

Housing Monitoring Report

June 2019



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1. Executive Summary

This is the Housing Monitoring Report for Gloucester City for the period 1st April 2018 to 31st March 2019. Gloucester City Council has been monitoring the progress of approved new housing planning applications and allocations since 1989. The report records the following information:

- Housing completions in the monitoring year.
- Housing commitments in the monitoring year.
- Potential future dwellings available through draft plan allocations.
- The loss of dwellings e.g. as a result of conversion to other uses.
- Lapsed or superseded planning permissions.
- Requests for sites via Gloucester's Self-Build Register.
- The 'housing mix' of major completions.
- Numbers of Affordable Homes permitted in the monitoring year.
- Gloucester's 5-year housing land supply position as of 31st March 2019.
- Gloucester's deliverability schedule for sites of 5 dwellings or more.

Housing Delivery

- Between 1st April 2018 and 31st March 2019, the gross completion figure for new dwellings in Gloucester was 554.
- In the same period 10 dwellings were lost to other uses or as a consequence of the subdivision of existing dwellings; so, between 1st April 2018 and 31st March 2019 the net completion figure for new dwellings in Gloucester was 544.
- Of Gloucester's wards, the highest completion rate in the monitoring period was in Westgate with over 47% of all net completions. The next highest was Podsmead with just over 14.5%.
- Of the gross completions, 458 dwellings were completed on Brownfield land and 96 on Greenfield land.
- In Gloucester City there are 2,339 deliverable housing commitments from 1st April 2019.
- 972 dwellings are expected to be delivered as 'City Plan Potential' – through sites to be allocated in the emerging City Plan.

Housing Permissions

- On average over the last 5 years (from 2014/15 to 2018/19) the Council has permitted 684 dwellings per year. In this time period the total number of net dwellings permitted was 3,424 and the net delivery over this same period was 1,171 dwellings. So, this equates to 2,253 dwellings that are 'in the pipeline' and due to be built out in the next few years.

Joint Core Strategy Context

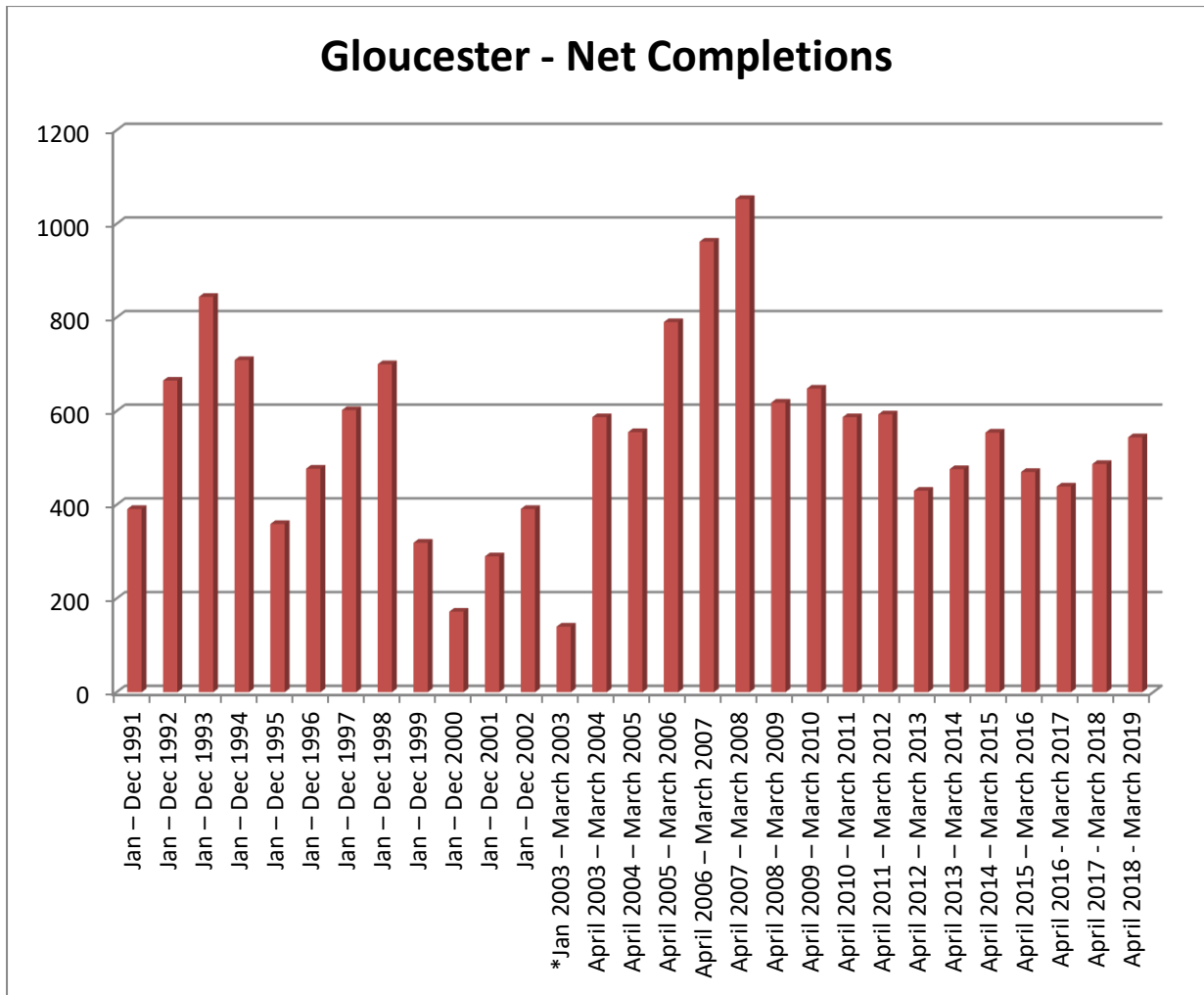
The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) was adopted in December 2017. It is now a part of the Development Plan for the JCS area and covers the period from 2011 to 2031. In order to meet the Objectively Assessed Need (OAN), by 2031 Gloucester is required to deliver 14,360 dwellings. A significant proportion of these dwellings will be met through the delivery of a number of Strategic Allocations (Urban Extensions) in Tewkesbury Borough but helping to meet Gloucester's housing need.

Since the start of the JCS period in 2011/12 there has been under delivery against the 718 OAN. The average annual completion rate (net) for the years 2011/12 to 2018/19 is 499 dwellings. However, there is an expectation that from 2019/20, when the Strategic Allocation start to build out that there will be a few years quite significant over supply which will help to meet the shortfall. In terms of the Strategic Allocations meeting Gloucester's need, outline consents are in place on most sites and reserved matters on some. Brockworth is under construction.

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 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	593
April 2012 – March 2013	430
April 2013 – March 2014	476
April 2014 – March 2015	554
April 2015 – March 2016	470
April 2016 – March 2017	439
April 2017 – March 2018	487
April 2018 – March 2019	544
<p>*Please note that the low number of completions here reflects the short monitoring period where the annual monitoring was switched from January to March. Also note that due to a data review, the Net Completions for 2011/12 to 2015/16 differ slightly in this table from the previous monitoring report. All the figures in this table, for all years, are now correct as per Gloucester's master spreadsheet/database and the JCS figures adopted in December 2017.</p>	

A. Completions – Trend Data



Between 1991 and 2019 the average completion rate in Gloucester was **547** dwellings per annum. The high numbers in the months between April 2006 to March 2008 were due to a large number of completions on the Kingsway development in the south of the city. Since 2011, the average annual completion rate has been **499** dwellings.

