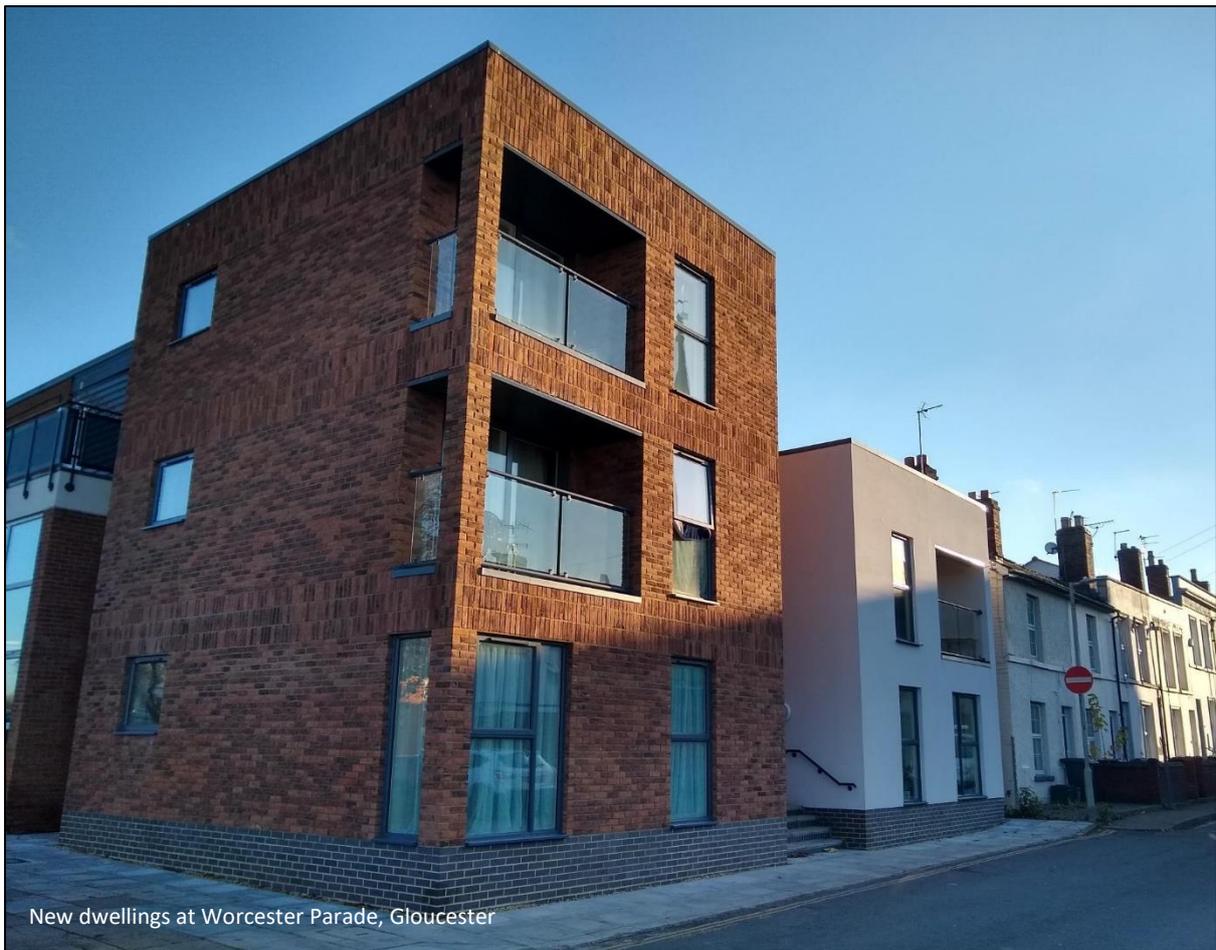


Housing Monitoring Report 2021/22



New dwellings at Worcester Parade, Gloucester

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1. Summary

This is the Housing Monitoring Report for Gloucester City for the period 1st April 2021 to 31st March 2022. 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:

