

Housing Monitoring Report 2022/23



New dwellings at Monk Meadow Dock, Gloucester

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1. Summary

This is the Housing Monitoring Report for Gloucester City for the period 1st April 2022 to 31st March 2023. 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:

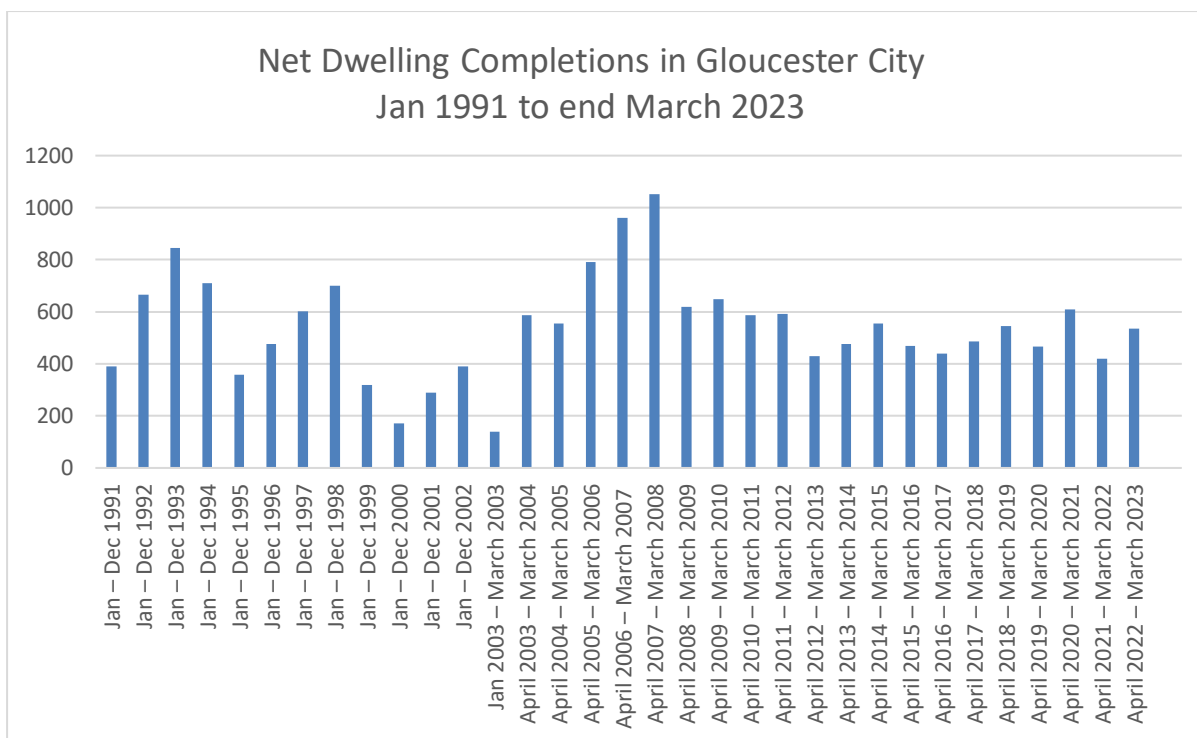
- In 2022/23 there were 534 net dwelling completions in the administrative area of Gloucester City and 820 net dwelling completions in Joint Core Strategy Strategic Allocations in Tewkesbury Borough meeting Gloucester's housing need. This is a total of 1,354 dwellings contributing to Gloucester's supply in this year.
- There were 1,495 extant Gloucester City commitments at the end of the monitoring year including the 420 dwellings permitted at the larger Winneycroft site.
- There were a further 230 extant commitments with Outline permission, but these have not been included in the commitments table in Appendix 2 as these particular applications will not be counted for 5YHLS purposes until Reserved Matters have been granted.
- There are 920 future dwellings available through draft City Plan allocations.
- 4 sites (a net total of 5 dwellings) were considered lapsed / superseded / not proceeded with in the monitoring year.
- There were 3 dwelling losses to change of use or conversions.
- 1 self/custom build dwelling was permitted.
- 76% of completions in the monitoring year were on brownfield 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

Between 1991 and 2023 the average number of completions in Gloucester was 541 dwellings per annum. Since April 2011 the average was 502 dwellings.



