

As at 1st January 2003

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Housing Monitoring Report

Introduction

Each year Gloucester City Council monitors the number of housing completions and records the amount of land remaining for development. Effective monitoring helps to identify whether local plan policies are successful in delivering the housing needed to meet the housing structure plan targets for Gloucestershire.

The housing monitoring task was carried out according to up-to date Government guidance and was conducted to the highest level of accuracy possible. There have been some major changes to the annual report this year. The most obvious, is the change of ward boundaries in Gloucester and the creation of 3 new wards. This came into effect in May 2002, however, for monitoring purposes all applications since January 2002 have been categorised into the new wards. Additional factors such as site size in hectares, density and brownfield/greenfield land have also been monitored. This information helps to monitor housing density for new developments and the types of site being developed to check how well the local plan and policies are being met.

Summary of Land Available at 01/01/2003

Total NET Number of Proposed Dwellings Available on Small Sites = 148

(139 proposed dwellings on 4.47 ha of brownfield land)

(9 proposed dwellings on 0.39 ha of greenfield land)

Total NET Number of Proposed Dwellings Available on Large Sites (with Planning Permission)

Barnwood	Coney Hill Hospital South	219	(7.9 ha Brownfield)
	Part of Coney Hill Junior School	60	(1.6 ha Brownfield)
	Former Coney Hill Infants School	20	(0.44 ha Brownfield)
	22/24 Hawthorn Avenue	6	(0.28 ha Brownfield)
Barton and Tredworth	Land at India Road	58	(1.23 ha Brownfield)
	176 Barton Street	14	(0.09 ha Brownfield)
	99-103 Ryecroft Street	16	(0.09 ha Brownfield)
	Former Aquatics Centre, Stroud Road	11	(0.11 ha Brownfield)
Grange	Land at Tuffley Lane	30	(0.8 ha Brownfield)
Kingsholm and Wotton	Former Horton Road Hospital	254	(3.2 ha Brownfield)
	Masons Yard, St.Catherine Street	10	(0.03 ha Brownfield)
	124-130 London Road	41	(0.57 ha Brownfield)
Severnvale – Quedgeley	Land off the Causeway	45	(1.29 ha Brownfield)
	Land to the rear of Bodiam Avenue	350	(9.47 ha Greenfield)

Summary of Land Available at 01/01/2003**Large Sites (with Planning Permission) Continued**

Westgate	Priday Metford Flour Mill	38	(0.24 ha Brownfield)
	The Docks	108	(0.16 ha Brownfield)
	Albert Warehouse	28	(0.04 ha Brownfield)
	Hempsted Lane (McAlpine)	27	(1.35 ha Greenfield)
	Hempsted Lane (Bloor)	37	(1.81 ha Greenfield)
	96 Eastgate Street	8	(0.03 ha Brownfield)
	107-109 Eastgate Street	8	(0.50 ha Brownfield)
	103 Southgate Street	6	(0.01 ha Brownfield)
	Ribston Hall, 15 Spa Road	15	(0.18 ha Brownfield)
	82-86 Eastgate Street	8	(0.05 ha Brownfield)
	67 Southgate Street	19	(0.12 ha Brownfield)
	104 Northgate Street	20	(0.06 ha Brownfield)

Total NET Number of Proposed Dwellings Available for Large Sites = 1,456
(1,042 proposed dwellings on 19.0 ha Brownfield)
(414 proposed dwellings on 12.6 ha Greenfield)

Other Firm Commitments

Elmbridge	Former British Rail Sports Ground	98	(3.5 ha Greenfield)
Westgate	Cattle Market	650	(5.87 ha Brownfield)
	Bakers Quay	118	(0.58 ha Brownfield)
	109/111 Southgate Street	12	(0.04ha Brownfield)
	Monk Meadow	221	(5.77 ha Brownfield)

Total Number of Proposed Dwellings Available for OFC Sites = 1099
(Brownfield = 1001 / 12.3 ha)
(Greenfield = 98 / 3.5 ha)

Summary of Land Available at 01/01/2003**Allocated Sites in the Local Plan up to 2011 (without Planning Permission)**

Fieldcourt	Land at RAF Quedgeley (total capacity 2050)	1,775
Westgate	Western Waterfront 1,500 (excluding OFC's: Cattle Market 650, Bakers Quay 118, Monk Meadow 221) Excluding Permissions: The Docks – 108+Albert Warehouse 28+Friday Metford Flour Mill 38+Quay House 4) (Total capacity for Western Waterfront is 2000)	333
	Bus Station and Market Parade	25
	Gloscat Main Site, Brunswick Road	85
	Gloscat Media Studies Site, Brunswick Road	30
	Land on Bristol Road	250
	St.Michael's Square facing Brunswick Road	15
	Corner of Southgate Street and Trier Way	20
	Thomas Rich's Car Park, Hampden Way	30
	Part of Oil Storage Depot fronting Hempsted Lane	30
Barnwood	Land at Junction of Barnwood Road and Bypass	15
	Coney Hill Hospital	45
Kingsholm and Wotton	Land at the Hospital, Great Western Road	80
	Bus Depot, London Road	35
	Former Petrol Filling Station, London Road	10
	Former Telecom House Site, Great Western Road	25
	Former Kingsholm Rugby Club Ground	100
Grange	Grange Road Infants School	40
		<u>Total = 2,943</u>

Overall Total Number of Proposed Dwellings with/without Planning Permission = 5,646

Summary of Completions at 01/01/2003

Key to Windfall Type:*R = Residential Redevelopment**C = Change of Use**I = Infill**OR = Other Redevelopment**RS = Residential Subdivision**DV = Derelict/Vacant*

Density is shown for new build dwellings only on fully completed sites; change of use and residential subdivision windfalls are excluded. All figures are for houses or bungalow units unless marked 'F', which are flats

Unallocated – Small Sites

Ward	Address	Number	Windfall Type	B	G	Density (number of dwellings per hectare)
Barnwood	133-135 Barnwood Road	0 net (2 gross)	R	B		-
Barton and Tredworth	276 Barton Street	1	C	B		-
Barton and Tredworth	37A Falkner Street	1	C	B		-
Elmbridge	17 Sandyleaze	1	I	B		50
Elmbridge	71 Elmbridge Road	1	I	B		-
Fieldcourt	13 School Lane	1	C	B		-
Hucclecote	Land off Churchdown Lane	2	I	B		20
Hucclecote	2 Insley Gardens	1	I	B		50
Kingsholm and Wotton	158 Estcourt Road	1	C	B		-
Kingsholm and Wotton	Land rear of 22 Malvern Road/North Road	1	I	B		50
Kingsholm and Wotton	13 Kingsholm Road	3	RS	B		-
Kingsholm and Wotton	11 Alvin Street	1	R	B		100F
Kingsholm and Wotton	2 Skinner St./69 Worcester Street	0 net (1 gross)	C	B		-
Kingsholm and Wotton	Land to rear of 34&36 Malvern Road	1	I	B		25

Summary of Completions at 01/01/2003**Unallocated – Small Sites Continued**

Ward	Address	Number	Windfall Type	B	G	Density (number of dwellings per hectare)
Longlevens	Land to the rear of 30-32 Oxstalls Lane	1	I	B		25
Longlevens	29 Innsworth Lane	0 net (1 gross)	R	B		16.7
Moreland	Ribston Hall School	1	OR	B		-
Moreland	83 Bristol Road	1	RS	B		33.3
Moreland	41 St. Aldwyn	1	I	B		50
Moreland	43 Stroud Road	1 net (2 gross)	C	B		-
Moreland	199 Linden Road	1	C	B		-
Moreland	40 Stroud Road	0 net (1 gross)	C	B		-
Moreland	2 Weston Road	1	C	B		-
Moreland	150 Stroud Road	1	C	B		-
Tuffley	19 Tintern Road	1	I	B		33.3
Tuffley	331 & 331A Stroud Road	0 net (2 gross)	R	B		28.6
Tuffley	Robinswood Hill Social Club - Fox Elms Road	1	I	B		25
Westgate	6 Cromwell Street	1 net (2 gross)	RS	B		-
Westgate	133-135 Hempsted Lane (Manorwood)	4	I	B		6.9
Westgate	13 Park Road	1	C	B		-
Westgate	1a College Court	1	C	B		-
Westgate	6 Brunswick Square	3	C	B		-
Westgate	12 Russell Street	1	C	B		-