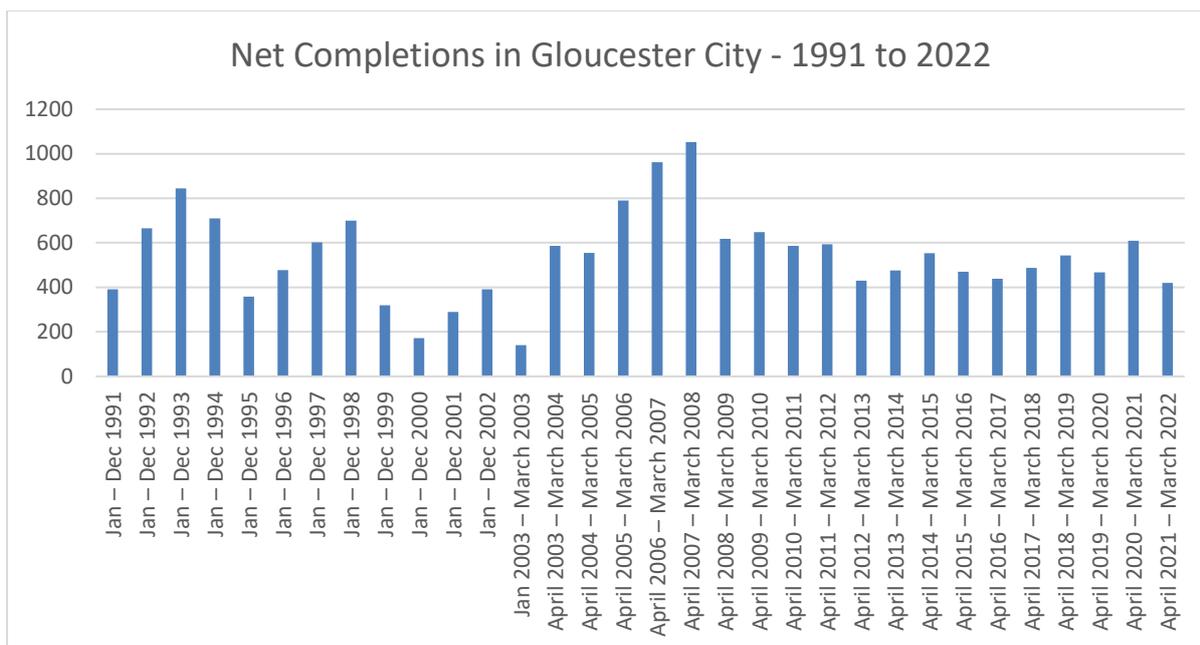
- In 2021/22 there were 420 net dwelling completions in the administrative area of Gloucester City and 507 net dwellings completions in Strategic Allocations in Tewkesbury Borough meeting Gloucester's need. This is a total of 927 dwellings contributing to Gloucester City's housing need.
- There were 1,998 extant Gloucester City commitments at the end of the monitoring year (including the 420 dwellings permitted at the larger Winneycroft site).
- There are 920 future dwellings available through draft City Plan allocations.
- 4 sites (a total of 58 dwellings) were considered lapsed / superseded / not proceeded with in the monitoring year.
- There were no dwelling losses to change of use or conversions.
- No self/custom build dwellings were permitted.
- 58% 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	507	927

Between 1991 and 2022 the average number of completions in Gloucester was 542 dwellings per annum. Since 2011 the average was 499 dwellings.



