



Gloucester City Council Five-Year Housing Land Supply Statement as at 31 March 2025

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1. Introduction

- 1.1 On 12 December 2024 the Ministry of Housing, Communities & Local Government published the new 'National Planning Policy Framework' (NPPF) which brought in key changes to housing need and housing land supply. These changes are reflected in this five year housing land supply statement.
- 1.2 Paragraph 78 of the NPPF states "*...Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in the adopted strategic policies (Footnote 38), or against their local housing need where the strategic policies are more than five years (Footnote 39)*".
- 1.3 This statement sets out the position on the five-year housing land supply for Gloucester City Council (GCC) as of 31st March 2025 and covers the five-year period from 1st April 2025 until 31st March 2030. **Figure 8** sets out that GCC can demonstrate a 3.1 years' supply of housing land.
- 1.4 Any five-year housing land supply trajectory is a snapshot in time. To prepare this statement, GCC has engaged with site promoters, as well as drawing on the wider planning team and utilising best practice with regard to delivery trajectories.

2. Gloucester, Cheltenham, and Tewkesbury Joint Core Strategy (JCS)

- 2.1 The three authorities of Gloucester City, Cheltenham Borough and Tewkesbury Borough jointly prepared a Joint Core Strategy (JCS) as part of the development plan for the area and this was adopted in December 2017. The JCS, which covers the period from 2011 to 2031, is a strategic-level plan and sets out, amongst other aspects, the identified needs for housing and economic growth and the spatial strategy for delivery.
- 2.2 The strategy for housing distribution as set out in the JCS sees growth focused in and around the urban areas of Cheltenham and Gloucester, with strategic allocations within the administrative boundary of Tewkesbury Borough to meet the housing needs of Cheltenham Borough and Gloucester City respectively.

- 2.3 The Gloucester City Plan adopted in January 2023 allocates sites in accordance with the spatial strategy set out in the JCS. The City Plan covers the period from 2011 to 2031 and is used together with the JCS to guide decisions on planning applications.
- 2.4 The JCS became 5 years old on 11 December 2022. Paragraph 78 of the NPPF sets out that where strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating), local planning authorities should calculate their supply of deliverable sites against their local housing need as calculated using the standard method as set out in national guidance.
- 2.5 Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council are currently preparing a Cheltenham, Gloucester and Tewkesbury Strategic and Local Plan (SLP), which will replace the JCS in its entirety. Having regard to the NPPF, the three authorities therefore calculate their housing land supply against the local housing need.
- 2.6 An updated Local Development Scheme (LDS) was agreed by all three authorities in February 2025. This committed to a consultation on a pre-submission SLP (Regulation 19) being undertaken in mid-2026 and submission of the SLP to the Secretary of State (Regulation 22) by December 2026.

3. The Standard Method

- 3.1 The standard method, set out in the Planning Practice Guidance (PPG) under the heading of 'Housing and economic needs assessment' including Paragraph 004 Reference ID: 2a-004-20241212 uses a formula to identify the minimum number of houses expected to be planned for by a local authority (annual local housing need or 'LHN'). This figure is calculated using the amount of the existing housing stock of the area adjusted to account for local affordability.
- 3.2 The standard method sets out that the minimum LHN for Gloucester City is currently **700 dwellings per annum**. Gloucester City Council consider this minimum housing need to be the most up to date and robust figure on which to base the five-year housing land supply calculation. The various steps in calculating the LHN can be seen in **Appendix 1: Standard method calculation** .

4. Previous delivery

- 4.1 Paragraph 022 Reference ID: 68-031-20190722 under the heading of 'Housing supply and delivery' of the PPG states "...Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure. Under-delivery may need to be considered where the plan being prepared is part way through its proposed plan period, and delivery falls

below the housing requirement level set out in the emerging relevant strategic policies for housing...”

- 4.2 Accordingly, with reference to paragraph 022 Reference ID: 68-031-20190722 of the PPG, the application of an ‘affordability ratio’ within the local housing need calculation accounts for any past under-delivery up to the date of the calculation. Under the government standard method for calculating housing need it is not necessary to factor in previous levels of under delivery into the calculation of local housing need, since any such under delivery will be reflected in the affordability adjustment.
- 4.3 Notwithstanding the above, **Figure 1** shows previous housing completions in Gloucester City and in JCS Allocations in Tewkesbury Borough meeting Gloucester’s need from 1st April 2011 to 31st March 2025.