B. Dwelling Completions for the Monitoring Year

Gross Dwelling Completions	554
Losses	10
Net Dwelling Completions	544

C. Large & Small Site Comparison

Gross Dwelling Completions Large Sites (10 dwellings plus) (See Appendix 1)	474
Gross Dwelling Completions Small Sites (1 – 9 dwellings) (See Appendix 2)	80

D. Wards with Most Net Completions in 2018/19

Ward	Percentage
Westgate	47.05%
Podsmead	14.52%
Kingsway	11.94%
Barton & Tredworth	9.74%
Other remaining wards combined	16.54%

E. Completions – Brownfield / Greenfield Data for 2018/19

Gross Dwelling Completions Brownfield (See Appendix 1)	491
Gross Dwelling Completions Greenfield (See Appendix 1)	63
Thus over 88% of Completions in 2018/19 were on Brownfield sites	

F. Overall Completions & Commitments

Total Net Completions since 2011/12	3,993
Outstanding Commitments post 31 st March 2019	2,339

G. Affordable Housing Permitted (2018/19)

In this monitoring year, 68 affordable homes were permitted as part of a number of housing schemes. These were either for shared ownership/other low-cost ownership or for affordable social rent. (See Appendix 8 for details).

H. Housing Mix

For major housing development (Net completions in 2018/19) the housing mix has been recorded as per information submitted by applicants in their application forms. (See Appendix 7 for details).

3. Further Information

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

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Further information on the Joint Core Strategy can be found at:

<https://jointcorestrategy.org/>

APPENDICES

Appendix 1. Summary of Gross Housing Completions by Ward

The following table shows Gross housing 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	
Abbeydale	1	0	0	0	1
Abbeymead	0	0	0	0	0
Barnwood	3	14	0	0	17
Barton & Tredworth	12	41	0	0	53
Coney Hill	1	0	0	0	1
Elmbridge	6	14	7	0	27
Grange	1	0	0	0	1
Hucclecote	1	0	0	0	1
Kingsholm & Wotton	2	0	0	0	2
Kingsway	0	33	0	32	65
Longlevens	0	3	0	0	3
Matson & Robinswood	10	15	0	0	25
Moreland	1	0	0	0	1
Podsmead	0	65	0	14	79
Quedgeley Fieldcourt	1	0	0	9	10
Quedgeley Severnvale	1	0	0	0	1
Tuffley	2	0	0	0	2
Westgate	31	233	0	1	265
Total	73	418	7	56	554

Total Gross Brownfield Completions	491
Total Gross Greenfield Completions	63
Total Gross Completions	554

Appendix 2. Site Status 2018/19

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/planning committee resolution to permit and/or which have had dwellings completed in the monitoring year (Between 1st April 2018 and 31st March 2019).

Net Housing Completions

Ward	Site Name	Planning App No.	Dwellings Permitted / Site Capacity	Brownfield / Greenfield	Losses	Complete in 2018/19	Dwellings Remaining to be Built
Abbeydale	112 The Wheatridge East	16/00851/FUL	1	B	0	0	1
Abbeydale	115 The Wheatridge East	16/00388/FUL	1	B	0	0	1
Abbeydale	6 Filbert Close	17/00317/FUL	1	B	0	1	0
Total Net Completions in 2018/19 = 1							
Barnwood	Adj 126 Barnwood Road	15/01367/FUL	14	B	0	14	0
Barnwood	197-199 Barnwood Road	16/01189/FUL & 17/00164/FUL	1	B	0	0	1
Barnwood	74 Barnwood Road	16/01139/OUT	1	G	0	0	1
Barnwood	29 North Upton Lane	15/00544/FUL	6	B	lapsed	0	0
Barnwood	Former Royal Mail Sorting Office	18/00336/JPA	48	B	0	0	48
Barnwood	Extension to Former Royal Mail Sorting Office	18/00981/FUL	9	B	0	0	9
Barnwood	Field View West Lodge Drive	18/01353/COU	3	B	0	3	0
Barnwood	6 Durham Road	18/01305/FUL	1	B	0	0	1

Barnwood	96 Barnwood Road – The Coach House	17/01379/FUL	10	B	1	0	9
Barnwood	2 Church Lane	18/01174/FUL	-1	B	0	-1	0
Total Net Completions in 2018/19 = 16							
Barton & Tredworth	2 Furlong Road	16/00042/FUL	1	B	0	1	0
Barton & Tredworth	202A Barton Street	16/00972/FUL	2	B	1	1	0
Barton & Tredworth	Land adjacent to 46 Goodyere Street	16/00920/OUT	1	B	0	0	1
Barton & Tredworth	Norville factory site, Paul Street	16/00815/FUL	63	B	0	41	22
Barton & Tredworth	216-218 Barton Street	15/01567/FUL	6	B	0	0	6
Barton & Tredworth	Tyndale Mission Hall & 98A Painswick Road	14/00730/OUT & 16/01211/REM	8	B	0	8	0
Barton & Tredworth	Rear of 45 High Street	17/00310/FUL	1	B	0	1	0
Barton & Tredworth	160A Barton Street	17/01378/FUL	2	B	0	1	1
Barton & Tredworth	101 High Street	17/00567/FUL	2	B	0	0	2
Barton & Tredworth	14 Ducie Street	17/01371/FUL	2	B	0	0	2
Barton & Tredworth	32-34 Massey Road	18/00165/FUL	4	B	0	0	4
Barton & Tredworth	26 Vauxhall Road	18/00243/FUL	1	B	0	0	1
Barton & Tredworth	64-68 High Street	17/00586/COU	5	B	0	0	5
Barton & Tredworth	108 High Street	16/00655/FUL	3	B	0	0	3
Barton & Tredworth	156 Barton Street	17/01179/FUL	1	B	0	0	1
Barton & Tredworth	18 Conduit Street	18/00990/FUL	3	B	0	0	3
Barton & Tredworth	228 Barton Street	18/01494/FUL	0	B	1	0	-1
Barton & Tredworth	Trust Centre Conduit Street	18/01279/FUL	6	B	0	0	6
Total Net Completions in 2018/19 = 53							