Total Number of Dwellings Completed on Small Sites: 36 (45 gross)

Total Number of Dwellings Completed on Brownfield Land: 36 (45 gross) (100%)

Total Number of Dwellings Completed on Greenfield Land: 0

Summary of Completions at 01/01/2003**Unallocated – Large Sites**

Ward	Address	Number	Windfall Type	B	G	Density (number of dwellings per hectare)
Barnwood	Barnwood House, Barnwood Road	5 net (6 gross)	R	B		13.6
Kingsholm and Wotton	Former Hospital Stores/Great Western Road	40	R	B		49.4F
Kingsholm and Wotton	83-89 London Road	37 (40gross)	R	B		144F
Longlevens	Land rear of 82-90 Longford Lane	8	I	B		34.8
Tuffley	Evenlode Road	0 net (43gross)	R	B		34.1
Westgate	16 Berkeley Street	7	C	B		-

Total Number of Dwellings Completed on Large Sites: 97 (144 gross)

Total Number of Dwellings Completed on Brownfield Land: 97 (144 gross) 100%

Total Number of Dwellings Completed on Greenfield Land: 0

Windfall Completion by type on Unallocated Large and Small Sites (net):

- (I) Infill 23 (17.3%)
- (R) Residential Redevelopment 83 (62.3%)
- (C) Change of Use 21 (15.8%)
- (D/V) Derelict/Vacant 0
- (O/R) Other Redevelopment 1 (0.8%)
- (R/S) Residential Subdivision 5 (3.8%)

Total Net Number of Completions on Unallocated Large and Small Sites = 133

Summary of Completions at 01/01/2003**Allocated Sites**

Ward	Address	Number	B	G	Density (number of dwellings per hectare)
Barnwood	Coney Hill Hospital *	total=63 (24 – completed phase) (14 – completed phase)	B		- 20.2 20.9
Barton and Tredworth	Land at India Road	43	B		-
Elmbridge	Windfall Way	3	B		17.1
Longlevens	Paygrove Farm *	40	B	G	29.9
Severnvale Quedgeley	Land off the Causeway	22	B		-
Westgate	Land at Hempsted	87 net (88 gross)		G	-

*not allocated in local plan but previously identified in planning briefs, urban capacity studies etc.

Total Number of Dwellings Completed on Allocated Sites: 258 (259 gross)

Total Number of Dwellings Completed on Brownfield Land: 151 (58.5%)

Total Number of Dwellings Completed on Greenfield Land: 107 (41.5%)

NET TOTAL OF COMPLETIONS FOR ALL TYPES OF SITES: 391

TOTAL COMPLETED ON BROWNFIELD LAND = 284 (72.6%)

TOTAL COMPLETED ON GREENFIELD LAND = 107 (27.4%)

SUMMARY OF COMPLETIONS IN THE STRUCTURE PLAN PERIOD
mid 1991 to mid 2011

mid	1986 -	425
	1987 -	771
	1988 -	1322
	1989 -	812
	1990 -	669
to mid	1991 -	360
<hr/>		
from		
mid	1991 -	422
	1992 -	665
	1993 -	844
	1994 -	709
	1995 -	359
	1996 -	477
	1997 -	602
	1998 -	700
	1999 -	319
	2000 -	172
	2001 -	290
	2002 -	391

Summary of New Build Density (per hectare)

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

Ward	Number of New Builds on Completed Sites	Total Size of Completed Sites (ha)	Average Density by Ward
Abbey	0	0	0
Barnwood	44	2.3	19.1
Barton and Tredworth	0	0	0
Elmbridge	25	1.42	17.6
Fieldcourt (Quedgeley)	0	0	0
Grange	0	0	0
Hucclecote	3	0.12	25
Kingsholm and Wotton	2	0.06	33.3
	120 (Flats)	1.86 (Flats)	64.5 (Flats)
Longlevens	69	2.3	30
Matson and Robinswood	0	0	0
Moreland	2	0.05	40
Podsmead	0	0	0
Severnvale (Quedgeley)	0	0	0
Tuffley	80	2.37	33.8
Westgate	4	0.58	6.9
Total for New Build Houses:	229	9.2	25
Total for New Build Flats:	120	1.86	64.5
Total Average Density for New Build Dwellings in Gloucester :	349	11.06	31.6

The average density for new build dwellings in Gloucester is 31.6 which falls within the recommended density of 30-50 dwellings per hectare (net) as stated in PPG 3.

MAJOR SITE POSITION UPDATES 1/1/2003

CONEY HILL HOSPITAL, ABBEYMEAD

This site originally had a capacity limited to 500 by a legal agreement attached to the outline permission which was granted in 1991 for the development of the northern part of the site. The first detailed permission was granted in 1995, and the first completions occurred in 1996 (45). Completions increased in 1997 (108) and again in 1998 (181) but decreased to 106 in 1999. The remaining 60 dwellings were completed in 2000. From 1996 to 2000 the site averaged 100 dwelling completions a year. Additional outline consent for 282 dwellings at Coney Hill Hospital South was granted in 2001 and includes the conversion of Coney Hill Hospital Clocktower. As at 1st January 2003, reserved matters applications have been granted for 202 dwellings, leaving a remainder of 80 houses within the outline permission. At January 1st 2003 63 dwellings were completed.

SEVERNVALE, QUEDGELEY

This site was originally granted permission on appeal in 1981 when it was still part of Stroud District Council, and a later outline permission was granted in 1984. The original estimate of site capacity was 2000 dwellings. The first completions also took place in 1984 (2). Through the rest of the 1980's and into the early 1990's yearly numbers of completions fluctuated significantly (from 48-203) and then surged in 1993 (298) when the land-owner released a number of parcels and a range of housebuilders were active on the site. Build rates have since continued to fluctuate with the most recent figures being: 1996 (146), 1997 (43), 1998 (98) and 1999 (56). From 1985 to 1999 the site averaged 129 dwelling completions a year. In 2002, the estimated capacity for the site was revised to 2,001, with the completion of the 1,934 with detailed permission. All that remains is land off The Causeway, which has reserved matters planning permission for 67 dwellings on the site of the former sewage works, of which 22 were completed at 1st January 2003.

INDIA ROAD

The initial application at India Road was for 90 houses and was granted in 2001. Subsequently in 2002, this increased by 12 to a total of 102 dwellings. As at 1st January 2003 43 had been completed.

WESTERN WATERFRONT

This major mixed-use allocation has an estimated capacity for 2000 dwellings. Outline permission has been granted for 150 dwellings at the Docks in 2000, with a reserved matters application for Albert Warehouse (28 flats) granted in 2002. At 1st January 2003, these were all under construction. The Regional Development Agency (RDA) are currently consulting about a revised masterplan for the main Docks area. The former Priday Metford Flour Mill was granted planning permission for 38 flats in 2002, all of which were under construction in January 2003.

An application for the mixed use redevelopment of the Cattle Market site including 650 dwellings has been supported by the City Council but is currently the subject of a call-in inquiry.

HORTON ROAD

Horton Road Hospital was identified for development in a planning brief some years ago. The current scheme now being implemented involves the refurbishment of many of the existing hospital buildings to convert them to dwellings and the construction of new dwellings in the grounds. An initial application for 184 houses was superseded by an application for 254 houses. Horton road is a phased development and in January 2003, work was underway on phase 1 but there were no completions.

HEMPSTED

The land at Hempsted has been developed by 3 different housebuilders: McAlpine (85 dwellings), Bryant (39 dwellings) and Bloor Homes (122 dwellings). The first permission was given in 1999 and further reserved matters and full applications have increased the total number of dwellings to 246. At January 1st 2003 182 dwellings were completed.

Key to Large and Small Site Information Tables

Large Sites are classified as sites with 6 or more dwellings.

All figures are rounded up to 0.01 decimal point

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

Application Number

() = Refers to previous applications now superseded

OUT = Outline Planning Permission

FUL = Full Planning Permission

REM = Reserved Matters Planning Permission

Capacity

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

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

21

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

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

Dwelling Type

H = House

F = Flat

B = Bungalow

M = Masionette

Density

Density is recorded as net only and is in accordance with the definition in PPG 3. This only includes those areas which will be developed for housing and directly associated uses.

