

Housing Monitoring Report 2025/26

September

2026



Flats at 104 Northgate Street site, Gloucester

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1. Summary

This is the Housing Monitoring Report for Gloucester City for the period 1st April 2025 to 31st March 2026. Gloucester City Council has been monitoring the progress of approved new housing planning applications and allocations since 1989. The following is the headline summary for the monitoring year:

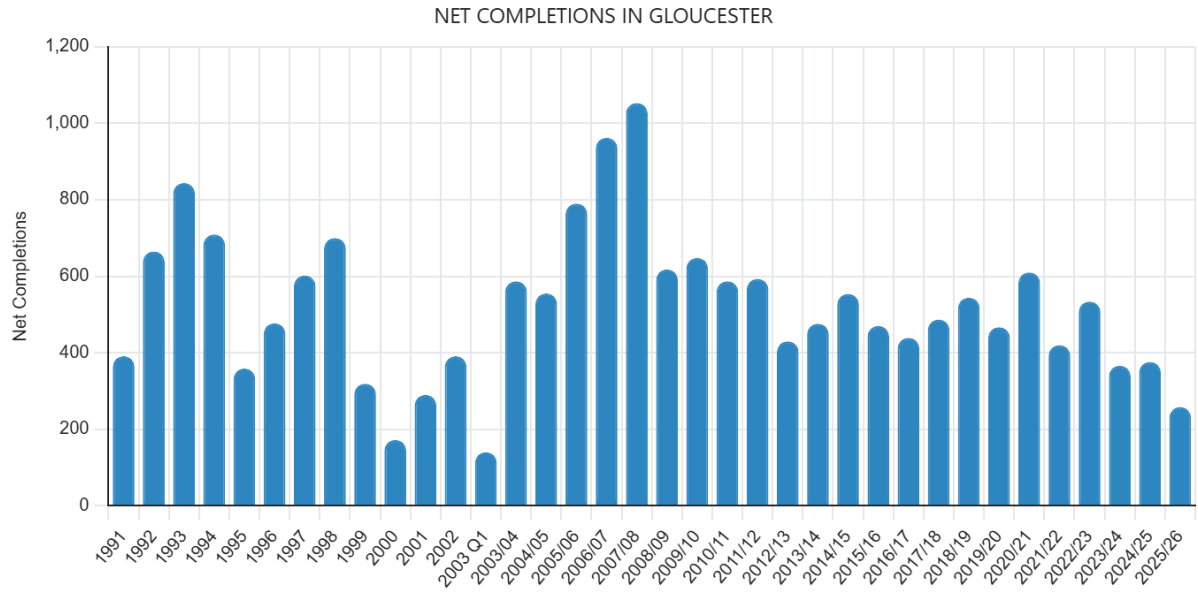
- In 2025/26 there were 258 net dwelling completions in the administrative area of Gloucester City and 383 net dwelling completions at the Joint Core Strategy Strategic Allocations in Tewkesbury Borough meeting Gloucester's housing need. This is a total of 641 dwellings contributing to Gloucester's supply in this year.
- There were 1,637 extant Gloucester City commitments at the end of the monitoring year.
- There are 580 future dwellings available through Gloucester City Plan allocations, but only 243 in the next 5 years.
- There were no lapsed sites in the monitoring year 2025/26 but in previous years 7 sites (a net total of 20 dwellings) were considered lapsed / superseded / not proceeded with.
- There was 1 dwelling loss to changes of use, or conversions.
- 0 self/custom build dwellings were permitted.
- c.54% of Gloucester City completions in the monitoring year were on brownfield (previously developed) land.

2. Housing Delivery

A. Net Housing Delivery in Gloucester City and Strategic Allocations in Tewkesbury Borough

Year	Net Completions in Gloucester City	Net Completions in Strategic Allocations in Tewkesbury Meeting Gloucester's Need	Total Housing Delivery
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		
April 2019 – March 2020	467	21	488
April 2020 – March 2021	610	114	724
April 2021 – March 2022	420	529	949
April 2022 – March 2023	534	820	1,354
April 2023 – March 2024	366	525	891
April 2024 – March 2025	376	850	1,226
April 2025 – March 2026	258	383	641

Between 1991 and end March 2026 the average number of completions in Gloucester was 524 dwellings per annum. Since April 2011 the average was 468 dwellings.



