

Gloucester City Council

## Housing Monitoring Report April 2013



Gloucester  
**City Council**  
*Transforming Your City*



**Gloucester City Council**

**Housing Monitoring Report April 2013**

## **Contents**

1	Executive Summary	5
2	Summary of Housing Delivery	6
3	Housing Supply and Housing Requirements	7
4	Other Key Statistics	9
5	Further Information	10

## **Appendices**

1	Gross Completions by Ward Summary	12
2	Site Status 2012/13	
	Completions	13
	Commitments	16
3	Summary of Land Available on Draft Allocations	22
4	New Build Density	23
5	Windfall Planning Permissions 2012/13	24
6	Lapsed Planning Permissions	26

## **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 2012 – 31 March 2013. 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 2012 and 31 March 2013 the gross completion figure for new dwellings in Gloucester was 436. In the same period 3 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 433 dwellings.

The highest rates of completions in the monitoring year were experienced in Westgate Ward (40%), followed by Quedgeley Fieldcourt (33.5%).

Of the gross completions, 298 dwellings were completed on brownfield land (68.8%) and 135 dwellings were completed on green field land (31.2%).

The average density of new build completed dwellings was 32.24 dwellings per hectare.

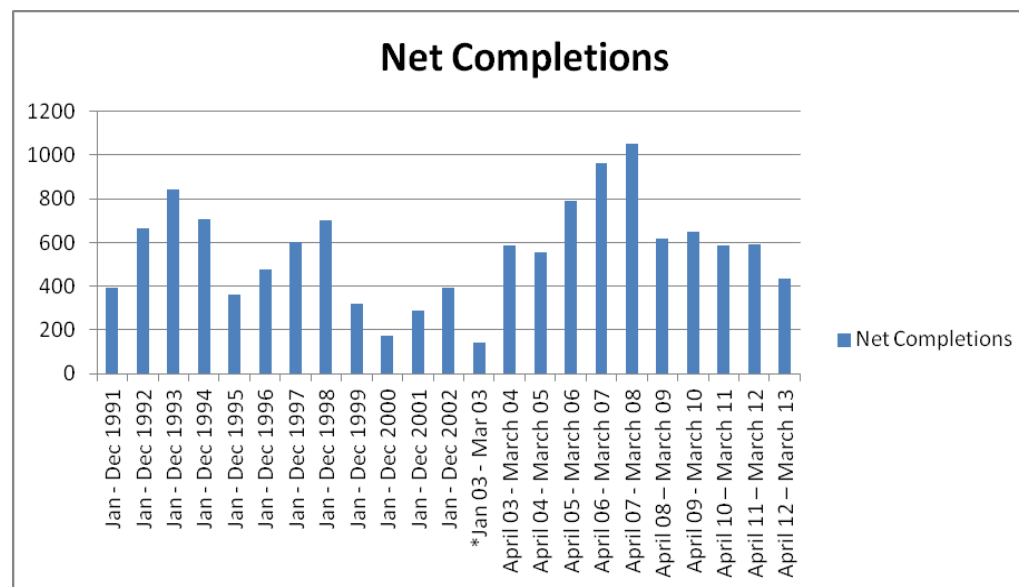
Between mid 1991 to 31 March 2013, an additional 12,884 dwellings (net) have been provided within the city. The Structure Plan requirement for Gloucester up to 2011 was 10,250 dwellings. Therefore, Gloucester has clearly exceeded the previous Structure Plan requirement.

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 2013, 4,893 dwellings have been completed in the city. An additional 6,607 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 433 new homes in the 2012/2013 period the City has exceeded the annual delivery requirement in the present monitoring year. A total of 5,475 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
April 12 - March 13	433



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 2013 the average completion rate in Gloucester was 560 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 2013	1025
	<b>Total Net Completions 2011 - 2013</b>	<b>1025</b>

C	Remaining Requirement	5,475
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D	Net Commitments - Large Sites (Appendix 2)	3,403
	Net Commitments - Small Sites (Appendix 2)	284

E	Allocations without Planning Permission (Appendix 3)*	2,090
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F	Other Firm Commitments**	67
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G	Windfall Allowance *** (30 x 18)	1206
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H	<b>Total Existing Supply of Land Available (D+E+F+G)</b>	<b>7050</b>
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I	Relationship to Remaining Requirement (C)	+1575
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\* Allocations according to 2006 LDF consultation documents – Central Area Action Plan and Sites Allocation Document

\*\* Sites subject to the completion of a S106 agreement shown in red at Appendix 2

\*\*\* Calculated according to 2012 SHLAA methodology

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

#### 3B – Structure Plan Third Alteration (1991 – 2012)

A	Dwelling Requirement (mid-1991 - mid-2011)	10,250
B	Net Completions 1991 - March 2012	12,451
	Net Completions April 2012 - March 2013	433
	<b>Total Net Completions 1991 - March 2013</b>	<b>12,884</b>

C	Current over provision	+2,634
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D	Net Commitments - Large Sites (Appendix 2)	3,403
	Net Commitments - Small Sites (Appendix 2)	284