Consent Year

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

Status

n/s = Not Started

u/c = Under Construction

c = Completed

B/G – Brownfield or Greenfield Land

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

ABBHEY WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
	Totals:	-				-	-	-			

Total Number of Sites Fully Completed in 2002: 0

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
1	(00/00679/OUT) (01/00469/OUT) 02/00543/REM	Land r/o 31The Wheatridge	(2) (1) 3	H	0.24	12.5	(S.106) (S.106) 2002	- - -	- - 3 u/c	- - 0	G
2	02/00724/FUL	Land at 79 Bittern Avenue	1	H	0.02	50	2002	-	1 n/s	0	B
	Totals:	-	4	4 H	0.26 ha	15.4 av	-	-	1 n/s 3 u/c	0	-

Total Number of Sites Fully Completed in 2002: 0

Large and Small Site Information (Excluding Local Plan Allocations)

BARNWOOD WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
1	99/00682/OUT	Coney Hill Hospital South	80*	H	3.75	21.3	2001	80 n/s	80 n/s	0	B
	01/00565/REM		24	H	1.19	20.2	2001	24 n/s	24 c	24 c	
	02/00048/REM		52	49 H, 3 F	1.7	30.6	2002	52 n/s	12c, 11u/c 29 n/s	12c	
	02/00064/REM		76	H	1.91	39.8	2002	76 n/s	9c, 20 u/c, 47 n/s	9c	
	02/00035/REM		14	H	0.67	20.9	2002	14 n/s	14 c	14c	
	02/00443/REM		26	H	0.9	28.9	2002	26 n/s	4 c, 9 u/c 13 n/s	4c	
	(99/00683COU) 02/00474/FUL	Coney Hill Hospital – Clocktower	10	F	0.06	166.7	(2001) 2002		10 n/s	0	
	TOTALS:			Gross 282		Gross 10.18 ha	Gross 27.7 av				

Large and Small Site Information (Excluding Local Plan Allocations)**BARNWOOD WARD****LARGE SITES CONTINUED**

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
3	00/00420/FUL	Barnwood House, 152 Barnwood Road	6 (5 net)	H	0.44	13.6	2001	6 u/c	All Comp 6 c	6	B
4	02/00426/OUT	Land forming part of Coney Hill Primary School, Coney Hill Road	60	H	1.6	37.5	2002	60 n/s	60 n/s	0	B
5	02/00081/OUT	Site of former Coney Hill Infant School, Coney Hill Rd	20	H	0.44	45.5	2002	-	20 n/s	0	B
	Totals:	-	376 (373 net)	363 H (360 net) 13 F	12.94 ha	29.1 av	-	-	267 (265) n/s 40 u/c	69 c (68 net)	-

Gross Number of Dwellings on Fully Completed Sites = 44	Total Hectares of Fully Completed Sites = 2.3	Total Average Density for Fully Completed Sites = 19.1
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Large and Small Site Information (Excluding Local Plan Allocations)

BARNWOOD WARD

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
6	(13205/02) 00/00646/FUL	Barnwood Court – 29 Barnwood Avenue	1	B	0.04	25	(1993) 2001	- 1 n/s	- 1 n/s	- 0	B
7	(98/0019/OUT) 01/00444/OUT	r/o 5 Old Painswick Road	1	H	0.03	33.3	(1998) 2001	- 1 n/s	- 1 n/s	- 0	B
8	(00/00697/FUL) 02/00851/FUL	133-135 Barnwood Road	2 (0 net)	H	0.11	18.2	(2001) 2002	- 1 n/s	- 1 c, 1 n/s	- 1	B
9	01/00207/OUT	Land r/o 6 Old Painswick Rd	1	H	0.02	50	2001	1 n/s	1 n/s	0	B
10	01/00683/COU	16,18,20 Chester Road	1	F	0.02	50	2002	-	1 n/s	0	B
11	(01/00859/OUT) 02/00784/FUL	20 Chequers Road	(3 (2 net) 4 (3 net)	F	0.05	80	(2002) 2002	- -	- 4 u/c	- 0	B
12	02/00457/OUT	Land r/o 37 North Upton Lane	1	H	0.05	20	2002	-	1 n/s	0	B
13	02/00600/OUT	Land r/o 140 Barnwood Road	1	B	0.04	25	2002	-	1 n/s	0	B
14	02/00726/FUL	14 Church Lane	2 (net 1)	H	0.11	18.2	2002	-	2 n/s	0	B
	Totals:	-	14 (10 net)	7 H (4) 5 F (4) 2 B	0.47 ha	29.8 av	-	-	9 n/s (7) 4 u/c (3)	1 c (0 net)	-

Total Number of Sites Fully Completed in 2002: 0

Large and Small Site Information (Excluding Local Plan Allocations)

BARTON AND TREDWORTH WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
1	(00/84/FUL) (01/469/FUL) 01/00850/FUL	Land at India Road	(90) 102	 84 H 18 F	2.17	47.0	(2001) (2001) 2002	1 c 8 u/c 93 n/s	44 c 24 u/c 34 n/s	43	B
2	02/00218/FUL	176 Barton Street	14	F	0.09	155.5	2002	-	14 u/c	0	B
3	02/00227/FUL	99-103 Ryecroft Street	16	F	0.09	177.7	2002	-	16 u/c	0	B
4	02/00326/FUL	Former Aquatics Centre, Stroud Road	11	7 H 4 F	0.11	100	2002	-	11 n/s	0	B
	Totals:	-	143	91 H 52 F	2.46 ha	58.1 av	-	1 c	45 n/s 54 u/c	43 c	-

Total Number of Sites Fully Completed in 2002: 0

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
5	(96/00740/OUT) 00/00131/OUT	77 Albany Street	1	H	0.03	33	(1997) 2000	1 n/s	1 n/s	0	B
6	98/00045/FUL	108 High Street	1	H	0.01	100	1998	1 n/s	1 n/s	0	B
7	98/00124/FUL	29 Midland Road	3	F	0.03	100	1998	3 n/s	3 n/s	0	B
8	98/00159/COU	276 Barton Street	1	H	0.008	125	1998	1 n/s	All Comp	1	B
9	99/00013/COU	87 Ryecroft Street	4 (3 net)	F	0.02	200	1999	4 u/c	4 u/c	0	B
10	99/00228/COU	106/108 High Street	1	F	0.003	333	1999	1 n/s	1 n/s	0	B
11	99/00307/COU	64 High Street	1	F	0.01	100	1999	1 n/s	1 n/s	0	B

Large and Small Site Information (Excluding Local Plan Allocations)

BARTON AND TREDWORTH WARD

SMALL SITES CONTINUED

Map Ref	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
12	99/00332/COU	300 Barton Street	1	H	0.02	50	1999	1 n/s	1 n/s	0	B
13	99/00371/FUL	25 Park End Road	5	F	0.04	125	2000	5 n/s	5 n/s	0	B
14	99/00395/FUL	Land adj. 62 Ryecroft Street	1	H	0.008	125	1999	1 n/s	1 n/s	0	B
15	99/00664/FUL	226 Barton Street	2 (1 net)	F	0.02	100	1999	2 n/s	2 n/s	0	B
16	00/00037/FUL	14 Charles Street	1	M	0.02	50	2000	1 n/s	1 n/s	0	B
17	00/00564/COU	125 Barton Street	1	F	0.02	50	2001	1 n/s	1 n/s	0	B
18	00/00603/FUL	194 Barton Street	4 (3 net)	F	0.02	200	2000	4 u/c	4 u/c	0	B
19	01/00072/OUT	Raglan Arms, 50 Regent St	5	H	0.06	83	2001	5 n/s	5 n/s	0	B
20	01/00074/OUT	Land adj. 21 Millbrook St	2	H	0.02	100	2001	2 n/s	2 n/s	0	B
21	01/00635/OUT	Land adj. 40 Salisbury Rd	1	H	0.02	50	2001	1 n/s	1 n/s	0	B
22	01/00823/OUT	Land adj to 25 Vicarage Rd	1	H	0.03	33	2002	-	1 n/s	0	B
23	01/00825/OUT	Land adj to 20 Hatherley Rd	1	H	0.02	50	2002	-	1 n/s	0	B
24	01/00877/FUL	1A Melbourne Street West	4 (3 net)	F	0.008	500	2002	-	4 n/s	0	B
25	02/00129/FUL	The Yard, Dainty Street	1	H	0.01	100	2002	-	1 n/s	0	B
26	(02/00154/FUL) 02/00762/FUL	82 Regent Street	2 (1 net)	H	0.06	33	(2002) 2002	-	2 n/s	0	B
27	02/00514/COU	37A Falkner Street	1	F	0.01	100	2002	-	All Comp	1	B
28	02/00738/COU	154 Barton Street	2	F	0.03	67	2002	-	2 n/s	0	B
29	02/00778/FUL	20 Falkner Street	2	H	0.03	67	2002	-	2 n/s	0	B
30	02/00863/FUL	Land adj to 10 Morpeth Street	2	H	0.02	100	2002	-	2 n/s	0	B
31	02/00874/COU	115 High Street	1	F	0.004	250	2002	-	1 n/s	0	B
	Totals:	-	52 gross (47 net)	22 H (21) 29 F (25) 1 M	0.58 ha	89.7 av	-	-	42 n/s (39 n/s) 8 u/c (6 net)	2 c	-

