

Gloucester City Council

Housing Monitoring Report

April 2016



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1. Executive Summary

This is the Housing Monitoring Report for Gloucester City for the period 1st April 2015 to 31st March 2016. Gloucester City Council has been monitoring the progress of approved new housing planning applications and allocations since 1989. The report records the following information:

- The status of all sites subject to planning permission for new housing and the loss of housing within the monitoring period.
- The number of new dwellings that have been completed within the monitoring period.
- Loss of dwellings as a result of conversion to other uses.
- Details of the subdivision of existing dwellings.
- Numbers of dwellings which are committed (have planning permission) and are expected to be build post 31st March 2016.

Housing Delivery

- Between 1st April 2015 and 31st March 2016 the gross completion figure for new dwellings in Gloucester was 475.
- In the same period 3 dwellings were lost to other uses or as a consequence of the subdivision of existing dwellings; so between 1st April 2015 and 31st March 2016 the net completion figure for new dwellings in Gloucester was 472.
- The highest rates of completions in the monitoring period were in Quedgeley Fieldcourt Ward with 53.8 % of all gross completions and Westgate Ward with 24.0% of all gross completions in the monitoring period.
- Of the gross completions 321 (67%) dwellings were completed on Brownfield land and 154 (32%) on Greenfield land.
- The average density of housing schemes, (those fully completed) between 1st April 2015 and 31st March 2016 in the City was 52.01 dwellings per hectare.
- There are 2,237 deliverable housing commitments post 31st March 2016.

Joint Core Strategy Context

The following is from Exam 226 JCS Housing Trajectory Update – April 2016

<http://www.gct-jcs.org/Documents/Examination-Document-Library-6/EXAM-226---JCS-Housing-Trajectory-Update-290416.pdf>

As of April 2016 the JCS has an Objectively Assessed Need (OAN) of 33,500 dwellings over the plan period (2011-2031). Gloucester's Demographic OAN is 13,300 dwellings to 2031. Gloucester's need will be provided for through urban capacity within the City and at strategic allocations to the north and east of Gloucester within Tewkesbury Borough. Specifically the need will be met through:

- Completions since 2011

- Deliverable Commitments
- A Windfall Allowance
- Gloucester City Plan Site Allocations
- Strategic Allocations (In Gloucester City)
- Strategic Allocations (also called Urban Extensions) in Tewkesbury Borough, specifically meeting Gloucester's housing need.

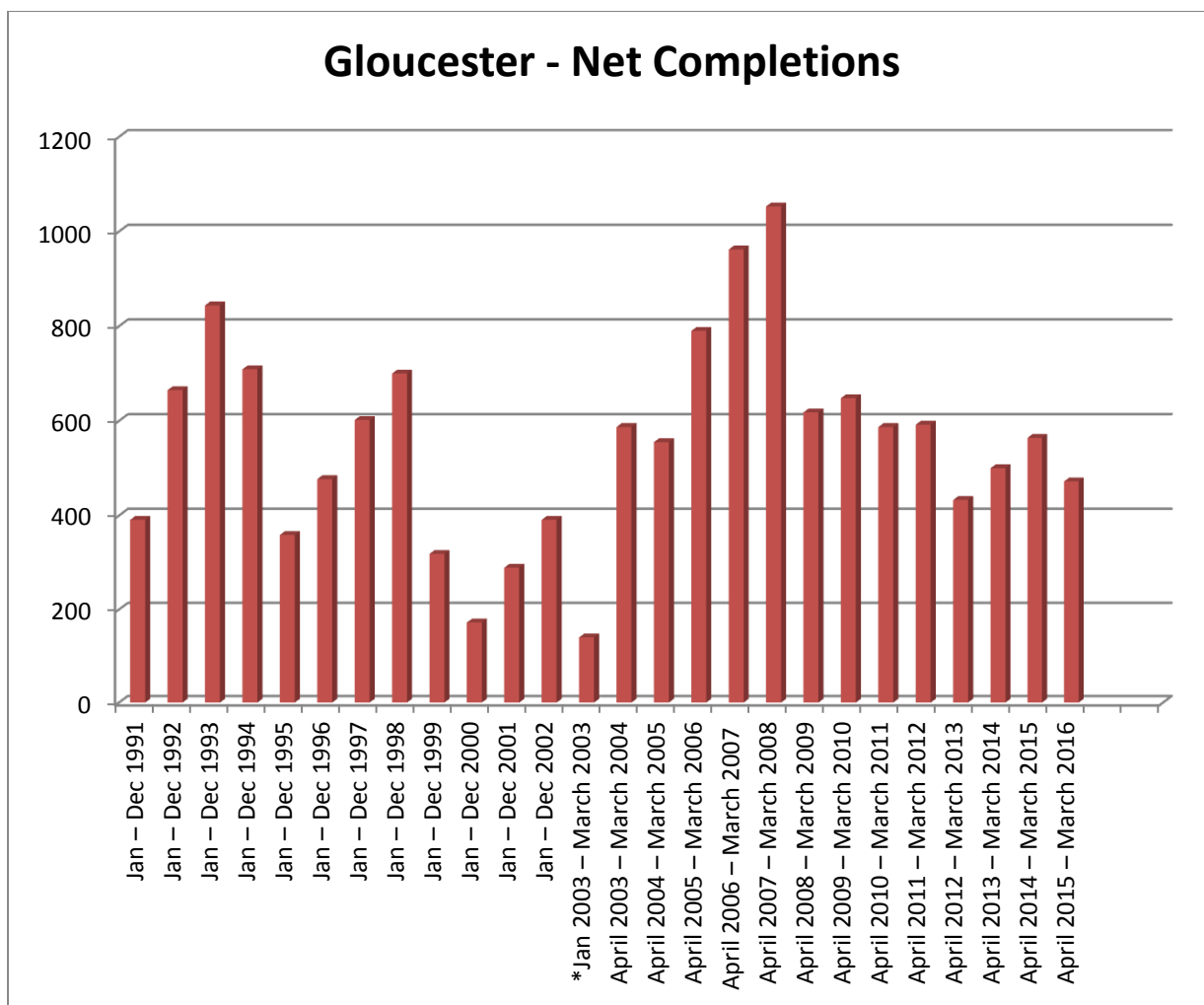
This report is Gloucester focused in terms of completions & commitments in the City. The detailed housing trajectory (relating also to the strategic allocations meeting Gloucester's need in Tewkesbury Borough) can be found in the latest version of the JCS Housing Implementation Strategy (HIS) which is available on the JCS website.

2. Summary of Housing Delivery

A. Completions – Trend Data

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 2003 – March 2003	140
April 2003 – March 2004	587
April 2004 – March 2005	555
April 2005 – March 2006	790
April 2006 – March 2007	962
April 2007 – March 2008	1053
April 2008 – March 2009	618
April 2009 – March 2010	648
April 2010 – March 2011	587
April 2011 – March 2012	592
April 2012 – March 2013	433
April 2013 – March 2014	500
April 2014 – March 2015	564
April 2015 – March 2016	472

*Please note that the low number of completions here reflects the short monitoring period where the annual monitoring was switched from January to March.