B. Dwelling Completions in Gloucester for the Monitoring Year

Gross Dwelling Completions	420
Losses in the year	0
Net Dwelling Completions	420

C. Large & Small Site Comparison

Net Dwelling Completions Large Sites (10 dwellings plus) (See Appendix 1)	362
Net Dwelling Completions Small Sites (1 – 9 dwellings) (See Appendix 1)	58

D. Top Four Wards with Most Completions in 2020/21

Ward	Percentage of total
Tuffley	25%
Westgate	21%
Quedgeley Fieldcourt	18%
Kingsholm & Wotton	15%

E. Completions – Brownfield / Greenfield Data

Net Dwelling Completions Brownfield (See Appendix 1)	244
Net Dwelling Completions Greenfield (See Appendix 1)	176
Percentage of 2020/21 Completions on Brownfield sites	58%

F. Overall Completions & Commitments

Total Net Completions in Gloucester since 2011/12	5,490
Outstanding Commitments post 31 st March 2022	1,998

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	0	0	0	0	0
Abbeymead	0	0	0	0	0
Barnwood	1	0	0	0	1
Barton & Tredworth	3	0	0	0	3
Coney Hill	0	0	0	0	0
Elmbridge	10	0	0	0	10
Grange	1	0	0	0	1
Hucclecote	1	0	0	0	1
Kingsholm & Wotton	6	12	0	46	64
Kingsway	0	0	0	0	0
Longlevens	0	13	0	0	13
Matson & Robinswood	2	0	0	0	2
Moreland	2	0	0	0	2
Podsmead	0	23	0	0	23
Quedgeley Fieldcourt	0	50	0	29	79
Quedgeley Severnvale	0	25	0	0	25
Tuffley	5	0	0	101	106
Westgate	27	63	0	0	90
Total	58	186	0	176	420

Total Net Brownfield Completions	244
Total Net Greenfield Completions	176
Total Net Completions	420

Appendix 2. Gloucester City Site Status 2021/22

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 2021 and 31st March 2022.

Net Housing Completions

Ward	Site Name	Planning App No.	Dwellings Permitted / Site Capacity	Brownfield / Greenfield	Losses	Complete in 2021/22	Dwellings Remaining to be Built
Abbeydale	/	/	/	/	/	/	/
Total Net Completions in Abbeydale in 2021/22 = 0							
Barnwood	6 Durham Road	18/01305/FUL	1	B	0	1	0
Total Net Completions in Barnwood in 2021/22 = 1							
Barton & Tredworth	104 High Street	18/01460/PRIOR	1	B	0	1	0
Barton & Tredworth	356 Barton Street	20/00165/FUL	1	B	0	1	0
Barton & Tredworth	54a Upton Street	21/00771/COU	1	B	0	1	0
Total Net Completions in Barton & Tredworth in 2021/22 = 3							
Coney Hill	/	/	/	/	/	/	/
Total Net Completions in Coney Hill in 2021/22 = 0							
Elmbridge	Land Rear of 20 Meadowleaze	19/01323/FUL	4	G	0	4	0
Elmbridge	Land Rear of 9 to 17 Oakleaze	19/01324/FUL	3	G	0	3	0
Elmbridge	74 Barnwood Road	20/00030/FUL	1	B	0	1	0

Elmbridge	Land adj to 65 Sandyleaze	20/01206/FUL	1	B	0	1	0
Elmbridge	7 Kimberley Close	21/00247/FUL	1	B	0	1	0
Total Net Completions in Elmbridge in 2021/22 = 10							
Grange	3 Grange Road	21/00139/COU	1	B	0	1	0
Total Net Completions in Grange in 2021/22 = 1							
Hucclecote	Adj to 57 Elmgrove Road	20/00647/FUL	1	B	0	1	0
Total Net Completions in Hucclecote in 2021/22 = 1							
Kingsholm & Wotton	97 London Road	17/00304/FUL	12	B	0	12	0
Kingsholm & Wotton	Former Civil Service Club	18/00306/FUL	100	G	0	46	52
Kingsholm & Wotton	51 Estcourt Rd	20/00167/FUL	1	B	0	1	0
Kingsholm & Wotton	Worcester Parade	19/00820/FUL	5	B	0	5	0
Total Net Completions in Kingsholm & Wotton in 2021/22 = 64							
Kingsway	/	/	/	/	/	/	/
Total Net Completions in Kingsway in 2021/22 = 0							
Longlevens	Former Bishops College	16/00631/OUT & 18/00347/REM	90	B	0	13	0
Total Net Completions in Longlevens in 2021/22 = 13							
Matson & Robinswood	1 Gatmeres Road	18/00192/FUL	1	B	0	1	0
Matson & Robinswood	The Annex, Capel Cottage, Sneedhams Green	20/00314/FUL	1	B	0	1	0
Total Net Completions in Matson & Robinswood in 2021/22 = 2							
Moreland	371 Stroud Road	19/00865/FUL	1	B	0	1	0
Moreland	Land adj to 8 Crown Green Court	20/01185/FUL	1	B	0	1	0
Total Net Completions in Moreland in 2021/22 = 2							

