259/FUL	51 Laynes Road	B	0.04	50.00	2	0	0	2	2	1
KINGSHOLM AND WOTTON	S	1882	10/00827/COU	30 Kingsholm Road	B	0.03	0.00	0	1	0	0	-1	0
KINGSHOLM AND WOTTON	S	1740	08/00822/FUL	112 London Road	B	0.04	150.00	6	0	0	6	6	0
KINGSHOLM AND WOTTON	S	1746	07/01355/FUL	Land Rear of/Side of Kingsholm Court	B	0.06	16.67	1	0	0	1	1	0
LONGLEVENS	S	1818	09/01073/FUL	Land at 71-73 Innsworth Lane	B	0.05	20.00	1	0	0	1	1	0
LONGLEVENS	S	1811	08/01296/FUL	83 Cheltenham Road	B	0.05	20.00	1	0	0	1	1	0
MATSON AND ROBINSWOOD	S	1867	10/01260/REP	9 Redwell Road	B	0.02	50.00	1	0	0	1	1	0
MATSON AND ROBINSWOOD	L	1826	09/00559/FUL	Musket Inn Matson Lane	B	0.33	39.39	13	0	0	13	13	0
MATSON AND ROBINSWOOD	L	1773	08/01268/FUL	St Hilda's Church Hall Redwell Road	B	0.13	92.31	12	0	0	12	12	0
MATSON AND ROBINSWOOD	L	1604	09/00355/FUL	Former Filling Stn 254 Painswick Road	B	0.16	62.50	10	0	0	10	10	0
MORELAND	L	1393	06/00498/FUL	Jnctn Bloomfield Terrace and Balfour Road	B	0.24	95.83	23	0	0	23	23	0
MORELAND	S	1902	11/00521/COU	Seymour Hotel 145 Seymour Rd	B	0.06	100.00	6	0	6	0	0	1

PODSMEAD	S	1879	10/00221/COU	34 Podsmead Road	B	0.05	20.00	1	0	0	1	1	0
QUEDGELEY FIELDCOURT	L	1256.1	06/01304/REM	Framework 2/3 Area A2	B	3.04	39.14	119	9	2	4	48	0
QUEDGELEY FIELDCOURT	L	1256.1	06/01304/REM	Framework 2/3 Area A2	G	3.04	39.14	119	10	1	3	49	0
QUEDGELEY FIELDCOURT	L	1256.2	07/00856/REM	RAF Quedgeley Frmwk 2/3 Area A3	B	3.88	33.76	131	17	5	11	43	0
QUEDGELEY FIELDCOURT	L	1256.2	07/00856/REM	RAF Quedgeley Frmwk 2/3 Area A3	G	3.88	33.76	131	18	6	10	42	0
QUEDGELEY FIELDCOURT	L	1256.2	07/00998/REM	RAF Quedgeley Frmwk 2/3 Area B4	B	3.08	22.73	70	9	1	13	61	0
QUEDGELEY FIELDCOURT	L	1256.2	07/01214/REM	RAF Quedgeley Frmwk 2/3 Area B3	B	3.62	39.78	144	0	4	9	68	0
QUEDGELEY FIELDCOURT	L	1256.2	07/01214/REM	RAF Quedgeley Frmwk 2/3 Area B3	G	3.62	39.78	144	0	4	9	68	0
QUEDGELEY FIELDCOURT	L	1256.2	09/00631/REM	Parcel A4 framework 2/3 RAF Quedgeley	G	2.72	45.96	125	0	18	40	44	0
QUEDGELEY FIELDCOURT	L	1256.2	09/00631/REM	Parcel A4 framework 2/3 RAF Quedgeley	B	2.72	45.96	125	1	18	41	44	0
QUEDGELEY FIELDCOURT	L	1256.3	11/00201/REM	Parcel 4A3 I	G	1.8	51.67	93	29	13	4	4	0
QUEDGELEY FIELDCOURT	L	1256.3	11/00201/REM	Parcel 4A3 I	B	1.8	51.67	93	29	13	5	5	0
QUEDGELEY FIELDCOURT	S	1871	10/00586/FUL	45 Severn Oaks	B	0.03	33.33	1	0	0	1	1	0
QUEDGELEY FIELDCOURT	L	1256.2	09/00067/REM	Area 4A4 Framework Plan 4	B	4.077	49.55	202	75	0	25	26	0
QUEDGELEY FIELDCOURT	L	1256.2	09/00067/REM	Area 4A4 Framework Plan 4	G	4.077	49.55	202	75	0	25	26	0
QUEDGELEY FIELDCOURT	L	1256.2	07/00998/REM	RAF Quedgeley Frmwk 2/3 Area B4	G	3.08	22.73	70	9	0	14	61	0
QUEDGELEY FIELDCOURT	S	1627	09/01351/REP	10 Field Court Gardens	B	0.037	27.03	1	0	0	1	1	0
QUEDGELEY SEVERN VALE	L	1120.4	07/00571/REM	Phase 2 Land at Bodiam Avenue	G	3.35	51.04	171	53	29	87	89	0
TUFFLEY	S	1468	09/00939/FUL	r/o 246 248 250 & 252 Stroud Road	B	0.34	26.47	9	0	3	6	6	0
TUFFLEY	S	1794	10/00989/REM	1 Arlingham Road	B	0.05	20.00	1	0	0	1	1	0
WESTGATE	L	1118.1	09/00250/FUL	Land south of Monk Meadow	B	5.77	31.72	183	0	12	15	208	0
WESTGATE	S	1919	11/00604/FUL	Basement Flat 8 Arthur Street	B	0.02	50.00	1	0	0	1	1	0
WESTGATE	L	1333	06/00046/REM	Cattle Market	B	6.06	65.35	396	50	81	114	265	0
WESTGATE	L	1793	09/00585/FUL	Merchants Quay	B	0.14	342.86	48	0	0	48	48	0
WESTGATE	L	1777	11/00564/REM	Travis Perkins Site	B	3.05	34.10	104	86	15	3	3	0
WESTGATE	S	921	08/01609/COU	135 SOUTHGATE STREET	B	0.02	250.00	5	0	0	5	5	0
											596		4