Between 1st January 1991 and 31st March 2016 the average completion rate in Gloucester was 554.6 dwellings per annum.

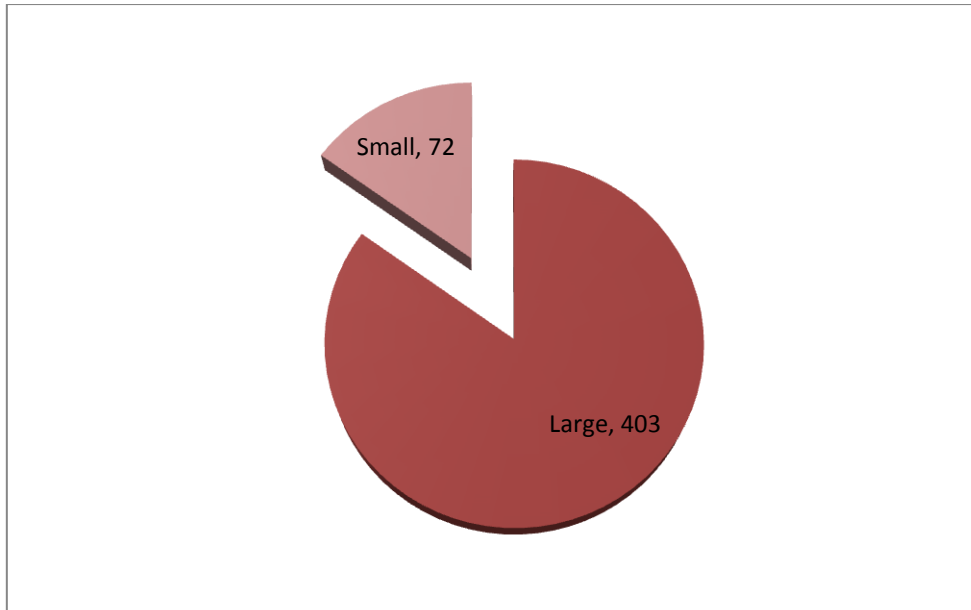
Since April 2011 (the start of the JCS plan period) 2,561 dwellings have been completed.

B. Dwelling Completions for the Monitoring Year

Gross Dwelling Completions	475
Losses	3
Net Dwelling Completions	472

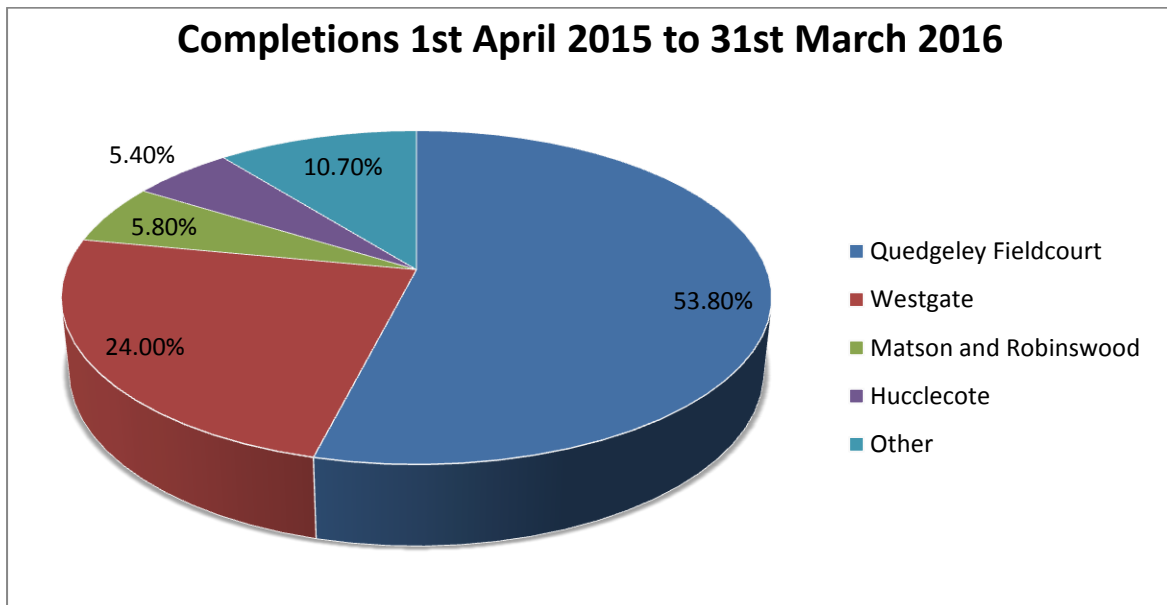
C. Large & Small Site Comparison

Gross Dwelling Completions Large Sites (10 dwellings plus) (See Appendix 1)	403
Gross Dwelling Completions Small Sites (1 – 9 dwellings) (See Appendix 2)	72



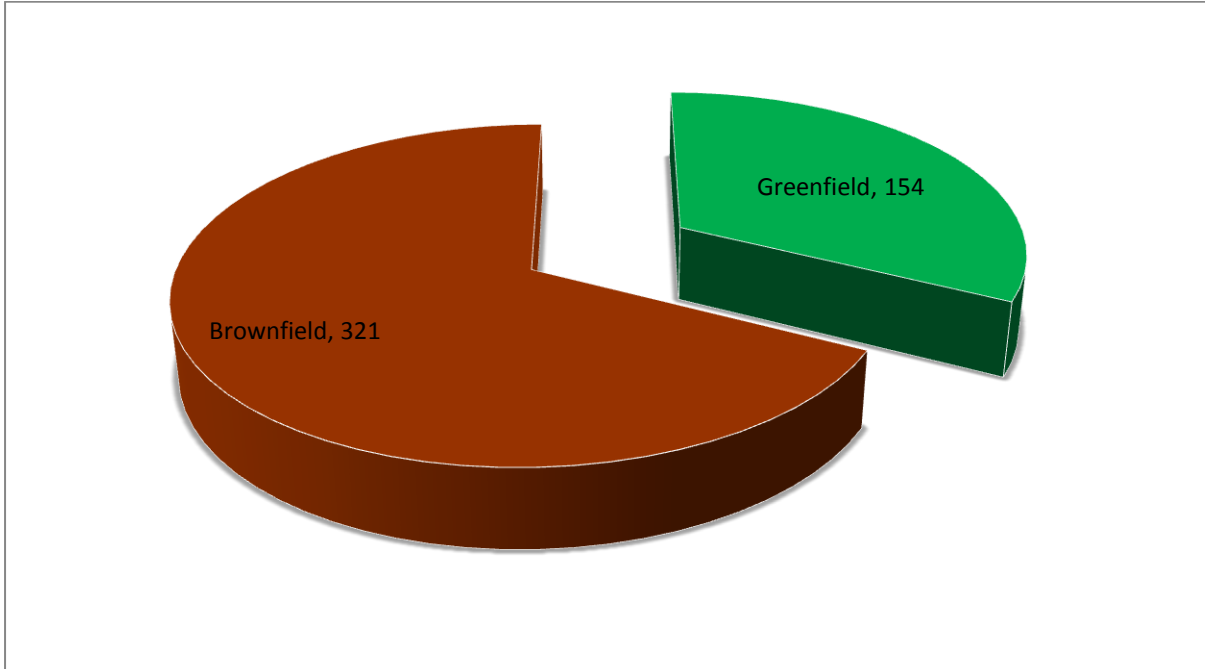
D. Wards with Most Completions

Ward	Percentage Completion
Quedgeley Fieldcourt	53.8 % of all completions
Westgate	24.0 % of all completions
Matson & Robinswood	5.8 % of all completions
Hucclecote	5.4 % of all completions
Other remaining wards combined	10.7 % of all completions