E	Allocations without Planning Permission (Appendix 3)*	2,090
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F	Other Firm Commitments**	67
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G	Windfall Allowance ***	0
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H	<b>Total Existing Supply of Land Available (D+E+F+G)</b>	<b>5844</b>
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I	Relationship to 2011 Structure Plan (C+H)	+8478
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3C – Draft Regional Spatial Strategy 2006 – 2026

A	Dwelling Requirement (2006 -2026)	11,500
B	Net Completions 2006 - 2012	4,460
	Net Completions April 2012 - March 2013	433
	<b>Total Net Completions 1991 - March 2013</b>	<b>4,893</b>

C	Remaining Requirement	6,607
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D	Net Commitments - Large Sites (Appendix 2)	3,403
	Net Commitments - Small Sites (Appendix 2)	284

E	Allocations without Planning Permission (Appendix 3)*	2,090
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F	Other Firm Commitments**	67
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G	Windfall Allowance *** (51 x 13)	663
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H	<b>Total Existing Supply of Land Available (D+E+F+G)</b>	<b>6507</b>
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I	Relationship to Draft RSS	-100
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\* Allocations according to 2006 LDF consultation documents – Central Area Action Plan and Sites Allocation Document

\*\* Sites subject to the completion of a S106 agreement shown in red at Appendix 2

\*\*\* Calculated according to 2012 SHLAA methodology (10% of remaining requirement divided by remaining plan period)

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



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

Gross Dwelling Completions	436
Losses	3
<b>Net Completions</b>	<b>433</b>

Gross Completions Large Sites (Appendix 1)	377
Gross Completions Small Sites (Appendix 1)	56

Gross Completions Brownfield (Appendix 1)	298
Gross Completions Greenfield (Appendix 1)	135

Average New Build Density (Appendix 4)	32.24 dw/ha
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New Windfall Permissions 2012/13 (Appendix 5)	241
Large sites	191
Small sites	50

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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 = 10 or more dwellings; small = 9 or less dwellings) and also by brownfield and greenfield.

	COMPLETIONS				TOTAL
	BROWNFIELD		GREENFIELD		
	Small	Large	Small	Large	
Abbey	0	0	0	0	0 (0%)
Barnwood	1	0	0	0	1 (0.23%)
<b>Barton and Tredworth</b>					6 (1.38%)
	3	3	0	0	
Elmbridge	2	0	0	0	2 (0.46%)
Grange	1	0	0	0	1 (0.23%)
Hucclecote	3	0	0	0	3 (0.69%)
Kingsholm and Wotton	7	0	0	15	22 (5.08%)
Longlevens	2	0	0	0	2 (0.46%)
Matson and Robinswood	1	0	0	0	1 (0.23%)
Moreland	12	11	0	0	23 (5.31%)
Podsmead	1	0	0	0	1 (0.23%)
Quedgeley Fieldcourt	1	73	0	71	145 (33.49%)
Quedgeley Severnvale	0	0	0	49	49 (11.32%)
Tuffley	3	0	0	0	3 (0.69%)
Westgate	19	155	0	0	174 (40.18%)
<b>Total</b>	<b>56</b>	<b>242</b>	<b>0</b>	<b>135</b>	<b>433</b>

Total gross brownfield completions = 298

Total gross greenfield completions = 135

Total net completions = 433

## Appendix 2 - Site Status 2012/13

The following section provides information on all sites in Gloucester with planning permission as of 1 April 2013. For ease of use, the sites have been split according to the ward within which they are located. The sites have also been split between large and small sites (large = 10 or more dwellings; small = 9 or less dwellings). A summary of gross completions by ward is provided at Appendix 1.

### Abbreviations

LAT = Land Adjacent To

LRO = Land Rear Of

### Completions

Ward	Lg/Sm	Site Number	Planning Application Number	Site Name	B/Gf'ld	Site Area	Density	Gross Capacity	N/S	U/C	Complete in Year	Total Complete
BARNWOOD	S	1814	10/00449/FUL	79 Wells Road	B	0.030	33.33	1	0	0	1	1
BARTON & TREDWORTH	S	1854	10/00557/FUL	61 High Street	B	0.030	66.67	2	0	0	2	2
BARTON & TREDWORTH	S	1443	06/00108/FUL	2 Ryecroft Street	B	0.013	76.92	1	0	0	1	1
BARTON & TREDWORTH	L	1943	11/01410/FUL	339 Barton Street Gloucester	B	1.989	41.73	83	45	35	3	3
ELMBRIDGE	S	1892	11/00445/FUL	18 Elmleaze	B	0.040	50.00	2	0	0	2	2
GRANGE	S	1672	11/00071/FUL	2 Glencairn Avenue	B	0.029	70.18	2	0	0	1	1
HUCCLECOTE	S	1803	09/00938/COU	2 Silverdale Parade Hillview Road	B	0.020	150.00	3	0	0	3	3
KINGSHOLM & WOTTON	S	1927	12/00002/FUL	67 - 69 Alvin Street	B	0.040	25.00	1	0	0	1	1
KINGSHOLM & WOTTON	S	1883	10/01019/FUL	Land R/o Welsh Harp 36 London Road	B	0.180	27.78	5	0	0	5	5
KINGSHOLM & WOTTON	L	1511	10/01269/REM	Land Off Posy Lane/Lansdown Road	G	0.472	31.75	15	0	0	15	15
KINGSHOLM & WOTTON	S	1900	11/00503/FUL	4 Edwy Parade	B			1	0	0	1	1
LONGLEVENS	S	1901	11/00717/FUL	102A Oxtalls Way	B	0.050	20.00	1	0	0	1	1