B. Dwelling Completions in Gloucester for the Monitoring Year

Gross Dwelling Completions	259
Losses in the year	1
Net Dwelling Completions	258

C. Large, Medium & Small Site Comparison

Net Dwelling Completions Large Sites (10 dwellings plus) (See Appendix 1)	219
Net Dwelling Completions Medium Sites (5 to 10 dwellings plus) (See Appendix 1)	12
Net Dwelling Completions Small Sites (1 to 4 dwellings) (See Appendix 1)	27

D. Top Four Wards with Most Net Completions in 2025/26

Ward	Net Completions & Percentage of the Total
Westgate	77 (c.30%)
Matson & Robinswood	66 (c.25%)
Quedgeley Fieldcourt	43 (c.16%)
Kingsway	35 (c.13%)

E. Completions – Brownfield / Greenfield Data

Net Dwelling Completions Brownfield (See Appendix 1)	140 (c.54%)
Net Dwelling Completions Greenfield (See Appendix 1)	128 (c.46%)

F. Overall Completions & Commitments

Total Net Completions in Gloucester since 2011/12	7,024
Outstanding Commitments post 31 st March 2025	1,637
Note: These are Gloucester City only figures, not including Strategic Allocations in Tewkesbury Borough	

3. Further Information

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

- Telephone: 01452 396861
- Email: david.ingleby@gloucester.gov.uk
- Website: www.gloucester.gov.uk
- Further information on the emerging development plan – The Strategic & Local Plan (SLP) can be found at: strategiclocalplan.org

APPENDICES

Appendix 1. Summary of Net Housing Completions by Gloucester Ward

The following table shows net housing completions by ward, and then breaks this down between:

- Large sites (10 or more dwellings)
- Medium sites (5 to 9 dwellings)
- Small sites (1-4 dwellings)

Net Completions							
Ward	Brownfield sites			Greenfield sites			
	Small	Medium	Large	Small	Medium	Large	
Abbeydale	1	0	0	0	0	0	1
Abbeymead	0	0	0	0	0	0	0
Barnwood	0	0	0	0	0	0	0
Barton & Tredworth	5	0	0	0	0	0	5
Coney Hill	3	0	0	0	0	0	3
Elmbridge	1	0	0	0	0	0	1
Grange	0	0	0	0	0	0	0
Hucclecote	0	0	0	0	0	0	0
Kingsholm & Wotton	0	0	18	0	0	0	18
Kingsway	0	0	35	0	0	0	35
Longlevens	0	0	0	0	0	0	0
Matson & Robinswood	2	0	0	0	0	64	66
Moreland	1	0	0	0	0	0	1
Podsmead	0	0	0	0	0	0	0
Quedgeley Fieldcourt	0	0	0	0	0	43	43
Quedgeley Severnvale	1	0	0	0	0	0	1
Tuffley	0	7	0	0	0	0	7
Westgate	13	5	38	0	0	21	77
Total	27	12	91	0	0	128	258

Total Net Brownfield Completions	140 (c.54%)
Total Net Greenfield Completions	128 (c.46%)
Total Net Completions	258

Appendix 2. Gloucester City Site Status 2025/26

The following table provides the site detail related to:

- Net Completions by Gloucester ward: this is dwellings delivered in the year 2025/26.
- Net Commitments by Gloucester ward: this is dwellings with planning permission which are due to be delivered post 31st March 2026. This does not include applications with a committee resolution to permit. Dwellings as part of Outline applications are not included in the 'Dwellings to be completed' totals; they will be included in future reports if and when Reserved Matters are granted.

Net Housing Completions & Commitments

Location / Ward	Permission Reference	Site Name	Brownfield / Greenfield	Gross Site Capacity	Loss	Net Dwellings completed in years prior to the Monitoring Year	2025-26 Net Delivery	Net Dwellings to be completed post 31st March 2026
Abbeydale	22/00332/FUL	Paget Cottage, the Wheatridge	B	1	0	0	0	Lapsed
Abbeydale	23/00065/LAW	95 The Wheatridge East	B	1	0	0	1	0
Abbeydale	24/00056/FUL	387 Painswick Road	B	-1	1	0	0	-1
Abbeydale	25/00331/FUL	46 The Wheatridge	B	1	0	0	0	1
Abbeymead	22/01081/FUL	Land at 10 Sudgrove Park	B	1	0	0	0	1
						Totals	1	1
Barnwood	19/00672/FUL	Manor Gardens, Barnwood Road	B	46	23	0	0	23
Barnwood	22/00428/FUL	In the Manorhouse, 162 Barnwood Road	B	4	0	0	0	4
			B			Totals	0	27
Barton & Tredworth	20/00550/PRIOR	1 St Aldwyn Road	B	1	0	0	1	0
Barton & Tredworth	23/00895/LAW	55 Derby Road	B	1	1	0	0	0