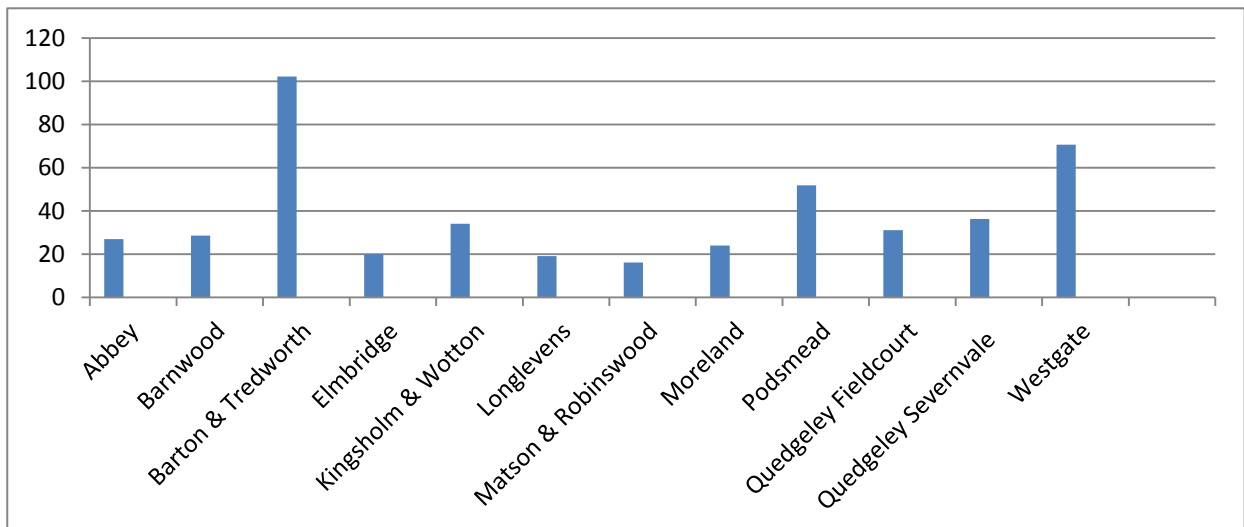
E. Completions – Brownfield / Greenfield Data

Gross Dwelling Completions Brownfield (See Appendix 1)	321
Gross Dwelling Completions Greenfield (See Appendix 1)	154



F. Average Density on Schemes/Dwellings Fully Complete (as of 31st March 2016)

Average New Build Density - Completed Dwellings (See Appendix 4)	50.01 dwellings per ha
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G. Affordable Housing Delivery (2015/16)

In this monitoring year, 62 affordable houses were completed. This represents 13% of completions. Of the 62, 45 were for rent, 11 were for low-cost home ownership and 6 were shared ownership/shared equity. Since the year 2006/07, on average, about 25% of all houses completed year on year have been 'affordable'. The most productive year in recent times was 2008/09 when 51% of house completions were 'affordable'. In contrast only 6% of completions in 2012/13 were affordable.

H. Housing Mix

For major housing development (completions in 2015/16) the housing mix has been recorded as per information submitted by applicants in their application forms. (See Appendix 8 for details).

3. Further Information

For further information, please contact Gloucester City Council's Planning Policy and Heritage Team:

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APPENDICES

Appendix 1. Summary of Gross Completions by Ward

The following table show the gross completions by ward, and then breaks this down between large and small sites (large = 10 or more dwellings; small = 9 or fewer dwellings) and also by development on Brownfield or Greenfield land.

Completions					
Ward	Brownfield		Greenfield		Total
	Small	Large	Small	Large	
Abbey	0	2	0	0	2
Barnwood	3	12	0	0	15
Barton & Tredworth	3	0	0	0	3
Elmbridge	4	0	0	0	4
Grange	0	0	0	0	0
Hucclecote	0	26	0	0	26
Kingsholm & Wotton	18	0	0	0	18
Longlevens	4	0	0	0	4
Matson & Robinswood	5	17	6	0	28
Moreland	2	0	0	0	2
Podsmead	2	0	0	0	2
Quedgeley Fieldcourt	1	116	0	139	256
Quedgeley Severnvale	1	0	0	0	1
Tuffley	0	0	0	0	0
Westgate	14	91	9	0	114
Total	57	264	15	139	475

Total Gross Brownfield Completions	321
Total Gross Greenfield Completions	154
Total Gross Completions	475
Total Net Completions	472

Appendix 2. Site Status 2015/16

The following table provides the site detail related to the overall figures in Appendix 1. The data is all sites in Gloucester with planning permission and which have had dwellings completed in the monitoring year (Between 1st April 2015 and 31st March 2016).

Housing Completions

Ward	Site Name	Planning App No.	Dwellings Permitted / Site Capacity	Brownfield / Greenfield	Losses	Complete in 2015/16	Dwellings Remaining to be Built
Abbey	Land rear of Paget Cottage & rear of 6 -14 Awebridge Way	11/00488/FUL	13	B	0	2	0
Barnwood	Gloucestershire Deaf Association, Colin Road	14/00275/FUL	12	B	0	12	0
Barnwood	34 Newton Avenue	14/00422/FUL	2	B	0	2	0
Barnwood	65 St Lawrence Road	14/00442/FUL	1	B	0	1	0
Barton & Tredworth	18 Vicarage Road	13/01068/OUT	1	B	0	1	0
Barton & Tredworth	75 Millbrook Street	13/00706/FUL	1	B	0	1	0
Barton and Tredworth	40 Salisbury Road	14/00657/FUL	1	B	0	1	0
Elmbridge	55 Oakleaze	10/00254/FUL	1	B	0	1	0
Elmbridge	164 Elmleaze	10/00698/FUL	1	B	0	1	0
Elmbridge	24 Argyll Rd	12/01008/FUL	1	B	0	1	0