Coney Hill	2 Arreton Avenue (Land rear of)	18/00849/FUL	1	B	0	1	0
Coney Hill	32 Newton Avenue	18/01272/FUL	1	B	0	0	1
Total Net Completions in 2018/19 = 1							
Elmbridge	82-84 Cheltenham Road	16/00212/OUT	0	B	superseded	0	0
Elmbridge	2 Grafton Road	14/00407/FUL	0	B	lapsed	0	0
Elmbridge	12 Sandyleaze	17/00009/OUT	1	B	0	1	0
Elmbridge	138 Cheltenham Road	17/00186/FUL	1	B	0	0	1
Elmbridge	82-84 Cheltenham Road	17/00313/FUL	7	G	0	7	0
Elmbridge	80 Sandyleaze	17/00360/FUL	2	B	1	1	0
Elmbridge	36 Oakleaze Road	17/00850/FUL	1	B	0	0	1
Elmbridge	Allstone site, off Myers Road	16/00948/OUT	280	B	**	0	0
Elmbridge	Former Double Gloucester Pub, Cheltenham Road	18//00178/COU	14	B	0	14	0
Elmbridge	38A – 40D Hamer Street	17/01268/FUL	4	B	0	4	0
Total Net Completions in 2018/19 = 27 **Allstone Site = deemed that REM not likely in near future so taken out of trajectory. 280 figure includes student ratio.							
Grange	95 Grange Road	16/00153/FUL	1	B	0	0	1
Grange	91 Grange Road	17/00112/FUL	1	B	0	0	1
Grange	241 Tuffley Lane	18/01013/FUL	1	B	0	1	0
Total Net Completions in 2018/19 = 1							
Hucclecote	1 Insley Gardens	18/01039/FUL	1	G	0	0	1
Hucclecote	60 Hucclecote Road	18/00986/FUL	1	B	0	1	0
Hucclecote	54 Larkhay Road	18/01137/FUL	1	G	0	0	1

Total Net Completions in 2018/19 = 1							
Kingsholm & Wotton	2 Claremont Road	17/00798/FUL	2	B	0	0	2
Kingsholm & Wotton	47 London Road, St Nicholas House	17/00975/FUL	9	B	0	0	9
Kingsholm & Wotton	Cherry Tree Cottage	17/00388/FUL	1	B	0	1	0
Kingsholm & Wotton	York House Pub, London Road	18/00297/FUL	5	B	0	0	5
Kingsholm & Wotton	25 Alvin Street	18/00553/FUL	-1	B	1	0	-1
Kingsholm & Wotton	49 Sherborne Street	18/00487/FUL	31	B	23	0	8
Kingsholm & Wotton	97 London Road	17/00304/FUL	12	B	0	0	12
Kingsholm & Wotton	110 London Road	18/01268/FUL	1	B	0	1	0
Kingsholm & Wotton	Former Civil Service Club, Estcourt Road	18/00306/FUL	100	G	0	0	100
Total Net Completions in 2018/19 = 2							
Kingsway	Kingsway - Framework 4 Area 4A2	10/00467/REM	133	G	0	46	87
Kingsway	Kingsway - Framework 4 Area 4B3	15/01591/FUL	130	G	0	19	0
Total Net Completions in 2018/19 = 65							
Longlevens	Former Bishops College	16/00631/OUT & 18/00347/REM	90	B	0	3	87
Longlevens	Business School & Student accommodation - University - Oxstalls Lane	15/01190/OUT & 17/00224/REM	80	B	0	0	80
Longlevens	Land rear of 14 Horsbere Road	17/00359/FUL	1	B	0	0	1
Total Net Completions in 2018/19 = 3							
Matson & Robinswood	Yew Tree Cottage Winnycroft Lane	15/00334/FUL	0	B	0	0	
Matson & Robinswood	Snow Capel Farm Sneedhams Green	15/01458/QPA	1	B	0	0	1

Matson & Robinswood	Adjacent 7 Gatmeres Road	16/00912/FUL	2	B	1	0	1
Matson & Robinswood	Rear of 14 Winsley Road	16/00814/FUL	9	B	0	8	0
Matson & Robinswood	Baneberry Court, The Butts	17/00874/FUL	2	B	1	1	0
Matson & Robinswood	106-108 Finlay Road	17/00123/FUL	1	B	0	0	1
Matson & Robinswood	GCH Development, Garnalls Road	16/01583/FUL	15	B	0	15	0
Matson & Robinswood	62 Well Cross Road	18/00437/COU	1	B	0	1	
Matson & Robinswood	19 Underhill Road	17/01175/FUL	2	B	0	0	2
Matson & Robinswood	1 Gatmeres Road	18/00192/FUL	1	B	0	0	1
Matson & Robinswood	The Annex, Capel Cottage, Sneedhams Green	18/00499/FUL	1	B	0	0	1
Matson & Robinswood	2 Redwell Road	18/01452/FUL	1	B	0	0	1
Total Net Completions in 2018/19 = 25							
Moreland	35 Clevedon Road	13/00763/FUL	2	B	lapsed	0	0
Moreland	18 Clevedon Road	16/00577/OUT	0	B	superseded	0	0
Moreland	72a Tredworth Road	16/01613/OUT	1	B	0	1	0
Moreland	87 Stroud Road	14/01079/FUL	7	B	lapsed	0	0
Moreland	11 Stanley Road	17/00480/COU	0	B	1	0	-1
Moreland	Seymour Café ,91 Theresa Street	17/01061/COU	4	B	0	0	4
Moreland	120 Stroud Road - Coral	17/01146/FUL	2	B	0	0	2
Moreland	94 Linden Road	18/00088/COU	1	B	0	0	1
Total Net Completions in 2018/19 = 1							
Podsmead	Site A - Former St Gobain/Wellman Graham Site Bristol Road	07/00472/OUT / 15/00286/REM		B	0	40	90

Podsmead	Site B - Former Contract Chemicals Site Bristol Road	07/00474/OUT / 15/00287/REM		B	0	25	61
Podsmead	152 Tuffley Avenue	13/00965/FUL		B	lapsed	0	0
Podsmead	Land to The Rear Of 13-15 Podsmead Road	15/00604/FUL		B	0	0	2
Podsmead	Blackbridge Allotments Stroud Road	14/01317/OUT & 16/00885/REM		G	0	14	0
Podsmead	7 Podsmead Road	16/00518/FUL		B	1	0	6
Podsmead	Land Rear of 66 - 72 Tuffley Crescent	15/00169/FUL		B	0	0	7
Total Net Completions in 2018/19 = 79							
Quedgeley Fieldcourt	128 Fieldcourt Gardens Quedgeley	14/01450/FUL	2	B	0	1	
Quedgeley Fieldcourt	Holmcroft, Needham Avenue	16/00331/FUL	1	B	0	0	1
Quedgeley Fieldcourt	Land Adj to Highliffe Farm	15/01455/FUL (& see 18/00414/FUL)	1	B	0	0	1
Quedgeley Fieldcourt	Kingsway - Framework 4: Remaining outline capacity without reserved matters consent	06/01242/OUT	0	B	0		
Quedgeley Fieldcourt	Land adjacent to St James Close	16/00811/FUL	11	B	0	9	2
Quedgeley Fieldcourt	15 Old Elmore Lane Quedgeley	17/00544/FUL	0	B	Not proceeded with	0	
Quedgeley Fieldcourt	Side of 319 Bristol Road	17/00106/FUL	1	B	0	0	1
Quedgeley Fieldcourt	8 School Lane, Quedgeley	17/00158/COU	0	B	1	0	-1
Quedgeley Fieldcourt	139 Bristol Road, Quedgeley	15/00600/FUL	1	B	lapsed	0	0
Total Net Completions in 2018/19 = 10							
Quedgeley Severnvale	Land rear of 15 Old Elmore Lane	17/00991/FUL	1	B	0	1	0
Total Net Completions in 2018/19 = 1							
Tuffley	5 Woods Orchard	12/00280/FUL	2	B	0	1	0
Tuffley	5 Gimson Close	16/00268/FUL	1	B	0	1	0