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

COMMITMENTS

Sites highlighted in red are Other Firm Commitments – where a S.106 agreement is still to be signed and the planning permission granted.

Ward	Lg/Sm	Site No.	Planning Application Number	Site Name	B/Gfld	Site Area	Density	Gross Capacity	N/S	U/C	Complete in Year	Total Complete
BARNWOOD	S	1890	11/01335/FUL	Emmaus 201 Barnwood Road	B	0.04	75.00	3	3	0	0	0
BARNWOOD	S	1891	11/01407/FUL	3 Old Painswick Road	B	0.05	80.00	4	3	0	0	0
BARNWOOD	S	1876	10/00448/COU	146B Barnwood Road	B	0.04	25.00	1	0	0	0	0
BARNWOOD	S	1832	09/00947/FUL	Land r/o 151A-151B Barnwood Road	B	0.19	15.79	3	3	0	0	0
BARNWOOD	S	1814	10/00449/FUL	79 Wells Road	B	0.03	33.33	1	0	1	0	0
BARTON	S	1889	11/00477/COU	31 Conduit Street	B	0.03	33.33	1	1	0	0	0
BARTON AND TREDWORTH	S	1888	11/00674/FUL	26 Tarrington Road	B	0.02	400.00	8	8	0	0	0
BARTON AND TREDWORTH	S	1863	10/00997/COU	228 Barton Street	B	0.01	100.00	1	1	0	0	0
BARTON AND TREDWORTH	S	1815	09/01038/COU	35 Falkner Street	B	0.01	200.00	2	2	0	0	0
BARTON AND TREDWORTH	S	1000	09/01227/FUL	256 Barton Street	B	0.02	100.00	2	2	0	0	0
BARTON AND TREDWORTH	S	1843	10/00429/FUL	308 - 310 Barton Street	B	0.07	57.14	4	4	0	0	0
BARTON AND TREDWORTH	S	1443	06/00108/FUL	2 Ryecroft Street	B	0.013	76.92	1	0	1	0	0
BARTON AND TREDWORTH	S	1789	09/00387/COU	304 Barton Street	B	0.02	100.00	2	2	0	0	0
BARTON AND TREDWORTH	S	1790	09/00388/COU	306 Barton Street	B	0.01	200.00	2	2	0	0	0
BARTON AND TREDWORTH	S	1705	10/00122/OUT	2 Furlong Road	B	0.046	21.93	1	1	0	0	0
BARTON AND TREDWORTH	S	1854	10/00557/FUL	61 High Street	B	0.03	66.67	2	0	2	0	0
BARTON AND TREDWORTH	S	1520	05/00989/COU	156A Barton Street	B	0.01	500.00	5	5	0	0	0
ELMBRIDGE	S	1893	11/01019/FUL	78 Elmleaze	B	0.02	50.00	1	1	0	0	0
ELMBRIDGE	S	1873	11/00150/FUL	48 Barnwood Road	B	0.18	16.67	3	3	0	0	0
ELMBRIDGE	S	1848	10/00254/FUL	55 Oakleaze	B	0.05	20.00	1	1	0	0	0
ELMBRIDGE	S	1852	10/00399/FUL	7 Oakleaze	B	0.05	20.00	1	1	0	0	0
ELMBRIDGE	S	1856	10/00698/FUL	164 Elmleaze	B	0.04	25.00	1	1	0	0	0
ELMBRIDGE	S	1630	09/01021/FUL	24 Argyll Road	B	0.046	21.74	1	1	0	0	0
ELMBRIDGE	S	1892	11/00445/FUL	18 Elmleaze	B	0.04	50.00	2	0	2	0	0
GRANGE	S	1672	11/00071/FUL	2 Glencairn Avenue	B	0.029	70.18	2	0	1	0	0
GRANGE	S	1836	11/01148/FUL	95 & 97 Grange Road	B	0.12	16.67	2	0	2	0	0
HUCCLECOTE	L	1934	11/00742/OUT	Hucclecote Centre	B	2.3	23.04	53	53	0	0	0
HUCCLECOTE	S	1802	09/00988/FUL	6 Hillview Road Hucclecote	B	0.04	25.00	1	1	0	0	0
HUCCLECOTE	S	1803	09/00938/COU	2 Silverdale Parage Hillview Road	B	0.02	150.00	3	3	0	0	0
HUCCLECOTE	S	1857	10/00823/FUL	54 Larkhay Road	B	0.04	25.00	1	1	0	0	0
HUCCLECOTE	S	1755	08/00848/FUL	26 Carisbrooke Road	B	0.06	16.67	1	0	1	0	0