Elmbridge	44 Nine Elms Road	11/01051/FUL	1	B	0	1	0
Hucclecote	The Hucclecote Centre	11/00742/OUT	53	B	0	26	27
Kingsholm & Wotton	Land between 32 & 34 Denmark Road	10/01029/FUL	1	B	0	1	0
Kingsholm & Wotton	99 London Road	12/00916/FUL	1	B	0	1	0
Kingsholm & Wotton	30 Denmark Road	13/00973/FUL	6	B	0	6	0
Kingsholm & Wotton	Cherry Tree Cottage, Stamps Meadow	11/00038/REM	1	B	0	1	0
Kingsholm & Wotton	20 London Road	14/00951/COU	1	B	0	1	0
Kingsholm & Wotton	Land adjacent to 102 Deans Way	14/00834/FUL	1	B	0	1	0
Kingsholm & Wotton	51 Kingsholm Road	15/00311/FUL	2	B	0	2	0
Kingsholm & Wotton	Bewick House, Denmark Road	15/00245/COU	5	B	0	4	1
Kingsholm & Wotton	97 London Road	15/01396/COU	1	B	0	1	0
Longlevens	38 Beaumont Road	13/00695/OUT	1	B	0	1	0
Longlevens	73 Longford Lane	13/00462/FUL	1	B	0	1	0
Longlevens	10 Cotswold Gardens	13/01085/FUL	1	B	0	1	0
Longlevens	165 Cheltenham Road	12/00265/FUL	1	B	0	1	0
Matson & Robinswood	435 Painswick Road	13/01177/FUL	1	B	0	1	0
Matson & Robinswood	Hallmark Hotel, Matson Lane	12/01098/FUL	58	B	0	17	0

Matson & Robinswood	Land At Bazeley Road	14/01460/FUL	6	G	0	6	0	
Matson & Robinswood	Land Between 11 & 25 St Peters Road	14/01461/FUL	5	B	0	4	1	
Moreland	87 Bristol Road	14/01446/COU	1 loss	B	1	-1	0	
Moreland	85 Bristol Road	14/01171/COU	1	B	0	1	0	
Moreland	261 Stroud Road	13/00055/FUL	1	B	0	1	0	
Podsmead	13 Scott Avenue	14/00496/FUL	2	B	0	2	0	
Quedgeley Fieldcourt	25 Fieldcourt Gardens, Quedgeley	14/00829/FUL	1	B	0	1	0	
Quedgeley Fieldcourt	Kingsway - Framework Plan 4 Area 4A4	13/00362/REM	184	B	G	0	51	28
Quedgeley Fieldcourt	Kingsway - Framework 4 Parcel 4B4	09/00897/REM	130	B	G	0	75	15
Quedgeley Fieldcourt	Kingsway - Framework 4 Area 4B2	10/00468/REM	120	B	G	0	46	28
Quedgeley Fieldcourt	Kingsway- Framework 4 Area 4A3ii part 2	13/00860/REM	55	B	G	0	40	15
Quedgeley Fieldcourt	Mayo's Land	13/01013/REM	49	G	0	33	1	
Quedgeley Fieldcourt	311 Bristol Road	13/00615/FUL	10	B	0	10	0	
Quedgeley Severnvale	The Gables Elmore Lane West, Quedgeley	14/00808/FUL	1	B	0	1	0	
Tuffley	68 Tuffley Lane	14/00438/COU	1 loss	B	1	-1	0	
Westgate	Former Gloscat Buildings Brunswick Road	11/00107/FUL	254	B	0	50	134	
Westgate	Maitland House 17 Spa Road	12/00698/FUL	11	B	0	3	0	

Westgate	2 Albion Cottages The Docks	12/00719/FUL	1	B	0	1	0
Westgate	27 Brunswick Square	12/00769/COU	1	B	0	1	0
Westgate	Bruton House	12/01202/FUL	37	B	0	14	3
Westgate	31 Park Road	13/01011/COU	1	B	0	1	0
Westgate	76 Eastgate Street	13/00969/FUL	4	B	0	4	0
Westgate	5 Russell Street	13/00539/FUL	1	B	0	1	0
Westgate	7 Priory Place	13/00960/FUL	3	B	0	2	0
Westgate	Land between 2-4 Wellington St	13/01123/FUL	10	B	0	10	0
Westgate	Land south of Rectory Lane	13/00977/FUL	1	G	0	1	0
Westgate	Newark Farm buildings	13/01203/FUL	8	G	0	8	0
Westgate	15 Brunswick Road	14/00728/JPA	1	B	0	1	0
Westgate	Lennox House, Spa Road	14/01448/COU	1	B	0	1	0
Westgate	Prince Of Wales, 25 Station Road	14/00947/FUL	14	B	0	14	0
Westgate	10 College Green	15/00874/COU	1 loss	B	1	-1	0
Westgate	19-21 Brunswick Road	15/00294/JPA	2	B	0	2	0
TOTAL					3	Gross = 475 Net = 472	

The following table shows housing commitments by Gloucester ward i.e. the number of dwellings with planning permission which are due to be delivered post 31st March 2016).

Housing Commitments

Ward	Site Name	Planning App No.	Dwellings Permitted / Site Capacity	Expected Losses	Brownfield / Greenfield	Dwellings completed in years prior to the Monitoring Year	Dwellings completed in the Monitoring year 1 st April 2015 to 31 st March 2016	Dwellings to be completed post 31 st March 2016
Barnwood	33 Painswick Road	13/00747/FUL	1	0	B	0	0	1
Barnwood	105 Barnwood Road (Land adjacent to)	12/00887/OUT	2	0	B	0	0	2
Barnwood	18 Grove Crescent	16/00178/FUL	1	0	B	0	0	1
Barnwood	21 Richmond Avenue	15/00768/FUL	1	0	B	0	0	1
Barnwood	23 Lichfield Road	15/01184/FUL	1	0	B	0	0	1
Barnwood	29 North Upton Lane	15/00544/FUL	6	0	B	0	0	6
Barnwood	Land Rear 31-49 Birch Avenue	14/01458/FUL	7	0	B	0	0	7
								Barnwood Total = 19
Barton & Tredworth	59 Park End Road	12/01157/COU	1	0	B	0	0	1
Barton & Tredworth	119 High Street	13/00161/COU	3	0	B	0	0	3
Barton and Tredworth	66 Ryecroft Street	13/00041/FUL	1	0	B	0	0	1
Barton &	386 Barton Street	15/00082/FUL	1	0	B	0	0	1