Barton & Tredworth	24/00254/PRIOR	141 High Street	B	1	0	0	1	0
Barton & Tredworth	24/00385/PRIOR	24A Jersey Road	B	2	0	0	0	2
Barton & Tredworth	24/00515/COU	256 Barton Street	B	2	0	0	0	1
Barton & Tredworth	24/00736/FUL	27 Falkner Street	B	1	0	0	1	0
Barton & Tredworth	24/00810/FUL	47 High Street	B	1	0	0	0	1
Barton & Tredworth	25/00309/COU	63 Ryecroft Street	B	5	0	0	0	5
Barton & Tredworth	25/00440/FUL	46 Goodyere Street	B	1	0	0	0	1
Barton & Tredworth	25/00612/FUL	1 Midland Road	B	1	0	0	0	1
Barton & Tredworth	25/00775/LAW	118 Tredworth Road	B	2	1	0	2	0
						Totals	5	11
Coney Hill	22/00307/FUL	Field View, West Lodge Drive	B	2	0	0	0	2
Coney Hill	23/00109/FUL	81 Painswick Road	B	2	0	0	2	0
Coney Hill	23/00241/FUL	Land Adj. to 117 Painswick Road	B	1	0	0	1	0
Coney Hill	23/00954/FUL	Former Holly House	B	35	0	0	0	35
						Totals	3	37
Elmbridge	20/00226/REM	12 Sandyleaze	B	1	0	0	0	1
Elmbridge	22/00584/FUL	Side of 69 Elmleaze	B	1	0	0	1	0
Elmbridge	22/00697/FUL	28 Elmleaze	B	1	0	0	0	1
Elmbridge	23/00833/FUL	6 Meadowleaze	B	1	0	0	0	1
Elmbridge	25/00694/FUL	102 Elmleaze	B	1	0	0	0	1
						Totals	1	4
Grange	24/00080/FUL	93 Thoresby Avenue	B	2	0	0	0	2
						Totals	0	2
Kingsholm & Wotton	21/00787/FUL	Land at Redcliffe Court, Kenilworth Avenue	B	1	0	0	1	0

Kingsholm & Wotton	22/00770/FUL	Land at Great Western Road Sidings	B	315	0	0	0	315
Kingsholm & Wotton	22/00807/FUL	63 - 65 Denmark Road	B	10	1	0	0	9
Kingsholm & Wotton	24/00141/FUL	9 Denmark Road	B	18	0	0	18	0
Kingsholm & Wotton	24/00315/FUL	37 Oxford Street	B	1	1	0	0	0
Kingsholm & Wotton	24/00389/FUL	5 Denmark Road (Hillfield House)	B	-1	1	0	-1	0
Kingsholm & Wotton	24/00760/FUL	24 Heathville Road	B	0	1	0	0	-1
Kingsholm & Wotton	25/00092/FUL	71 Alvin Street	B	1	0	0	0	1
Kingsholm & Wotton	25/00316/FUL	17 Kingsholm Road	B	1	0	0	0	1
Kingsholm & Wotton	25/00492/COU	46 - 50 Denmark Road	B	18.6	15	0	0	-15
Kingsholm & Wotton	25/00539/COU	49 London Road	B	1	1	0	0	0
Kingsholm & Wotton	25/00728/LAW	37 Henry Road	B	1	1	0	0	0
Kingsholm & Wotton	26/00085/LAW	87 Deans Way	B	1	1	0	0	0
						Totals	18	310
Kingsway	22/00553/REM	Land North of Rudloe Drive	B	150	0	115	35	0
						Totals	35	0
Longlevens	15/01190/OUT & 17/00224/REM	Business School & Student accommodation - University - Oxstalls Lane	G	80	0	0	0	80
Longlevens	23/00982/LAW	1 Ennerdale Avenue	B	1	1	0	0	0
						Totals	0	80
Matson & Robinswood	18/01141/REM	Big Winney	G	420	0	76	64	280
Matson & Robinswood	21/00494/FUL	55 Badmington Road	B	1	0	0	0	Superseded

Matson & Robinswood	22/00272/FUL	55 Badminton Road	B	1	0	0	0	1
Matson & Robinswood	22/00375/FUL	13 Cleeve Road	B	1	0	0	0	Lapsed
Matson & Robinswood	22/00519/FUL	Land at Winnycroft Lane	G	180	0	0	0	180
Matson & Robinswood	23/00160/LAW	9 Reservoir Road	B	1	1	0	0	0
Matson & Robinswood	23/00570/LAW	27 Reservoir Road	B	1	0	0	1	0
Matson & Robinswood	24/00506/FUL	Land At Newton Avenue Gloucester	B	2	0	0	0	2
						Totals	65	463
Moreland	22/01111/FUL	47 Central Road	B	1	0	0	0	4
Moreland	23/00401/FUL	255C Stroud Road	B	2	0	0	2	2
Moreland	23/00786/LAW	126 Calton Road	B	1	1	0	0	0
Moreland	24/00764/FUL	86 - 88 Bristol Road	B	7	0	0	0	7
Moreland	25/00277/LAW	32 St Pauls Road	B	1	1	0	0	0
Moreland	25/00403/FUL	365 & 365A Stroud Road	B	0	0	0	0	0
Moreland	26/00053/LAW	90 Weston Road	B	1	1	0	0	0
Moreland	24/00880/FUL	211 Stroud Road	B	1	1	0	0	0
						Totals	2	13
Podsmead	21/01246/FUL	10 Milton Avenue	B	1	0	0	0	Lapsed
Podsmead	25/00141/REM	Land Adjacent to Blackbridge Allotments, New Dawn View	G	30	0	0	0	30
						Totals	0	30
Quedgeley Fieldcourt	18/01228/OUT / 22/00355/REM	Land at Naas Lane	B	97	0	54	43	0
Quedgeley Fieldcourt	22/00434/FUL	1 School Lane, Quedgeley	B	2	0	0	0	2
Quedgeley Fieldcourt	24/00949/REM	38 Naas Lane	B	4	0	0	0	4