LONGLEVENS	S	1866	10/01207/FUL	87 Oxstalls Way	B	0.060	16.67	1	0	0	1	1
MATSON & ROBINSWOOD	S	1887	10/00212/FUL	1 Cotteswold Road	B	0.050	20.00	1	0	0	1	1
MORELAND	S	1903	11/00702/FUL	27 Highworth Road	B	0.030	33.33	1	0	0	1	1
MORELAND	S	1904	11/00727/FUL	Duke Of Wellington	B	0.041	73.17	3	0	2	1	1
MORELAND	L	1906	11/00501/COU	30 - 32 Park End Road	B	0.080	137.50	11	0	0	11	11
MORELAND	S	1959	11/01255/COU	The Park End 18 Park End Road	B	0.038	237.47	9	0	0	9	9
MORELAND	S	1964	12/00473/COU	59 - 61 Calton Road Gloucester	B	0.052	38.61	2	0	0	1	1
PODSMEAD	S	1908	11/01195/FUL	15 Shelley Avenue	B	0.070	14.29	1	0	0	1	1
QUEDGELEY FIELDCOURT	L	1256.25	11/00201/REM	Parcel 4A3 I	B	1.800	51.67	93	14	21	7	12
QUEDGELEY FIELDCOURT					G				13	20	9	13
QUEDGELEY FIELDCOURT	L	1256.2	09/00631/REM	Parcel A4 framework 2/3	B	2.720	45.96	125	0	0	19	62
QUEDGELEY FIELDCOURT					G				0	0	19	63
QUEDGELEY FIELDCOURT	L	1256.21	09/00800/REM	RAF Quedgeley Frmwk 4 Area 4A1	B	3.060	46.41	142	46	20	4	5
QUEDGELEY FIELDCOURT					G				46	21	5	4
QUEDGELEY FIELDCOURT	L	1256.19	09/00067/REM	Area 4A4 Framework Plan 4	B	4.080	49.51	202	73	0	3	28
QUEDGELEY FIELDCOURT					G				73	0	3	28
QUEDGELEY FIELDCOURT	L	1256.15	07/00856/REM	RAF Quedgeley Fmwk 2/3 Area A3	G	3.880	33.76	131	5	7	10	53
QUEDGELEY FIELDCOURT					G				5	8	11	53
QUEDGELEY FIELDCOURT	L	1256.17	07/00998/REM	RAF Quedgeley Frmwk 2/3 Area B4	G	3.080	22.73	70	0	2	7	68
QUEDGELEY FIELDCOURT					G				0	3	7	68
QUEDGELEY FIELDCOURT	L	1256.18	07/01214/REM	RAF Quedgeley Frmwk 2/3 Area B3	G	3.620	39.78	144	0	2	11	70

QUEDGELEY FIELDCOURT					G				0	2	11	70
QUEDGELEY FIELDCOURT	L	1256.14	06/01304/REM	Framework 2/3 Area A2	B	3.040	39.14	119	0	2	9	57
QUEDGELEY FIELDCOURT					B			119	0	3	9	57
QUEDGELEY FIELDCOURT	S	1819	09/00859/FUL	Land adjacent to 9 Highliffe Drive	B	0.060	16.67	1	0	0	1	1
QUEDGELEY SEVERN VALE	L	1120.4	07/00571/REM	Phase 2 Land at Bodiam Avenue	G	3.350	51.04	171	20	20	49	131
TUFFLEY	S	1468	09/00939/FUL	r/o 246 248 250 & 252 Stroud Road	B	0.340	26.47	9	0	0	3	9
WESTGATE	S	1924	11/00409/FUL	Land At Bakers Quay	B	0.500	2.00	1	0	0	1	1
WESTGATE	S	1864	10/00539/FUL	7 College Street	B	0.020	100.00	2	0	0	2	2
WESTGATE	L	1713	10/00894/REP	Lock Warehouse	B	0.042	619.05	26	0	0	26	26
WESTGATE	L	1118.1	09/00250/FUL	Land south of Monk Meadow	B	5.770	38.13	220	4	0	8	216
WESTGATE	S	1110	10/01118/COU	Ferncroft Brunswick Road	B	0.020	50.00	1	0	0	1	1
WESTGATE	L	1333	06/00046/REM	Cattle Market	B	6.060	65.35	396	0	60	71	336
WESTGATE	S	1415	11/00039/FUL	30 Clarence Street	B	0.020	100.00	2	0	0	2	2
WESTGATE	S	1564	09/01333/FUL	184 Southgate Street	B	0.018	333.33	6	0	0	6	6
WESTGATE	S	1583	09/00654/COU	2A 2B 2C Clarence Street	B	0.014	428.57	6	0	0	6	6
WESTGATE	L	1777	11/00564/REM	Travis Perkins Site	B	3.050	34.10	104	31	20	50	53
WESTGATE	S	1910	11/00452/FUL	11A Brunswick Square	B	0.040	25.00	1	0	0	1	1