Tredworth								
Barton & Tredworth	17 Percy Street	13/01293/FUL	-1	-1	B	0	0	-1
Barton & Tredworth	48B Falkner Street	15/00115/FUL	3	0	B	0	0	3
Barton & Tredworth	1 Knowles Road	15/00725/FUL	1	0	B	0	0	1
Barton & Tredworth	119 High Street	15/00785/FUL	1	0	B	0	0	1
Barton & Tredworth	12 Midland Road	15/00579/FUL	2	0	B	0	0	2
Barton & Tredworth	2 Furlong Road	16/00042/FUL	1	0	B	0	0	1
Barton & Tredworth	82 Jersey Road	15/01403/FUL	3	0	B	0	0	3
Barton & Tredworth	143-147 Barton Street (Rear of)	11/01284/FUL	12	0	B	0	0	12
Barton and Tredworth	28 Vicarage Road	14/01129/OUT	1	0	B	0	0	1
Barton and Tredworth	31 Falkner Street	14/00435/FUL	1	0	B	0	0	1
Barton & Tredworth	35 Slaney Street	14/00078/COU	1	0	B	0	0	1
Barton & Tredworth	Land adj to 1 Hopewell Street	15/00745/FUL	6	0	B	0	0	6
								Barton & Tredworth Total = 37
Elmbridge	80 Elmleaze	12/00162/FUL	1	0	B	0	0	1
Elmbridge	15 Sandyleaze	15/01281/FUL	1	0	B	0	0	1
Elmbridge	67 Barnwood Road	15/00229/FUL	2	0	B	0	0	2
Elmbridge	2 Grafton Road	14/00407/FUL	2	1	B	0	0	1
								Elmbridge Total = 5
Hucclecote	21 Brookfield Road	13/00943/FUL	1	0	B	0	0	1
Hucclecote	Hucclecote Centre	11/00742/OUT	53	0	B	0	26	27
Hucclecote	11 Colwell Avenue	13/00856/FUL	1	0	B	0	0	1

Hucclecote	1 Deer Park Road	15/00471/OUT	1	0	B	0	0	1
Hucclecote	28 Elmgrove Road	14/01131/FUL	1	0	B	0	0	1
								Hucclecote Total = 31
Grange	54 Charlecote Avenue	15/01614/FUL	1	0	B	0	0	1
								Grange Total = 1
Kingsholm & Wotton	16 Newland Street	11/00698/REP	4	1	B	0	0	3
Kingsholm & Wotton	Hillfield House 5 Denmark Road	14/00776/FUL	1	0	B	0	0	1
Kingsholm & Wotton	Bewick House 1 Denmark Road	14/01365/FUL	2	0	B	0	0	2
Kingsholm & Wotton	Bewick House 1 Denmark Road	15/00245/COU	5	0	B	4	0	1
Kingsholm & Wotton	13 Alexandra Road	14/01101/COU	1	0	B	0	0	1
Kingsholm & Wotton	Laurel House 29-31 Alexandra Road	14/00502/FUL	2	0	B	0	0	2
								Kingsholm & Wotton Total = 10
Longlevens	5A Rydal Road	15/01532/FUL	1	0	B	0	0	1
								Longlevens Total = 1
Matson & Robinswood	18 Painswick Road	15/00309/FUL	1	0	B	0	0	1
Matson & Robinswood	Former 296 Painswick Road	15/00366/FUL	4	0	B	0	0	4
Matson & Robinswood	Snow Capel Farm, Sneedhams Green	15/00479/FUL	1	0	B	0	0	1
Matson & Robinswood	Yew Tree Cottage, Winneycroft Lane	15/00334/FUL	1	0	B	0	0	1
Matson & Robinswood	49 Underhill Road	15/00339/FUL	1	0	G	0	0	1

Matson & Robinswood	Snow Capel Farm, Sneedhams Green	15/01458/QPA	1	0	B	0	0	1
Matson & Robinswood	The Bungalow, Sneedhams Green	15/00731/FUL	1	0	B	0	0	1
Matson & Robinswood	11 & 25 St Peters Road (Land between)	14/01461/FUL	5	0	B	0	4	1
Matson & Robinswood	Robinswood Hill Farm, Reservoir Road	13/00684/FUL	6	0	B	0	0	6
Matson & Robinswood	Tyndale Mission Hall & 98A Painswick Road	14/00730/OUT	8	0	B	0	0	8
Matson & Robinswood	Winneycroft Farm, Corncroft Lane	14/00065/FUL	2	1	B	0	0	1
Matson & Robinswood	262 Painswick Road	14/01430/FUL	1	0	B	0	0	1
								Matson & Robinswood Total = 27
Moreland	1A Stanley Road	12/00641/REP	1	0	B	0	0	1
Moreland	2C Hartington Road	15/00913/FUL	1	0	B	0	0	1
Moreland	313A Stroud Road	15/01206/FUL	1	0	B	0	0	1
Moreland	261 Stroud Road	15/01394/FUL	1	0	B	0	0	1
Moreland	88 Bristol Road (Mitchells)	13/00653/FUL	7	0	B	0	0	7
Moreland	35 Clevedon Road	13/00763/FUL	2	1	B	0	0	1
Moreland	239 Bristol Road (Land adjacent to)	15/00147/FUL	1	0	B	0	0	1
Moreland	177 Bristol Road	14/00132/FUL	1	0	B	0	0	1
Moreland	The Lunchbox, 177 Bristol Road	14/01381/FUL	1	0	B	0	0	1
Moreland	87 Stroud Road	14/01079/FUL	7	0	B	0	0	7
Moreland	15 Balfour Road	14/00844/FUL	1	0	B	0	0	1
Moreland	215 Stroud Road	14/00624/OUT	1	0	B	0	0	1
								Moreland Total = 24
Podsmead	152 Tuffley Avenue	13/00965/FUL	1	0	B	0	0	1
Podsmead	Former Contract Chemicals Site, Bristol Road	07/00474/OUT	86	0	B	0	0	86
Podsmead	St Gobain / Former Wellman Graham / Contract Chemicals	07/00472/OUT	172	0	B	0	0	172
Podsmead	Blackbridge Allotments, Stroud Road	14/01317/OUT	14	0	G	0	0	14

Podsmead	Land to the rear of 18 Podsmead Road	14/01455/FUL	1	0	B		0	0	1
Podsmead	Land to the rear of 20 Podsmead Road	15/00106/FUL	1	0	B		0	0	1
Podsmead	Land to the rear of 13-15 Podsmead Road	15/00604/FUL	2	0	B		0	0	2
Podsmead	Land rear of 66 - 72 Tuffley Crescent	15/00169/FUL	7	0	B		0	0	7
									Podsmead Total = 284
Quedgeley Fieldcourt	Kingsway - Remaining outline capacity without reserved matters consent	06/01242/OUT	297	0	B	G	0	0	297
Quedgeley Fieldcourt	Kingsway - Framework 4 Parcel 4B4	09/00897/REM	130	0	B	G	40	75	15
Quedgeley Fieldcourt	Kingsway - Framework 4 Area 4B2	10/00468/REM	120	0	B	G	46	46	28
Quedgeley Fieldcourt	Kingsway - Framework 4 Area 4A2	10/00467/REM	133	0	B	G	0	0	133
Quedgeley Fieldcourt	Kingsway - Framework 4 Area 4A3ii Part 2	13/00860/REM	55	0	B	G	0	40	15
Quedgeley Fieldcourt	Kingsway - Framework 4 Area 4A4	13/00362/REM	184	0	B	G	105	51	28
Quedgeley Fieldcourt	Mayos Land	13/01013/REM	49	0	B		15	33	1
Quedgeley Fieldcourt	Land at Highliffe Farmhouse	12/01102/FUL	1	0	B		0	0	1
Quedgeley Fieldcourt	67 Fieldcourt Gardens	16/00111/FUL	1	0	B		0	0	1
Quedgeley Fieldcourt	54 Fieldcourt Gardens	15/00331/FUL	1	0	B		0	0	1
Quedgeley Fieldcourt	139 Bristol Road	15/00600/FUL	1	0	B		0	0	1
Quedgeley Fieldcourt	255 Bristol Road	15/00694/FUL	1	0	G		0	0	1
Quedgeley Fieldcourt	128 Fieldcourt Gardens, Quedgeley	14/01450/FUL	2	0	B		0	0	2
									Quedgeley Fieldcourt Total = 524
Quedgeley	17 Old Elmore Lane	10/00916/FUL	5	1	B		2	0	2