Figure 1: Previous housing completions

Year	JCS Requirement ¹	Net Annual Completions in Gloucester and JCS Allocations	Delivery against requirement
2011/12	718	593	-125
2012/13	718	430	-288
2013/14	718	476	-242
2014/15	718	554	-164
2015/16	718	470	-248
2016/17	718	439	-279
2017/18	718	487	-231
2018/19	718	544	-174
2019/20	718	467 (+21 from JCS) = 488	-230
2020/21	718	610 (+114 from JCS) = 724	6
2021/22	718	420 (+529 from JCS) = 949	231
2022/23	670	534 (+820 from JCS) = 1,354	684
2023/24	663	366 (+525 from JCS) = 891	228
2024/25	700	376 (+ 850 from JCS) = 1,226	526
Total	9,931	9,625	-306

¹ In December 2022, the Standard Method of calculating Housing Need came into effect so it is the Local Housing Need figure that has been used to calculate the delivery against requirements figure.

5. Five-year housing land requirement with NPPF buffers

5.1 Following the publication of the new NPPF (December 2024), mandatory buffers to the housing requirements are now required.

5.2 Paragraph 78 of the NPPF states:

“...The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market; or*
- b) 20% where there has been significant under delivery (Footnote 40) of housing over the previous three years, to improve the prospect of achieving the planned supply or;*
- c) From 1 July 2026, for the purposes of decision-making, only 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework (Footnote 41), and whose annular average housing requirement (Footnote 42) is 80% or less of the most up to date local housing need figure calculated using the standard method set out in the national planning practice guidance”.*

5.3 Footnote 40 of the NPPF sets out that *“This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement”*. The Housing Delivery Test (HDT) is a percentage measurement of the number of net homes delivered against the number of homes required, over a rolling three-year period. The latest Housing Delivery Test result was published by the government on 12 December 2024. The HDT showed that, over the three-year period 1st April 2020 to 31st March 2023, the amount of housing delivered within Gloucester City was 134% (1,195 homes required and 1,604 net homes delivered). Therefore, only the mandatory 5% buffer to the housing requirement has been applied.

5.4 It should also be noted that the HDT is used as a measurement of housing delivery alongside the test of maintaining a five-year supply of deliverable sites. Whilst a failure to satisfy either of the tests can engage the presumption in favour of sustainable development, there are two different mechanisms calculated in different ways.

5.5 Paragraph 232 of the NPPF states *“...existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). Where a local planning authority can demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78) and where the Housing Delivery Test indicates that the delivery of housing is more than*

75% of the housing requirement over the previous three years, policies should not be regarded as out-of-date on the basis that the most up to date local housing need figure (calculated using the standard method set out in planning practice guidance) is greater than the housing requirement set out in adopted strategic policies, for a period of five years from the date of the plan's adoption ”.

5.6 The SLP held a Regulation 18 consultation in 2024, and is expected to hold a Regulation 19 consultation in August/September 2026 as set out in the Council's Local Development Scheme (LDS). The first of the Regulation 18 consultation stages ended on 12 March 2024. That document was not accompanied by a policies map and the document did not contain proposed allocations. Therefore, it is considered that GCC still needs to demonstrate a five-year housing land supply. The five-year housing requirement for the period 1 April 2024 to 31 March 2029 is 3,500 dwellings without the 5% buffer and 3,675 dwellings when the buffer is applied as set out in

5.7 **Figure 2.**

Figure 2: Five-year housing requirement 1 April 2025 to 31 March 2030

Row ID	Component	Calculation	Total Dwellings
A	Five-year Local Housing Need figure	Local Housing Need figure (700 per annum) x 5 (years)	3,500
B	Five-year Local Housing Need figure with NPPF buffer (5%)	Row A + (Row A / 100 x 5)	3,675

6. Housing supply and delivery

6.1 In order to consider whether a site should contribute toward the City's supply of housing land, GCC have had regard to the NPPF, including paragraphs 78 and 232 and the definition of 'deliverable' within the glossary. The glossary to the NPPF states *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield

register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”.