Tuffley	Land south of Grange Road	16/00165/OUT	250	G	0	0	250
Tuffley	PATA Centre, Grange Road	15/01524/OUT 16/01516/REM 17/00582/REM	12	B	2	0	10
Tuffley	Land at PATA Centre	18/00128/FUL	1	B	0	0	1
Tuffley	Old School at PATA Centre	18/00144/FUL	7	B	0	0	7
Total Net Completions in 2018/19 = 2							
Westgate	141 Southgate Street	15/00397/FUL	3	B	0	0	3
Westgate	106 Eastgate Street	16/00152/FUL	1	B	0	0	1
Westgate	58 Eastgate Street	16/00040/COU	4	B	0	4	0
Westgate	Former Gloscat Buildings Brunswick Road	11/00107/FUL / 15/00362/FUL 16/00088/FUL	260	B	0	14	0
Westgate	Land at Bakers Quay	15/01144/FUL	166	B		47	115
Westgate	Former RAF Club 6 Spa Road	15/00356/FUL	14	B	lapsed	0	
Westgate	Former Kwik Save, 103 Northgate Street	16/00142/FUL	95	B		39	56
Westgate	18 The Oxebode	14/01257/FUL	2	B		0	2
Westgate	9 - 13 St Johns Lane	14/00889/COU	1	B	lapsed	0	
Westgate	27 Westgate Street	14/00606/FUL	2	B	lapsed	0	0
Westgate	136 - 138 Southgate Street	15/01454/FUL	2	B		2	0
Westgate	9 - 13 St Johns Lane	15/00167/FUL	1	B		1	0
Westgate	Land at 1 Kings Barton Street	15/00929/FUL	1	B		1	0
Westgate	28 Hempsted Lane	16/00163/FUL	2	B		0	2
Westgate	5 Commercial Road	16/00725/COU	4	B		0	3
Westgate	Land to rear of 23 Spa Road	16/01121/FUL	4	B		1	0
Westgate	Barbican House, 31 Barbican Road	13/00804/JPA	13	B	lapsed	0	0
Westgate	9 - 13 St Johns Lane	14/00891/JPA	11	B		0	11
Westgate	37 - 41 Southgate Street	14/00766/FUL	15	B		15	0
Westgate	Conway House 31-35 Worcester Street	14/00688/JPA	0	B	Reverted to offices	0	0
Westgate	Monk Meadow	14/00709/FUL	411	B		0	411
Westgate	Monk Meadow	18/00682/FUL	2	B		0	2
Westgate	The Lodge 19 Brunswick Square	15/01400/FUL	10	B		0	10
Westgate	Land adjacent to Newark Farm	15/01494/FUL	44	G		1	43
Westgate	Beatrice Webb House, 75 - 81 Eastgate Street	16/00626/JPA	27	B		0	27
Westgate	Old Hempsted Fuel Depot	12/00725/OUT	85	B		0	85

Westgate	Land East Of Hempsted Lane	13/01032/OUT	50	G		0	50
Westgate	Barbican Car Park, Blackfriars (Phase 1)	16/01525/FUL	118	B		118	0
Westgate	27 Brunswick Road	17/00320/FUL	3	B		0	3
Westgate	Former Block E, Gloscat, Brunswick Road	16/00930/FUL	5	B		5	0
Westgate	Severn Rise, Rea Lane, Hempsted	17/00053/FUL	1	B		0	1
Westgate	49 Wellington Street	17/00078/FUL	0	B		-3	0
Westgate	23A St Aldate Street	16/00890/FUL	3	B		0	3
Westgate	54 Wellington Street	17/00394/LAW	0	B		-1	0
Westgate	Friary House, 46 - 50 Southgate Street	16/00960/FUL	33	B		0	33
Westgate	140-142 Southgate Street	16/00962/FUL	2	B		2	0
Westgate	28B Hempsted Lane	17/00588/FUL	2	B		0	2
Westgate	1 St Marys Street, Monuments House	17/00937/FUL	2	B		-2	
Westgate	22 Worcester Street	16/01599/FUL	2	B		2	0
Westgate	60 Worcester Street	18/00162/FUL	7	B		7	0
Westgate	Land Rear 45 High Street	17/00310/FUL	1	B		0	1
Westgate	79-81 Northgate Street	17/00968/COU	1	B		0	1
Westgate	25 Park Road	17/01011/COU	1	B		1	
Westgate	98 Eastgate Street	17/00597/FUL	8	B		0	8
Westgate	23 Spa Road	17/00877/LBC	4	B		4	0
Westgate	7 Worcester Street	17/01238/COU	2	B		0	2
Westgate	St Bartholomew's 57 Park Road	17/01328/FUL	1	B		1	0
Westgate	61 Southgate Street	17/01385/FUL & 17/01386/LBC	3	B		0	3
Westgate	Lister House, Station Road	18/00133/JPA	6	B		0	6
Westgate	Public Convenience St Johns Lane	18/00055/FUL	1	B		0	1
Westgate	33 Southgate Street	18/00620/JPA	10	B		0	10
Westgate	6 Pitt Street	18/00751/COU and 18/00752/LBC	-1	B		-1	0
Westgate	DSC Consultants 47 Brunswick Road	18/00814 and 18/00815/LBC	1	B		0	1
Westgate	Land Adj Tall Ships, The Docks	17/01351/FUL	14	B		0	14
Westgate	37 - 41 Southgate Street	18/00270/FUL	3	B		0	3
Westgate	53 Wellington Street	18/00842/FUL	1	B		0	1
Westgate	Former Gloucester Prison, Barrack Square	17/00659/FUL	202	B		0	202
Westgate	18 Brunswick Square	17/01201/FUL	7	B		0	7
Westgate	12-16 Quay Street	18/00641/FUL	46	B		0	46
Westgate	Basement Flat 30 Brunswick Road	18/00212/FUL &	1	B		0	1

		18/00213/LBC					
Westgate	37 - 39 Worcester Street	18/01395/FUL & 18/01397/LBC	24	B		0	24
Westgate	Fusion 1 Station Road	16/01041/FUL	-1	B		0	-1
Westgate	Indian Aroma, 69 Southgate Street	15/00228/FUL	-1	B		-1	0
Westgate	Rikenel Day Centre, Montpellier	17/00245/COU	8	B		0	8
Westgate	The Famous Pint Pot, 74 Bruton Way	17/00852/FUL	23	B		0	23
Westgate	Barbican Car Park, Blackfriars (Phase 2)	18/00156/FUL	74	B		0	74
Westgate	McCarthy & Stone, Land at Bakers Quay	16/00634/FUL	50	B		0	50
Total Net Completions in 2018/19 = 257							
TOTAL						544*	2,339
						*545 but with a -1 adjustment for 13/00856/FUL (see Master sheet)	

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 2019).