KINGSHOLM	L	1920	10/01295/FUL	37 - 39 Worcester Street	B	0.07	200.00	14	14	0	0	0
KINGSHOLM	S	1899	10/00889/FUL	r/o York House 74/76 London Rd	B	0.08	62.50	5	5	0	0	0
KINGSHOLM	S	1927	12/00002/FUL	67 - 69 Alvin Street	B	0.04	25.00	1	1	0	0	0
KINGSHOLM AND WOTTON	S	1900	11/00503/FUL	4 Edwy Parade	B	0.02	100.00	2	2	0	0	0
KINGSHOLM AND WOTTON	S	1883	10/01019/FUL	r/o Welsh Harp 36 London Road	B	0.18	27.78	5	5	0	0	0
KINGSHOLM AND WOTTON	S	1738	11/00698/REP	16 Newland Street	B	0.011	353.98	4	4	0	0	0
KINGSHOLM AND WOTTON	S	1861	10/01029/FUL	Land Between 32 And 34 Denmark Road	B	0.04	25.00	1	1	0	0	0
KINGSHOLM AND WOTTON	L	1511	10/01269/REM	Land Off Posy Lane/Lansdown Road	G	0.472	31.75	15	0	15	0	0
KINGSHOLM AND WOTTON	S	1833	11/00038/REM	Cherry Tree Cottage Stamps Meadow	B	0.12	8.33	1	1	0	0	0
KINGSHOLM AND WOTTON	S	1733	08/00313/COU	55 Worcester Street	B	0.012	166.67	2	2	0	0	0
KINGSHOLM AND WOTTON	S	1674	10/00689/REP	143 Deans Way	B	0.037	108.99	4	4	0	0	0
LONGLEVENS	S	1926	11/00288/FUL	1 Innsworth Lane	B	0.05	20.00	1	1	0	0	0
LONGLEVENS	S	1866	10/01207/FUL	87 Oxstalls Way	B	0.06	16.67	1	1	0	0	0
LONGLEVENS	S	1840	10/00004/FUL	80 Longford Lane	B	0.1	10.00	1	1	0	0	0
LONGLEVENS	S	1810	08/01419/FUL	27 Estcourt Road	B	0.05	20.00	1	0	1	0	0
LONGLEVENS	S	1901	11/00717/FUL	102A Oxstalls Way	B	0.05	20.00	1	0	1	0	0
MATSON AND ROBINSWOOD	S	1007	10/00646/FUL	Land adj 349 Painswick Road	B	0.044	22.83	1	0	1	0	0
MATSON AND ROBINSWOOD	S	1881	10/01283/OUT	101 Reservoir Road	B	0.197	10.15	2	2	0	0	0
MATSON AND ROBINSWOOD	S	1734	11/00002/REP	4 Winnycroft Cottages	B	0.037	26.74	1	1	0	0	0
MATSON AND ROBINSWOOD	S	1839	10/00017/FUL	57 Juniper Avenue	B	0.02	50.00	1	1	0	0	0
MATSON AND ROBINSWOOD	L	1711	10/00419/REP	Ramada Hotel and Resort	B	0.59	18.64	11	11	0	0	0
MATSON AND ROBINSWOOD	S	1887	10/00212/FUL	1 Cotteswold Road	B	0.05	20.00	1	0	1	0	0
MORELAND	S	1903	11/00702/FUL	27 Highworth Road	B	0.03	33.33	1	1	0	0	0
MORELAND	S	1928	12/00023/COU	90 - 92 Seymour Road	B	0.05	40.00	2	2	0	0	0
MORELAND	S	1880	10/00406/REP	35 Stroud Road	B	0.02	150.00	3	3	0	0	0
MORELAND	S	1886	10/01186/FUL	72 Weston Road	B	0.07	14.29	1	1	0	0	0
MORELAND	S	1835	09/00644/FUL	1A Stanley Road	B	0.005	200.00	1	1	0	0	0
MORELAND	S	1827	09/00670/FUL	Land Adj 47 Seymour Road	B	0.05	40.00	2	2	0	0	0
MORELAND	L	1580	09/01372/FUL	18 Park End Road	B	0.18	77.78	14	0	14	0	0
MORELAND	S	1758	08/01021/OUT	Land rear of 315 Stroud Road	B	0.1	10.00	1	1	0	0	0
MORELAND	S	1758	11/01253/REP	Land rear of 315 Stroud Road	B	0.1	10.00	1	1	0	0	0
MORELAND	S	1762	11/01210/REP	87 Stroud Road	B	0.08	75.00	6	6	0	0	0
MORELAND	S	1331	10/00498/FUL	84 Frampton Road	B	0.25	36.00	9	11	0	0	0
MORELAND	S	1885	11/00020/FUL	54 St Pauls Road	B	0.01	100.00	1	0	1	0	0