6.2 The Planning Practice Guide: Housing supply and delivery at paragraph 007, Reference ID: 68-007-20190722 provides additional guidance on deliverability stating that “...*Such evidence, to demonstrate deliverability, may include:*

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects...”*

6.3 There are various references to ‘windfall’ sites within the NPPF, including at paragraphs 73 and 75, the latter which states “*Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends...”*. The glossary to the NPPF refers to ‘Windfall sites’ as “*Sites not specifically identified in the development plan”*.

7. Supply of housing land

7.1 The following sources of supply have been included within the five-year housing land supply calculation.

A – Major Sites for 10+ net dwellings with detailed planning permission

7.2 Larger sites where a reserved matters or full permission has been granted.

B – Medium sites (5-9 net dwellings) with outline or detailed planning permission

7.3 Sites for 5-9 dwellings where any planning permission has been granted. Sites with ‘Permission in Principle’ for 5-9 net dwellings are not included.

C – Major sites for 10+ net dwellings with outline planning permission

- 7.4 Larger sites where an outline permission has been granted and there is clear evidence that housing completions will begin on site within five years.

D – Smaller sites (1-4 net dwellings) with outline or detailed planning permission

- 7.5 Smaller sites where planning permission has been granted but the site has not started. For these sites a lapse rate of 23% has been calculated and total delivery from these sites has been discounted accordingly. This approach to lapse rates of small sites has been established since 2017 through the JCS examination and is noted in the Inspector's Report. Housing land supply is monitored annually and the lapse rate of 23% is currently higher than the rate of expired permissions. For this year's statement a cautious approach has continued to be taken and a lapse rate of 23% has been retained. However, this will be reviewed annually in subsequent years.

E – Windfall allowance (1-4 net dwellings)

- 7.6 A small site windfall allowance has been included within the supply and is based on an analysis of historic windfall delivery since 2015/16. **Figure 3** shows that there has been an average annual windfall delivery of 42 net dwellings. It is assumed that all small sites will be delivered in years one to two (2025/2026 and 2026/2027). To avoid double counting, the windfall supply does not contribute until years three to five (2027/28; 2028/29, and 2029/30).

Figure 3: Net dwellings (from 1 April to 31 March by year) completed on sites delivering one to four net dwellings

2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025
39	77	55	36	43	29	39	37	20	47

F – Gloucester City Plan Allocations

- 7.7 Sites that have been allocated in the adopted Gloucester City Plan that do not otherwise have planning permission.

G – JCS Allocations (Innsworth, Twigworth, South Churchdown and North Brockworth)

- 7.8 Allocated and permitted sites in the adopted JCS meeting Gloucester's need.

Summary of Categories

- 7.9 **Figure 4** sets out how each of the categories above align with the NPPF definition of a deliverable site.

Figure 4: Sources of Housing Land Supply against the NPPF definition of ‘deliverable’

NPPF definition category	GCC Housing Land Supply Source Category
<i>“Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans)”.</i>	A, B, D
<i>“Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”</i>	C, F, G
<i>“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends...”</i>	E

8. Housing delivery

8.1 The breakdown of GCC's supply of housing land by the different categories can be seen in **Figure 5**.

Figure 5: Breakdown of GCC's supply of housing land (by year) for 1 April 2025 to 31 March 2030

Supply source (as at 31 March 2025 unless otherwise specified)	2025-26	2026-27	2027-28	2028-29	2029-30	2025-2030 (total five-year supply)
A – Major sites (10+ net dwellings) with detailed planning permission	206	194	212	220	217	1,049
B – Medium sites (5-9 net dwellings) with detailed planning permission	12	29	0	0	0	41
C – Sites with outline planning permission	0	0	0	0	0	0
D – Small sites (1-4 net dwellings) with detailed planning permission	36	35	0	0	0	71
E – Windfall allowance (1-4 net dwellings)	0	0	42	42	42	126
F – Gloucester City Plan Allocations that do not otherwise have planning permission	0	0	55	134	84	273
G – JCS Allocations (Meeting Gloucester's need)*	258	206	170	49	49	732
Totals (excluding the lapse rate for small sites not started)	512	464	454	396	343	2,292
*Note: Some Strategic Allocations without detailed permission could potentially deliver some dwelling within the five year period but this is not certain and so a conservative approach has been taken and these particular parcels are not included in the supply at this point in time.						