**433**

## Commitments

Ward	Lg/Sm	Site Number	Planning Application Number	SiteName	B/Gfld	SiteArea	Density	Gross Capacity	Net Capacity	N/S	U/C	Complete in Year	Total Completed	Expected Losses
ABBEY	L	1937	11/00488/FUL	Land To R/O Paget Cottage	B	0.481	27.03	13	13	13	0	0	0	0
ABBEY	S	1945	12/01008/FUL	24 Argyll Road Gloucester	B	0.042	23.87	1	1	1	0	0	0	0
BARNWOOD	S	1891	11/01407/FUL	3 Old Painswick Road	B	0.050	80.00	4	4	3	0	0	0	0
BARNWOOD	S	1938	12/00608/FUL	Emmaus 201 Barnwood Road	B	0.037	53.91	2	2	1	0	0	0	0
BARNWOOD	S	1939	12/00887/OUT	Land Adj 105 Barnwood Road	B	0.047	42.19	2	2	2	0	0	0	0
BARTON & TREDWORTH	S	1991	13/00041/FUL	66 Ryecroft Street	B	0.020	100.00	2	2	2	0	0	0	0
BARTON & TREDWORTH	S	1889	11/00477/COU	31 Conduit Street	B	0.030	33.33	1	1	1	0	0	0	0
BARTON & TREDWORTH	S	1888	11/00674/FUL	26 Tarrington Road	B	0.020	400.00	8	8	8	0	0	0	0
BARTON & TREDWORTH	S	1863	10/00997/COU	228 Barton Street	B	0.010	100.00	1	1	1	0	0	0	0
BARTON & TREDWORTH	S	1815	09/01038/COU	35 Falkner Street	B	0.010	200.00	2	1	0	2	0	0	1
BARTON & TREDWORTH	S	1000	09/01227/FUL	256 Barton Street	B	0.020	100.00	2	2	2	0	0	0	0
BARTON & TREDWORTH	S	1843	10/00429/FUL	308 - 310 Barton Street	B	0.070	57.14	4	4	4	0	0	0	0
BARTON & TREDWORTH	S	1789	09/00387/COU	304 Barton Street	B	0.020	100.00	2	1	1	1	0	0	1
BARTON & TREDWORTH	S	1790	09/00388/COU	306 Barton Street	B	0.010	200.00	2	1	1	1	0	0	1
BARTON & TREDWORTH	S	1940	12/00773/COU	2C Blenheim Road Gloucester	B	0.005	434.78	2	2	2	0	0	0	0
BARTON & TREDWORTH	S	1941	12/00684/FUL	72 Howard Street Gloucester	B	0.020	99.01	2	1	2	0	0	0	-1
BARTON & TREDWORTH	S	1942	12/00527/COU	24 Midland Road Gloucester	B	0.003	322.58	1	1	1	0	0	0	0
BARTON & TREDWORTH	L	1943	11/01410/FUL	339 Barton Street Gloucester	B	1.989	41.73	83	83	45	35	3	3	0
BARTON & TREDWORTH	S	1944	12/01137/OUT	Hatherley Road Day Centre	B	0.446	15.70	7	7	7	0	0	0	0