Net Housing Commitments

Ward	Site Name	Planning App No.	Dwellings Permitted / Site Capacity	Losses	Brownfield / Greenfield	Dwellings completed in years prior to the Monitoring Year	Dwellings completed in the Monitoring year 1 st April 2018 to 31 st March 2019	Dwellings to be completed post 31 st March 2019
Abbeydale	112 The Wheatridge East	16/00851/FUL	1	0	B	0	0	1
Abbeydale	115 The Wheatridge East	16/00388/FUL	1	0	B	0	0	1
								Ward Total = 2

Barnwood	74 Barnwood Road	16/00139/OUT	1	0	G	0	0	1
Barnwood	Land between 197- 199 Barnwood Road	16/01189/FUL & 17/00164/FUL	1	0	G	0	0	1
Barnwood	Former Royal Mail Sorting Office	18/00336/JPA	48	0	B	0	0	48
Barnwood	Extension to Former Royal Mail Sorting Office	18/00981/FUL	9	0	B	0	0	9
Barnwood	6 Durham Road	18/01305/FUL	1	0	B	0	0	1
Barnwood	96 Barnwood Road - The Coach House	17/01379/FUL	10	1	B	0	0	9
								Ward Total = 69
Barton & Tredworth	Land adjacent to 46 Goodyere Street	16/00920/OUT	1	0	B	0	0	1
Barton & Tredworth	Norville factory site, Paul Street	16/00815/FUL	63	0	B	0	41	22
Barton & Tredworth	216 - 218 Barton Street	15/01567/FUL	6	0	B	0	0	6
Barton & Tredworth	160A Barton Street	17/01378/FUL	2	0	B	0	1	1
Barton & Tredworth	101 High Street	17/00567/FUL	2	0	B	0	0	2
Barton & Tredworth	14 Ducie Street	17/01371/FUL	2	0	B	0	0	2
Barton & Tredworth	32-34 Massey Road	18/00165/FUL	4	0	B	0	0	4
Barton & Tredworth	26 Vauxhall Road	18/00243/FUL	1	0	B	0	0	1
Barton & Tredworth	64-68 High Street	17/00586/COU	5	0	B	0	0	5
Barton & Tredworth	108 High Street	16/00655/FUL	3	0	B	0	0	3
Barton & Tredworth	156 Barton Street	17/01179/FUL	1	0	B	0	0	1
Barton & Tredworth	18 Conduit Street	18/00990/FUL	3	0	B	0	0	3
Barton &	228 Barton Street	18/01494/FUL	0	1	B	0	0	-1

Tredworth								
Barton & Tredworth	Trust Centre, Conduit Street	18/01279/FUL	6	0	B	0	0	6
								Ward Total = 56
Coney Hill	32 Newton Avenue	18/01272/FUL	1	0	B	0	0	1
								Ward Total = 1
Elmbridge	138 Cheltenham Road	17/00186/FUL	1	0	B	0	0	1
Elmbridge	36 Oakleaze Road	17/00850/FUL	1	0	B	0	0	1
								Ward Total = 2
Grange	95 Grange Road	16/00153/FUL	1	0	B	0	0	1
Grange	91 Grange Road	17/00112/FUL	1	0	B	0	0	1
								Ward Total = 2
Hucclecote	1 Insley Gardens	18/01039/FUL	1	0	G	0	0	1
Hucclecote	54 Larkhay Road	18/01137/FUL	1	0	G	0	0	1
								Ward Total = 2
Kingsholm & Wotton	2 Claremont Road	17/00798/FUL	2	0	B	0	0	2
Kingsholm & Wotton	47 London Road, St Nicholas House	17/00975/FUL	9	0	B	0	0	9
Kingsholm & Wotton	York House Pub, London Road	18/00297/FUL	5	0	B	0	0	5
Kingsholm & Wotton	25 Alvin Street	18/00553/FUL	-1	1	B	0	0	-1
Kingsholm & Wotton	49 Sherborne Street	18/00487/FUL	31	23	B	0	0	8
Kingsholm & Wotton	97 London Road	17/00304/FUL	12	0	B	0	0	12

Kingsholm & Wotton	Former Civil Service Club, Estcourt Road	18/00306/FUL	100	0	G	0	0	100
								Ward Total = 135
Kingsway	Kingsway - Framework 4 Area 4A2	10/00467/REM	133	0	G	0	46	87
								Ward Total = 87
Longlevens	Former Bishops College	16/00631/OUT & 18/00347/REM	90	0	B	0	3	87
Longlevens	Business School & Student accommodation - University - Oxstalls Lane	15/01190/OUT & 17/00224/REM	80	0	B	0	0	80
Longlevens	Land rear of 14 Horsbere Road	17/00359/FUL	1	0	B	0	0	1
								Ward Total = 168
Matson & Robinswood	Snow Capel Farm Sneedhams Green	15/01458/QPA	1	0	B	0	0	1
Matson & Robinswood	Adjacent 7 Gatmeres Road	16/00912/FUL	2	1	B	0	0	1
Matson & Robinswood	106-108 Finlay Road	17/00123/FUL	1	0	B	0	0	1
Matson & Robinswood	19 Underhill Road	17/01175/FUL	2	0	B	0	0	2
Matson & Robinswood	1 Gatmeres Road	18/00192/FUL	1	0	B	0	0	1
Matson & Robinswood	The Annex, Capel Cottage, Sneedhams Green	18/00499/FUL	1	0	B	0	0	1
Matson & Robinswood	2 Redwell Road	18/01452/FUL	1	0	B	0	0	1
								Ward Total = 8
Moreland	11 Stanley Road	17/00480/COU	0	1	B	0	0	-1
Moreland	Seymour Café ,91 Theresa Street	17/01061/COU	4	0	B	0	0	4

Moreland	120 Stroud Road - Coral	17/01146/FUL	2	0	B	0	0	2
Moreland	94 Linden Road	18/00088/COU	1	0	B	0	0	1
								Ward Total = 6
Podsmead	Site A - Former St Gobain/Wellman Graham Site Bristol Road	07/00472/OUT / 15/00286/REM	172	0	B	42	40	90
Podsmead	Site B - Former Contract Chemicals Site Bristol Road	07/00474/OUT / 15/00287/REM	86	0	B	0	25	61
Podsmead	Land to The Rear Of 13-15 Podsmead Road	15/00604/FUL	2	0	B	0	0	2
Podsmead	7 Podsmead Road	16/00518/FUL	7	1	B	0	0	6
Podsmead	Land Rear of 66 - 72 Tuffley Crescent	15/00169/FUL	7	0	B	0	0	7
								Ward Total = 166
Quedgeley Fieldcourt	Holmcroft, Needham Avenue	16/00331/FUL	1	0	B	0	0	1
Quedgeley Fieldcourt	Land Adj to Highliffe Farm	15/01455/FUL (& see 18/00414/FUL)	1	0	B	0	0	1
Quedgeley Fieldcourt	Land adjacent to St James Close	16/00811/FUL	11	0	B	0	9	2
Quedgeley Fieldcourt	Side of 319 Bristol Road	17/00106/FUL	1	0	B	0	0	1
Quedgeley Fieldcourt	8 School Lane, Quedgeley	17/00158/COU	0	1	B		0	-1
								Ward Total = 4
Quedgeley Severnvale	/	/	/	/	/	/	/	/
								Ward Total = 0