Gross Number of Dwellings on Fully Completed Sites = 2

Total Hectares of Fully Completed Sites = 0.02

Total Average Density for Fully Completed Sites = 100

Large and Small Site Information (Excluding Local Plan Allocations)

ELMBRIDGE WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
1	(98/00283/OUT)	Land off Elmbridge Road -	(24)	H	1.4	17.1	(1998)	21 c	All Comp	3	B
	99/00532/REM	Windfall Way	21	(H)			1999				
	(99/00541/FUL)	Plot 12 Windfall Way	(1)	(H)			(1999)				
	(00/00095/FUL)	Plot 17,18,19 Windfall Way	(3)	(H)			(2000)				
	01/00305/FUL	Revised submission to Plot 11,12	3	B		2001	3 u/c	24 c			
			Gross 24								
2	(99/00050/OUT)	Former British Rail sports ground, Barnwood Road	98	H	3.5	28.0	S.106	-	98n/s	0	G
	99/00051/OUT										
	Totals:	-	122	21 H 3 B	4.9 ha	24.9 av	-	21 c	98 n/s	3 c	-

Gross Number of Dwellings on Fully Completed Sites = 24	Total Hectares of Fully Completed Sites = 1.4	Total Average Density for Fully Completed Sites = 17.1
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Large and Small Site Information (Excluding Local Plan Allocations)

ELMBRIDGE WARD

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
3	98/00041/FUL	Land adj. to 17 Sandyleaze	1	H	0.02	50	1998	1 u/c	All Comp 1 c	1	B
4	99/00285/COU	18 Armscroft Road	1	F	0.02	50	1999	1 n/s	1 n/s	0	B
5	(01/00295/OUT) 01/00707/REM	Land r/o 71 Elmbridge Rd	2	H	0.16	12.5	(2001) 2002	2 n/s	1 c 1 u/c	1	B
6	01/00341/OUT	Land adj. 24a Sandyleaze	1	H	0.02	50	2001	1 n/s	1 n/s	0	B
7	01/00722/OUT	Land adj.19 Kenilworth Ave	1	B	0.08	12.5	2001	1 n/s	1 n/s	0	B
8	02/00361/OUT	112 Elmbridge Road	1	H	0.04	25	2002	-	1 n/s	0	B
9	02/00813/OUT	Land adj.13 Meadowleaze	2	H	0.06	33.3	2002	-	2 n/s	0	B
	Totals:	-	9	7 H 1 F, 1B	0.4 ha	22.5 av	-	-	6 n/s 1 u/c	2 c	-

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

FIELD COURT - QUEDGELEY WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
	Totals:										

Total Number of Sites Fully Completed in 2002: 0

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
1	97/00531/COU	13 School Lane	1	F	0.01	100	1997	1 n/s	All Comp 1 c	1	B
2	(00/00209/FUL) 00/00557/FUL	Land at 130 Bristol Road	1	H	0.06	16.7	(2000) 2000	1 u/c	1 u/c	0	B
-	Totals:	-	2	1 H 1 F	0.07 ha	28.6 av	-	-	1 u/c	1 c	-

Gross Number of Dwellings on Fully Completed Sites = 1	Total Hectares of Fully Completed Sites = 0.01	Total Average Density for Fully Completed Sites = 100
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Large and Small Site Information (Excluding Local Plan Allocations)

GRANGE WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
1	01/00447/OUT	Land at Tuffley Lane	30	H	0.8	37.5	2002	-	30 n/s	0	B
Totals:		-	30	30 H	0.8 ha	37.5 av	-	-	30 n/s	0	-

Total Number of Sites Fully Completed in 2002: 0

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
Totals:		-				-	-	-			

Total Number of Sites Fully Completed in 2002: 0

Large and Small Site Information (Excluding Local Plan Allocations)

HUCCLECOTE WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
	Totals:	-				-	-	-			

Total Number of Sites Fully Completed in 2002: 0

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
1	(95/00455/FUL) 00/00419/FUL	58 Hucclecote Road	1	B	0.05	20	(1995) 2000	1 n/s	1 n/s	0	B
2	(99/00537/OUT) 01/00598/FUL	Land off Churchdown Lane	2	H	0.1	20	(2000) 2002	2 n/s -	All Comp 2 c	2	B
3	00/00733/OUT	Land r/o 5 Watts Close	3	H	0.28	10.7	2000	3 n/s	3 n/s	0	B
4	01/00043/OUT	Land at 9 Conway Road	1	H	0.14	7.1	2001	1 n/s	1 n/s	0	B
5	01/00658/FUL	2 Insley Gardens	1	H	0.02	50	2001	1 n/s	All Comp 1 c	1	B
6	01/00729/OUT	29 Carisbrooke Road	3	H	0.21	14.3	2002	-	3 n/s	0	B
7	02/00715/OUT	2 Havelock Road	1	B	0.03	33.3	2002	-	1 n/s	0	B
	Totals:	-	12	10 H, 2 B	0.83 ha	14.5 av	-	-	9 n/s	3 c	-

Gross Number of Dwellings on Fully Completed Sites = 3	Total Hectares of Fully Completed Sites = 0.12	Total Average Density for Fully Completed Sites = 25
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Large and Small Site Information (Excluding Local Plan Allocations)

KINGSHOLM AND WOTTON WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
1	99/00389/FUL 01/00900/FUL	Former Horton Road Hospital	(184) 254	215 F 39H	3.2	79.4	(S.106) 2002	- -	14 u/c 240 n/s	0	B
2	00/752/FUL	Former Hospital Stores/Great Western Road	79	F	1.6	49.4	2001	39 c 40 u/c	All Comp 79 c	40	B
3	00/00063/FUL 02/00231/FUL	Land adj. Masons Yard, St. Catherine Street	(7) 10	F	0.03	333.3	(2000) 2002	7 n/s -	- 10 n/s	- 0	B
4	(25161/07) (95/00157/FUL) 00/00381/FUL 01/00272/FUL	124-130 London Road	(41) 13 28	 13 H 28 F	0.57	71.9	(1993) (1995) (2000) 2002	41 n/s -	 41 u/c	0 0	B
5	01/00188/FUL	83-89 London Road	40 (37 net)	F	0.25	160	2001	40 n/s	All Comp 40 c	40	B
	Totals:	-	424 (421 net)	52 H 372 F (369 net)	5.65 ha	75.04 av	-	39 c	250 n/s 55 u/c	80 c (77 net)	-

Gross Number of Dwellings on Fully Completed Sites = 119	Total Hectares of Fully Completed Sites = 1.85	Total Average Density for Fully Completed Sites = 64.3
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Large and Small Site Information (Excluding Local Plan Allocations)