ELMBRIDGE	S	1893	11/01019/FUL	78 Elmleaze	B	0.020	50.00	1	1	1	0	0	0	0
ELMBRIDGE	S	1873	11/00150/FUL	48 Barnwood Road	B	0.180	16.67	3	3	3	0	0	0	0
ELMBRIDGE	S	1848	10/00254/FUL	55 Oakleaze	B	0.050	20.00	1	1	0	1	0	0	0
ELMBRIDGE	S	1852	10/00399/FUL	7 Oakleaze	B	0.050	20.00	1	1	0	1	0	0	0
ELMBRIDGE	S	1856	10/00698/FUL	164 Elmleaze	B	0.040	25.00	1	1	0	1	0	0	0
ELMBRIDGE	S	1946	11/01051/FUL	44 Nine Elms Road Gloucester	B	0.086	11.61	1	1	1	0	0	0	0
ELMBRIDGE	S	1947	12/00162/FUL	80 Elmleaze Gloucester	B	0.053	18.87	1	1	1	0	0	0	0
ELMBRIDGE	S	1949	12/00356/FUL	20 Grafton Road Gloucester	B	0.098	10.18	1	1	1	0	0	0	0
ELMBRIDGE	S	1950	12/00440/FUL	Land Adj 25 Barnwood Road	B	0.166	18.09	3	3	0	3	0	0	0
GRANGE	S	1836	11/01148/FUL	95 & 97 Grange Road	B	0.120	16.67	2	2	1	1	0	0	0
HUCCLECOTE	L	1934	11/00742/OUT	Hucclecote Centre	B	2.300	23.04	53	53	53	0	0	0	0
HUCCLECOTE	S	1802	09/00988/FUL	6 Hillview Road Hucclecote	B	0.040	25.00	1	1	0	1	0	0	0
HUCCLECOTE	S	1857	10/00823/FUL	54 Larkhay Road	B	0.040	25.00	1	1	1	0	0	0	0
HUCCLECOTE	S	1755	08/00848/FUL	26 Carisbrooke Road	B	0.060	16.67	1	1	0	1	0	0	0
HUCCLECOTE	S	1951	12/00554/FUL	46 Chosen Way Gloucester	B	0.040	49.88	2	2	0	2	0	0	0
KINGSHOLM & WOTTON	L	1920	10/01295/FUL	37 - 39 Worcester Street	B	0.070	200.00	14	14	14	0	0	0	0
KINGSHOLM & WOTTON	S	1899	10/00889/FUL	Land r/o York House 74/76 London Rd	B	0.080	62.50	5	5	5	0	0	0	0
KINGSHOLM & WOTTON	S	1900	11/00503/FUL	4 Edwy Parade	B	0.020	100.00	2	1	0	1	0	1	1
KINGSHOLM & WOTTON	S	1738	11/00698/REP	16 Newland Street	B	0.011	353.98	4	3	4	0	0	0	1
KINGSHOLM & WOTTON	S	1861	10/01029/FUL	Land Between 32 And 34 Denmark Road	B	0.040	25.00	1	1	1	0	0	0	0
KINGSHOLM & WOTTON	S	1833	11/00038/REM	Cherry Tree Cottage Stamps Meadow	B	0.120	8.33	1	1	1	0	0	0	1
KINGSHOLM & WOTTON	S	1674	10/00689/REP	143 Deans Way	B	0.037	108.99	4	4	4	0	0	0	0
KINGSHOLM & WOTTON	S	1952	11/01089/FUL	Bella House Sandhurst Road	B	0.063	15.92	1	1	0	1	0	0	0
LONGLEVENS	S	1926	11/00288/FUL	1 Innsworth Lane	B	0.020	50.00	1	1	1	0	0	0	0
LONGLEVENS	S	1840	10/00004/FUL	80 Longford Lane	B	0.100	10.00	1	1	1	0	0	0	0
LONGLEVENS	S	1810	08/01419/FUL	27 Estcourt Road	B	0.050	20.00	1	1	0	1	0	0	0
LONGLEVENS	S	1953	12/00265/FUL	165 Cheltenham Road Gloucester	B	0.129	7.74	1	1	1	0	0	0	0

LONGLEVENS	S	1954	12/01014/FUL	43 Kendal Road Gloucester	B	0.048	20.70	1	1	1	0	0	0	0
MATSON & ROBINSWOOD	S	1839	10/00017/FUL	57 Juniper Avenue	B	0.020	50.00	1	1	0	1	0	0	0
MATSON & ROBINSWOOD	S	1881	10/01283/OUT	101 Reservoir Road	B	0.190	10.53	2	2	2	0	0	0	0
MATSON & ROBINSWOOD	S	1734	11/00002/REP	4 Winnycroft Cottages	B	0.037	26.74	1	1	0	1	0	0	0
MATSON & ROBINSWOOD	L	1711	10/00419/REP	Ramada Hotel and Resort	B	0.590	18.64	11	11	11	0	0	0	0
MATSON & ROBINSWOOD	S	1007	10/00646/FUL	Land adj 349 Painswick Road	B	0.044	22.83	1	1	0	1	0	0	0
MATSON & ROBINSWOOD	S	1955	12/00391/COU	Snow Capel Farm Sneedhams Green	B	0.060	16.78	1	1	1	0	0	0	0
MATSON & ROBINSWOOD	S	1956	12/00633/FUL	Former Depot Rectory Road	B	0.019	108.11	2	2	2	0	0	0	0
MATSON & ROBINSWOOD	S	1957	12/00838/FUL	31 Matson Lane Gloucester	B	0.082	24.39	2	2	2	0	0	0	0
MATSON & ROBINSWOOD	S	1958	12/00601/OUT	Land r/o 435 Painswick Road	B	0.111	9.01	1	1	1	0	0	0	0
MATSON & ROBINSWOOD	S	1973	12/00389/OUT	Robinswood Hill Farm Reservoir Road	B	0.283	17.64	5	4	5	0	0	0	1
MORELAND	L	1994	12/01070/FUL	84 Frampton Road	B	0.250	64.00	16	15	16	0	0	0	1
MORELAND	S	1995	13/00055/FUL	261 Stroud Road	B	0.060	16.67	1	1	1	0	0	0	0
MORELAND	S	1902	11/00521/COU	Seymour Hotel 145 Seymour Rd	B	0.060	100.00	6	6	1	5	0	0	0
MORELAND	S	1928	12/00023/COU	90 - 92 Seymour Road	B	0.050	40.00	2	2	0	2	0	0	0
MORELAND	S	1880	10/00406/REP	35 Stroud Road	B	0.020	150.00	3	2	3	0	0	0	1
MORELAND	S	1885	11/00020/FUL	54 St Pauls Road	B	0.010	100.00	1	1	0	1	0	0	0
MORELAND	S	1886	10/01186/FUL	72 Weston Road	B	0.070	14.29	1	1	1	0	0	0	0
MORELAND	S	1758	11/01253/REP	Land rear of 315 Stroud Road	B	0.100	10.00	1	1	1	0	0	0	0
MORELAND	S	1762	11/01210/REP	87 Stroud Road	B	0.080	75.00	6	6	6	0	0	0	0
MORELAND	L	1680	11/00290/REP	68 Weston Road	B	0.122	115.13	14	14	14	0	0	0	0
MORELAND	S	1904	11/00727/FUL	Duke Of Wellington	B	0.041	73.17	3	3	0	2	1	1	0
MORELAND	S	1905	11/01245/FUL	15 Balfour Road	B	0.040	25.00	1	1	1	0	0	0	0
MORELAND	S	1907	11/01046/REP	45 Tuffley Avenue	B	0.080	75.00	6	6	6	0	0	0	0
MORELAND	S	1960	12/00641/REP	1A Stanley Road Gloucester	B	0.004	238.10	1	1	1	0	0	0	0
MORELAND	S	1961	12/00179/COU	The Coach House 131 Bristol	B	0.013	75.76	1	1	1	0	0	0	0