8.2 Further information and detailed trajectories for the sites within categories A to G is provided within **Appendix 2: All Sites** Further details on sites are contained in the latest version of Gloucester City's Housing Monitoring Report at:

[Monitoring & Five Year Housing Land Supply | Gloucester City Council](#)

- 8.3 To inform the assessment of housing delivery, Officers have reviewed and updated the previous assessment process undertaken to ensure a robust forecast of delivery is made. All planning permissions have been assessed in terms of their status as of 31st March 2025. Officers have recorded starts, dwellings under construction, completions, and outstanding commitments. Sites have been monitored against a desk-top assessment and site visits.
- 8.4 Where necessary larger site promoters, developers, and landowners have been contacted to ascertain future site delivery.
- 8.5 Where officers did not contact the relevant site promoters or developers, starts and delivery rates were assessed on the basis of industry norms namely those laid out in Lichfield's Start to Finish Report (3rd Edition, 2024).

Lead-in times

- 8.6 Lead-in times refer to the date planning consent was granted to date of the first dwelling completion. Officers have taken a conservative approach when applying expected first delivery of housing. For sites of 1-4 net dwellings, a lead-in time within year 1 of the 5-year trajectory has been applied. For sites of 5-49 net dwellings, officers have applied a lead-in time within year 2 of the trajectory.
- 8.7 The Lichfield's Start to Finish report provide an assessment of the average timeframes from the time it takes for large major sites to get planning permission and to the completion of the first dwelling. This includes both 'planning approval period' and the 'planning delivery period'. **Figure 6** demonstrates the timeframes on a range of site sizes.

Figure 6: Timeframes (from Lichfield's Start to Finish report) for 'planning approval' and the 'planning delivery period'

Site size (dwellings)	Planning approval period	Planning delivery period
2,000+	5.1	1.6
1,500-1,999	5	1.6
1,000-1,499	4.9	1.3
500-499	3.4	1.5
100-499	2.8	3.2
50-99	1.5	2.3

Build-out times

- 8.8 This relates to the rate at which homes are to be built out on sites. For small and medium sites, the build-out rate applied is within year 1 or 2 in the five-year period. Only very occasionally will sites be built out in year 3 where there is local evidence.

- 8.9 The Lichfield's Start to Finish report took a sample of sites of varying sizes and reported a mean average of annual build out for sites of these sizes. **Figure 7** show the mean build out rate on a range of large major site sizes.

Figure 7: Mean build out rates (from Lichfield's Start to Finish report) on a range of large major sites

Site size (dwellings)	Mean build-out rate (dpa)
50-99	20
100-499	49
500-999	67
1,000-1,499	90
1,500-1,999	110
2000+	150

- 8.10 The Lichfield's report does not provide average build-out rate for major sites of 10-49 dwellings, and therefore Officers have applied a conservative approach of 20 dwellings per annum (dpa) where necessary. For sites of 100 to 499 dwellings, where we have not requested developer evidence, GCC have applied 49 dpa.
- 8.11 For schemes of 100 to 499 dwellings, the JCS Strategic Assessment of Land Availability (SALA) / Housing Economic Land Availability Assessment (HELAA) methodology assumes that in the first year of building only 25 units per year will likely be delivered. This assumption reflects the situation on the ground and as such, for these sites GCC have continued to apply 25 dpa for the first year and 49 dpa for subsequent years.

9. Five-year housing land supply calculation at 31 March 2025

- 9.1 The five-year land supply calculation is shown in **Figure 8**. This demonstrates that GCC can demonstrate a **3.1 years'** supply of housing land.

Figure 8: Five Year Housing Land Supply Calculation at 31 March 2025

Row	Component (for 1 April 2024 to 31 March 2029)	Total
1	Five-year housing requirement with 5% buffer	3,675
2	Annual rate for five-year requirement with 5% buffer	735
3	Total deliverable housing supply	2,292
4	Lapse rate deduction of 23% of small sites (35) not started	8
5	Total deliverable housing supply factoring in lapse rate	2,284
6	Total deliverable housing supply in years (row 5 divided by row 2)	3.1