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	23	61
Total Net Completions in Podsmead in 2021/22 = 23							
Quedgeley Fieldcourt	Land at Marconi Drive	17/00699/FUL	84	G	0	29	0
Quedgeley Fieldcourt	South of Rudloe Dr	20/00359/REM	80	B	0	50	30
Total Net Completions in Quedgeley Fieldcourt in 2021/22 = 79							
Quedgeley Severnvale	Serco House, Olympus Park	20/01093/JPA	25	B	0	25	0
Total Net Completions in Quedgeley Severnvale in 2021/22 = 25							
Tuffley	Land south of Grange Road	16/00165/OUT & 18/00511/REM	250	G	0	101	50
Tuffley	PATA Centre, Grange Road	15/01524/OUT 16/01516/REM 17/00582/REM	12	B	0	1	9
Tuffley	1 Woburn Avenue	20/00767/FUL	1	B	0	1	0
Tuffley	Garages at Windrush Road		3	B	0	3	0
Total Net Completions in Tuffley in 2021/22 = 106							
Westgate	Monk Meadow	18/00685/FUL & 18/00680/REM	409	B	0	40	179
Westgate	Land east of Hempsted Lane	13/01032/OUT / 20/00600/REM	50			1	49
Westgate	Severn Rise, Rea Lane, Hempsted	17/00053/FUL	1			1	0
Westgate	79-81 Northgate Street	17/00968/COU	1			1	0
Westgate	18 Brunswick Square	17/01201/FUL / 20/00789/FUL	6			6	0
Westgate	100 Northgate Street	19/00749/COU	1			1	0
Westgate	23 Brunswick Square	19/00991/LBC	2	B	1	1	0

Westgate	5-7 Park Road	19/00296/FUL	23			23	0
Westgate	47 Brunswick Road	19/01307/FUL	4			4	0
Westgate	The Nelson Inn, 166 Southgate St	20/00441/FUL	3			3	0
Westgate	Land at Rea Lane - Strawberry Fields	19/00068/FUL	33			6	27
Westgate	18 Worcester Street	20/01017/FUL	1			1	0
Westgate	8a Worcester Street	21/00225/FUL	1			1	0
Westgate	2 Severn Road 'Upstairs Downstairs'	21/00453/FUL	1			1	0
Total Net Completions in Westgate in 2021/22 = 90							
TOTAL						420	

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 2022. 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 2022.

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 2020 to 31 st March 2021	Dwellings to be completed post 31 st March 2021
Abbeylea	52 The Wheatridge	21/00759/FUL	2	0	B	0	0	2
								Ward Total = 2
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
								Ward Total = 32
Barton & Tredworth	Land adjacent to 46 Goodyere Street	16/00920/OUT	2	0	B	0	0	2
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	16 Brook Street	21/00713/FUL	3	1	B	0	0	2
Barton & Tredworth	47 High Street	20/01117/FUL	1	0	B	0	0	1
								Ward Total = 14
Coney Hill	100 Eastern Avenue	19/00750/FUL	1	0	B	0	0	1
								Ward Total = 1
Elmbridge	138 Cheltenham Road	17/00186/FUL	1	0	B	0	0	1
Elmbridge	12 Sandyleaze	20/00226/REM	1	0	B	0	0	1
Elmbridge	84 Elmleaze	21/00534/FUL	1	0	B	0	0	1
Elmbridge	1 Armscroft Road	20/00693/FUL	9	0	B	0	0	9
								Ward Total = 12