MORELAND	L	1680	11/00290/REP	68 Weston Road	B	0.122	115.13	14	14	0	0	0
MORELAND	S	1902	11/00521/COU	Seymour Hotel 145 Seymour Rd	B	0.06	100.00	6	0	6	0	0
MORELAND	L	1776	08/01592/FUL	199 Linden Road	B	0.14	71.43	10	4	0	0	0
MORELAND	L	1776	08/01592/FUL	199 Linden Road	B	0.14	71.43	10	6	0	0	0
MORELAND	S	1904	11/00727/FUL	Duke Of Wellington	B	0.041	73.17	3	3	0	0	0
MORELAND	S	1905	11/01245/FUL	15 Balfour Road	B	0.04	25.00	1	1	0	0	0
MORELAND	L	1906	11/00501/COU	30 - 32 Park End Road	B	0.08	137.50	11	11	0	0	0
MORELAND	S	1907	11/01046/REP	45 Tuffley Avenue	B	0.08	75.00	6	6	0	0	0
PODSMEAD	L	1935	11/00724/OUT	Blackbridge Allotments	G	0.9	15.56	14	14	0	0	0
PODSMEAD	S	1718	10/00737/REP	LAT 152 Tuffley Avenue	B	0.04	25.00	1	1	0	0	0
PODSMEAD	L	1774	07/00472/OUT	St Gobain/Wellman Graham	B	6.24	37.02	231	231	0	0	0
PODSMEAD	L	1712	09/00879/FUL	Jet & Whittle	B	0.33	90.91	30	30	0	0	0
PODSMEAD	L	1774	07/00474/OUT	Former Contract Chemicals Site	B	2.95	36.95	109	109	0	0	0
PODSMEAD	S	1908	11/01195/FUL	15 Shelley Avenue	B	0.07	14.29	1	1	0	0	0
QUEDGELEY FIELD COURT	S	1894	11/00253/FUL	Quinton Naas Lane	B	0.18	22.22	4	4	0	0	0
QUEDGELEY FIELD COURT	S	1895	11/00802/FUL	r/o Sunny Haven & Trawsafon Naas Lane	B	0.24	8.33	2	2	0	0	0
QUEDGELEY FIELD COURT	S	1896	10/01119/COU	8 School Lane	B	0.11	0.00	0	-1	0	0	0
QUEDGELEY FIELD COURT	L	1256	06/01304/REM	Framework 2/3 Area A2	B	3.04	39.14	119	9	2	4	48
QUEDGELEY FIELD COURT	L	1925	10/00746/OUT	Mayos Land	G	2.05	23.90	49	49	0	0	0
QUEDGELEY FIELD COURT	L	1256	06/01304/REM	Framework 2/3 Area A2	G	3.04	39.14	119	10	1	3	49
QUEDGELEY FIELD COURT	L	1256	07/00856/REM	RAF Quedgeley Fmwk 2/3 Area A3	B	3.88	33.76	131	17	5	11	43
QUEDGELEY FIELD COURT	S	1884	10/00954/REM	311 Bristol Road	B	0.27	18.52	5	5	0	0	0
QUEDGELEY FIELD COURT	L	1256	10/00468/REM	Framework 4 Area 4B2	G	4.67	25.70	120	60	0	0	0
QUEDGELEY FIELD COURT	L	1256	10/00468/REM	Framework 4 Area 4B2	B	4.67	25.70	120	60	0	0	0
QUEDGELEY FIELD COURT	L	1256	07/00856/REM	RAF Quedgeley Fmwk 2/3 Area A3	G	3.88	33.76	131	18	6	10	42
QUEDGELEY FIELD COURT	L	1256	07/00998/REM	RAF Quedgeley Frmwk 2/3 Area B4	B	3.08	22.73	70	9	1	13	61
QUEDGELEY FIELD COURT	L	1256	07/01214/REM	RAF Quedgeley Frmwk 2/3 Area B3	B	3.62	39.78	144	0	4	9	68
QUEDGELEY FIELD COURT	L	1256	07/01214/REM	RAF Quedgeley Frmwk 2/3 Area B3	G	3.62	39.78	144	0	4	9	68
QUEDGELEY FIELD COURT	L	1256	09/00631/REM	Parcel A4 framework 2/3 RAF Quedgeley	G	2.72	45.96	125	0	18	40	44
QUEDGELEY FIELD COURT	L	1256	09/00631/REM	Parcel A4 framework 2/3 RAF Quedgeley	B	2.72	45.96	125	1	18	41	44
QUEDGELEY FIELD COURT	L	1256	09/00800/REM	RAF Quedgeley Frmwk 4 Area 4A1	B	3.06	46.41	142	71	0	0	0
QUEDGELEY FIELD COURT	L	1256	09/00800/REM	RAF Quedgeley Frmwk 4 Area 4A1	G	3.06	46.41	142	71	0	0	0
QUEDGELEY FIELD COURT	L	1256	09/00897/REM	RAF Quedgeley Framework 4 Parcel 4b4	B	3.26	39.88	130	65	0	0	0
QUEDGELEY FIELD COURT	L	1256	09/00897/REM	RAF Quedgeley Framework 4 Parcel 4b4	G	3.26	39.88	130	65	0	0	0
QUEDGELEY FIELD COURT	L	1256	11/00201/REM	Parcel 4A3 I	G	1.8	51.67	93	29	13	4	4
QUEDGELEY FIELD COURT	L	1256	10/00467/REM	Framework 4 Area 4A2	G	3.98	33.42	133	67	0	0	0