B. Dwelling Completions in Gloucester for the Monitoring Year

Gross Dwelling Completions	537
Losses in the year	3
Net Dwelling Completions	534

C. Large & Small Site Comparison

Net Dwelling Completions Large Sites (10 dwellings plus) (See Appendix 1)	481
Net Dwelling Completions Small Sites (1 – 9 dwellings) (See Appendix 1)	53

D. Top Four Wards with Most Completions in 2022/23

Ward	Percentage of total
Westgate	65.7%
Tuffley	9.3%
Kingsholm & Wotton	8.0%
Podsmead	6.5%

E. Completions – Brownfield / Greenfield Data

Net Dwelling Completions Brownfield (See Appendix 1)	406
Net Dwelling Completions Greenfield (See Appendix 1)	128
Percentage of 2022/23 Completions on Brownfield sites	76%

F. Overall Completions & Commitments

Total Net Completions in Gloucester since 2011/12	6,024
Outstanding Commitments post 31 st March 2023	1,495
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 Joint Core Strategy can be found at: www.jointcorestrategy.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 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 sites		Greenfield sites		Total
	Small	Large	Small	Large	
Abbeydale	-1	0	0	0	-1
Abbeymead	0	0	0	0	0
Barnwood	0	0	0	0	0
Barton & Tredworth	-1	0	0	0	-1
Coney Hill	0	0	0	0	0
Elmbridge	5	9	0	0	14
Grange	3	0	0	0	3
Hucclecote	1	0	0	0	1
Kingsholm & Wotton	3	0	0	40	43
Kingsway	0	0	0	0	0
Longlevens	3	0	0	0	3
Matson & Robinswood	6	0	0	0	6
Moreland	5	0	0	0	5
Podsmead	0	35	0	0	35
Quedgeley Fieldcourt	2	23	0	0	25
Quedgeley Severnvale	0	0	0	0	0
Tuffley	4	0	0	46	50
Westgate	7	302	0	42	351
Total	37	369	0	128	534

Total Net Brownfield Completions	406 (76%)
Total Net Greenfield Completions	128 (c.24%)
Total Net Completions	534

Appendix 2. Gloucester City Site Status 2022/23

The following table provides the site detail related to the overall figures in Appendix 1. The data is all dwelling completions in Gloucester (by ward) between 1st April 2022 and 31st March 2023.

Net Housing Completions

Ward	Site Name	Planning App No.	Dwellings Permitted / Site Capacity	Brownfield / Greenfield	Losses	Complete in 2022/23	Dwellings Remaining to be Built
Abbeydale	18 Bittern Avenue	23/00002/FUL	-1	B	1	-1	0
Total Net Completions in Abbeydale in 2022/23 = -1							
Barnwood	/	/	/	/	/	/	/
Total Net Completions in Barnwood in 2022/23 = 0							
Barton & Tredworth	1 Midland Road	22/00524/FUL	-1	B	1	-1	0
Total Net Completions in Barton & Tredworth in 2022/23 = -1							
Coney Hill	/	/	/	/	/	/	/
Total Net Completions in Coney Hill in 2022/23 = 0							
Elmbridge	138 Cheltenham Road	17/00186/FUL	1	B	0	1	0
Elmbridge	1 Armscroft Road (Parade)	20/00693/FUL	9	B	0	9	0
Elmbridge	84 Elmleaze	21/00534/FUL	1	B	0	1	0
Elmbridge	21 Elmbridge Road	21/01145/FUL	1	B	0	1	0
Elmbridge	Land at Sandyleaze (old garages)	22/00668/FUL	2	B	0	2	0
Total Net Completions in Elmbridge in 2022/23 = 14							