Severnvale								
Quedgeley Severnvale	15 Old Elmore Lane, Quedgeley	14/00873/FUL	1	0	B	0	0	1
Quedgeley Severnvale	Berkeley House Falcon Close, Quedgeley	15/00670/JPA	13	0	B	0	0	13
								Quedgeley Severnvale Total = 16
Tuffley	5 Woods Orchard	12/00280/FUL	2	0	B	0	0	2
Tuffley	Land to side of 7 Eardisland Road	13/00593/FUL	1	0	B	0	0	1
Tuffley	PATA Centre, Grange Road	15/01524/OUT	12	0	B	0	0	12
Tuffley	Land Adjacent 1 & 3 Woods Orchard	14/00801/OUT	1	0	B	0	0	1
Tuffley	Land to rear of 7-11 Kemble Road	14/01459/FUL	9	0	B	0	0	9
								Tuffley Total = 25
Westgate	117-119 Southgate Street	10/00506/COU	5	0	B	0	1	4
Westgate	Rear of 20 and 22 Wellington Street	11/01371/FUL	2	0	B	0	0	2
Westgate	Former Gloscat Buildings Brunswick Road	11/00107/FUL	254	0	B	70	50	134
Westgate	7 Worcester Street	12/00784/REP	4	0	B	0	0	4
Westgate	45-47 Northgate Street	12/01155/FUL	12	0	B	0	0	12
Westgate	Bruton House	12/01202/FUL	37	0	B	20	14	3
Westgate	Barbican House, 31 Barbican Road	13/00804/JPA	13	0	B	0	0	13
Westgate	136 - 138 Southgate Street	15/01454/FUL	2	0	B	0	0	2
Westgate	Bastion House and No. 28 Brunswick Road	16/00002/FUL	9	0	B	0	0	9
Westgate	Friary House 46 - 50 Southgate Street	16/00023/JPA	18	0	B	0	0	18
Westgate	Fitzalan House Park Road	16/00106/JPA	35	0	B	0	0	35
Westgate	9 -13 St Johns Lane	15/00167/FUL	1	0	B	0	0	1
Westgate	31 Westgate Street	15/00251/FUL	2	0	B	0	0	2
Westgate	19-21 Brunswick Road	15/00294/JPA	12	0	B	0	0	12
Westgate	141 Southgate Street	15/00397/FUL	3	0	B	0	0	3
Westgate	Former RAF Club 6 Spa Road	15/00356/FUL	14	0	B	0	0	14
Westgate	41 Westgate Street	15/00497/COU	1	0	B	0	0	1
Westgate	St Luke's House and Former Goat Inn	15/00550/FUL	4	0	B	0	0	4

	Llanthony Road							
Westgate	24 Clarence Street	15/00569/FUL	1	0	B	0	0	1
Westgate	12 Arthur Street	15/00664/COU	1	0	B	0	0	1
Westgate	77 Southgate Street (Albion House)	15/00672/COU	22	0	B	0	0	22
Westgate	25 Brunswick Road	15/00898/JPA	4	0	B	0	0	4
Westgate	23 Spa Road	15/01468/FUL	3	0	B	0	0	3
Westgate	32 Clarence Street	14/01078/COU	1	0	B	0	0	1
Westgate	111 Westgate Street (Infinity Tattooing)	15/01488/FUL	3	0	B	0	0	3
Westgate	78 Westgate Street	15/01503/FUL	2	0	B	0	0	2
Westgate	The Lodge 19 Brunswick Square	15/01400/FUL	10	0	B	0	0	10
Westgate	97 Westgate Street	15/01385/FUL	1	0	B	0	0	1
Westgate	18 The Oxeboe	14/01257/FUL	2	0	B	0	0	2
Westgate	32 Clarence Street	14/00284/FUL	3	1	B	0	0	2
Westgate	17,17A & 19 St Johns Lane	14/00329/FUL	12	0	B	0	0	12
Westgate	13 Park Road	14/00087/JPA	1	0	B	0	0	1
Westgate	9 - 13 St Johns Lane	14/00891/JPA	11	0	B	0	0	11
Westgate	9 - 13 St Johns Lane	14/00889/COU	1	0	B	0	0	1
Westgate	37 - 41 Southgate Street	14/00766/FUL	15	0	B	0	0	15
Westgate	Conway House 31 - 35 Worcester Street	14/00688/JPA	15	0	B	0	0	15
Westgate	27 Westgate Street	14/00606/FUL	1	0	B	0	0	1
Westgate	57 Southgate Street	14/00606/FUL	1	0	B	0	0	1
Westgate	Old Hempsted Fuel Depot	12/00725/OUT	85	0	B	0	0	85
Westgate	Land East Of Hempsted Lane	13/01032/OUT	50	0	B	0	0	50
Westgate	Cathedral House, Three Cocks Lane	15/00410/JPA	15	0	B	0	0	15
Westgate	24 Clarence Street	14/01013/FUL	1	0	B	0	0	1
Westgate	Land At Bakers Quay Llanthony Wharf and Monkmeadow bounded by Southgate Street Llanthony Road, St Ann Way	14/00709/FUL	1000	466	B	0	0	534
Westgate	Land at Bakers Quay	15/01144/FUL	166	0	B	0	0	166
								Westgate Total = 1,233
								TOTAL = 2,237

Appendix 3. Summary of Land Available in Draft Allocations

Potential housing allocations for the City Plan are being reviewed following the City Plan consultation on sites in the summer of 2013. As of 1st April 2016 the total 'City Plan Potential' is 1,937 dwellings (see table below).