Road														
MORELAND	S	1964	12/00473/COU	59-61 Calton Road	B	0.050	40.00	2	2	0	0	1	1	0
MORELAND	S	1963	12/00530/FUL	78 Weston Road Gloucester	B	0.052	19.34	1	1	1	0	0	0	0
MORELAND	S	1965	12/00184/FUL	21 Stroud Road Gloucester	B	0.041	120.77	5	5	0	5	0	0	0
PODSMEAD	L	1935	11/00724/OUT	Blackbridge Allotments	G	0.900	15.56	14	14	14	0	0	0	0
PODSMEAD	S	1718	10/00737/REP	LAT 152 Tuffley Avenue	B	0.040	25.00	1	1	1	0	0	0	0
PODSMEAD	L	1774.1	07/00472/OUT	Former St Gobain & Wellman Graham Site	B	6.240	37.02	231	231	231	0	0	0	0
PODSMEAD	L	1774.2	07/00474/OUT	Former Contract Chemicals Site	B	2.950	36.95	109	109	109	0	0	0	0
QUEDGELEY FIELDCOURT	S	1895	11/00802/FUL	Land R/o Sunny Haven & Trawsafon Naas Lane	B	0.240	8.33	2	2	2	0	0	0	0
QUEDGELEY FIELDCOURT	S	1896	10/01119/COU	8 School Lane	B	0.110	0.00	0	-1	-1	0	0	0	-1
QUEDGELEY FIELDCOURT	L	1256		Kingsway - remaining outline capacity without reserved matters consent	B/G			500	500	500	0	0	0	0
QUEDGELEY FIELDCOURT	L	1256.25	11/00201/REM	Parcel 4A3 I	B G	1.800	51.67	93	93	14 13	21 20	7 9	12 13	0 0
QUEDGELEY FIELDCOURT	L	1256.23	10/00468/REM	Framework 4 Area 4B2	B G	4.670	25.70	120	120	60 60	0 0	0 0	0 0	0 0
QUEDGELEY FIELDCOURT	L	1256.21	09/00800/REM	RAF Quedgeley Frmwk 4 Area 4A1	G B	3.060	46.41	142	142	46 46	20 21	4 5	5 4	0 0
QUEDGELEY FIELDCOURT	L	1256.22	09/00897/REM	RAF Quedgeley Framework 4 Parcel 4b4	G B	3.260	39.88	130	130	65 65	0 0	0 0	0 0	0 0
QUEDGELEY FIELDCOURT	L	1256.24	10/00467/REM	Framework 4 Area 4A2	B G	3.980	33.42	133	133	66 67	0 0	0 0	0 0	0 0
QUEDGELEY FIELDCOURT	S	1821	10/00756/FUL	Oaklands Naas Lane	B	0.170	17.65	3	3	2	1	0	0	0
QUEDGELEY FIELDCOURT	L	1256.19	09/00067/REM	Area 4A4 Framework Plan 4	B G	4.080	49.51	202	202	73 73	0 0	2 3	28 28	0 0
QUEDGELEY FIELDCOURT	L	1256.15	07/00856/REM	RAF Quedgeley Frmwk 2/3 Area A3	B G	3.880	33.76	131	131	5 5	7 8	10 11	53 53	0 0
QUEDGELEY	L	1256.17	07/00998/REM	RAF Quedgeley Frmwk 2/3	B	3.080	22.73	70	70	0	2	7	68	0