Appendix 1: Standard method calculation

- 1.1 **Step 1 – Setting the baseline** (as referenced in the Planning Practice Guidance (PPG) under the heading of ‘Housing and economic needs assessment’ including Paragraph 004 Reference ID: 2a-004-20241212) is to use the value of the existing housing stock for the from 2001 to 2024. This uses the dwelling stock estimates by local authority district, as set out in Table 125 (Dwelling stock estimated by local authority district: 2001-2024 unrounded). Row 419 shows that the existing stock for Gloucester City in 2024 is 59,484. To set the baseline, 0.8% of the existing housing stock is used, therefore the calculation is 0.8% of 59,484. The housing stock baseline figure is 475.872.
- 1.2 **Step 2 (from the PPG) – An adjustment to take account of affordability** is then made. Using the most recent median workplace-based affordability ratios published by the Office for National Statistics (ONS). The most recent published information relates to the year 2025. Table 5c (Median affordability ratio) is referred to by ONS as the *“Ratio of median house price to median gross annual workplace-based earnings by local authority district, England and Wales, 1997 to 2024”*. The mean average affordability over the five most recent years for which data is available should be used. Row 296 of Table 5c gives the mean average affordability ratio of 7.48 for Gloucester City.
- 1.3 Because the ratio is above 5, an adjustment is made in line with the following formula as set out in the PPG.
- $$\text{Adjustment factor} = \left(\frac{\text{five year average affordability ratio} - 5}{5} \right) \times 0.95 + 1$$
- 1.4 The calculation is therefore $(7.48 - 5)/5 \times 0.95 + 1$, which gives an affordability adjustment of 1.4712.
- 1.5 According to the worked examples in the PPG, the adjustment factor is then applied to the projected household growth figure from Step 1 to produce a **minimum annual local housing need figure**:
- $$1.4712 \times 475.872 = 700$$
- (Figure is 700.4 but this has then been rounded down).

Figure 9: Gloucester City Council’s Local Housing Need (worked calculation)

Step 1: Setting the baseline Total existing housing stock 2024 (unrounded): 59,484 0.8% of 59,484: 475.872
Step 2: An adjustment to take account of affordability Median workplace-based affordability ratio 2024: 7.27 Five-year mean average affordability ratio: 7.48 Adjustment factor: 1.4712
Local Housing Need (per annum): 700
Local Housing Need (per annum) with NPPF 5% buffer: 735

Appendix 2: All Sites

Type	NPPF Delivery Category	Status (Not started OR Under construction)	Permission Reference	Site Name	Ward	Net Site Capacity	2025-26 Projected Delivery	2026-27 Projected Delivery	2027-28 Projected Delivery	2028-29 Projected Delivery	2029-30 Projected Delivery	Five-year total (1 April 2025 - 31 March 2030) - Projected Net Dwellings delivery
A	Large site: Detailed Planning	Not started	22/00333/COU	44-50 Eastgate Street	Westgate	20	0	10	10	0	0	20
A	Large site: Detailed Planning	Not started	21/00825/JPA	Cedar House, Spa Road	Westgate	45	0	20	20	5	0	45
A	Large site: Detailed Planning	Not started	22/00563/FUL	Downings Malthouse, Merchants Road	Westgate	117	0	25	49	43	0	117
A	Large site: Detailed Planning	Not started	23/00858/JPA	Regus office, 31 - 33 Worcester Street	Westgate	17	17	0	0	0	0	17
A	Large site: Detailed Planning	Not started	22/00770/FUL	Land at Great Western Road Sidings	Kingsholm & Wotton	315	0	25	49	49	49	172
A	Large site: Detailed Planning	Not started	24/00784/REM	87 - 91 Southgate Street (Former RAOB club)	Westgate	17	0	17	0	0	0	17
A	Large site: Detailed Planning	Not started	23/00954/FUL	Former Holly House	Coney Hill	35	0	25	10	0	0	35
A	Large site: Detailed Planning	Under construction	15/01190/OUT & 17/00224/REM	Business School & Student Halls - University - Oxstalls Lane	Longlevens	80	0	0	0	0	0	0