Grange	83 Grange Road	20/00031/FUL	3	B	0	3	0
Total Net Completions in Grange in 2022/23 = 3							
Hucclecote	1 Insley Gardens	18/01039/FUL	1	B	0	1	0
Total Net Completions in Hucclecote in 2022/23 = 1							
Kingsholm & Wotton	Former Civil Service Club	18/00306/FUL	100	G	0	40	12
Kingsholm & Wotton	76 London Road, former York House pub	19/01072/FUL	2	B	0	2	0
Kingsholm & Wotton	11a Kingsholm Road	22/00632/FUL	1	B	0	1	0
Total Net Completions in Kingsholm & Wotton in 2022/23 = 43							
Kingsway	/	/	/	/	/	/	/
Total Net Completions in Kingsway in 2022/23 = 0							
Longlevens	Rear of 23, 25, 27 Church Road	20/01284/FUL	2	B	0	2	0
Longlevens	4 Innsworth Lane	21/00142/FUL	1	B	0	1	0
Total Net Completions in Longlevens in 2022/23 = 3							
Matson & Robinswood	Rear of 8-18 Badmington Road	21/00269/FUL	3	B	0	3	0
Matson & Robinswood	52 Myrtle Close	20/00636/FUL	1	B	0	1	0
Matson & Robinswood	38 Birchall Avenue	22/00607/FUL	2	B	0	2	0
Total Net Completions in Matson & Robinswood in 2022/23 = 6							
Moreland	68 Linden Road	19/00645/FUL	1	B	0	1	0
Moreland	234A Stroud Road	20/00134/FUL / 21/00412/FUL	4	B	0	4	0
Moreland	313B Stroud Road	22/00142/LAW	-1	B	0	-1	0
Moreland	89a Stroud Road	22/01199/LAW	0	B	0	0	0
Total Net Completions in Moreland in 2022/23 = 4							

Podsmead	Site A - Former St Gobain/Wellman Graham Site Bristol Road & Site B - Former Contract Chemicals Site Bristol Road	07/00472/OUT / 15/00286/REM 07/00474/OUT / 15/00287/REM	258	B	0	35	26
Total Net Completions in Podsmead in 2022/23 = 35							
Quedgeley Fieldcourt	Adj to Beacon View, Naas Lane	20/00298/FUL	2	B	0	2	0
Quedgeley Fieldcourt	South of Rudloe Dr	20/00359/REM	80	B	0	23	7
Total Net Completions in Quedgeley Fieldcourt in 2022/23 = 25							
Quedgeley Severnvale	/	/	/	/	/	/	/
Total Net Completions in Quedgeley Severnvale in 2022/23 = 0							
Tuffley	Land south of Grange Road	16/00165/OUT & 18/00511/REM	250	G		46	4
Tuffley	3 Jewson Close	20/00370/FUL	3	B		3	0
Tuffley	1a Arlingham Road	20/00653/FUL	1	B		1	0
Total Net Completions in Tuffley in 2022/23 = 50							
Westgate	Former RAF Club 6 Spa Road	15/00356/FUL	14	B	0	14	0
Westgate	9 - 13 St Johns Lane	14/00891/JPA	11	B	0	11	0
Westgate	Monk Meadow	18/00685/FUL & 18/00680/REM	409	B	0	99	80
Westgate	Land east of Hempsted Lane	13/01032/OUT / 20/00600/REM	50	G	0	42	7
Westgate	Barbican Car Park, Blackfriars (Phase 2)	18/00156/FUL	74	B	0	74	0
Westgate	Kings Quarter	18/01454/FUL	91	B	0	19	72
Westgate	Land at Rea Lane - Strawberry Fields	19/00068/FUL	33	B	0	27	0
Westgate	49 - 51 Northgate Street	19/01280/FUL	1	B	0	1	0
Westgate	26 Station Road	20/00539/JPA	7	B	0	7	0
Westgate	4-6 St Michaels Court, St Michaels Square	21/00129/JPA	15	B	0	15	0
Westgate	Land at Secunda Way	19/01141/FUL	36	B	0	36	0
Westgate	88 Westgate Street	21/00221/FUL	1	B	0	1	0
Westgate	14 Westgate Street	21/00652/FUL	1	B	0	1	0
Westgate	29 Westgate Street	22/00209/FUL	1	B	0	1	0
Westgate	17 Brunswick Square	22/00695/FUL	1	B	0	1	0
Westgate	3 St Michael's Court	22/00210/PRIOR	2	B	0	2	0

Total Net Completions in Westgate in 2022/23 = 351			
TOTAL		534	

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 2023. This does not include applications with a Committee resolution to permit, it only includes applications where the Decision notice was issued on or before 31st March 2023. It does not include Outline applications as (in most cases) these only count towards 5YHLS totals when Reserved Matters are permitted. However for information the following Outline applications have been granted in the monitoring year: Infill plot on Naas Lane = 4 dwellings, 9 Park Road = 9 dwellings and Land south of Winneycroft Farm ('Little Winney') = 217 dwellings. Total at Outline = 230.