WESTGATE	L	1932	11/00107/FUL	Former Gloscat Buildings Brunswick Road	B	2.420	104.96	254	254	254	0	0	0	0
WESTGATE	L	1930	11/01427/FUL	6 Spa Road Land At Bakers Quay Llanthony Wharf And Monkmeadow	B	0.110	127.27	14	14	14	0	0	0	0
WESTGATE	L	1648.2	09/01096/REM	133 Southgate Street	B	0.280	42.86	12	12	12	0	0	0	0
WESTGATE	S	1865	10/00678/COU	46 Westgate Street	B	0.020	0.00	0	-1	-1	0	0	0	-1
WESTGATE	S	1849	10/00244/COU	92-96 Northgate Street	B	0.010	200.00	2	2	1	0	0	0	0
WESTGATE	L	1853	10/00288/REP	2 Russell Street	B	0.110	127.27	14	14	14	0	0	0	0
WESTGATE	S	1830	09/00920/COU	136 - 138 Southgate Street	B	0.065	138.46	9	9	9	0	0	0	0
WESTGATE	L	1118.1	09/00250/FUL	Land south of Monk Meadow	B	5.770	38.13	220	220	4	0	8	216	0
WESTGATE	L	1333	06/00046/REM	Cattle Market	B	6.060	65.35	396	396	0	60	71	336	0
WESTGATE	S	1419	10/00506/COU	117-119 Southgate Street	B	0.010	500.00	5	5	5	0	0	0	0
WESTGATE	L	1648	02/00271/OUT	Gloucester Quays	B	4.310	228.54	985	985	973	0	0	0	0
WESTGATE	S	1572	09/00535/COU	141 Southgate Street	B	0.017	238.10	4	3	0	4	0	0	0
WESTGATE	S	1651	10/00431/CON	53 Wellington Street	B	0.017	176.47	3	3	3	0	0	0	0
WESTGATE	L	1549	10/00769/FUL	Former Kwik Save Site	B	0.510	233.33	119	119	119	0	0	0	0
WESTGATE	L	1777	11/00564/REM	Travis Perkins Site	G	3.050	34.10	104	104	31	20	50	53	0
WESTGATE	S	1911	11/00624/COU	194 - 198 Southgate Street	B	0.080	75.00	6	6	0	6	0	0	0
WESTGATE	S	1912	11/00840/COU	100 Northgate Street	B	0.010	100.00	1	1	1	0	0	0	0
WESTGATE	S	1913	11/01043/FUL	5 - 7 Brunswick Road	B	0.110	18.18	2	2	2	0	0	0	0
WESTGATE	S	1914	11/01131/REP	13 Cromwell Street	B	0.037	108.11	4	4	4	0	0	0	0
WESTGATE	S	1915	11/01161/COU	9 - 13 St Johns Lane Registry Office Maitland House 17 Spa Road Gloucester GL1 1UY	B	0.050	140.00	7	7	7	0	0	0	0
WESTGATE	L	1975	12/00698/FUL	1 Albion Cottages The Docks Gloucester GL1 2ER	B	0.104	105.97	11	11	11	0	0	0	0
WESTGATE	S	1976	12/00720/COU	Gloucester Docks Trading Co. 2 Albion Cottages The Docks Gloucester GL1 2ER	B	0.012	86.21	1	1	1	0	0	0	0
WESTGATE	S	1977	12/00719/FUL	3-5 Worcester Street Gloucester	B	0.011	95.24	1	1	1	0	0	0	0
WESTGATE	S	1979	12/01068/COU	57 Longsmith Street Gloucester	B	0.020	50.00	1	1	1	0	0	0	0
WESTGATE	S	1980	12/00011/COU		B	0.010	192.31	2	2	2	0	0	0	0

WESTGATE	S	1981	12/00475/FUL	County Chambers Station Road	B	0.015	266.67	4	4	4	0	0	0	0
WESTGATE	S	1982	12/00361/FUL	Oak Cottage Rea Lane	B	0.076	13.11	1	0	1	0	0	0	-1
WESTGATE	L	1983	12/00919/FUL	14 - 18 Clarence Street	B	0.061	344.26	21	21	21	0	0	0	0
WESTGATE	S	1984	12/00679/REP	21 Worcester Street	B	0.028	211.27	6	6	6	0	0	0	0
WESTGATE	S	1985	12/00591/COU	51 Brunswick Road	B	0.025	39.37	1	1	1	0	0	0	0
WESTGATE	S	1986	12/00769/COU	27 Brunswick Square	B	0.010	102.04	1	1	1	0	0	0	0
WESTGATE	S	1988	12/00688/FUL	12 - 14 Northgate Street	B	0.014	143.88	2	2	2	0	0	0	0
WESTGATE	S	1989	12/00784/REP	7 Worcester Street	B	0.018	217.39	4	4	4	0	0	0	0
WESTGATE	S	1990	12/00750/FUL	11A Spa Road	B	0.040	50.25	2	2	2	0	0	0	0
									3458	296	288		6	

### **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**

<b>Site</b>	<b>Indicative Dwelling Capacity</b>
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
<b>Total</b>	<b>1,910</b>

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

<b>Site</b>	<b>Indicative Dwelling Capacity</b>
Clifton Road Triangle	65
Land at Clearwater Drive	30
Mayo's Land	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
Former B&Q Site, Trier Way	Redeveloped for other use
<b>Total</b>	<b>180</b>

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

	Average density by ward (d/ha)	
	Large Sites	Small Sites
<b>Abbey</b>	-	-
<b>Barnwood</b>	-	-
<b>Barton and Tredworth</b>	-	-
<b>Elmbridge</b>	-	50.0
<b>Grange</b>	-	70.2
<b>Hucclecote</b>	-	-
<b>Kingsholm and Wotton</b>	31.7	27.7
<b>Longlevens</b>	-	18.3
<b>Matson and Robinswood</b>	-	20.0
<b>Moreland</b>	-	33.3
<b>Podsmead</b>	-	14.3
<b>Quedgeley Fieldcourt</b>	45.9	16.7
<b>Quedgeley Severnvale</b>	-	-
<b>Tuffley</b>	-	26.5
<b>Westgate</b>	-	-
<i>Average overall</i>	<b>32.24</b>	

Note: Blank fields denote wards that ward had no new build 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 2012 and 31 March 2013.