A	Large site: Detailed Planning	Under construction	17/00659/FUL	Former Gloucester Prison, Barrack Square	Westgate	202	0	0	0	25	50	75
A	Large site: Detailed Planning	Under construction	18/01141/REM	'Big Winney', land at Winneycroft	Matson & Robinswood	420	49	49	49	49	69	265
A	Large site: Detailed Planning	Under construction	19/00672/FUL	Manor Gardens, Barnwood Road	Barnwood	23	0	23	0	0	0	23
A	Large site: Detailed Planning	Under construction	18/01228/OUT/ 22/00355/REM	Land at Naas Lane	Quedgeley Fieldcourt	97	43	0	0	0	0	43
A	Large site: Detailed Planning	Under construction	22/00553/REM	Land North of Rudloe Drive	Kingsway	150	35	0	0	0	0	35
A	Large site: Detailed Planning	Under construction	22/01041/FUL	Old Hempsted Fuel Depot, Hempsted Lane	Westgate	70	28	0	0	0	0	28
A	Large site: Detailed Planning	Under construction	24/00931/PRIOR	Discovery House, Southgate Street	Westgate	16	16	0	0	0	0	16
A	Large site: Detailed Planning	Under construction	24/00141/FUL	9 Denmark Road	Kingsholm & Wotton	18	18	0	0	0	0	18
A	Large site: Detailed Planning	Under construction	23/00993/REM	Land at Hill Farm, Hempsted	Westgate	185	0	0	25	49	49	123
B	Medium site: Detailed Planning	Not started	22/00258/FUL	35 Worcester Street	Westgate	5	0	5	0	0	0	5
B	Medium site: Detailed Planning	Not started	22/00755/FUL	Land adj / rear of 19-21 Brunswick Road	Westgate	9	0	9	0	0	0	9
B	Medium site:	Not started	24/00251/FUL	58 Eastgate Street	Westgate	6	0	6	0	0	0	6

	Detailed Planning											
B	Medium site: Detailed Planning	Under construction	18/00144/FUL	PATA Centre, Grange Road	Tuffley	7	7	0	0	0	0	7
B	Medium site: Detailed Planning	Under construction	22/00807/FUL	63 - 65 Denmark Road	Kingsholm & Wotton	9	0	9	0	0	0	9
B	Medium site: Detailed Planning	Under construction	24/00955/FUL	Discovery House, Southgate Street	Westgate	5	5	0	0	0	0	5
D	Small site: Detailed Planning	Not started	20/00550/PRIOR	1 St Aldwyn Road	Barton & Tredworth	1	1	0	0	0	0	1
D	Small site: Detailed Planning	Not started	21/00833/JPA	55 Northgate Street	Westgate	4	0	4	0	0	0	4
D	Small site: Detailed Planning	Not started	21/01246/FUL	10 Milton Avenue	Podsmead	1	0	1	0	0	0	1
D	Small site: Detailed Planning	Not started	22/00375/FUL	13 Cleeve Road	Matson & Robinswood	1	0	1	0	0	0	1
D	Small site: Detailed Planning	Not started	22/01066/LAW	28 Northgate Street	Westgate	2	0	2	0	0	0	2
D	Small site: Detailed Planning	Not started	21/01189/FUL	39 Goddard Way	Tuffley	1	0	1	0	0	0	1
D	Small site: Detailed Planning	Not started	22/00011/FUL	3 - 5 Worcester Street	Westgate	2	0	2	0	0	0	2
D	Small site: Detailed Planning	Not started	22/00272/FUL	55 Badminton Road	Matson & Robinswood	1	0	1	0	0	0	1