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 2022 to 31 st March 2023	Dwellings to be completed post 31 st March 2023
Abbeydale	52 The Wheatridge	21/00759/FUL	2	0	B	0	0	2
Abbeydale	Paget Cottage, the Wheatridge	22/00332/FUL	1	0	B	0	0	1
								Ward Total = 3
Barnwood	96 Barnwood Road - The Coach House	17/01379/FUL	10	1	B	0	0	9
Barnwood	Manor Gardens	19/00672/FUL	46	23	B	0	0	23
Barnwood	Barnwood Manor House	22/00428/FUL	4	0	B	0	0	4
								Ward Total = 36
Barton & Tredworth	Trust Centre, Conduit Street	18/01279/FUL	6	0	B	0	0	6
Barton & Tredworth	Land adj to 73 Falkner Street	19/00242/FUL	1	0	B	0	0	1
Barton & Tredworth	1 St Aldwyn Road	20/00550/PRIOR	1	0	B	0	0	1
Barton & Tredworth	Land Adj 37 Upton Street	21/00695/FUL	1	0	B	0	0	1
Barton & Tredworth	47 High Street	20/01117/FUL	1	0	B	0	0	1
								Ward Total = 10
Coney Hill	100 Eastern Avenue	19/00750/FUL	1	0	B	0	0	Lapsed
								Ward Total = 0
Elmbridge	Side of 69 Elmleaze	22/00584/FUL	1	0	B	0	0	1

Elmbridge	12 Sandyleaze	20/00226/REM	1	0	B	0	0	1
Elmbridge	Land at Redcliffe Court	21/00787/FUL	1	0	B	0	0	1
Elmbridge	121 Elmleaze	22/00113/FUL	1	0	B	0	0	1
								Ward Total = 4
Grange	/	/	/	/	/	/	/	/
								Ward Total = 0
Hucclecote	/	/	/	/	/	/	/	/
								Ward Total = 0
Kingsholm & Wotton	18 Denmark Road	20/00300/FUL	20	0	B	0	0	20
Kingsholm & Wotton	York House Pub, London Road	18/00297/FUL	5	0	B	0	0	Lapsed
Kingsholm & Wotton	39 Alexandra Road	22/01029/FUL	-1	1	B	0	0	-1
Kingsholm & Wotton	Former Civil Service Club, Estcourt Road	18/00306/FUL	100	0	G	42	40	12
								Ward Total = 31
Kingsway	Land north of Rudloe Drive	21/00490/OUT	150	0	0	0	0	150
Kingsway	Kingsway Local Centre	18/00852/FUL	22	0	0	0	0	22
								Ward Total = 172
Longlevens	Business School & Student accommodation - University - Oxstalls Lane	15/01190/OUT & 17/00224/REM	80	0	B	0	0	80
Longlevens	Land rear of 3-29 Paygrove Lane	16/01558/OUT 22/00204/REM	10	0	G	0	0	10
Longlevens	76 Church Road	20/00815/FUL	1	0	B	0	0	1
Longlevens	Rear of 161 Cheltenham Road	19/00941/FUL	1	0	B	0	0	1
Longlevens	258 Cheltenham Road	14/00401/FUL	1	0	B	0	0	1
								Ward Total = 93
Matson & Robinswood	Robinswood Inn, Matson Avenue	22/00278/REM	10	0	B	0	0	10
Matson & Robinswood	13 Cleeve Road	22/00375/FUL	1	0	B	0	0	1