Grange	83 Grange Road	20/00031/FUL	3	0	B	0	0	3
								Ward Total = 3
Hucclecote	1 Insley Gardens	18/01039/FUL	1	0	G	0	0	1
								Ward Total = 1
Kingsholm & Wotton	18 Denmark Road	20/00300/FUL	20	0	B	0	0	20
Kingsholm & Wotton	76 London Road (York House)	19/01072/FUL	2	0	B	0	0	2
Kingsholm & Wotton	York House Pub, London Road	18/00297/FUL	5	0	B	0	0	5
Kingsholm & Wotton	Former Civil Service Club, Estcourt Road	18/00306/FUL	100	0	G	2	46	52
Kingsholm & Wotton	120 London Road	18/01382/FUL	16	0	B	0	0	16
								Ward Total = 95
Kingsway	Land north of Rudloe Drive	21/00490/OUT	150	0	0	0	0	150
								Ward Total = 150
Longlevens	Business School & Student accommodation - University - Oxstalls Lane	15/01190/OUT & 17/00224/REM	80	0	B	0	0	80
Longlevens	Rear of 23, 25, 27 Church Road	20/01284/FUL	2	0	B	0	0	2
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	4 Innsworth Lane	21/00142/FUL	1	0	B	0	0	1
								Ward Total = 85
Matson & Robinswood	1 Gatmeres Road	18/00192/FUL	1	0	B	0	0	1
Matson & Robinswood	The Annex, Capel Cottage, Sneedhams Green	18/00499/FUL	1	0	B	0	0	1
Matson & Robinswood	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	Rear of 8-18 Badminton Road	21/00269/FUL	3	0	B	0	0	3
								Ward Total = 427
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	68 Linden Road	19/00645/FUL	2	1	B	0	0	1
Moreland	113 Rosebery Av	20/00769/FUL	1	0	B	0	0	1
Moreland	234A Stroud Road	20/00134/FUL	4	0	B	0	0	4
Moreland	106 Stroud road	21/00327/FUL	1	0	B	0	0	1
								Ward Total = 12
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	174	23	61
Podsmead	7 Podsmead Road	16/00518/FUL	7	1	B	0	0	6
								Ward Total = 67
Quedgeley Fieldcourt	Adj to Beacon View, Naas Lane	20/00298/FUL	2	0	B/G	0	0	2
Quedgeley Fieldcourt	South of Rudloe Drive	20/00359/REM	80	0	B/G	0	50	30
Quedgeley Fieldcourt	Land at Naas Lane	18/01228/OUT	97	0	B/G	0	0	97
								Ward Total = 129
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	99	101	50
Tuffley	Land at PATA Centre, Grange Road	18/00218/FUL	2	0	B	0	0	2
Tuffley	Former school building - PATA Centre, Grange Road	18/00144/FUL	7	0	B	0	0	7
Tuffley	3 Jewson Close	20/00370/FUL	3	0	B	0	0	3
Tuffley	1A Arlingham Road	20/00926/OUT	1	0	B	0	0	1