Potential Site Allocation	Ward	Potential Dwelling Capacity
Land at The Wheatridge	Abbeydale	50
Land at Mead Road	Abbeymead	8
Land South of Barnwood Road	Barnwood	23
Factory at Tarrington Road	Barton & Tredworth	60
Helipebs, Sisson Road	Elmbridge	60
Former Civil Service Club, off Estcourt Road	Kingsholm & Wotton	20
Great Western Rd Sidings	Elmbridge	100
Telecom House, Great Western Road	Elmbridge	25
Wessex House, Great Western Road	Elmbridge	20
67-69 London Road	Westgate	30
Former Bishops College, off Estcourt Road	Kingsholm & Wotton	90
Leven Close/Paygrove Lane	Longlevens	20
Land adjacent to St. Aldates	Matson & Robinswood	20
Land East of Waterwells	Quedgeley Fieldcourt	150
Land at Clearwater Drive	Quedgeley Severn Vale	15
Land South of Grange Road	Tuffley	250
104 Northgate Street	Westgate	20
Greater Blackfriars	Westgate	400
Kings Quarter	Westgate	50
Land at St.Oswalds	Westgate	60
Land at Rea Lane	Westgate	35
Former Kwiksave site, Northgate Street	Westgate	95
Land at Newark Farm, Hempsted	Westgate	46
Southgate Moorings	Westgate	40
Land off Myers Road	Elmbridge	250
		Total = 1,937

Appendix 4. Density on Schemes/Dwellings Fully Complete (as of 31st March 2016)

Ward	Site Name	Planning App No.	Dwellings Permitted / Site Capacity	Site Area (ha)	Dwellings Per Hectare Equivalent
Abbey	Land rear of Paget Cottage & rear of 6 -14 Awebridge Way	11/00488/FUL	13	0.481	27
Average for Abbey Ward = Housing development at 27.0 dwellings per hectare					
Barnwood	Gloucestershire Deaf Association, Colin Road	14/00275/FUL	12	0.2989	40.14
Barnwood	34 Newton Avenue	14/00422/FUL	2	0.096	20.83
Barnwood	65 St Lawrence Road	14/00442/FUL	1	0.04	25
Average for Barnwood Ward = Housing development at 28.6 dwellings per hectare					
Barton & Tredworth	18 Vicarage Road	13/01068/OUT	1	0.0276	36.2
Barton & Tredworth	75 Millbrook Street	13/00706/FUL	1	0.0049	204.08
Barton and Tredworth	40 Salisbury Road	14/00657/FUL	1	0.015	66.6
Average for Barton & Tredworth Ward = Housing development at 102.2 dwellings per hectare					
Elmbridge	55 Oakleaze	10/00254/FUL	1	0.05	20
Elmbridge	164 Elmleaze	10/00698/FUL	1	0.04	25
Elmbridge	24 Argyll Rd	12/01008/FUL	1	0.0419	23.8
Elmbridge	44 Nine Elms Road	11/01051/FUL	1	0.0861	11.6
Average for Elmbridge Ward = Housing development at 20.1 dwellings per hectare					
Kingsholm & Wotton	Cherry Tree Cottage, Stamps Meadow	11/00038/REM	1	0.12	8.3
Kingsholm & Wotton	99 London Road	12/00916/FUL	1	0.1031	9.6
Kingsholm & Wotton	30 Denmark Road	13/00973/FUL	6	0.1652	36.3
Kingsholm & Wotton	Land between 32 & 34 Denmark Road	10/01029/FUL	1	0.04	25

Kingsholm & Wotton	20 London Road	14/00951/COU	1	0.0123	81.3
Kingsholm & Wotton	Land adjacent to 102 Deans Way	14/00834/FUL	1	0.0806	12.4
Kingsholm & Wotton	51 Kingsholm Road	15/00311/FUL	2	0.03	66.6
Kingsholm & Wotton	97 London Road	15/01396/COU	1	0.03	33.3
Average for Kingsholm & Wotton Ward = Housing development at 34.1 dwellings per hectare					
Longlevens	165 Cheltenham Road	12/00265/FUL	1	0.1292	7.7
Longlevens	38 Beaumont Road	13/00695/OUT	1	0.057	17.5
Longlevens	73 Longford Lane	13/00462/FUL	1	0.1412	7.0
Longlevens	10 Cotswold Gardens	13/01085/FUL	1	0.0225	44.4
Average for Longlevens Ward = Housing development at 19.1 dwellings per hectare					
Matson & Robinswood	435 Painswick Road	13/01177/FUL	1	0.11	9.0
Matson & Robinswood	Hallmark Hotel, Matson Lane	12/01098/FUL	58	1.7768	32.6
Matson & Robinswood	Land At Bazeley Road	14/01460/FUL	6	0.1385	7.2
Average for Matson & Robinswood Ward = Housing development at 16.2 dwellings per hectare					
Moreland	85 Bristol Road	14/01171/COU	1	0.0318	31.4
Moreland	261 Stroud Road	13/00055/FUL	1	0.06	16.6
Average for Moreland Ward = Housing development at 24.0 dwellings per hectare					
Podsmead	13 Scott Avenue	14/00496/FUL	2	0.0385	51.9
Average for Podsmead Ward = Housing development at 51.9 dwellings per hectare					
Quedgeley Fieldcourt	311 Bristol Road	13/00615/FUL	10	0.2711	36.8
Quedgeley Fieldcourt	25 Fieldcourt Gardens, Quedgeley	14/00829/FUL	1	0.0392	25.5
Average for Quedgeley Fieldcourt Ward = Housing development at 31.15 dwellings per hectare					
Quedgeley Severnvale	The Gables Elmore Lane West, Quedgeley	14/00808/FUL	1	0.0275	36.3
Average for Quedgeley Severnvale Ward = Housing development at 36.3 dwellings per hectare					

Westgate	Maitland House 17 Spa Road	12/00698/FUL	11	0.1038	105.9
Westgate	2 Albion Cottages The Docks	12/00719/FUL	1	0.0105	95.2
Westgate	27 Brunswick Square	12/00769/COU	1	0.0098	102.04
Westgate	31 Park Road	13/01011/COU	1	0.0197	50.7
Westgate	76 Eastgate Street	13/00969/FUL	4	0.0296	135.13
Westgate	5 Russell Street	13/00539/FUL	1	0.0116	86.2
Westgate	7 Priors Place	13/00960/FUL	3	0.077	38.9
Westgate	Land between 2-4 Wellington St	13/01123/FUL	10	0.04	250
Westgate	Land south of Rectory Lane	13/00977/FUL	1	0.1701	5.87
Westgate	Newark Farm buildings	13/01203/FUL	8	0.2798	28.5
Westgate	15 Brunswick Road	14/00728/JPA	1	0.0231	43.2
Westgate	Lennox House, Spa Road	14/01448/COU	1	1.19	0.84
Westgate	Prince Of Wales, 25 Station Road	14/00947/FUL	14	0.68	20.5
Westgate	19-21 Brunswick Road	15/00294/JPA	2	0.0716	27.9
Average for Westgate Ward = Housing development at 70.7 dwellings per hectare					
Average Density across 12 Wards is 52.01 dwelling per hectare					