Matson & Robinswood	Barn conversion at Snow Capel Farm	21/00067/FUL	1	0	B	0	0	1
Matson & Robinswood	Land south of Winneycroft Farm ('Big Winney')	18/01141/REM	420	0	G	0	0	420
Matson & Robinswood	20 Chatcombe Road	21/00518/FUL	1	0	B	0	0	1
Matson & Robinswood	55 Badminton Road	21/00494/FUL	1	0	B	0	0	1
Matson & Robinswood	6 Prinknash Close	20/00899/FUL	1	0	B	0	0	1
								Ward Total = 435
Moreland	120 Stroud Road - Coral	17/01146/FUL	2	0	B	0	0	2
Moreland	2A Cecil Road	19/00074/FUL	3	0	B	0	0	3
Moreland	113 Rosebery Avenue	20/00769/FUL	1	0	B	0	0	1
Moreland	106 Stroud Road	21/00327/FUL	1	0	B	0	0	1
Moreland	81 Park End Road	22/00290/FUL	1	1	B	0	0	0
								Ward Total = 7
Podsmead	Site A - Former St Gobain/Wellman Graham Site Bristol Road & Site B - Former Contract Chemicals Site Bristol Road	07/00472/OUT / 15/00286/REM 07/00474/OUT / 15/00287/REM	258	0	B	197	35	26
Podsmead	7 Podsmead Road	16/00518/FUL	7	1	B	0	0	6
Podsmead	Land Adjacent To Site B Former Contract Chemicals Site, Bristol Road	22/00239/FUL	43	0	B	0	0	43
Podsmead	10 Milton Avenue	21/01246/FUL	1	0	B	0	0	1
								Ward Total = 76
Quedgeley Fieldcourt	South of Rudloe Drive	20/00359/REM	80	0	B	50	23	7
Quedgeley Fieldcourt	10 Highliffe Road	22/00309/FUL	1	0	G	0	0	1
Quedgeley Fieldcourt	Land at Naas Lane	18/01228/OUT / 22/00355/REM	97	0	B	0	0	97
								Ward Total = 105
Quedgeley Severnvale	32 Curtis Hayward Drive	21/00626/FUL	1	0	B	0	0	1

								Ward Total = 1
Tuffley	Land south of Grange Road	16/00165/OUT & 18/00511/REM	250	0	G	200	46	4
Tuffley	1 Woods Orchard Road	22/00566/FUL	1	0	B	0	0	1
Tuffley	47 Tuffley Crescent	22/00534/FUL	1	0	B	0	0	1
Tuffley	51 Myrtle Close	20/00784/OUT	1	0	B	0	0	1
								Ward Total = 7
Westgate	Former Gloucester prison	17/00659/FUL	202	0	B	0	0	202
Westgate	141 Southgate Street	15/00397/FUL	3	0	B	0	0	3
Westgate	Monk Meadow	18/00685/FUL & 18/00680/REM	409	0	B	230	99	80
Westgate	Land east of Hempsted Lane	13/01032/OUT / 20/00600/REM	50	0	G	1	42	7
Westgate	Friary House, 46 - 50 Southgate Street	18/00013/FUL / 21/01278/JPA	33	0	B	0	0	33
Westgate	61 Southgate Street	17/01385/FUL & 17/01386/LBC	3	0	B	0	0	3
Westgate	53 Wellington Street	18/00842/FUL	1	0	B	0	0	1
Westgate	110 Hempsted Lane	19/00340/FUL	5	1	B	0	0	4
Westgate	Kings Quarter	18/01454/FUL	91	0	B	0	19	72
Westgate	Café Nero, Southgate Street	19/00464/FUL	5	0	B	0	0	5
Westgate	1 St Michaels Square	20/01267/FUL	1	0	B	0	0	1
Westgate	Winget House, Spa Road	20/01056/FUL	2	0	B	0	0	2
Westgate	49-51 Northgate Street	19/01282/FUL	1	0	B	0	0	1
Westgate	49-51 Northgate Street	19/01280/FUL	1	0	B	0	0	1
Westgate	7 Worcester Street	21/00706/FUL	4	0	B	0	0	4
Westgate	111 Eastgate Street	21/01069/FUL	13	0	B	0	0	13
Westgate	182 Southgate Street	20/01113/FUL	4	1	B	0	0	3
Westgate	55 Northgate Street	21/00833/JPA	4	0	B	0	0	4
Westgate	5 Harness Close	21/00844/FUL	1	0	B	0	0	1
Westgate	The Famous Pint Pot, 74 Bruton Way	20/01124/FUL	2	0	B	0	0	2
Westgate	28 Northgate Street	22/01066/LAW	2	0	B	0	0	2
Westgate	12 St Michaels Square	22/01222/LAW	-1	1	B	0	0	-1
Westgate	35 Worcester Street	22/00258/FUL	5	0	B	0	0	5
Westgate	Britannia Warehouse, the Docks	21/00615/JPA	38	0	B	0	0	38
Westgate	Land adj / rear of 19-21 Brunswick Road	22/00755/FUL	9	0	B	0	0	9
Westgate	44-50 Eastgate Street	22/00333/COU	20	0	B	0	0	20