QUEDGELEY FIELD COURT	L	1256	10/00467/REM	Framework 4 Area 4A2	B	3.98	33.42	133	66	0	0	0
QUEDGELEY FIELD COURT	L	1256	11/00201/REM	Parcel 4A3 I	B	1.8	51.67	93	29	13	5	5
QUEDGELEY FIELD COURT	L	1800	08/01471/FUL	Little Thatch 141 Bristol Road	B	0.23	60.87	14	14	0	0	0
QUEDGELEY FIELD COURT	L	1256	09/00067/REM	Area 4A4 Framework Plan 4	B	4.077	49.55	202	75	0	25	26
QUEDGELEY FIELD COURT	L	1256	09/00067/REM	Area 4A4 Framework Plan 4	G	4.077	49.55	202	75	0	25	26
QUEDGELEY FIELD COURT	S	1785	09/00269/FUL	Holmcroft Needham Avenue	B	0.06	16.67	1	1	0	0	0
QUEDGELEY FIELD COURT	L	1256	07/00998/REM	RAF Quedgeley Frmwk 2/3 Area B4	G	3.08	22.73	70	9	0	14	61
QUEDGELEY FIELD COURT	S	1819	09/00859/FUL	Land adjacent to 9 Highliffe Drive	B	0.06	16.67	1	0	1	0	0
QUEDGELEY FIELD COURT	S	1821	10/00756/FUL	Oaklands Naas Lane	B	0.17	17.65	3	0	3	0	0
QUEDGELEY SEVERN VALE	L	1120	07/00571/REM	Phase 2 Land at Bodiam Avenue	G	3.35	51.04	171	53	29	87	89
QUEDGELEY SEVERN VALE	S	1868	10/01179/FUL	6 Sims Lane	B	0.05	20.00	1	1	0	0	0
QUEDGELEY SEVERN VALE	L	1323	09/00551/FUL	106 Bristol Road	B	0.36	30.56	11	11	0	0	0
QUEDGELEY SEVERN VALE	S	1859	10/00916/FUL	17 Old Elmore Lane r/o 246 248 250 & 252 Stroud Road	B	0.18	27.78	5	5	0	0	0
TUFFLEY	S	1468	09/00939/FUL	1 Arlingham Road	B	0.34	26.47	9	0	3	6	6
TUFFLEY	S	1794	10/00989/REM	Land Adjacent 8 Forest View Road	B	0.05	20.00	1	0	0	1	1
TUFFLEY	S	1909	11/00172/FUL	Rear of 20 And 22 Wellington Street	B	0.09	11.11	1	1	0	0	0
WESTGATE	S	1916	11/01371/FUL	134 Eastgate Street	B	0.01	200.00	2	2	0	0	0
WESTGATE	S	1917	11/00178/COU	24 Clarence Street	B	0.03	33.33	1	1	0	0	0
WESTGATE	S	1918	11/00238/COU	Land south of Monk Meadow	B	0.02	50.00	1	1	0	0	0
WESTGATE	L	1118	09/00250/FUL	17 St Johns Lane	B	5.77	31.72	183	0	12	15	208
WESTGATE	L	1921	11/00098/REP	Pridays Mill 41 - 45 Commercial Road	B	0.04	300.00	12	7	0	0	0
WESTGATE	L	1922	10/00003/COU	Roebuck House 37A Brunswick Road	B	0.08	125.00	10	10	0	0	0
WESTGATE	L	1923	11/01020/COU	Basement Flat 8 Arthur Street	B	0.04	350.00	14	14	0	0	0
WESTGATE	S	1919	11/00604/FUL	Former Gloscat Buildings Brunswick Road	B	0.02	50.00	1	0	0	1	1
WESTGATE	L	1932	11/00107/FUL	6 Spa Road	B	2.42	104.96	254	254	0	0	0
WESTGATE	L	1930	11/01427/FUL	7 College Street	B	0.11	127.27	14	14	0	0	0
WESTGATE	S	1864	10/00539/FUL	133 Southgate Street	B	0.02	100.00	2	2	0	0	0
WESTGATE	S	1865	10/00678/COU	79 - 81 Northgate Street	B	0.02	0.00	0	-1	0	0	0
WESTGATE	S	1806	10/00077/FUL	Cattle Market	B	0.02	100.00	2	2	0	0	0
WESTGATE	L	1333	06/00046/REM	46 Westgate Street	B	6.06	65.35	396	50	81	114	265
WESTGATE	S	1849	10/00244/COU	92-96 Northgate Street	B	0.01	200.00	2	1	0	0	0
WESTGATE	L	1853	10/00288/REP	Land At Bakers Quay & Llanthony Wharf	B	0.11	127.27	14	14	0	0	0
WESTGATE	L	1648	09/01096/REM	Rear Of 7 Worcester Street	B	0.28	42.86	12	12	0	0	0
WESTGATE	S	1823	09/00629/FUL	Land adjacent to and rear of 4-12 Belgrave Road	B	0.02	200.00	4	4	0	0	0
WESTGATE	L	1829	09/00715/FUL	2 Russell Street	B	0.2	65.00	13	13	0	0	0
WESTGATE	S	1830	09/00920/COU		B	0.02	150.00	3	3	0	0	0