D	Small site: Detailed Planning	Not started	22/00307/FUL	Field View, West Lodge Drive	Coney Hill	2	2	0	0	0	0	2
D	Small site: Detailed Planning	Not started	22/00434/FUL	1 School Lane, Quedgeley	Quedgeley Fieldcourt	2	0	2	0	0	0	2
D	Small site: Detailed Planning	Not started	22/00654/FUL	Brand Mellor, Copner House, 43 Southgate Street	Westgate	1	1	0	0	0	0	1
D	Small site: Detailed Planning	Not started	22/00697/FUL	28 Elmleaze	Elmbridge	1	0	1	0	0	0	1
D	Small site: Detailed Planning	Not started	22/01067/FUL	1 - 3 Eastgate Street	Westgate	2	0	2	0	0	0	2
D	Small site: Detailed Planning	Not started	22/01081/FUL	Land at 10 Sudgrove Park	Abbeymead	1	1	0	0	0	0	1
D	Small site: Detailed Planning	Not started	22/01111/FUL	47 Central Road	Moreland	4	0	4	0	0	0	4
D	Small site: Detailed Planning	Not started	23/00065/LAW	95 The Wheatridge East	Abbeydale	1	1	0	0	0	0	1
D	Small site: Detailed Planning	Not started	23/00160/LAW	9 Reservoir Road	Matson & Robinswood	0	0	0	0	0	0	0
D	Small site: Detailed Planning	Not started	23/00340/JPA	43 Park Road	Westgate	1	1	0	0	0	0	1
D	Small site: Detailed Planning	Not started	23/00570/LAW	27 Reservoir Road	Matson & Robinswood	1	1	0	0	0	0	1
D	Small site: Detailed Planning	Not started	23/00982/LAW	1 Ennerdale Avenue	Longlevens	0	0	0	0	0	0	0
D	Small site: Detailed Planning	Not started	24/00056/FUL	387 Painswick Road	Abbeydale	-1	-1	0	0	0	0	-1

D	Small site: Detailed Planning	Not started	24/00232/FUL	40 Sims Lane	Quedgeley Severnvale	1	1	0	0	0	0	1
D	Small site: Detailed Planning	Not started	24/00385/PRIOR	24A Jersey Road	Barton & Tredworth	2	0	2	0	0	0	2
D	Small site: Detailed Planning	Not started	24/00515/COU	256 Barton Street	Barton & Tredworth	1	0	1	0	0	0	1
D	Small site: Detailed Planning	Not started	24/00550/FUL	25 & 27 Westgate Street	Westgate	1	0	1	0	0	0	1
D	Small site: Detailed Planning	Not started	24/00810/FUL	47 High Street	Barton & Tredworth	1	0	1	0	0	0	1
D	Small site: Detailed Planning	Not started	24/00880/FUL	211 Stroud Road	Moreland	0	0	0	0	0	0	0
D	Small site: Detailed Planning	Not started	25/00009/LAW	40 Cromwell Street	Westgate	0	0	0	0	0	0	0
D	Small site: Detailed Planning	Not started	25/00120/FUL	129 Southgate Street	Westgate	1	0	1	0	0	0	1
D	Small site: Detailed Planning	Under construction	17/01385/FUL & 17/01386/LBC	61 Southgate Street	Westgate	3	3	0	0	0	0	3
D	Small site: Detailed Planning	Under construction	20/00226/REM	12 Sandyleaze	Elmbridge	1	0	1	0	0	0	1
D	Small site: Detailed Planning	Under construction	20/01056/FUL	Winget House, Spa Road	Westgate	2	1	0	0	0	0	1
D	Small site: Detailed Planning	Under construction	20/01113/FUL	182 Southgate Street	Westgate	3	3	0	0	0	0	3
D	Small site: Detailed Planning	Under construction	21/00494/FUL	55 Badmington Road	Matson & Robinswood	1	1	0	0	0	0	1

D	Small site: Detailed Planning	Under construction	21/00787/FUL	Land at Redcliffe Court, Kenilworth Avenue	Kingsholm & Wotton	1	1	0	0	0	0	1
D	Small site: Detailed Planning	Under construction	22/00332/FUL	Paget Cottage, the Wheatridge	Abbeydale	1	1	0	0	0	0	1
D	Small site: Detailed Planning	Under construction	22/00428/FUL	In the Manorhouse, 162 Barnwood Road	Barnwood	4	0	4	0	0	0	4
D	Small site: Detailed Planning	Under construction	22/00584/FUL	Side of 69 Elmleaze	Elmbridge	1	1	0	0	0	0	1
D	Small site: Detailed Planning	Under construction	22/01086/COU	48 Westgate Street	Westgate	1	1	0	0	0	0	1
D	Small site: Detailed Planning	Under construction	23/00109/FUL	81 Painswick Road	Coney Hill	2	2	0	0	0	0	2
D	Small site: Detailed Planning	Under construction	23/00238/JPA	45 Park Road	Westgate	1	1	0	0	0	0	1
D	Small site: Detailed Planning	Under construction	23/00241/FUL	Land Adj. to 117 Painswick Road	Coney Hill	1	1	0	0	0	0	1
D	Small site: Detailed Planning	Under construction	23/00401/FUL	255C Stroud Road	Moreland	4	4	0	0	0	0	4
D	Small site: Detailed Planning	Under construction	23/00465/FUL	39A Westgate Street	Westgate	2	2	0	0	0	0	2
D	Small site: Detailed Planning	Under construction	23/00786/LAW	126 Calton Road	Moreland	0	0	0	0	0	0	0
D	Small site: Detailed Planning	Under construction	23/00895/LAW	55 Derby Road	Barton & Tredworth	0	0	0	0	0	0	0
D	Small site: Detailed Planning	Under construction	23/00911/LAW	8 St Michaels Square	Westgate	1	1	0	0	0	0	1