	Ward Total = 515
	TOTAL = 1,495

Appendix 3. JCS Strategic Allocations in Tewkesbury Meeting Gloucester's Need – Site Status 2022/23

Innsworth (1,300 approved at outline - 15/00749/OUT)						
Reference	Phase	Address	Total Net Dwellings	Dwellings Delivered in 2022/23	Total Dwellings Delivered to Date	Dwellings Remaining
19/00996/APP	Phase 1	Land north of Innsworth Lane	175	4	21	154
18/01285/APP	Phase 2	Land north of Innsworth Lane	253	127	229	24
21/00133/APP	Phase 5	Land at Innsworth	179	19	19	160
21/01036/FUL	N/A	Land at Innsworth - Innsworth Farm house	16	0	0	16
22/01225/APP	Phase 4	Land To The North Of Innsworth Lane	257	0	0	257
21/00821/APP	Phase 6	Land at Innsworth	144	29	29	115

Twigworth (995 approved at outline - 15/01149/OUT)						
Reference	Phase	Address	Total Net Dwellings	Dwellings Delivered in 2022/23	Total Dwellings Delivered to Date	Dwellings Remaining
19/00935/APP	Phase 1A	Part Parcel 5188, Tewkesbury Road, Twigworth	79	1	79	0
20/00524/APP	Phase 1B	Land at Twigworth	154	98	138	16
20/00473/APP	Phase 1B	Land at Twigworth	5	0	5	0
21/00079/APP	Phase 2	Land at Twigworth	147	117	122	25
19/00953/APP		Yew Tree Farm Tewkesbury Road Twigworth	74	40	56	18
22/00364/APP	Phase 3	Land at Twigworth	340	0	0	340

South Churchdown (1,100 approved at outline - 16/00738/OUT)						
Reference	Phase	Address	Total Net Dwellings	Dwellings Delivered in 2022/23	Total Dwellings Delivered to Date	Dwellings Remaining
19/00738/APP	/	Parcel 3745 Land at Pirton Fields, Cheltenham Road East	465	173	307	158

North Brockworth (1,500 approved at outline - 1201256/OUT)						
Reference	Phase	Address	Total Net Dwellings	Dwellings Delivered in 2022/23	Total Dwellings Delivered to Date	Dwellings Remaining
19/00537/APP	Phase 1	Land at Perrybrook	135	60	133	2
18/00864/APP	Phases 2 & 5	Land at Perrybrook	240	94	196	44
18/00109/APP	Phase 3	Land at Perrybrook	225	58	150	75
21/00007/FUL	/	Henley Bank Kennels Mill Lane Brockworth	16	0	0	16
22/00251/APP	Phase 4 & 6	Land at Perrybrook	435	0	0	435

	5 Year Supply															
	2019/20 Net Delivery	2020/21 Net Delivery	2021/22 Net Delivery	2022/23 Net Delivery	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	TOTAL	Residual Remaining at Outline
Innsworth	0	14	105	179	275	231	88	50	50	32	0	0	0	0	1024	276
Twigworth	0	23	121	256	84	50	50	50	50	50	50	15	0	0	799	196
S. Churchdown	0	16	118	173	100	58	0	0	0	0	0	0	0	0	465	635
N. Brockworth	21	61	185	212	137	75	50	50	50	50	50	50	50	10	1051	449
Winneycroft (Both Little Winney & Big Winney are now recorded in Commitments)	/		/	/	/	/	/	/	/	/	/	/	/	/	/	
TOTAL	21	114	529	820	596	414	188	150	150	132	100	65	50	10	3339	1556

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 is 920 dwellings (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	10
SA02	Barnwood	1.95	Land at Barnwood Manor	Now has permission and 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	300
SA06	Podsmead	9.69	Blackbridge Sports & Community Hub	0 (Sports & community allocation)
SA07	Westgate	1.58	Former Quayside House - Greater Blackfriars	50
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
SA11	Podsmead	0.8	Land off New Dawn View	30
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 (Community allocation)
SA18	Westgate	0.7	Part of West Quay, the Docks	20
				Total = 920

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 within the monitoring year/ since the publication of the last Housing Monitoring Report.