Tuffley	Land south of Grange Road	16/00165/OUT	250	0	G	0	0	250
Tuffley	PATA Centre, Grange Road	15/01524/OUT 16/01516/REM 17/00582/REM	12	2	B	0	0	10
Tuffley	Land at PATA Centre	18/00128/FUL	1	0	B	0	0	1
Tuffley	Old School at PATA Centre	18/00144/FUL	7	0	B	0	0	7
								Ward Total = 268
Westgate	141 Southgate Street	15/00397/FUL	3	0	B	0	0	3
Westgate	106 Eastgate Street	16/00152/FUL	1	0	B	0	0	1
Westgate	Land at Bakers Quay	15/01144/FUL	166	0	B	4	47	115
Westgate	Former RAF Club 6 Spa Road	15/00356/FUL	14	0	B	0	0	14
Westgate	Former Kwik Save, 103 Northgate Street	16/00142/FUL	95	0	B	0	39	56
Westgate	18 The Oxebode	14/01257/FUL	2	0	B	0	0	2
Westgate	28 Hempsted Lane	16/00163/FUL	2	0	B	0	0	2
Westgate	5 Commercial Road	16/00725/COU	4	1	B	0	0	3
Westgate	9 - 13 St Johns Lane	14/00891/JPA	11	0	B	0	0	11
Westgate	Monk Meadow	14/00709/FUL	1000	589	B	0	0	411
Westgate	Monk Meadow	18/00682/FUL	2	0	B	0	0	2
Westgate	The Lodge 19 Brunswick Square	15/01400/FUL	10	0	B	0	0	10
Westgate	Land adjacent to Newark Farm	15/01494/FUL	44	0	G	0	1	43
Westgate	Beatrice Webb House, 75 - 81 Eastgate Street	16/00626/JPA	27	0	B		0	27
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	G	0	0	50
Westgate	27 Brunswick Road	17/00320/FUL	3	0	B	0	0	3
Westgate	Severn Rise, Rea Lane, Hempsted	17/00053/FUL	1	0	B	0	0	1
Westgate	23A St Aldate Street	16/00890/FUL	3	0	B	0	0	3
Westgate	Friary House, 46 - 50 Southgate Street	16/00960/FUL	33	0	B	0	0	33
Westgate	28B Hempsted Lane	17/00588/FUL	2	0	B	0	0	2
Westgate	Land Rear 45 High Street	17/00310/FUL	1	0	B	0	0	1
Westgate	79-81 Northgate Street	17/00968/COU	1	0	B	0	0	1
Westgate	25 Park Road	17/01011/COU	1	0	B	0	0	1
Westgate	98 Eastgate Street	17/00597/FUL	8	0	B	0	0	8

Westgate	7 Worcester Street	17/01238/COU	2	0	B	0	0	2
Westgate	61 Southgate Street	17/01385/FUL & 17/01386/LBC	3	0	B	0	0	3
Westgate	Lister House, Station Road	18/00133/JPA	6	0	B	0	0	6
Westgate	Public Convenience St Johns Lane	18/00055/FUL	1		B	0	0	1
Westgate	33 Southgate Street	18/00620/JPA	10	0	B	0	0	10
Westgate	DSC Consultants 47 Brunswick Road	18/00814 and 18/00815/LBC	1	0	B	0	0	1
Westgate	Land Adj Tall Ships, The Docks	17/01351/FUL	14	0	B	0	0	14
Westgate	37 - 41 Southgate Street	18/00270/FUL	3		B	0	0	3
Westgate	53 Wellington Street	18/00842/FUL	1		B	0	0	1
Westgate	Former Gloucester Prison, Barrack Square	17/00659/FUL	202	0	B	0	0	202
Westgate	18 Brunswick Square	17/01201/FUL	7		B	0	0	7
Westgate	12-16 Quay Street	18/00641/FUL	46	0	B	0	0	46
Westgate	Basement Flat 30 Brunswick Road	18/00212/FUL & 18/00213/LBC	1	0	B	0	0	1
Westgate	37 - 39 Worcester Street	18/01395/FUL & 18/01397/LBC	24	0	B	0	0	24
Westgate	Fusion 1 Station Road	16/01041/FUL	-1	0	B	0	0	-1
Westgate	Rikenel Day Centre, Montpellier	17/00245/COU	8	0	B	0	0	8
Westgate	The Famous Pint Pot, 74 Bruton Way	17/00852/FUL	23		B	0	0	23
Westgate	Barbican Car Park, Blackfriars (Phase 2)	18/00156/FUL	74	0	B	0	0	74
Westgate	McCarthy & Stone, Land at Bakers Quay	16/00634/FUL	50	0	B	0	0	50
								Ward Total = 1,363
								TOTAL = 2,339

Appendix 3. Summary of Land Available for Housing in Draft Allocations

As of 1st April 2019, the total 'City Plan Potential' for housing is 972 dwellings (see table below).

City Plan Reference	Gloucester Ward	Gross Site Area (ha)	Gloucester City Plan Potential Allocations - April 2019	Estimated Residential Capacity
SA01	Abbeydale	2.28	Land at the Wheatridge	10
SA02	Barnwood	1.95	Land at Barnwood Manor	26
SA03	Kingsholm & Wotton	0.35	Former Prospect House, 67-69 London Road	30
SA04	Kingsholm & Wotton	0.3	Wessex House, Great Western Road	0
SA05	Kingsholm & Wotton	4.3	Land at Great Western Road Sidings	200
SA06	Podsmead	9.69	Blackbridge Sports & Community Hub	0
SA07	Quedgeley Fieldcourt	2	Lynton Fields - part of Land East of Waterwells	0
SA08	Westgate	4.5	King's Quarter	156
SA09	Westgate	1.58	Former Quayside House - Greater Blackfriars	50
SA10	Westgate	0.46	Former Fleece Hotel and Longsmith Street Carpark	25
SA11	Westgate	6.44	Land at St Oswalds	300
SA12	Westgate	1.2	Land at Rea Lane	30
SA13	Barton & Tredworth	0.18	Former Colwell Youth & Community Centre	20

SA14	Podsmead	0.8	Land Adjacent to Blackbridge Sports & Community Hub	30
SA15	Matson & Robinswood	0.86	Land south of Winneycroft Allocation	30
SA16	Westgate	0.13	Land off Eastgate Street	15
SA17	Barton & Tredworth	4.22	Land south of Triangle Park (Southern Railway Triangle)	0
SA18	Barnwood	0.85	Jordan's Brook House	20
SA19	Elmbridge	0.36	Land off Myers Road	10
SA20	Matson & Robinswood	0.42	White City Replacement Community Facility	0
SA21	Westgate	0.8	Part of West Quay, the Docks	20
SA22		0.7	Land adjacent to Secunda Way Industrial Estate	0
				Total = 972

Appendix 4. 2018/19 Lapsed or Superseded Planning Permissions

The following sites were Commitments, but they have either lapsed, been superseded, or not been proceeded within the monitoring year.