The definition of 'Windfall' for the 12/13 monitoring year is that contained in the NPPF (March 2012) and therefore does not include units permitted in residential gardens.

Parish	Site Number	Planning Application Number	SiteName	B/G	L/S	Gross Capacity	Type of Site
ABBEY	1945	12/01008/FUL	24 Argyll Road Gloucester GL2 0QR	B	S	1	Change of Use
ABBEY	1937	11/00488/FUL	Land To The Rear Of Paget Cottage The Wheatridge And To The Rear Of Numbers 6 -14 (evens) Awebrige Way Gloucester	B	L	13	Change of Use
BARNWOOD	1939	12/00887/OUT	Land Adj 105 Barnwood Road Gloucester GL4 3HA	B	S	2	Other Redevelopment
BARTON AND TREDWORTH	1943	11/01410/FUL	339 Barton Street Gloucester GL1 4LL	B	L	83	Other Redevelopment
BARTON AND TREDWORTH	1941	12/00684/FUL	72 Howard Street Gloucester GL1 4UU	B	S	2	Residential subdivision
BARTON AND TREDWORTH	1888	11/00674/FUL	26 Tarrington Road	B	S	8	Other redevelopment
BARTON AND TREDWORTH	1942	12/00527/COU	24 Midland Road Gloucester	B	S	1	Residential subdivision
BARTON AND TREDWORTH	1944	12/01137/OUT	Hatherley Road Day Centre Hatherley Road Gloucester GL1 4PW	B	S	7	Other Redevelopment
ELMBRIDGE	1949	12/00356/FUL	20 Grafton Road Gloucester GL2 0QW	B	S	1	Change of Use
HUCCLECOTE	1951	12/00554/FUL	46 Chosen Way Gloucester GL3 3BL	B	S	2	Residential redevelopment
KINGSHOLM AND WOTTON	1927	12/00002/FUL	67 - 69 Alvin Street	B	S	1	Change of Use
MATSON AND ROBINSWOOD	1956	12/00633/FUL	Former Depot Rectory Road Gloucester	B	S	2	Other redevelopment

MATSON AND ROBINSWOOD	1955	12/00391/COU	Snow Capel Farm Sneedhams Green Gloucester GL4 6EQ	B	S	1	Change of use
MATSON AND ROBINSWOOD	1973	12/00389/OUT	Robinswood Hill Farm Reservoir Road Gloucester GL4 6SX	B	S	5	Change of Use
MORELAND	1963	12/00530/FUL	78 Weston Road Gloucester GL1 5AX	B	S	1	Change of use
MORELAND	1961	12/00179/COU	The Coach House 131 Bristol Road Gloucester GL1 5SS	B	S	1	Change of Use
MORELAND	1964	12/00473/COU	59 - 61 Calton Road Gloucester GL1 5DT	B	S	2	Change of Use
TUFFLEY	1974	12/00994/COU	365 Stroud Road Gloucester GL4 0DA	B	S	1	Change of Use
WESTGATE	1988	12/00688/FUL	12 - 14 Northgate Street Gloucester GL1 1SE	B	S	2	Change of Use
WESTGATE	1930	11/01427/FUL	6 Spa Road	B	L	14	Change of use
WESTGATE	1976	12/00720/COU	1 Albion Cottages The Docks Gloucester GL1 2ER	B	S	1	Change of Use
WESTGATE	1977	12/00719/FUL	Gloucester Docks Trading Co. 2 Albion Cottages The Docks Gloucester GL1 2ER	B	S	1	Change of Use
WESTGATE	1986	12/00769/COU	27 Brunswick Square Gloucester GL1 1UN	B	S	1	Change of Use
WESTGATE	1990	12/00750/FUL	11A Spa Road Gloucester GL1 1UY	B	S	2	Change of Use
WESTGATE	1981	12/00475/FUL	County Chambers Station Road Gloucester GL1 1DH	B	S	4	Change of use
WESTGATE	1975	12/00698/FUL	Registry Office Maitland House 17 Spa Road Gloucester GL1 1UY	B	L	11	Change of use
WESTGATE	1985	12/00591/COU	51 Brunswick Road Gloucester GL1 1JS	B	S	1	Change of use
WESTGATE	1983	12/00919/FUL	14 - 18 Clarence Street Gloucester GL1 1DP	B	L	21	Change of use
WESTGATE	1993	12/01202/FUL	Bruton House	B	L	37	Change of Use
WESTGATE	1992	12/01155/FUL	45 - 47 Northgate Street	B	L	12	Change of Use



## Contacts

### Planning Policy

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