KINGSHOLM AND WOTTON WARD**SMALL SITES**

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
6	(98/00565/FUL) 02/00989/FUL	6B Sandhurst Road	1	H	0.02	50	(1994) 2002	(1 n/s)	1 n/s	0	B
7	00/00308/COU	Divan Centre, 17 Oxford St	1	F	0.01	100	2000	1 n/s	1 n/s	0	B
8	00/00440/FUL	42 Worcester Street	3 (2 net)	F	0.02	150	2000	3 u/c	3 u/c	0	B
9	00/00513/COU	158 Estcourt Road	1	H	0.04	25	2000	1 u/c	All Comp	1	B
10	01/00001/OUT	152 Estcourt Road	1	H	0.04	25	2001	1 n/s	1 n/s	0	B
11	01/00041/COU	2 Skinner St/69 Worcester St	1 (0 net)	H	0.008	125	2001	1 u/c	All Comp	1	B
12	(01/00242/FUL) 02/00257/FUL	Land at North Road, Rear of 22 Malvern Road	1	H	0.02	50	(2001) 2002	1 n/s -	All Comp	1	B
13	01/00464/FUL	13 Kingsholm Road	3	F	0.03	100	2001	3 n/s	All Comp	3	B
14	01/00567/FUL	11 Alvin St	1	F	0.01	100	2001	1 n/s	All Comp	1	B
15	01/00807/FUL	Land to rear of 34 & 36 Malvern Road	1	H	0.04	25	2002	-	All Comp	1	B
16	02/00229/FUL	4 Edwy Parade	2 (1 net)	H	0.01	200	2002	-	2 u/c	0	B
17	02/00654/FUL	61 Tewkesbury Road	2 (1 net)	H	0.04	50	2002	-	2 u/c	0	B
18	02/00955/COU	27/29 Heathville Road	1	F	0.07	14.3	2002	-	1 n/s	0	B
19	02/00996/FUL	Land at Orphins Yard, Guinea Street	2	H	0.05	40	2002	-	2 n/s	0	B
	Totals:	-	21 gross (17 net)	12 H (9) 9 F (8)	0.408 ha	51.5 av	-	-	6 n/s 7 u/c (4 u/c)	8 c (7 net)	-

Gross Number of Dwellings on Fully Completed Sites = 8

Total Hectares of Fully Completed Sites = 0.15

Total Average Density for Fully Completed Sites = 53

Large and Small Site Information (Excluding Local Plan Allocations)**LONGLEVENS WARD****LARGE SITES**

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
1	(98/00673/OUT) (00/312/REM) 01/00157/REM	Paygrove Farm	(54) (54) 59	H	1.97	29.9	(2000) (2000) 2001	19 c 12 u/c 28 n/s	All Comp 59 c	40	B/G
2	(99/722/OUT) 01/00408/FUL	Land r/o 82-90 Longford Lane	(10) 8	H	0.23	34.8	2000 2001	2 u/c 6 n/s	All Comp 8 c	8	B
Totals:		-	67	67 H	2.2 ha	30.5 av	-	19 c	-	48 c	-

Gross Number of Dwellings on Fully Completed Sites = 67	Total Hectares of Fully Completed Sites = 2.2	Total Average Density for Fully Completed Sites = 30.5
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Large and Small Site Information (Excluding Local Plan Allocations)

LONGLEVENS WARD

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
3	99/00012/FUL	19 Innsworth Lane	4 (3 net)	H	0.09	44.4	1999	4 n/s	4 n/s	0	B
4	99/00237/FUL	29 Innsworth Lane	1 (0 net)	H	0.06	16.7	1999	1 n/s	All Comp 1 c	1	B
5	(99/00486/OUT) 02/00825/REM	Land adj. 59 Old Cheltenham Road	1	H	0.04	25	(2000) 2002	1 n/s	1 u/c	0	G
6	01/468/OUT	Land between 17 & 19 Estcourt Road	2	H	0.11	18.2	2001	2 n/s	2 n/s	0	B
7	01/608/OUT	Land r/o 81 Longford Lane	1	B	0.06	16.7	2001	1 n/s	1 n/s	0	B
8	01/00839/FUL	Land to rear of 30-32 Oxstalls Lane	1	B	0.04	25	2002	-	All Comp 1 c	1	B
9	02/00076/OUT	48 Tewkesbury Road	1	H	0.04	25	2002	-	1 n/s	0	B
10	02/00568/FUL	6 Brooklands Park	1	B	0.02	50	2002	-	1 n/s	0	B
11	02/00696/FUL	Land off Chamwells Walk	4	H	0.16	25	2002	-	4 n/s	0	B
	Totals:	-	16 gross (14 net)	13 H (11) 3 B	0.62 ha	25.8 av	-	-	13 n/s (12 net) 1 u/c	2 c (1 net)	-

Gross Number of Dwellings on Fully Completed Sites = 2

Total Hectares of Fully Completed Sites = 0.1

Total Average Density for Fully Completed Sites = 20

Large and Small Site Information (Excluding Local Plan Allocations)

MATSON AND ROBINSWOOD WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
	Totals:	-				-	-	-			

Total Number of Sites Fully Completed in 2002: 0

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
1	(17543/04/OUT) (94/05228/OUT) (95/00344/OUT) (98/00415/OUT) 01/00665/OUT	r/o 24-28 Cotteswold Road & 34 Cotteswold Road	(3) 4 (3 net)	 H	0.28	14.3	(2001)	3 n/s	-	-	B
2	00/00567/FUL	Land adj. 45 Cotteswold Road	1	H	0.04	25	2000	1 n/s	1 n/s	0	B
3	(98/00187/OUT) 00/00462/REM	Adj. 349 Painswick Road	1	H	0.03	33.3	(1998) 2000	1 n/s	1n/s	0	B
	Totals:	-	6 gross (5 net)	6 H (5)	0.35 ha	17.1 av	-	-	6 n/s (5 net)	0	-

Total Number of Sites Fully Completed in 2002: 0

Large and Small Site Information (Excluding Local Plan Allocations)

MORELAND WARD**LARGE SITES**

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
	Totals:	-				-	-	-			

Total Number of Sites Fully Completed in 2002: 0

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
1	(98/00448/OUT) 02/00162/REM	Ribston Hall School	5	H	0.4	12.5	(2001) 2002	- -	1 c, 3 u/c 1 n/s	1	B
2	99/00076/FUL	92 Weston Road	4 (3 net)	F	0.04	100	1999	4 n/s	4 n/s	0	B
3	00/00533/COU	83 Bristol Road	1	F	0.03	33.3	2000	1 n/s	All Comp 1 c	1	B
4	00/00720/FUL	41 St. Aldwyn	1	H	0.02	50	2000	1 n/s	All Comp 1 c	1	B
5	00/00815/COU	71a Bristol Road	1	F	0.01	100	2001	1 u/c	1 u/c	0	B
6	01/00166/COU	43 Stroud Road	2 (1 net)	F	0.02	100	2001	-	All Comp 2 c	2	B
7	01/00512/COU	199 Linden Road	1	H	0.09	11.1	2001	1 n/s	All Comp 1 c	1	B

Large and Small Site Information (Excluding Local Plan Allocations)

MORELAND WARD

SMALL SITES CONTINUED

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
8	01/00538/COU	1a Weston Rd	1	H	0.02	50	2001	1 n/s	1 n/s	0	B
9	01/00531/FUL	109a New St	1	H	0.005	200	2001	1 u/c	1 u/c	0	B
10	01/00717/COU	40 Stroud Road	1(0 net)	H	0.01	100	2001	1 n/s	All Comp 1 c	1	B
11	01/00780/COU	40 Weston Road	4 (3 net)	F	0.06	69.0	2002	-	4 n/s	0	B
12	(01/00794/DDD) 02/00988/FUL	Land at Theresa Street	(4) 5	H	0.11	45.5	(2002) 2002	-	5 n/s	0	G
13	01/00814/FUL	2 Weston Road	1	F	0.01	100	2002	-	All Comp 1 c	1	B
14	02/00128/FUL	303A Stroud Road	1 (0 net)	H	0.15	6.66	2002	-	1 u/c	0	B
15	02/00292/COU	150 Stroud Road	1	H	0.05	20	2002	-	All Comp 1 c	1	B
16	02/00864/FUL	84 Frampton Road	1	H	0.04	25	2002	-	1 n/s	0	B
	Totals:	-	31 gross (26 net)	18 H (16) 13 F (10)	1.07 ha	29.0 av	-	-	16 n/s (14 n/s) 6 u/c (5)	9 c (7 net)	-

Gross Number of Dwellings on Fully Completed Sites = 8	Total Hectares of Fully Completed Sites = 0.23	Total Average Density for Fully Completed Sites = 34.8
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Large and Small Site Information (Excluding Local Plan Allocations)

PODSMEAD WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
	Totals:	-				-	-	-			