Appendix 5. Lapsed or Superseded Planning Permissions
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Ward	Site Name	App Ref	Gross Capacity	Potential Losses
Barton and Tredworth	35 Falkner Street (Subdivision of dwelling into 2 flats) Lapsed	09/01038/COU	2	1
Barton and Tredworth	26 Tarrington Road	11/00674/FUL	8	0
Barton and Tredworth	2C Blenheim Road	12/00773/COU	2	0
Barton and Tredworth	72 Howard Street	12/00684/FUL	2	1
Matson & Robinswood	Snow Capel Farm Sneedhams Green This was later permitted as (15/00479/FUL)	12/00391/COU	1	0
Matson & Robinswood	Land rear of 435 Painswick Road	12/00601/OUT	1	0
Quedgeley Fieldcourt	Holmcroft Needham Avenue Quedgeley	12/00352/REP	1	0
Tuffley	365 Stroud Road	12/00994/COU	1	0
Matson & Robinswood	Robinswood Hill Farm, Reservoir Road	13/01018/FUL	6	0
Elmbridge	51 Barnwood Road	14/01271/COU	1	0
Westgate	Bastion House Brunswick Road Later was permitted as (16/00002/FUL)	14/00482/FUL	3	0
Totals			28	2
<p>Note: The above applications have <u>not</u> been included in the Commitments table (on page 16 of this report). Therefore there is no need to minus 28 from the Commitments totals.</p>				

Appendix 6. Loss of Dwellings 2015/16
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Ward	Site Name	Gross Capacity	Losses
Westgate	10 College Green (15/00874/COU) Change of use from Dwelling house (C3) to non-residential institutional use (D1)	1	1
Tuffley	68 Tuffley Lane (14/00438/COU) Change of use from a dwelling house (use type C3) to a residential institution (use type C2)	1	1
Moreland	87 Bristol Road (14/01446/COU) Change of use to HMO	1	1
Barton & Tredworth	17 Percy Street (13/01293/FUL) Reinstatement from 2 flats to original dwelling house (Note this is a Commitment loss, expected 2016/17 and not a Completion loss)	2	1

Appendix 7. Self Build in Gloucester

Gloucester City Council is committed to supporting both affordable and market housing and is working to make it easier for more people to build their own home should they want to do this.

The Self Build and Custom House-building Act (2015) places a duty on Local Authorities to create a register of individuals and associations/groups who have expressed an interest in Self-build and Custom Build projects and are seeking to acquire serviced plots of land in the authority area, to build homes.

The City Council's self-build register collects valuable information on the demand for self-build and custom house building in Gloucester City and provides information to those who are interested. For details see the below link:

<http://www.gloucester.gov.uk/resident/planning-and-building-control/planning-policy/Pages/self-build.aspx>

Clearly houses which are 'self built' still require planning permission and the small numbers built each year will show up as Commitments and Completions in the same way as houses built by professional builders / volume house builders.

The latest available information (2015/16) for residents of Gloucester City expressing an interest through the register is as follows:

1.	An individual building plot sought for a 3 or 4 bedroom detached family house within 5 mile radius of Gloucester city or Cheltenham.
2.	An individual building plot sought for a 4 bedroom detached family house in Brockworth / Longlevens area.
3.	An individual plot for a 1 or 2 bedroom, single storey, level access dwelling in Hucclecote or similar suburban area of Gloucester or towards Stroud.
Expressions of interest for plots in a 'rural location' or outside Gloucester City's area included:	
4.	An Individual building plot sought for a 3 bedroom detached house in rural location in or near a village or small town.
5.	An Individual building plot sought for a 4 bedroom detached family house in a

	rural location.
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Appendix 8. Housing Mix (Major Completions: 10 dwellings or more)
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Site Name	Planning Reference	Dwellings complete in 2015/16	Housing Mix (as per Planning Permission and /or S.106)
Hucclecote Centre	11/00742/OUT	26	<p>A mix of 3, 4 & 5 bed houses. Of the 56 dwellings permitted in the outline permission the following is the Affordable Housing provision:</p> <p><u>Affordable Rented Units</u></p> <ul style="list-style-type: none"> - 1 (2 bed, 4 person) house - 1 (2 bed) wheelchair enabled dwelling - 6 (3 bed, 5 person) houses - 1 (4 bed, 6 person) house - 1 (4 bed, 7 person) house <p><u>Shared Ownership /Intermediate housing</u></p> <ul style="list-style-type: none"> - 1 (2 bed, 4 person) house - 1 (3 bed, 5 person) house
Kingsway - Framework 4 Area 4A4	13/00362/REM	50	<p>Kingsway Framework 4 is a mix of 2, 3, 4 and 4+ bed houses.</p> <p>The number of Affordable Units is 27% of the total built.</p>
Kingsway - Framework 4 Parcel 4B4	09/00897/REM	75	
Kingsway - Framework 4 Area 4B2	10/00468/REM	46	
Kingsway- Framework 4 Area 4A3ii part 2	13/00860/REM	40	
Former Gloscat	11/00107/FUL	50	<p><u>Market Units</u></p> <ul style="list-style-type: none"> - 69 (1 bed) flats - 53 (2 bed) flats - 14 (2 bed) houses - 48 (3 bed) houses

			<p>- 6 (4+ bed) houses</p> <p><u>Social Rented</u></p> <p>- 19 (1 bed) flats</p> <p>- 13 (2 bed) flats</p> <p><u>Intermediate</u></p> <p>- 10 (1 bed) flats</p> <p>- 12 (2 bed) flats</p> <p>- 5 (2 bed) houses</p> <p>- 5 (3 bed) houses</p>
Hallmark Hotel	12/01098/FUL	17	<p><u>Market Units</u></p> <p>- 4 (2 bed) houses</p> <p>- 31 (3 bed) houses</p> <p>- 17 (4+ bed) houses</p> <p><u>Social Rented / Intermediate</u></p> <p>8 houses - plots 12,17,27 and 28</p>
Mayos Land	13/01013/REM	33	<p><u>Market Units</u></p> <p>- 14 (2 bed houses)</p> <p>- 13 (3 bed houses)</p> <p>- 22 (4 bed houses)</p> <p>Out of the 49 above, 10 make up the Affordable Housing provision:</p> <p><u>General Needs Rent</u></p> <p>- 3 (2 bed) houses</p> <p>- 2 (3 bed) houses</p> <p>- 1 (4 bed) house</p> <p><u>Intermediate Rent/ Affordable Rent</u></p> <p>- 3 (2 bed) houses</p> <p>- 1 (3 bed) house</p>
311 Bristol Road	13/00615/FUL	10	<p><u>Market Units</u></p> <p>- 1 (1 bed) flat</p> <p>- 4 (3 bed) houses</p> <p>- 5 (4+ bed) houses</p>
Bruton House	12/01202/FUL	14	<p><u>Market Units</u></p> <p>- 29 (1 bed) flats</p> <p>- 8 (2 bed) flats</p>
Land between 2-4 Wellington Street	13/01123/FUL	10	<p>- 10 (1 bed) flats</p> <p>100 % all Affordable Rent</p>

Prince of Wales, 25 Station Road	14/00947/FUL	14	- 14 (2 bed) flats
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