Quedgeley Severnvale	24/00232/FUL	40 Sims Lane	B	1	0	0	1	0
Quedgeley Severnvale	24/00521/REM	32 Curtis Hayward Drive	B	1	0	0	0	1
						Totals	44	7
Tuffley	18/00144/FUL	PATA Centre, Grange Road	B	7	0	0	7	0
Tuffley	25/00278/FUL	18 Rissington Road	B	0	1	0	0	-1
Tuffley	21/01189/FUL	39 Goddard Way	B	1	0	0	0	1
						Totals	7	0
Westgate	17/00659/FUL	Former Gloucester Prison, Barrack Square	B	202	0	0	0	202
Westgate	17/01385/FUL & 17/01386/LBC	61 Southgate Street	B	3	0	0	0	3
Westgate	20/01113/FUL	182 Southgate Street	B	4	1	0	2	1
Westgate	21/00825/JPA	Cedar House, Spa Road	B	45	0	0	0	45
Westgate	21/00833/JPA	55 Northgate Street	B	4	0	0	0	4
Westgate	22/00011/FUL	3 - 5 Worcester Street	B	2	0	0	0	2
Westgate	22/00258/FUL	35 Worcester Street	B	5	0	0	0	Lapsed
Westgate	22/00333/COU	44-50 Eastgate Street	B	20	0	0	10	5
Westgate	22/00563/FUL	Downings Malthouse, Merchants Road	B	117	0	0	0	117
Westgate	22/00654/FUL	Brand Mellor, Copner House, 43 Southgate Street	B	1	0	0	0	1

Westgate	22/00755/FUL	Land adj / rear of 19-21 Brunswick Road	B	9	0	0	0	Lapsed
Westgate	22/00910/FUL	43 Brunswick Road	B	3	0	0	0	3
Westgate	22/01041/FUL	Old Hempsted Fuel Depot, Hempsted Lane	B	70	0	42	12	16
Westgate	22/01066/LAW	28 Northgate Street	B	2	0	0	0	Lapsed
Westgate	22/01067/FUL	1 - 3 Eastgate Street	B	2	0	0	0	2
Westgate	22/01086/COU	48 Westgate Street	B	1	0	0	0	1
Westgate	23/00238/JPA	45 Park Road	B	1	0	0	0	1
Westgate	23/00340/JPA	43 Park Road	B	1	0	0	1	0
Westgate	23/00465/FUL	39A Westgate Street	B	2	0	0	2	0
Westgate	23/00858/JPA	Regus office, 31 - 33 Worcester Street	B	17	0	0	0	17
Westgate	23/00911/LAW	8 St Michaels Square	B	1	0	0	0	1
Westgate	23/01033/FUL	St Aldate Chambers, 4 - 6 Russell Street	B	2	0	0	1	1
Westgate	24/00312/FUL	113 - 115 Southgate Street	B	4	0	0	0	4

Westgate	24/00634/FUL	101 Northgate Street	B	2	0	0	0	2
Westgate	24/00721/FUL	35 Worcester Street	B	14	0	0	0	14
Westgate	24/00784/REM	87 - 91 Southgate Street (Former RAOB club)	B	17	0	0	0	17
Westgate	24/00829/FUL	26 Clarence Street	B	1	0	0	1	0
Westgate	24/00931/PRIOR	Discovery House, Southgate Street	B	16	0	0	16	0
Westgate	24/00955/FUL	Discovery House, Southgate Street	B	5	0	0	5	0
Westgate	25/00033/FUL	Griffiths Marshall, 172 Southgate Street	B	1	0	0	0	1
Westgate	25/00120/FUL	129 Southgate Street	B	1	0	0	0	1
Westgate	25/00242/FUL	17 Cromwell Street	B	1	1	0	0	0
Westgate	25/00244/FUL	9 Park Road	B	11	0	0	0	0
Westgate	25/00293/FUL	3 Millers Green	B	0	1	0	0	-1
Westgate	25/00681/LAW	28 Clarence Street	B	1	0	0	0	1
Westgate	25/00713/LAW	1 St Michaels Square	B	1	1	0	0	0
Westgate	25/00722/FUL	19 - 21 Brunswick Road	B	19	0	0	0	19
Westgate	25/00814/FUL	12 Worcester Street	B	1	0	0	0	1
Westgate	25/00908/FUL	11 Arthur Street	B	1	1	0	0	0
Westgate	25/01081/LAW	9 Cromwell Street	B	1	1	0	0	0
Westgate	20/01056/FUL	Winget House, Spa Road	B	2	0	1	1	0
Westgate	23/00993/REM	Land at Hill Farm, Hempsted	G	185	0	0	21	164
Westgate	24/00251/FUL	58 Eastgate Street	B	6	0	0	0	6
Westgate	24/00435/PRIOR	36 and 38 Brunswick Road	B	2	0	1	1	0
Westgate	24/00550/FUL	25 & 27 Westgate Street	B	1	0	0	1	0