23 Lichfield Road
82-84 Cheltenham Road
2 Grafton Road
Yew Tree Cottage Winnycroft Lane
35 Clevedon Road
18 Clevedon Road
152 Tuffley Avenue
139 Bristol Road Quedgeley
9 - 13 St Johns Lane
27 Westgate Street
29 North Upton Lane
87 Stroud Road
Barbican House, 31 Barbican Road
Conway House 31 - 35 Worcester Street
15 Old Elmore Lane Quedgeley

Appendix 5. Loss of Dwellings 2018/19

The following are developments that have been completed in the monitoring year, with a resulting net loss of dwellings.

Ward	Address	Gross Site Capacity	Net Site Capacity	Loss of
Barton & Tredworth	202A Barton Street	2	1	1
Matson & Robinswood	Baneberry Court, The Butts	2	1	1
Westgate	49 Wellington Street	0	-3	3
Westgate	54 Wellington Street	0	-1	1
Elmbridge	80 Sandyleaze	2	1	1
Westgate	1 St Marys Street, Monuments House	0	-2	2
Barnwood	2 Church Lane	0	-1	1
Westgate	6 Pitt Street	0	-1	1
Westgate	Indian Aroma, 69 Southgate Street	0	-1	1

Appendix 6. Self/Custom-Build Register

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. As of June 2019, there are currently 38 people (with a local connection) on Gloucester's register.

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 following table records the number of self-built commitments in Gloucester over the last 4 years. Monitoring *was undertaken by interrogating UNIFORM and Information at Work* and by contact with agents.

Monitoring year	Address	Reference	Details
2015/16	/	/	/
2016/17	36 Parkend Road	16/01215/FUL	1 dwelling
2017/18	Land Rear of 15 Old Elmore Lane,	17/00991/FUL	1 dwelling
2018/19	62 Well Cross Road	18/00437/COU	1 dwelling into 2 (retrospective)

Appendix 7. Housing Mix (Major Completions: 10 dwellings or more)

Site Name	Planning Reference	Dwellings Complete in 2018/19	Housing Mix (as per Planning Permission and /or S.106)
Adj 126 Barnwood Road	15/01367/FUL	14	2 apartment blocks containing 14 apartments consisting of 4 one bed apartment and 10 two bed apartments
Norville Factory Site, Paul Street	16/00815/FUL	41	All for social rent. 16 x 1 bed flats. 21 x 2 bed flats. 19 x 2 bed houses. 6 x 3 bed houses. 1 x 4 bed house.
Former Double Gloucester Pub, Cheltenham Road	18/00178/COU	14	14 apartments consisting of 11 one bed apartments and 3 two bed apartments
Former Bishops College	16/00631/OUT & 18/00347/REM	3	All 2 storey buildings. 2 x 2 bed starter homes. 18 x 3 bed houses (6 of them semi-detached and 12 detached). 47 x 4 bed detached houses. 8 x 5 bed detached. 15 affordable units = 6 x 1 bed. 1 x 4 bed. 5 x 2 bed. 3 x 3 bed.
GCH Development, Garnalls Road	16/01583/FUL	15	15 apartments consisting of 12 two bed apartments and 3 one bed apartments
Site A - Former St Gobain/Wellman Graham Site Bristol Road	07/00472/OUT / 15/00286/REM	40	8 x 2 bed flats. 2 x 2 bed houses. 87 x 3 bed houses. 75 x 4 bed houses.
Site B - Former Contract Chemicals Site Bristol Road	07/00474/OUT / 15/00287/REM	25	33 x 2 bed flats & houses. 36 x 3 bed houses. 17 x 4 bed houses.
Blackbridge Allotments Stroud Road	14/01317/OUT & 16/00885/REM	14	14 houses
Kingsway - Framework 4	10/00467/REM	46	Open market: 20 x 4

Area 4A2			bed. 7 x 5 bed. 53 x 3 bed. 13 x 2 bed. Social rented: 3 x 1 bed. 25 x 2 bed. 5 x 4 bed. Low cost: 3 x 2 bed. 4 x 3 bed.
Kingsway - Framework 4 Area 4B3	15/01591/FUL	19	130 dwellings including two-bedroom flats, a two-bedroom bungalow and two, three and four-bedroom houses.
Former Gloscat Buildings Brunswick Road	11/00107/FUL / 15/00362/FUL 16/00088/FUL	14	14 dwellings consisting of 2 one bed flats and 12 two bed flats.
Land at Bakers Quay	15/01144/FUL	47	92 x 1 bed flats. 57 x 2 bed flats. 6 x 3 bed flats. 4 x 3 bed houses.
Former Kwik Save	16/00142/FUL	39	Social rented: 37 x 1 bed flats. 23 x 2 bed flats. 1 x 3 bed flat. Intermediate housing: 15 x 1 bed. 18 x 2 bed.
37 - 41 Southgate Street	14/00766/FUL	15	15 dwellings consisting of 3 one bed flats and 12 two bed flats.
Land adjacent to Newark Farm	15/01494/FUL	1	Market: 12 x 3 bed houses. 16 x 4 bed houses. Social rented: 3 x 1 bed houses. 5 x 2 bed houses. 4 x 3 bed houses. 2 x 4 bed houses.
Barbican Car Park, Blackfriars (Phase 1)	16/01525/FUL	118	295 bedrooms, comprising studio flats, cluster flats and town houses divided by student ratio of 2.5 = 118 dwellings
Land adjacent to St James Close	16/00811/FUL	16	Social rent: 2 x 3 bed houses. 14 bungalows 5 x 1 bed 9 x 2 bed.

Appendix 8. Affordable Housing Permitted in 2018/19

Site	Reference	Total Homes Permitted	Total Affordable Homes Permitted	Total Affordable Homes Permitted as a Percentage	Affordable Homes: for Shared Ownership / Other Low-Cost Ownership	Affordable Homes: for Affordable / Social Rent
Land East of Waterwells (Joint GCC/SDC app)	18/00699/FUL	84	21	25	4	17
Land at Monk Meadow	18/00685/FUL	409	5	1.2	0	5
49 Sherbourne Street	18/00487/FUL	31	31	100	0	31
Former Gloucester Academy	18/00347/REM	90	15	17	4	11
	Totals	614	68	11.07	8	64

Appendix 9. Five Year Housing Land Supply

As of April 2019, Gloucester City can demonstrate 5.4 years of housing land supply. See the calculation below and for further details please refer to the Five-Year Housing Land Supply Statement – June 2019 (available on the Council's website).