WESTGATE	S	1831	09/00794/FUL	10 Park Road	B	0.01	300.00	3	3	0	0	0
WESTGATE	L	1713	10/00894/REP	Lock Warehouse	B	0.042	619.05	26	0	26	0	0
WESTGATE	S	1792	09/00244/FUL	77 Southgate Street	B	0.02	400.00	8	8	0	0	0
WESTGATE	S	1779	09/00089/COU	3-5 Worcester Street	B	0.02	50.00	1	1	0	0	0
WESTGATE	L	1777	11/00564/REM	Travis Perkins Site	B	3.05	34.10	104	86	15	3	3
WESTGATE	S	1771	08/01621/FUL	Oak Cottage Rea Lane	B	0.02	50.00	1	1	0	0	0
WESTGATE	S	1771	11/01358/REP	Oak Cottage Rea Lane	B	0.02	50.00	1	1	0	0	0
WESTGATE	S	1710	10/00416/REP	136 - 138 Southgate Street	B	0.065	138.46	9	2	0	0	0
WESTGATE	S	1710	10/00416/REP	136 - 138 Southgate Street	B	0.065	138.46	9	7	0	0	0
WESTGATE	S	1110	10/01118/COU	Ferncroft Brunswick Road	B	0.02	50.00	1	1	0	0	0
WESTGATE	S	1419	10/00506/COU	117-119 Southgate Street	B	0.01	500.00	5	5	0	0	0
WESTGATE	S	1415	11/00039/FUL	30 Clarence Street	B	0.02	100.00	2	2	0	0	0
WESTGATE	L	1648	02/00271/OUT	Gloucester Quays	B	4.31	228.54	985	973	0	0	0
WESTGATE	S	1572	09/00535/COU	141 Southgate Street	B	0.017	238.10	4	4	0	0	0
WESTGATE	S	1564	09/01333/FUL	184 Southgate Street	B	0.018	222.22	4	4	0	0	0
WESTGATE	S	1599	08/01272/FUL	21 - 23A Worcester Street	B	0.049	102.88	5	5	0	0	0
WESTGATE	S	1651	10/00431/CON	53 Wellington Street	B	0.017	176.47	3	3	0	0	0
WESTGATE	L	1549	10/00769/FUL	Former Kwik Save Site	B	0.51	233.33	119	119	0	0	0
WESTGATE	S	1583	09/00654/COU	2A 2B 2C Clarence Street	B	0.014	428.57	6	6	0	0	0
WESTGATE	S	1911	11/00624/COU	194 - 198 Southgate Street	B	0.08	75.00	6	0	6	0	0
WESTGATE	S	1910	11/00452/FUL	11A Brunswick Square	B	0.04	25.00	1	1	0	0	0
WESTGATE	S	1924	11/00409/FUL	Marstons Pub Site	B	0.5	2.00	1	0	1	0	0
WESTGATE	S	1912	11/00840/COU	100 Northgate Street	B	0.01	100.00	1	1	0	0	0
WESTGATE	S	1913	11/01043/FUL	5 - 7 Brunswick Road	B	0.11	18.18	2	2	0	0	0
WESTGATE	S	1914	11/01131/REP	13 Cromwell Street	B	0.037	108.11	4	4	0	0	0
WESTGATE	S	1915	11/01161/COU	9 - 13 St Johns Lane	B	0.05	140.00	7	7	0	0	0
								3220	312			

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 or 3 above.