Total Number of Sites Fully Completed in 2002: 0

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
1	(99/00721/OUT) (00/00411REM) 02/00340/FUL	21 Shakespeare Avenue	(1) (1) 3 (2 net)	H	0.06	50	(2000) (2000) 2002	- 1 n/s -	- - 3 n/s	0	B
	Totals:	-	3 (2 net)	3 H (2)	0.06 ha	50 av	-	-	3 n/s (2 net)	0	-

Total Number of Sites Fully Completed in 2002: 0

Large and Small Site Information (Excluding Local Plan Allocations)

SEVERNVALE - QUEDGELEY WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
1	(00/00107REM) (00/00714/FUL) 02/00079/REM	Land off The Causeway (Former Sewage Works)	(68) (68) 67	H	1.92	34.9	(2000) (2001) 2002	68 n/s - -	15 u/c 30 n/s	22 c	B
2	(98/00212OUT) 02/00187/REM	Land to the rear of Bodiam Avenue	262* 88 350 gross	H	9.47 (for entire site)	36.9 gross	(2001) 2002	262 n/s 88 n/s	262 n/s 88 n/s	0	G
	Totals:	-	417	417 H	11.4 ha	36.6 av	-	-	380 n/s 15 u/c	22 c	-

Total Number of Sites Fully Completed in 2002: 0

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
3	01/00517/OUT	106 Bristol Road	2 (1 net)	H	0.14	14.3	2002	-	2 n/s	0	B
4	(02/00203/FUL) 02/00791/FUL	Land adjacent to 77 Kestrel Gardens	1	H	0.04	25	(2002) 2002	-	1 n/s	0	B
	Totals:	-	3 gross (2 net)	3 H (2)	0.18 ha	16.7 av	-	-	3 n/s (2 n/s)	0	-

Total Number of Sites Fully Completed in 2002: 0

Large and Small Site Information (Excluding Local Plan Allocations)

TUFFLEY WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
1	00/00428/FUL	Land at Evenlode Road*	76 (0 net)	H	2.23	34.1	2000	29 c 16 u/c 31 n/s	72 c 4 n/s	43 c	B
Totals:			76 gross (0 net)	76 H (0 net)	2.23 ha	34.1 av	-	29 c (0 net)	4 n/s (0 net)	43 c (0 net)	-

*CITY COUNCIL HOUSING SCHEMES NOT COUNTED

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
2	(99/00446/OUT) (00/00167/FUL) 02/00451/REM	Land adj. 19 Tintern Road	1	B	0.03	33.3	(1999) (2000) 2002	1 n/s	All Comp 1 c	1	B
3	00/00028/OUT	Land r/o 258 Stroud Road	4 (3 net)	H	0.30	13.3	2000	4 n/s	4 n/s	0	B
4	(00/00274/OUT) 02/00134/REM	Robinswood Hill Social Club - Fox Elms Road	1	H	0.04	25	(2000) 2002	1 n/s	All Comp 1 c	1	B
5	01/00832/FUL	331+331A Stroud Road	2 (0 net)	H	0.07	28.6	2002	-	All Comp 2 c	2	B
Totals:			8 gross (5 net)	7 H (4) 1 B	0.44 ha	18.2 av	-	-	4 n/s (3)	4 c (2 net)	-

Gross Number of Dwellings on Fully Completed Sites = 4

Total Hectares of Fully Completed Sites = 0.14

Total Average Density for Fully Completed Sites = 28.6

Large and Small Site Information (Excluding Local Plan Allocations)

WESTGATE WARD

LARGE SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
1	11046-06A	Bakers Quay	118	F	0.58	203	subject to S.106 not signed	-	118 n/s	0	B
2	01/00348/FUL	Land South of Monk Meadow Dock	221	H	5.77	38.30	Subject to S.106	-	221 n/s	0	B
3	(98/00157COU) (99/00673COU) 01/00758/COU	Priday Metford Flour Mill	(24) (30) 38	F	0.24	158.33	(1998) (2001) 2002	- - -	- - 38 u/c	0	B
4	98/00568/OUT (00/630/REM) 02/00471/REM	The Docks Albert Warehouse	108* (27) 28	F	0.16 0.04	675 700	2000 (2001) 2002	108n/s 27n/s -	108n/s - 28 u/c	0 - 0	B
5	(91/01338/OUT) (52674/OUT) 99/00621/REM 00/00770/REM 01/00591/REM	Land at Hempsted McAlpine (^revised plans to replace 5 of the 11 houses in the previous application)	(70) 72 (11) 6 7^ Gross 85	H	4.29	19.81	(1999) 2000 2001 2002	gross: 30 c 14 u/c 28 n/s	gross: 58 c 3 u/c 24 n/s	28	G
6	99/00274/FUL 00/00475/FUL 01/00888/FUL 01/00898/FUL	Land at Hempsted (Bloor) (Bryant Homes) (Bloor Homes) (Bloor Homes)	66 39 2 (1 net) 54 gross 161	H	8.04	20.02	2000 2000 2002 2002	gross: 64c 11 u/c 86 n/s	gross: 124 c 32 u/c 5 n/s	60 (59 net)	G

Large and Small Site Information (Excluding Local Plan Allocations)

WESTGATE WARD

LARGE SITES CONTINUED

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
7	00/00087/FUL 02/00107/FUL 02/00577/FUL	96 Eastgate Street	(8) (4) 8	F	0.03	266.6	(2000) (2002) 2002	8 n/s	8 u/c	0	B
8	00/00506/FUL	16 Berkeley Street	7	F	0.01	700	2000	7 u/c	All Comp 7 c	7	B
9	00/00514/FUL	107-109 Eastgate Street	8	F	0.05	160	2000	8 n/s	8 n/s	0	B
10	01/00174/FUL	103 Southgate Street	6	F	0.01	600	2002	-	6 u/c	0	B
11	(97/00732/FUL) 01/00601/FUL	Ribston Hall, 15 Spa Road	(6) 15	F	0.18	83.3	(S.106) 2002	-	15 u/c	0	B
12	02/00279/FUL	82-86 Eastgate Street	8	F	0.05	160	2002	-	8 n/s	0	B
13	02/00523/OUT	67 Southgate Street	19	F	0.12	158.3	2002	-	19 n/s	0	B
14	02/00540/FUL	104 Northgate Street	20	F	0.06	333.3	2002	-	20 n/s	0	B
15	(00/00065/FUL) 02/00944/FUL	109/111 Southgate St	(4) 12	F	0.04	300	S.106 S.106	- -	- 12 n/s	0	B
	Totals:	-	862	467 H 395 F	19.67 ha	43.8 av	-	94 c	543 n/s 130 u/c	95 c (94 net)	-

Gross Number of Dwellings on Fully Completed Sites = 7	Total Hectares of Fully Completed Sites = 0.01	Total Average Density for Fully Completed Sites = 700
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Large and Small Site Information (Excluding Local Plan Allocations)

WESTGATE WARD

SMALL SITES

Map Ref.	Application Number	Address	Capacity	Dwelling Type	Hectares	Density	Consent Year	Status 1/1/02	Status 1/1/03	Completed 2002	B/G
16	(96/00736COU) 01/00879/COU	5/7 Hare Lane	1	F	0.03	33	(1997) 2002	1 n/s	1 n/s	0	B
17	98/00740/COU	1 Commercial Road	3	F	0.008	375	1999	3 n/s	3 n/s	0	B
18	99/00252/FUL	6 Cromwell Street	2 (1 net)	F	0.01	200	1999	2 u/c	All Comp	2	B
19	00/00479/FUL 02/00284/FUL	Manorwood & Vale View 133-135 Hempsted Lane	(4) 4	H	0.58	6.9	2000 2002	4 n/s	All Comp	4	B
20	00/00653/COU	13 Park Road	1	H	0.009	111	2001	1 n/s	All Comp	1	B
21	00/00688/COU	60-64 Eastgate St	3	F	0.07	43	2001	3 n/s	3 u/c	0	B
22	01/00034/FUL	131 Southgate St	3 (2 net)	F	0.03	100	2001	3 u/c	3 u/c	0	B
23	01/00054/COU	1a College Court	1	F	0.01	100	2001	1 n/s	All Comp	1	B
24	01/00499/COU	182 Southgate Street	4 (3 net)	F	0.008	500	2002	-	4 n/s	0	B
25	02/00293/FUL	6 Brunswick Square	3	F	0.02	150	2002	-	All Comp	3	B
26	02/00498/COU	12 Russell Street	1	H	0.01	100	2002	-	All Comp	1	B
27	02/00556/FUL	Old Custom House, The Quay	4	F	0.01	400	2002	-	4 u/c	0	B
28	02/00799/COU	20 Worcester Street	2	F	0.02	100	2002	-	2 n/s	0	B
	Totals:	-	32 gross (29 net)	6 H 26 F (25)	0.82 ha	39.0 av	-	-	10 n/s (9) 10 u/c (9)	12 c (11 net)	-