Westgate	24/00604/FUL	51 Westgate Street	B	1	0	0	1	0
Westgate	24/00730/PRIOR	32 - 34 Westgate Street - Former Poundstretcher	B	3	0	0	2	1
						Totals	77	652
						Overall	258	1637

Appendix 3. JCS Strategic Allocations in Tewkesbury Meeting Gloucester's Need – Site Status 2025/26

Innsworth (1,300 approved at outline - 15/00749/OUT)						
Reference	Phase	Address	Total Net Dwellings	Dwellings Delivered in 2025/26	Total Dwellings Delivered to Date	Dwellings Remaining
19/00996/APP	Phase 2	Land north of Innsworth Lane	175	26	168	7
22/01225/APP	Phase 4	Land To the North of Innsworth Lane	257	65	236	21
21/00133/APP	Phase 5	Land at Innsworth	179	12	116	63
24/00429/APP	Barn area	Drymeadow Farm, Drymeadow Lane Innsworth	5	0	0	5
24/00833/APP	Phase 7	Land north of Innsworth Lane	136	0	0	136

Twigworth (995 approved at outline - 15/01149/OUT)						
Reference	Phase	Address	Total Net Dwellings	Dwellings Delivered in 2025/26	Total Dwellings Delivered to Date	Dwellings Remaining
22/00364/APP	Phase 3	Land at Twigworth	340	27	340	0
22/01367/PIP	/	Land off Brook Lane / Ash Lane	2	0	0	2
22/00465/APP	/	Land at Down Hatherley	32	0	32	0
24/00075/FUL	Phase 2	Land at Down Hatherley Lane	9	0	0	9

South Churchdown (1,100 approved at outline - 16/00738/OUT)						
Reference	Phase	Address	Total Net Dwellings	Dwellings Delivered in 2025/26	Total Dwellings Delivered to Date	Dwellings Remaining
19/00738/APP		Parcel 3745 Land at Pirton Fields, Cheltenham Road East	465	0	465	0
22/00667/FUL	/	Land to the South of Cheltenham Road East, Churchdown	145	0	0	145

North Brockworth (1,500 approved at outline - 1201256/OUT)						
Reference	Phase	Address	Total Net Dwellings	Dwellings Delivered in 2025/26	Total Dwellings Delivered to Date	Dwellings Remaining
19/00537/APP	Phase 1	Land at Perrybrook	135	0	135	0
18/00864/APP	Phase 5	Land at Perrybrook	240	0	240	0
18/00864/APP	Phase 2	Land at Perrybrook	175	0	175	0
18/00109/APP	Phase 3	Land at Perrybrook	225	0	225	0
21/00007/FUL	/	Henley Bank Kennels, Mill Lane Brockworth	15	0	15	0
22/00251/APP	Phases 4 & 6	Crest development. Land at Perrybrook	435	253	398	37
22/00751/APP	Phase 7	Perrybrook off Valient Way	272	0	0	272
20/00608/FUL	/	Land north of Perrybrook – Shurdington Road	47	0	0	47

	2019/20 Net Delivery	2020/21 Net Delivery	2021/22 Net Delivery	2022/23 Net Delivery	2023/24 Net Delivery	2024/25 Net Delivery	2025/26 Net Delivery	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Innsworth	0	14	105	179	199	333	103	78	48	49	49	13			
Twigworth	0	23	121	256	84	320	27	2	9						
S. Churchdown	0	16	118	173	92	66	0		46	39	56	4			
N. Brockworth	21	61	185	212	150	131	253	37	45	76	49	49	49	49	2
Winneycroft (Incl. in Commitments)	/	/	/	/	/	/	/								
TOTAL	21	114	529	820	525	850	383	117	148	164	154	66	49	49	2

Appendix 4. Summary of Land Available for Housing in City Plan Allocations

The Gloucester City Plan (GCP) was adopted in January 2023. The total GCP allocated housing capacity was 610 dwellings (on adoption) and 580 dwellings as of end March 2026 (see table below).