Reference	Address
19/00478/FUL	13 Brunswick Square (permission for loss of 2 flats, but was not implemented and thus the permission lapsed, and the loss did not occur).
19/00046/FUL	Land adjacent to 46 Goodyear Street (permission for 2 dwellings)
19/00750/FUL	100 Eastern Avenue (permission for 1 dwelling)
19/01299/FUL	55 Worcester Street (permission for 4 dwellings)
	Total = net loss of 5 dwellings

Appendix 6. Net Loss of Dwellings – Those Completed in 2022/23

Reference	Address	Loss of dwellings to other uses
22/00142/LAW	313B Stroud Road	C3 to C2 - loss of a dwelling to residential institution
22/00524/FUL	1 Midland Road	Loss of a dwelling to a children's home
23/00002/FUL	18 Bittern Avenue	C3 to C2 - loss of a dwelling to residential institution

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 2023, there are 126 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'.

Appendix 8. Housing Supply Deliverability Schedule: Large sites (5 dwellings and over) under construction or extant but yet to start (2023/24 to 2027/28 as of 31st March 2023)

Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	5 Year Supply Period					Post 5 Year Period	Deliverability Commentary (Further detail is available in the latest 5YHLS Statement)	
					2023-24	2024-25	2025-26	2026-27	2027-28			
07/00472/OUT & 15/00286/REM 07/00474/OUT & 15/00287/REM	Former chemicals sites – Bristol Road	Podsmead	258	26	26	0	0	0	0	0	0	Large site (5+) under construction. Figures provided by Matthew Homes in May 2023.
15/01190/OUT & 17/00224/REM	Business School & Student accommodation - University - Oxstalls Lane	Longlevens	80	0	0	0	0	0	25	55	Large site (5+) under construction, but only a technical start with no building going on. Email from University of Gloucestershire in June 2022 stating that there will be no return to the site until beyond 2024 as the focus will be on the city centre campus.	
16/00518/FUL	7 Podsmead Road	Podsmead	6	6	6	0	0	0	0	0	0	Large site (5+) under construction. Officer site visit in summer 2023.
16/00165/OUT	Land south of Grange Road	Tuffley	250	4	4	0	0	0	0	0	0	Large site (5+) under construction. Officer site visit in May 2023. Likely completion by July/August 2023.
18/00685/FUL & 18/00680/REM	Monk Meadow	Westgate	409	80	80	0	0	0	0	0	0	Large site (5+) under construction. Very rapid progress. Figures from Build Manager in May 2023.
13/01032/OUT / 20/00600/REM	Land East of Hempsted Lane	Westgate	50	7	7	0	0	0	0	0	0	Large site (5+) under construction. Officer site visit May 2023.

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2023-24	2024-25	2025-26	2026-27	2027-28	Post 5 Year Period	Deliverability Commentary (Further detail is available in the latest 5YHLS Statement)
17/00535/JPA 18/00013/FUL 18/01283/JPA	Friary House, 46 - 50 Southgate Street	Westgate	33	33	15	18	0	0	0	0	Large site (5+) progressing if somewhat slowly. Email from owner in April 2023 stating progress and trajectory.
17/01379/FUL	96 Barnwood Road - The Coach House	Barnwood	9	9	9	0	0	0	0	0	Large site (5+) under construction. Site visit in May 2023.
18/01279/FUL	The Trust Centre, Conduit Street	Barton & Tredworth	6	6	0	6	0	0	0	0	Large site (5+) under construction but limited progress.
18/00852/FUL	Kingsway Local Centre	Kingsway	22	22	0	22	0	0	0	0	Large site (5+) not started.
22/00278/REM	Robinswood Inn, Matson Avenue	Matson & Robinswood	10	10	10	0	0	0	0	0	Large site (5+) under construction Good progress. Site visit May 2023.
18/00306/FUL	Former Civil Service Club, Estcourt Road	Kingsholm & Wotton	100	12	12	0	0	0	0	0	Large site (5+) under construction. Rapid progress on site. Site visit May 2023.
17/01199/OUT 20/00359/REM	Land South of Rudloe Drive	Kingsway	80	7	7	0	0	0	0	0	Large site (5+) under construction. 7 dwellings remaining. Site visit May 2023.
18/01141/REM	Land South of Winnycroft Farm	Matson and Robinswood	420	420	50	100	100	100	70	0	Large site (5+) under construction. Trajectory data supplied by developer in June 2022. Site visit May 2023.