Gross Number of Dwellings on Fully Completed Sites = 12	Total Hectares of Fully Completed Sites = 0.64	Total Average Density for Fully Completed Sites = 18.8
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Windfalls: Permissions in 2002**Key: (S 2001) means that the current application supersedes the 2001 application.****Small Sites 1-5 Dwellings (up to 0.4 hectares)**

Ward	Application Number	Address	No. of Dwellings	Type of Windfall	Brownfield/ Greenfield
Abbey	02/00543/REM	Land rear of the Wheatridge	3	-	G
	02/00724/FUL	Land at 79 Bittern Avenue	1	I	B
Barnwood	01/00683/COU	16,18,20 Chester Road	1	C	B
	02/00784/FUL	20 Chequers Road	3	R	B
	02/00457/OUT	37 North Upton Lane	1	I	B
	02/00600/OUT	Land rear of 140 Barnwood Road	1	I	B
	02/00726/FUL	14 Church Lane	1	R	B
	02/00851/FUL	133-135 Barnwood Road	0 (S 2001)	R	B
Barton and Tredworth	01/00823/OUT	Land adj to 25 Vicarage Road	1	I	B
	01/00825/OUT	Land adj to 20 Hatherley Road	1	I	B
	01/00877/FUL	1A Melbourne Street West	3	C	B
	02/00129/FUL	The Yard, Dainty Street	1	R	B
	(02/00154/FUL) 02/00762/FUL	82 Regent Street	1	R	B
	02/00514/COU	37A Falkner Street	1	C	B
	02/00738/COU	154 Barton Street	2	C	B
	02/00778/FUL	20 Falkner Street	2	R	B
	02/00863/FUL	Land adj to 10 Morpeth Street	2	R	B
	02/00874/COU	115 High Street	1	C	B
Elmbridge	02/00361/OUT	112 Elmbridge Road	1	I	B
	02/00813/OUT	Land adj. to 13 Meadowleaze	2	I	B
	01/00707/REM	71 Elmbridge Road	2 (S 2001)	I	B
Hucclecote	01/00729/OUT	29 Carisbrooke Road	3	I	B
	02/00715/OUT	2 Havelock Road	1	I	B

Windfalls: Permissions in 2002**Continued.... Small Sites 1-5 Dwellings (up to 0.4 hectares)**

Ward	Application Number	Address	No. of Dwellings	Type of Windfall	Brownfield/ Greenfield
Hucclecote	01/00598/FUL	Land off Churchdown Lane	2 (S 2000)	I	B
Kingsholm and Wotton	01/00807/FUL	Land to rear of 34 & 36 Malvern Road	1	I	B
	02/00229/FUL	4 Edwy Parade	1	RS	B
	02/00654/FUL	61 Tewkesbury Road	1	R	B
	02/00955/COU	27/29 Heathville Road	1	C	B
	02/00996/FUL	Land at Orphins Yard, Guinea Street	2	D/V	B
	02/00989/FUL	6A Sandhurst Road	1 (S 1994)	I	B
	02/00257/FUL	22 Malvern Road	1 (S 2001)	I	B
Longlevens	01/00839/FUL	Land to rear of 30-32 Oxstalls Lane	1	I	B
	02/00076/OUT	48 Tewkesbury Road	1	I	B
	02/00568/FUL	6 Brooklands Park	1	I	B
	02/00825/REM	59 Old Cheltenham Road	1 (S 2000)	-	G
	02/00696/FUL	Land off Chamwells Walk	4	I	B
Moreland	02/00162/REM	Ribston Hall School	5	OR	B
	01/00780/COU	40 Weston Road	3	RS	B
	02/00988/FUL	Land at Theresa Street	5	-	G
	01/00814/FUL	2 Weston Road	1	C	B
	02/00128/FUL	303A Stroud Road	0 (1 gross)	R	B
	02/00292/COU	150 Stroud Road	1	C	B
	02/00864/FUL	84 Frampton Road	1	I	B
Podsmead	02/00340/FUL	21 Shakespeare Avenue	2 (S 2000)	R	B
Severnvale	01/00517/OUT	106 Bristol Road	1 (S 1992)	R	B
	(02/00203/FUL) 02/00791/FUL	Land adjacent to 77 Kestrel Gardens	1	I	B

Windfalls: Permissions in 2002**Continued.... Small Sites 1-5 Dwellings (up to 0.4 hectares)**

Ward	Application Number	Address	No. of Dwellings	Type of Windfall	Brownfield/ Greenfield
Tuffley	01/00832/FUL	331+331A Stroud Road	0	R	B
	02/00451/REM	Land adj. 19 Tintern Road	1 (S 1999)	I	B
	02/00134/REM	Robinswood Hill Social Club	1 (S 2000)	I	B
Westgate	01/00499/COU	182 Southgate Street	3	RS	B
	02/00293/FUL	6 Brunswick Square	3	C	B
	02/00498/COU	12 Russell Street	1	C	B
	02/00556/FUL	Old Custom House, The Quay	4	C	B
	02/00799/COU	20 Worcester Street	2	C	B
	01/00879/COU	5-7 Hare Lane	1 (S 1997)	C	B
	02/00284/FUL	133-135 Hempsted Lane	4 (S 2000)	I	B
Total:			93		

Windfalls: Permissions in 2002**Large Sites 6 and Over (up to 0.4 hectares)**

Ward	Application Number	Address	No. of Dwellings	Type of Windfall	Brownfield/ Greenfield
Barton and Tredworth	02/00218/FUL	176 Barton Street	14	R	B
	02/00227/FUL	99 – 103 Ryecroft Street	16	C	B
	02/00326/FUL	Former Aquatics Centre, Stroud Road	11	C	B
Kingsholm and Wotton	02/00231/FUL	Land adj. Masons Yard, St. Catherine Street	10 (S 2000)	R	B
Westgate	01/00174/FUL	103 Southgate Street	6	C	B
	02/00279/FUL	82-86 Eastgate Street	8	C	B
	02/00523/OUT	67 Southgate Street	19	OR	B
	02/00540/FUL	104 Northgate Street	20	OR	B
	01/00601/FUL	Ribston Hall, 15 Spa Road	15	D/V	B
	01/00758/COU	Priday Metford Flour Mill	38 (S 2001)	C	B
	02/00577/FUL	96 Eastgate Street	8 (S 2000)	I	B
Total:			165		

Large Sites: 6 and Over (0.4 hectares to 1.0 hectare) = 0**Large Sites: 6 and Over (over 1.0 hectare) = 0****Overall Total = 258****WINDFALL SUMMARY DATA**

(A) Windfall Permissions by size

Year	Small Sites	Large Sites Up to 0.4 ha	Large Sites 0.4 ha to 1.0 ha	Large Site Over 1.0ha	TOTAL
1990	71	60	8	0	139
1991	50	83	0	0	133
1992	57	46	47	0	150
1993	32	97	9	0	138
1994	41	8	41	0	90
1995	67	41	4	0	112
1996	34	62	8	0	104
1997	41	142	0	0	183
1998	35	39	61	27	162
1999	56	0	12	0	68
2000	54	38	62	21	175
2001	45	56	79	62	242
2002	93	165	0	0	258
TOTAL	676	837	331	110	1954
Yearly Avg.	52.0	64.4	25.5	8.5	150.3

(B) Windfall Completions

Year	Small Sites	Large Sites	TOTAL Windfall Completions	TOTAL Completions	% Windfall Completions
1992	48	58	106	665	15.9
1993	41	71	112	844	13.3
1994	52	93	145	709	20.5
1995	33	28	61	359	17.0
1996	28	51	79	477	16.6
1997	40	40	80	602	13.3
1998	38	187	225	700	32.1
1999	29	88	117	319	36.7
2000	30	42	72	172	41.9
2001	43	73	116	290	40.0
2002	36	97	133	391	34.0
TOTAL	418	828	1,246	5,528	22.5%
Year Avg.	38.0	75.3	113.3		

(C.i) Windfall Permissions by Type According to Old Windfall Classifications 1990-2001 (latest consents only included)

Type Of	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	Overall Total No. Of Windfalls	%
Windfall														
Infill	36	37	43	65	37	42	53	26	19	19	84	95	556	32.7%
Redevelopment	60	41	62	20	24	27	33	136	102	21	52	130	708	42.0%
Conversion	35	55	45	45	29	43	18	21	41	28	39	17	416	24.4%
Allocated	8	0	0	8	0	0	0	0	0	0	0	0	16	0.9%
TOTAL	139	133	150	138	90	112	104	183	162	68	175	242	1696	100%

5 year Running Avg.