Revised Draft Central Area Action Plan DPD

Site	Indicative Dwelling Capacity
Gloscat Main Site	See appendix 2
Gloscat Media Site	See appendix 2
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
Total	1,910

Total Draft Allocations 2,090

Revised Draft Site Allocations and Designations DPD

Site	Indicative Dwelling Capacity
Clifton Road Triangle	65
Land at Clearwater Drive	30
Mayo's Land	See Appendix 2
Former Oil Storage Depot, Hempsted Lane	30
Land at Leven Close/Paygrove Lane	15
Land at Hammond Way	10
Blackbridge Allotments	See appendix 2
Norville Site, Tarrington Road	30
LAT Barnwood Road/Barnwood Bypass	See appendix 3
Former B&Q Site, Trier Way	Redeveloped for other use
Total	180

Appendix 4 - New Build Density on Sites that are Fully Complete

	Average density by ward (d/ha)	
	Large Sites	Small Sites
Abbey	-	-
Barnwood	7.72	25
Barton and Tredworth	-	43
Elmbridge		50
Grange	-	18.3
Hucclecote	-	50
Kingsholm and Wotton	-	83.3
Longlevens	-	20
Matson and Robinswood	64.7	50
Moreland	95.8	-
Podsmead	-	20
Quedgeley Fieldcourt	-	30.2
Quedgeley Severnvale	-	-
Tuffley	-	20
Westgate	342.8	116.7
Average overall	64.8	

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

Appendix 5 - Windfall Planning Permissions Granted 2011/12

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.

Ward	Site No.	Planning Application Number	SiteName	B/G	TypeofSite	Lg/Sm	Gross Capacity
BARNWOOD	1890	11/01335/FUL	Emmaus 201 Barnwood Road	B	Infill	S	3
BARNWOOD	1891	11/01407/FUL	3 Old Painswick Road	B	Infill	S	4
BARTON	1889	11/00477/COU	31 Conduit Street	B	Change of Use	S	1
ELMBRIDGE	1893	11/01019/FUL	78 Elmleaze	B	Infill	S	1
ELMBRIDGE	1892	11/00445/FUL	18 Elmleaze	B	Infill	S	2
GRANGE	1691	11/00071/FUL	LRO 91 - 93 Grange Road	B	Infill	S	2
GRANGE	1836	11/01148/FUL	95 & 97 Grange Road	B	Infill	S	2
HUCCLECOTE	1897	11/00259/FUL	51 Laynes Road	B	Residential Subdivision	S	2
HUCCLECOTE	1934	11/00742/OUT	Hucclecote Centre	B	Other Redevelopment	L	53
KINGSHOLM	1899	10/00889/FUL	Land Rear Of York House 74/76 London Rd	B	Infill	S	5
KINGSHOLM	1920	10/01295/FUL	37 - 39 Worcester Street	B	Other Redevelopment	L	14
KINGSHOLM AND WOTTON	1511	10/01269/REM	Land Off Posy Lane/Lansdown Road	G	Greenfield	L	15
KINGSHOLM AND WOTTON	1833	11/00038/REM	Cherry Tree Cottage Stamps Meadow Tewkesbury Road	B	Residential Redevelopment	S	1
KINGSHOLM AND WOTTON	1900	11/00503/FUL	4 Edwy Parade	B	Residential Subdivision	S	2
KINGSHOLM AND WOTTON	1738	11/00698/REP	16 Newland Street	B	Residential Redevelopment	S	4
LONGLEVENS	1926	11/00288/FUL	1 Innsworth Lane	B	Infill	S	1
LONGLEVENS	1901	11/00717/FUL	102A Oxstalls Way	B	Infill	S	1
MATSON AND ROBINSWOOD	1734	11/00002/REP	4 Winnycroft Cottages	B	Infill	S	1
MATSON AND ROBINSWOOD	1867	10/01260/REP	9 Redwell Road	B	Infill	S	1
MORELAND	1886	10/01186/FUL	72 Weston Road	B	Infill	S	1
MORELAND	1885	11/00020/FUL	54 St Pauls Road	B	Infill	S	1
MORELAND	1758	11/01253/REP	Land rear of 315 Stroud Road	B	Infill	S	1
MORELAND	1903	11/00702/FUL	27 Highworth Road	B	Infill	S	1
MORELAND	1762	11/01210/REP	87 Stroud Road	B	Other Redevelopment	S	6
MORELAND	1905	11/01245/FUL	15 Balfour Road	B	Infill	S	1
MORELAND	1928	12/00023/COU	90 - 92 Seymour Road	B	Change of Use	S	2
MORELAND	1680	11/00290/REP	68 Weston Road	B	Residential Redevelopment	L	14
MORELAND	1902	11/00521/COU	Seymour Hotel 145 Seymour Rd	B	Change of Use	S	6
MORELAND	1906	11/00501/COU	30 - 32 Park End Road	B	Other Redevelopment	L	11
MORELAND	1904	11/00727/FUL	Duke Of Wellington	B	Change of Use	S	3