City Plan Reference	Gloucester Ward	Gross Site Area (ha)	Gloucester City Plan Allocations	Indicative Residential Capacity
SA01	Abbeydale	2.28	Land at the Wheatridge	Now has permission for a school. No dwellings as part of this permission
SA02	Barnwood	1.95	Land at Barnwood Manor	Now has permission and the dwellings are counted in commitments
SA03	Kingsholm & Wotton	0.35	Former Prospect House, 67-69 London Road	60
SA04	Kingsholm & Wotton	0.3	Wessex House, Great Western Road	40
SA05	Kingsholm & Wotton	4.3	Land at Great Western Road Sidings	Now has permission and any dwellings are counted in commitments
SA06	Podsmead	9.69	Blackbridge Sports & Community Hub	Now has permission. No dwellings as part of this permission
SA07	Westgate	1.58	Former Quayside House - Greater Blackfriars	50 (Phase 1, offices and GP practice has been permitted and completed. The residential element could form part of Phase 2)
SA08	Westgate	0.46	Former Fleece Hotel and Longsmith Street Carpark	25
SA09	Westgate	6.44	Land at St Oswalds	300
SA10	Barton & Tredworth	0.18	Former Colwell Youth & Community Centre	20 (The site has been submitted for planning permission, but it is not yet determined)
SA11	Podsmead	0.8	Land off New Dawn View	Now has permission and any dwellings are counted in commitments

SA12	Matson & Robinswood	0.86	Land south of Winneycroft Allocation	30
SA13	Westgate	0.13	Land off Eastgate Street	15
SA14	Barton & Tredworth	4.22	Land south of Triangle Park (Southern Railway Triangle)	0 (Employment allocation)
SA15	Barnwood	0.85	Jordan's Brook House	10
SA16	Elmbridge	0.36	Land off Myers Road	10
SA17	Matson & Robinswood	0.42	White City Replacement Community Facility	0 (Permission granted but community allocation only)
SA18	Westgate	0.7	Part of West Quay, the Docks	0 (Reallocated in the Strategic & Local Plan with a new revised number)
				Total = 560 In 5 Year Supply = 243

Appendix 5. Lapsed or Superseded Planning Permissions

The following sites were previous commitments, but they have either lapsed, been superseded, or not been proceeded with in recent years.

Reference	Address and Development
22/00332/FUL	Proposed construction of 1 no. dwelling including access and parking and associated works. Paget Cottage, the Wheatridge.
21/00494/FUL	Construction proposed 2-bedroomed house on the land at 55 Badminton Road.
22/00375/FUL	Proposed new dwelling adjoining 13 Cleeve Road including associated works, access and parking.
21/01246/FUL	Erection of one new infill dwelling on Land adjacent to 10 Milton Avenue, Podsmead.
22/00755/FUL	Resubmission to redevelop vacant land formerly used as a car park. 19-21 Brunswick Road.
22/00258/FUL	Demolition of the existing buildings and erection of 5 houses/retail unit. 35 Worcester Street.
22/01066/LAW	Change of use from Class E to Mixed Use of Class E and 2no. dwellings. 28 Northgate Street.
	Total = net loss of 20 dwellings from Commitments

Appendix 6. Net Loss of Dwellings – Those Completed in 2025/26

Reference	Address	Loss of dwellings to other uses	Loss
24/00389/FUL	5 Denmark Road (Hillfield House)	Change of use of dwelling (Use Class C3) to offices (Use Class E(g)(i)) including revised hard and soft landscaping, demolition of outbuildings, replacement wall, ramp to front entrance, and extended parking	-1
			TOTAL -1

Appendix 7. Self/Custom Build Register

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 July 2026, there are 151 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-build commitments in Gloucester since the register was set up. Monitoring was undertaken by interrogating planning databases and by contacting agents and applicants.

Monitoring year	Address	Reference	Details
2015/16	/	/	None recorded.
2016/17	36 Parkend Road	16/01215/FUL	Retrospective permission for a one-bedroom flat in the rear reception room, conservatory and basement.
2017/18	Land Rear of 15 Old Elmore Lane	17/00991/FUL	Erection of detached dwelling on land to rear.
2018/19	62 Well Cross Road	18/00437/COU	Change of use from 3-bedroom split level bungalow to a 1 bed bungalow and 1 bed self-contained unit with no external changes (retrospective).
2019/20	100 Eastern Avenue	19/00750/FUL	Demolition of the existing garage and erection of a part two storey and part single storey dwelling attached to the side of the existing dwelling and the alteration and extension of single storey rear extensions on the existing dwelling.
	Holmcroft, Needham Avenue	19/00533/FUL	Conversion of existing garage/workshop to dwelling house.
	1 Manor Cottages (Acacia House) Naas Lane	19/00351/FUL	Erection of a detached dwelling.
	104 High Street	18/01460/PRIOR	Prior approval for change of use from retail (A1) to dwelling (C3) including replacement of front window and door and internal alterations.
2020/21	/	/	None recorded.
2021/22	/	/	None recorded.
2022/23	258 Cheltenham Road	14/00401/FUL	Date of decision 09.08.22. Not started, but description in Uniform is 'self-build'.

2023/24	Old Hempsted Fuel Depot	22/01041/FUL	3 custom build homes as part of the 70 houses permitted. Date of decision 30.06.2023. Site is under construction.
2024/25	/	/	None recorded.
2025/26	/	/	None recorded.