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2023-24	2024-25	2025-26	2026-27	2027-28	Post 5 Year Period	Deliverability Commentary (Further detail is available in the latest 5YHLS Statement)
18/01454/FUL 20/00645/FUL	Kings Quarter	Westgate	91	72	50	22	0	0	0	0	Large site (5+) under construction. Capacity and indicative trajectory provided by GCC case officer. Site visit in May 2023 and other elements e.g. Kings Square has been completed.
19/00672/FUL	Manor Gardens, Barnwood	Barnwood	23	23	0	0	23	0	0	0	Large site (5+) not started. Trajectory confirmed by Barnwood Trust in August 2022.
20/00300/FUL	18 Denmark Road	Kingsholm & Wotton	20	20	0	20	0	0	0	0	Large site (5+) Started and good progress. Site visit May 2023.
18/01228/OUT / 22/00355/REM	Land at Naas Lane	Quedgeley Fieldcourt	97	97	0	0	25	50	22	0	Large site (5+) not started. Site visit in May 2023.
19/00464/FUL	Café Nero, Southgate Street	Westgate	5	5	0	5	0	0	0	0	Large site (5+) not started. Site visit in May 2023.
21/00490/OUT 22/00553/REM	Land North of Rudloe Drive	Kingsway	150	150	0	25	50	50	25	0	Large site (5+) under construction with ground works progressing. Site visit in May 2023.
17/00659/FUL	Former Gloucester prison	Westgate	202	202	0	0	25	50	50	77	Large site (5+) with a technical start and works to begin potentially late 2023, early 2024. Email from case officer September 2023 confirming trajectory.
21/01069/FUL	111 Eastgate Street	Westgate	13	13	13	0	0	0	0	0	Large site (5+) Under construction - site visit in May 2023. Slow progress and possibly stalled but

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2023-24	2024-25	2025-26	2026-27	2027-28	Post 5 Year Period	Deliverability Commentary (Further detail is available in the latest 5YHLS Statement)
											still possible that completion could be in 2023/24.
22/00239/FUL	Site adjacent to former Chemicals Site, Bristol Road	Podsmead	43	43	0	25	18	0	0	0	Large site (5+) under construction. Ground works started. Site visit in May 2023.
16/01558/OUT 22/00204/REM	Land rear of 3-29 Paygrove Lane	Longlevens	10	10	5	5	0	0	0	0	Large site (5+) under construction. Good progress. Site visit in May 2023.
22/00258/FUL	35 Worcester Street	Westgate	5	5	0	5	0	0	0	0	Large site (5+) not started. Site visit in May 2023.
21/00615/JPA	Britannia Warehouse, the Docks	Westgate	38	38	0	38	0	0	0	0	Large site (5+) under construction. Site visit in May 2023.
22/00755/FUL	Land adj / rear of 19-21 Brunswick Road	Westgate	9	9	0	0	9	0	0	0	Large site (5+) not started. Site visit in May 2023.
22/00333/COU	44-50 Eastgate Street	Westgate	20	20	0	20	0	0	0	0	Large site (5+) not started. Site visit in May 2023.
					TOTAL DWELLINGS IN 5 YEAR PERIOD = 1,297						

Appendix 9. Deliverable Brownfield Land Register Sites

Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2023-24	2024-25	2025-26	2026-27	2027-28	Post 5 Year Period	Deliverability Commentary
GLOSBR023	Former MoD Storage Site, Hempsted	Westgate	70	70	0	0	25	45	0	0	Large site (5+) not started. On BLR and planning application submitted to the Council.

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	80
16/01525/FUL	Barbican Phase 1	295	118
18/00156/FUL	Barbican Phase 2	186	74
18/00641/FUL	12-16 Quay Street	Lapsed permission	Lapsed permission