125.4 130.2 125.8 138.4 166.0

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

	2002	Overall Total of Windfalls	%
Infill	42	598	30.6
Residential Redevelopment	38	746	38.2
Change of Use	101	517	26.5
Residential Subdivision	7	other: 93	4.7
Derelict/Vacant	17	-	
Other Redevelopment	53	-	
TOTAL	258	1,954	100%
last 5 year average (1998-2002)	181.0		

(D) Windfall Calculations per Ward for 2002, based on the new windfall and ward classifications.

WARD	Infill	Residential Redevelopment	Change of Use	Residential Subdivision	Derelict/Vacant	Other Redevelopment	Total	%
Abbey	1	0	0	0	0	3	4	1.6
Barnwood	2	4	1	0	0	0	7	2.7
Barton and Tredworth	2	20	34	0	0	0	56	21.7
Elmbridge	5	0	0	0	0	0	5	1.9
Fieldcourt	0	0	0	0	0	0	0	0
Grange	0	0	0	0	0	0	0	0
Hucclecote	6	0	0	0	0	0	6	2.3
Kingsholm and Wotton	3	11	1	1	2	0	18	7.0
Longlevens	7	0	0	0	0	1	8	3.1
Matson and Robinswood	0	0	0	0	0	0	0	0
Moreland	1	0	2	3	0	10	16	6.2
Podsmead	0	2	0	0	0	0	2	0.8
Severnvale	1	1	0	0	0	0	2	0.8
Tuffley	2	0	0	0	0	0	2	0.8
Westgate	12	0	63	3	15	39	132	51.1
TOTAL	42	38	101	7	17	53	258	
%	16.3	14.7	39.2	2.7	6.6	20.5		100%

LAPSED PLANNING CONSENTS**Updated January 2003**

APPLICATION. NO.	WARD	ADDRESS	NO. OF DWELLINGS (net)	NOTES
<u>1989</u>				
16467/02	Barnwood	Cherston Court	1	
31689/03	Barton	22-24 Slaney Street	6	
10221/04	Eastgate	Alma/Victoria St	7	
45760/01/OUT	Eastgate	1 Weston Road	2	
26608/03	Eastgate	51 Millbrook Street	1	
22932/01	Longlevens	r/o 47A Innsworth Lane	6	
47879/01/OUT	Tuffley	Adj. 3 Jewson Close	1	
46031/01/OUT	Tuffley	r/o 81-97 Grange Rd	1	
10169/01	Westgate	133-135 Southgate St	8	(Total = 33)
<u>1990</u>				
10361/03	Barnwood	Adj. 13 Carne Place	1	
16708/02	Barnwood	Adj. The Weir, Church Lane	1	
13396/01/OUT	Barnwood	Barnwood C of E School	20	
39296/01	Barton	88/90 Tredworth Road	1	
44325/04/OUT	Eastgate	Charles/Widden St	34	
27836/01	Kingsholm	1a Oxford Street	2	
50132/01	Longlevens	Adj. Little Paygrove, Paygrove Lane	1	
515982	Quedgeley	69 Bristol Road	1	
31319/02	Tuffley	r/o 26 Selwyn Road	1	
15260/01	Westgate	12 Brunswick Square	6	(Total = 68)
<u>1991</u>				
59865/01	Barton	22 Upton Street	1	
15038/03	Barton	12 Brook Street	3	
45148/02/OUT	Eastgate	1 Barnwood Road	1	

APPLICATION. NO.	WARD	ADDRESS	NO. OF DWELLINGS (net)	NOTES
25152/04/OUT	Eastgate	115 London Road	7	
26572/03	Eastgate	7 Millbrook Street	1	
41473/04	Kingsholm	74 Worcester Street	3	
29377/05/OUT	Matson	r/o 164/166 Painswick Road	2	
31945/01	Westgate	4 Spa Road`	7	
43629/03/OUT	Westgate	Land off Hemmingsdale Road	3	(Total = 28)
1992				
22019/02/OUT	Barton	131-139 High Street	17	
43091/01	Barton	96 Painswick Road	1	
15036/02	Barton	10 Brook Street	1	
42910/01/OUT	Eastgate	73-74 Painswick Road	5	
30707/02	Eastgate	21 St. James Street	5	
45148/02/OUT	Eastgate	1 Barnwood Road	1	
52256/01/OUT	Linden	R/o 152/154 Linden Road	1	
52656/01/OUT	Longlevens	Adj. 82 Church Road	1	
60738/01/OUT	Quedgeley	Yew Tree Cottage, Bristol Road	2	(Total = 34)
1993				
17227/03	Barton	31 Conduit Street	13	
38909/05	Barton	26 Tarrington Road	7	
19821/02	Barton	108 Finlay Road	1	
32472/01	Linden	208 Stroud Road	1	
39669/03	Podsmead	241 Tuffley Road	1	
10986/02	Westgate	92 Eastgate Street	1	
52533/01/OUT	Westgate	2-13 St Michael's Sq	12	
15258/01	Westgate	11 Brunswick Square	5	(Total = 41)
1994				
51048/02/OUT	Barton	21 & 23 Albany Street	2	
22012/01	Barton	119 High Street	1	
46759/02/OUT	Longlevens	16-18 Meadowleaze	4	(Total = 7)

APPLICATION. NO.	WARD	ADDRESS	NO. OF DWELLINGS (net)	NOTES
1995				
95/00049/OUT	Barnwood	28 Filton Way	1	
95/00518/COU	Barton	Land adj. 60 Bathurst Rd	1	
95/00409/COU	Barton	35a Conduit Street	1	
95/000/92/CON	Kingsholm and Wotton	18 Kingsholm Road	2	
95/00375/OUT	Eastgate	280 Barton Street	17	
95/00520/OUT	Eastgate	14 Charles Street	5	
95/00332/OUT	Matson	Heron Lodge Funeral Home 242 Painswick Road	1	
95/00059/OUT	Quedgeley	Between Cotswold Lodge & Oaklands, Naas Lane	8	
95/00497/FUL	Tuffley	R/o 5-7a Kemble Road	3	(Total = 39)
1996				
96/00553/FUL	Barton	36 Morpeth Street	1	
96/00182/OUT	Eastgate	24 Argyll Road	1	
96/00456/FUL	Linden	47-51 Seymour Rd	4	
96/00140/FUL	Longlevens	r/o 72 Church Rd	1	
96/00056/COU	Westgate	39 Park Road	3	
96/00287/FUL	Westgate	52-54 Northgate St	5	
96/00474/FUL	Westgate	20&22 Wellington Street	2	
96/00610/COU	Westgate	45 Brunswick Road	1	
96/00751/COU	Westgate	14 Westgate Street	3	(Total = 21)
1997				
97/00464/FUL	Barnwood	128A Barnwood Road	1	
97/00022/OUT	Tuffley	Land adj. 198 Reservoir Road	1	
97/00064/COU	Westgate	163-165 Southgate Street	2	(Total = 4)

APPLICATION. NO.	WARD	ADDRESS	NO. OF DWELLINGS (net)	NOTES
1998				
98/00069/COU	Linden	81 Bristol Road	1	
98/00138/OUT	Matson	164/166 Painswick Rd	3	
98/00371/OUT	Westgate	r/o 2-4 Nettleton Rd	3	(Total = 7)

Total Lapsed Consents 1989 – 1998 = 282

Average yearly rate = $282 \div 10 = 28.2$

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