Appendix 8. Housing Supply Delivery Schedule: Medium sites (5-9 dwellings) and Large sites (10 dwellings and over) under construction or extant but yet to start (2026/27 to 2030/31 as of 31st March 2025)

Permission Reference	Site Name	Location / Ward	Net Site Capacity	2026-27	2027-28	2028-29	2029-30	2030-31	Post 5 Year Period	Commentary
18/01141/REM	Big Winney	Matson & Robinswood	420	49	49	49	49	49	35	Large site (10+) under construction. Completions confirmed via phone July 2026. Remaining trajectory an estimate per industry standard.
23/00993/REM	Land at Hill Farm, Hempsted	Westgate	185	22	49	49	44		0	Large site (10+) under construction. Trajectory confirmed via email July 2026.
22/01041/FUL	Old Hempsted Fuel Depot, Hempsted Lane	Westgate	70	8	8				0	Large site (10+) under construction. Under way, trajectory for remaining completions confirmed via email in July 2026
22/00333/COU	44-50 Eastgate Street	Westgate	20	5	0				0	Large site (10+) under construction. Scheme due to finish next year.
19/00672/FUL	Manor Gardens, Barnwood Road	Barnwood	23	23					0	Large site (10+) under construction. Trajectory citing delays in delivery confirmed via email from developer in July 2026.
25/00309/COU	63 Ryecroft Street	Barton & Tredworth	5	5					0	Medium site (5-9) under construction. No reply to trajectory request. Site visit - Every indication that the

										development will be complete in 2026/27.
23/00954/FUL	Former Holly House	Coney Hill	35	25	10				0	Large site (10+) started. Social housing scheme well underway, currently undergoing full application for variation of conditions.
22/00770/FUL	Land at Great Western Road Sidings	Kingsholm & Wotton	315		25	49	49	49	143	Large site (10+) not started. Trajectory request sent by email, no reply. Trajectory estimated as per industry build out averages for this size of site.
15/01190/OUT & 17/00224/REM	Business School & Student accommodation - University - Oxstalls Lane	Longlevens	80					40	40	Large site (10+) under construction but only a technical start. Focus of the University of Gloucestershire is currently on the city centre campus, hence delayed build-out. Trajectory request email sent. Ratio for purpose-built student accommodation is 2.5 student rooms to 1 dwelling. See Appendix 10.
22/00519/FUL	Land at Winnycroft Lane	Matson & Robinswood	180	0	25	49	49	49	8	Large site (10+) not started. Trajectory request sent by email, no reply. Trajectory estimated as per industry build out averages for this size of site.

25/00141/REM	Land Adjacent to Blackbridge Allotments, New Dawn View	Podsmead	30	0	0	20	10	0	0	Large site (10+) not started. Now has permission, so included in the commitments
22/00563/FUL	Downings Malthouse, Merchants Road	Westgate	117	0	25	49	43		0	Large site (10+) not started. Trajectory and status confirmed via email in June 2026
23/00858/JPA	Regus office, 31 - 33 Worcester Street	Westgate	17	0	17				0	Large site (10+) not started. Trajectory request email sent on June 2026. Site visit in summer 2026. Trajectory estimated as per industry build out averages for this size of site.
21/00825/JPA	Cedar House, Spa Road	Westgate	45	0	20	20	5		0	Large site (10+) not started. Trajectory request email sent on June 2026. No reply. Site visit in summer 2026. Trajectory estimated as per industry build out averages for this size of site.
24/00721/FUL	35 Worcester Street	Westgate	14	0	14				0	Large site (10+) not started. Site visit in summer 2026. Lack of information on agent/applicant but a conservative estimate given.
24/00784/REM	87 - 91 Southgate Street (Former RAOB club)	Westgate	17	0	17				0	Large site (10+) not started. Trajectory estimated as per industry build out averages for this size of site.

25/00244/FUL	9 Park Road	Westgate	11	0					0	Large site (10+) not started. Site visit summer 2026. Trajectory estimated as per industry build out averages for this size of site.
25/00722/FUL	19 - 21 Brunswick Road	Westgate	19	0	19				0	Medium site (5-9) not started. Previous communications indicate that a start is not imminent. Site visit in summer 2026.
17/00659/FUL	Former Gloucester Prison, Barrack Square	Westgate	202	0	0	0	25	50	127	Large site (10+) under construction – a technical start only. Site visit in summer 2026, no progress noted. Trajectory request email sent on 17/06/2024 and reply received on 10/07/2024. Trajectory is as per owner/developer's estimate.
				Total = 1,218					353	

Appendix 9. Brownfield Land Register Sites

Gloucester's current Brownfield Land Register is available at: [Brownfield Land Register | Gloucester City Council](#)

The following sites are currently on Part 1 of the Register.