MORELAND	1907	11/01046/REP	45 Tuffley Avenue	B	Change of Use	S	6
QUEDGELEY FIELDCOURT	1871	10/00586/FUL	45 Severn Oaks	B	Infill	S	1
QUEDGELEY FIELDCOURT	1894	11/00253/FUL	Quinton Naas Lane	B	Infill	S	4
QUEDGELEY FIELDCOURT	1895	11/00802/FUL	Land R/o Sunny Haven & Trawsafon Naas Lane	B	Infill	S	2
QUEDGELEY SEVERN VALE	1868	10/01179/FUL	6 Sims Lane	B	Infill	S	1
TUFFLEY	1909	11/00172/FUL	Land Adjacent 8 Forest View Road	B	Infill	S	1
WESTGATE	1710	10/00416/REP	136 - 138 Southgate Street	B	Change of Use	S	9
WESTGATE	1710	10/00416/REP	136 - 138 Southgate Street	B	Infill	S	9
WESTGATE	1415	11/00039/FUL	30 Clarence Street	B	Change of Use	S	2
WESTGATE	1777	11/00564/REM	Travis Perkins Site	B	Other Redevelopment	L	104
WESTGATE	1923	11/01020/COU	Roebuck House 37A Brunswick Road	B	Change of Use	L	14
WESTGATE	1924	11/00409/FUL	Land At Bakers Quay Llanthony Wharf And Monkmeadow	B	Derelict / Vacant	S	1
WESTGATE	1917	11/00178/COU	134 Eastgate Street	B	Change of Use	S	1
WESTGATE	1913	11/01043/FUL	5 - 7 Brunswick Road	B	Change of Use	S	2
WESTGATE	1915	11/01161/COU	9 - 13 St Johns Lane	B	Change of Use	S	7
WESTGATE	1853	10/00288/REP	92-96 Northgate Street	B	Infill	L	14
WESTGATE	1919	11/00604/FUL	Basement Flat 8 Arthur Street	B	Residential Subdivision	S	1
WESTGATE	1916	11/01371/FUL	Rear of 20 And 22 Wellington Street	B	Infill	S	2
WESTGATE	1771	11/01358/REP	Oak Cottage Rea Lane	B	Residential Redevelopment	S	1
WESTGATE	1914	11/01131/REP	13 Cromwell Street	B	Infill	S	4
WESTGATE	1921	11/00098/REP	17 St Johns Lane	B	Change of Use	L	12
WESTGATE	1918	11/00238/COU	24 Clarence Street	B	Change of Use	S	1
WESTGATE	1910	11/00452/FUL	11A Brunswick Square	B	Change of Use	S	1
WESTGATE	1911	11/00624/COU	194 - 198 Southgate Street	B	Change of Use	S	6
WESTGATE	1912	11/00840/COU	100 Northgate Street	B	Change of Use	S	1
							369

Appendix 6 - Lapsed Planning Permissions 2011/12

Ward	Site No.	Planning Application Number	SiteName	Description of Development	Capacity
BARNWOOD	1753	08/01282/FUL	47 Painswick Road Gloucester	Conversion of existing dwelling house into 2 no. self contained 1 bedroom accomodation.	2
BARNWOOD	1354.1	08/01348/COU	5 Coney Hill Parade	Change of use and internal alterations to former Post Office to create an additional self contained flat (ground floor).	1
BARTON AND TREDWORTH	1754	08/01239/FUL	45 Regent Street Gloucester	Single storey and two storey rear extensions. Conversion from 4 flats to 6 flats.	2
KINGSHOLM AND WOTTON	1778	09/00052/COU	69A London Road	Change of use from 6 no. bedsits and 1 bed flat to 6 no. self contained one bed flats.	6
KINGSHOLM AND WOTTON	1783	09/00207/FUL	82 London Road	Conversion of existing house into 3 no. self contained flats.	3
MATSON AND ROBINSWOOD	1747	08/00619/FUL	Tyndale Mission Hall And 98A Painswick Road	Conversion and two storey extensions to disused church to create 8 apartments.	8
MATSON AND ROBINSWOOD	1730	08/00374/OUT	LAT 60 St Peters Road	Outline application: Erection of 1 end of terrace dwelling with associated parking facilities.	1
WESTGATE	1764	08/01403/FUL	13-15 Cromwell Street	Demolition of existing rear extensions at 13 & 15 Cromwell Street and the development of 4 studio assisted apartments.	4
WESTGATE	1767	08/01237/COU	113-115 Southgate Street	Change of use to first and second floors and internal alterations from B1 office to a dwelling.	1
WESTGATE	1722	08/00285/COU	17 17A And 19 St Johns Lane	Conversion of property into 12 no. apartments and retention of existing Cafe on ground floor.	12
					40

Contacts

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