Delivery		5% Buffer	5% Buffer
GCC Annual Housing Requirement	a	718	718
Number of years into the plan period	b	8	8
Requirement 31st March 2018	c	5744	5744
Actual Delivery 2011-2017	d	3993	3993
Shortfall	$e = c - d$	1751	1751
5YHLS		Sedgefield	Liverpool
5 Year Requirement	$f = a \times 5$	3590	3590
Remainder of plan period	g	12	12
Plan Period Shortfall to be met within the five-year period	$h, \text{Sedge} = e, \text{Liv} = (e/g) \times 5$	1751	729
NPPF Buffer	$i = 5\% \text{ of } (f + h)$	267	215
Total no. of dwellings required	$j = f + h + i$	5608	4534
Total anticipated supply 2019/20 to 2023/24	k	4967	4967
Percentage of total requirement met	$l = k/j \times 100$	88.5%	109.5%
Supply in Years	$m = k/j \times 5$	4.4	5.4

Appendix 10. Housing Supply Deliverability Schedule – Extant or Under Construction Sites: 5 dwellings and over 2019/12 to 2023/24 as of April 2019

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2019-20	2020-21	2021-21	2022-23	2023-24	Post 5 Year Period	Deliverability Commentary
07/00472/OUT & 15/00286/REM	Site A - Former St Gobain/Wellman Graham Site Bristol Road	Podsmead	172	130	40	40	10				Large site (5+) under construction
07/00474/OUT & 15/00287/REM	Site B - Former Contract Chemicals Site Bristol Road	Podsmead	86	61	30	31					Large site (5+) under construction
10/00467/REM	Kingsway - Framework 4 Area 4A2	Quedgeley Fieldcourt	133	87	50	37					Large site (5+) under construction
15/01144/FUL	Land at Bakers Quay	Westgate	166	115	0	25	50	40			Large site (5+) under construction
15/00356/FUL	Former RAF Club 6 Spa Road	Westgate	14	14	14						Large site (5+) under construction
16/00142/FUL	Former Kwik Save, 103 Northgate Street	Westgate	95	56	56						Large site (5+) under construction
16/00815/FUL	Norville factory site, Paul Street	Barton & Tredworth	63	22	22						Large site (5+) under construction

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2019-20	2020-21	2021-21	2022-23	2023-24	Post 5 Year Period	Deliverability Commentary
15/01567/FUL	216 - 218 Barton Street	Barton & Tredworth	6	6	6						Large site (5+) not started
16/00631/OUT & 18/00347/REM	Former Bishops College	Longlevens	90	87	25	50	12				Large site (5+) under construction
15/01190/OUT & 17/00224/REM	Business School & Student accommodation - University - Oxstalls Lane	Longlevens	80	80	0	40	40				Large site (5+) not started
16/00518/FUL	7 Podsmead Road	Podsmead	6	6	6						Large site (5+) under construction
15/00169/FUL	Land Rear of 66 - 72 Tuffley Crescent	Podsmead	7	7	7						Large site (5+) not started
16/00165/OUT	Land south of Grange Road	Tuffley	250	250	0	25	50	50	50	75	Large site (5+) not started
14/00891/JPA	9 - 13 St Johns Lane	Westgate	11	11	5	6					Large site (5+) not started
14/00709/FUL	Monk Meadow	Westgate	411	411	137	137	137				Large site (5+) not started

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2019-20	2020-21	2021-21	2022-23	2023-24	Post 5 Year Period	Deliverability Commentary
15/01400/FUL	The Lodge 19 Brunswick Square	Westgate	10	10	0	0	10				Large site (5+) not started
15/01494/FUL	Land adjacent to Newark Farm	Westgate	44	43	25	18					Large site (5+) under construction
16/00626/JPA	Beatrice Webb House, 75 - 81 Eastgate Street	Westgate	27	27	15	12					Large site (5+) not started
15/01524/OUT 16/01516/REM 17/00582/REM	PATA Centre, Grange Road	Tuffley	10	10	0	10					Large site (5+) not started
12/00725/OUT	Old Hempsted Fuel Depot	Westgate	85	85	0	0	25	30	30		Large site (5+) not started
13/01032/OUT	Land East of Hempsted Lane	Westgate	50	50	25	25					Large site (5+) not started
16/00811/FUL	Land adjacent to St James Close	Quedgeley Fieldcourt	11	11	2						Large site (5+) under construction
17/00123/FUL	106-108 Finlay Road	Matson & Robinswood	1	1	1						Large site (5+) not started
16/00960/FUL	Friary House, 46 - 50 Southgate Street	Westgate	33	33	25	8					Large site (5+) under construction

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2019-20	2020-21	2021-21	2022-23	2023-24	Post 5 Year Period	Deliverability Commentary
17/00975/FUL	47 London Road, St Nicholas House	Kingsholm & Wotton	9	9	0	9					Large site (5+) not started
16/00948/OUT	Allstone site, off Myers Road	Elmbridge	0	0							Large site (5+) not started
18/00336/JPA	Former Royal Mail Sorting Office	Barnwood	48	48	48						Large site (5+) under construction
18/00981/FUL	Extension to Former Royal Mail Sorting Office	Barnwood	9	9	9						Large site (5+) not started
17/01379/FUL	96 Barnwood Road - The Coach House	Barnwood	9	9	0	9					Large site (5+) not started
17/00586/COU	64-68 High Street	Barton & Tredworth	5	5	5						Large site (5+) not started
18/00297/FUL	York House Pub, London Road	Kingsholm & Wotton	5	5	5						Large site (5+) not started
18/00487/FUL	49 Sherborne Street	Kingsholm & Wotton	8	8	0	8					Large site (5+) under construction

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2019-20	2020-21	2021-21	2022-23	2023-24	Post 5 Year Period	Deliverability Commentary
17/00304/FUL	97 London Road	Kingsholm & Wotton	12	12	0	12					Large site (5+) not started
17/00597/FUL	98 Eastgate Street	Westgate	8	8	8						Large site (5+) not started
18/00133/JPA	Lister House, Station Road	Westgate	6	6	6						Large site (5+) under construction
18/00620/JPA	33 Southgate Street	Westgate	10	10	5	5					Large site (5+) not started
17/01351/FUL	Land Adj Tall Ships, The Docks	Westgate	14	14	14						Large site (5+) under construction
17/00659/FUL	Former Gloucester Prison, Barrack Square	Westgate	202	202	0	25	75	75	27		Large site (5+) not started
17/01201/FUL	18 Brunswick Square	Westgate	7	7	7						Large site (5+) not started
18/00641/FUL	12-16 Quay Street	Westgate	46	46	0	0	25	21			Large site (5+) not started
18/01395/FUL & 18/01397/LBC	37 - 39 Worcester Street	Westgate	24	24	0	24					Large site (5+) not started

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2019-20	2020-21	2021-21	2022-23	2023-24	Post 5 Year Period	Deliverability Commentary
17/00245/COU	Rikanel Day Centre, Montpellier	Westgate	0	8	8						Large site (5+) not started
17/00852/FUL	The Famous Pint Pot, 74 Bruton Way	Westgate	23	23	0	23					Large site (5+) not started
18/00144/FUL	Old School at PATA Centre	Tuffley	7	7	0	7					Large site (5+) not started
18/00156/FUL	Barbican Car Park, Blackfriars (Phase 2)	Westgate	74	74	0	37	37				Large site (5+) not started
16/00634/FUL	McCarthy & Stone, Land at Bakers Quay	Westgate	50	50	0	25	25				Large site (5+) under construction
18/00306/FUL	Former Civil Service Club, Estcourt Road	Kingsholm & Wotton	100	100	0	0	25	50	25		Large site (5+) not started

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