	Detailed Planning											
D	Small site: Detailed Planning	Under construction	23/01033/FUL	St Aldate Chambers, 4 - 6 Russell Street	Westgate	2	2	0	0	0	0	2
D	Small site: Detailed Planning	Under construction	24/00254/PRIOR	141 High Street	Barton & Tredworth	1	1	0	0	0	0	1
D	Small site: Detailed Planning	Under construction	24/00389/FUL	5 Denmark Road (Hillfield House)	Kingsholm & Wotton	-1	-1	0	0	0	0	-1
D	Small site: Detailed Planning	Under construction	24/00435/PRIOR	36 and 38 Brunswick Road	Westgate	2	1	0	0	0	0	1
D	Small site: Detailed Planning	Under construction	24/00604/FUL	51 Westgate Street	Westgate	1	1	0	0	0	0	1
D	Small site: Detailed Planning	Under construction	24/00730/PRIOR	32 - 34 Westgate Street - Former Poundstretcher	Westgate	3	0	3	0	0	0	3
D	Small site: Detailed Planning	Under construction	24/00736/FUL	27 Falkner Street	Barton & Tredworth	1	1	0	0	0	0	1
E	Small site: Windfall analysis	/	/	/	/	126	0	0	42	42	42	126
F	Gloucester City Plan Allocations without planning permission	Allocated – not started	/	Wessex House, Great Western Road	Kingsholm & Wotton	40	0	0	0	30	10	40
F	Gloucester City Plan Allocations without planning permission	Allocated – not started	/	Former Quayside House - Greater Blackfriars	Westgate	50	0	0	0	25	25	50

F	Gloucester City Plan Allocations without planning permission	Allocated – not started	/	Land at St Oswalds	Westgate	300	0	0	25	49	49	123
F	Gloucester City Plan Allocations without planning permission	Allocated – not started	/	Former Colwell Youth & Community Centre	Barton & Tredworth	20	0	0	20	0	0	20
F	Gloucester City Plan Allocations without planning permission	Allocated – not started	/	Land off New Dawn View	Podsmead	30	0	0	0	30	0	30
F	Gloucester City Plan Allocations without planning permission	Allocated – not started	/	Jordan's Brook House	Barnwood	10	0	0	10	0	0	10
G	JCS Strategic Allocations	Under construction	19/00996/APP	Land north of Innsworth Lane (Phase 2)	Innsworth	175	33	0	0	0	0	33
G	JCS Strategic Allocations	Under construction	22/01225/APP	Land north of Innsworth Lane (Phase 4)	Innsworth	257	49	37	0	0	0	86
G	JCS Strategic Allocations	Under construction	21/00133/APP	Land at Innsworth (Phase 5)	Innsworth	179	49	26	0	0	0	75
G	JCS Strategic Allocations	Under construction	22/00364/APP	Land at Twigworth (Phase 3)	Twigworth	340	27	0	0	0	0	27
G	JCS Strategic Allocations	Not started	22/01367/PIP	Land at Twigworth, Ash Lane	Twigworth	2	2	0	0	0	0	2

G	JCS Strategic Allocations	Under construction	22/00251/APP	Land at Perrybrook (Phases 4 & 6)	Brockworth	435	98	98	94	0	0	290
G	JCS Strategic Allocations	Under construction	22/00751/APP	Perrybrook off Valient Way (Phase 7)	Brockworth	272	0	25	49	49	49	172
G	JCS Strategic Allocations	Under construction	20/00608/FUL	Land north of Perrybrook, Shurdington Road	Brockworth	47	0	20	27	0	0	47
TOTALS						4,224	512	464	454	396	343	2,292