Land at Barnwood Manor, Barnwood Road, Barnwood
Jordans Brook House, North Upton Lane, Barnwood
Allstone site, off Myers Road, Elmbridge
Cheltenham Surfacing, off Myers Road, Elmbridge
Great Western Road Sidings, Great Western Road, Kingsholm and Wotton
Wessex House, Great Western Road, Kingsholm and Wotton
Land at St Oswalds, off Gavel Way, Westgate
Part of Kings Quarter, Westgate
Gloucester Prison, the Quay, Westgate
Quayside part of Blackfriars LDO, Quay Street, Westgate
Former MOD Oil Storage Depot, off Honeythorn Close, Hempsted, Westgate
104 Northgate Street, Westgate
12-16 Quay Street, former Lansons, Westgate
114 - 118 Eastgate Street, Westgate
Friary House, Southgate Street, Westgate
The Lodge, 19 Brunswick Square, Westgate
The former Fleece Hotel and Longsmith Street Carpark, Greater Blackfriars, Westgate
67-69 London Road, Kingsholm and Wotton
Part of West Quay, Westgate
Former Colwell Youth and Community Centre, Barton & Tredworth
Land north of Rudloe Drive, Kingsway
269-277 Barton Street, Barton & Tredworth
Cedar House, Spa Road, Westgate
Former Sainsburys, 63-69 Northgate Street, Westgate

Former Holly House, Coney Hill
12 Llanthony Road, Westgate
Former Hatherley Road Day Centre, Hatherley Road, Barton & Tredworth
Former Poundstretcher, 32-34 Westgate Street
Above Wilkinson, Northgate Street
9 Park Road, Westgate
Former Argos and New Look buildings, Brunswick Road, Westgate
20-26 The Oxbode, Westgate
55 Northgate Street, Westgate
74-78 Southgate Street, Westgate
NEM House, 37-41 Clarence Street, Westgate
Former EDF Campus Barnwood, Barnwood
Mill Place & Madleaze Industrial Estate, Moreland
St James Church Building, Bristol Road, Moreland
Former Lloyds HQ Building
Land beside Hardwicke Telephone Exchange, BT Site, Bristol Road
108 Weston Road

These sites are either:

1. Commitments
2. City Plan allocations
3. Housing and Economic Land Availability Assessment (HELAA) sites
4. Sites known to officers with informal 'pipeline potential'

Other than sites which contribute as commitments and allocations, there are currently no 'Deliverable' Brownfield Land Register sites contributing to 5 Year Supply calculations. The Register is updated annually every December.

Appendix 10. Student Accommodation in Gloucester

Paragraph 34* of National Planning Practice Guidance on Housing Supply and Delivery states:

“All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority’s housing land supply based on:

- the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or*
- the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.”*

The Guidance indicates that plan-making authorities will need to base their calculations on the average number of students living in student only accommodation, using the published census data. The calculations should indicate an appropriate ratio based on the number of students in student only households. Using the census data for Gloucester the table below confirms that, on average, 2.5 students live in student only households in Gloucester. This aligns with the national average of 2.5 which is the ratio used in the Housing Delivery Test.

* Paragraph: 034 / Reference ID: 68-034-20190722 / Revision date: 22 July 2019.

Gloucester CT0773 figures from 2011 Census (Note: the 2021 Census data on student only accommodation is not yet available)		
Household Size	No. of households	Total students
1 student in household	117	117
2 students in household	76	152
3 students in household	64	192
4 students in household	47	188
5 students in household	37	185
6 students in household	5	30
7 students in household	2	14
8 students in household	0	0
9 students in household	0	0
10 students in household	0	0
10+ students in household	0	0

TOTAL	348	878
Average Student Household Size in Gloucester	(878/348 = 2.52) So 2.5 to 1 is the ratio for Gloucester from the above Census figures (CT0773) and it also happens to align with the ratio used in the Housing Delivery Test which reflects the national average student only household size. Thus for example, a development of 200 student rooms (divided by the 2.5 ratio) will equate to 80 'dwellings' to be counted in housing supply.	

The Purpose-Built Student Accommodation sites in Gloucester where the 2.5 ratio has been applied are as follows:

Reference	Site	Permitted students rooms in Purpose Build Student Accommodation (PBSA)	Equivalent dwellings after ration applied
15/01190/OUT & 17/00224/REM	Student accommodation at Oxstalls Campus	200 (Not in 5-year supply)	80
16/01525/FUL	Barbican Phase 1	295 (Completed)	118
18/00156/FUL	Barbican Phase 2	186 (Completed)	74
18/00641/FUL	12-16 Quay Street	115 (Lapsed permission)	46

Appendix 11. Communal Accommodation – including supported housing and care homes

Communal accommodation can be included in a Council's five-year supply. National Planning Practice Guidance (PPG) (ID: 68-035-20190722) states that housing for older people including care homes (planning use class C2) should be counted against the housing requirement. The Housing Delivery Test (HDT) measurement rulebook gives the ratio for communal accommodation based on the national average number of adults in all households as 1.8 based on the 2011 Census. For example, a 90-bed care home would equate to 50 net dwellings ($90 \div 1.8 = 50$).