Tuffley	51 Myrtle Close	20/00784/OUT	1	0	B	0	0	1
								Ward Total = 64
Westgate	141 Southgate Street	15/00397/FUL	3	0	B	0	0	3
Westgate	Land at Bakers Quay	15/01144/FUL	166	0	B	51	0	115
Westgate	Former RAF Club 6 Spa Road	15/00356/FUL	14	0	B	0	0	14
Westgate	9 - 13 St Johns Lane	14/00891/JPA	11	0	B	0	0	11
Westgate	Monk Meadow	18/00685/FUL & 18/00680/REM	409	0	B	190	40	179
Westgate	Land east of Hempsted Lane	13/01032/OUT / 20/00600/REM	50	0	B	0	1	49
Westgate	Friary House, 46 - 50 Southgate Street	18/00013/FUL	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	Former Gloucester Prison, Barrack Square	17/00659/FUL	202	0	B	0	0	202
Westgate	Barbican Car Park, Blackfriars (Phase 2)	18/00156/FUL	74	0	B	0	0	74
Westgate	13 Brunswick Square	19/00478/FUL	1	3	B	0	0	-2
Westgate	110 Hempsted Lane	19/00340/FUL	5	1	B	0	0	4
Westgate	Kings Quarter	18/01454/FUL	91	0	B	0	0	91
Westgate	55 Worcester Street	19/01299/FUL	4	0	B	0	0	4
Westgate	Café Nero, Southgate Street	19/00464/FUL	5	0	B	0	0	5
Westgate	Land at Rea Lane	19/00068/FUL	33	0	B	0	6	27
Westgate	49 - 51 Northgate Street	19/01280/FUL	1	0	B	0	0	1
Westgate	26 Station Road	20/00539/JPA	7	0	B	0	0	7
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	7 Worcester Street	21/00706/FUL	4	0	B	0	0	4
Westgate	4-6 St Michaels Court, St Michaels Square	21/00129/JPA	15	0	B	0	0	15
Westgate	Land at Secunda Way	19/01141/FUL	36	0	B	0	0	36
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	88 Westgate Street	21/00221/FUL	1	0	B	0	0	1
Westgate	14 Westgate Street	21/00652/FUL	1	0	B	0	0	1
Westgate	5 Harness Close	21/00844/FUL	1	0	B	0	0	1
								Ward Total = 903
								TOTAL = 1,998

Appendix 3. JCS Strategic Allocations in Tewkesbury Meeting Gloucester's Need – Site Status 2021/22

Innsworth (1,300 approved - 15/00749/OUT)						
Reference	Phase	Address	Builder	Total Net Dwellings	Delivered in 2021/22	Dwellings Remaining
19/00996/APP	1	Land north of Innsworth Lane	Taylor Wimpey	175	17	158
18/01285/APP	2	Land north of Innsworth Lane – Whittle Gardens	Taylor Wimpey	253	88	151

Twigworth (995 approved - 15/01149/OUT)						
Reference	Phase	Address	Builder	Total Net Dwellings	Delivered in 2021/22	Dwellings Remaining
19/00935/APP	Phase 1A	Part Parcel 5188, Tewkesbury Road, Twigworth	Bovis / Vistry	79	78 across these 3 parcels. (23 in 2020/21)	137
20/00524/APP	Phase 1B	Land at Twigworth	Bovis / Vistry	154		
20/00473/APP	Phase 1B	Land at Twigworth	Bovis / Vistry	5		
21/00133/APP	Phase 5	Land at Twigworth	Taylor Wimpey	179	0	179
21/00079/APP	Phase 2	Land at Twigworth	Bloor Homes	147	5	142
19/00953/APP	/	Land at Yew Tree Farm	Wain Homes	74	16	58

South Churchdown (1,100 approved - 16/00738/OUT)						
Reference	Phase	Address	Builder	Total Net Dwellings	Delivered in 2021/22	Dwellings Remaining
19/00738/APP	/	Parcel 3745 Land at Pirton Fields, Cheltenham Road East	Bellway/Ashberry	465	118	331

North Brockworth (1,500 approved - 12/01256/OUT)						
Reference	Phase	Address	Builder	Total Net Dwellings	Delivered in 2021/22	Dwellings Remaining
19/00537/APP	Phase 1	Land at Perrybrook	Bellway	135	34	62
18/00864/APP	Phases 2 & 5	Land at Perrybrook	Taylor Wimpey	240	23	138
18/00109/APP	Phase 3	Land at Perrybrook	Linden	225	31	133

JCS Strategic Allocations meeting Gloucester's Need	5 YEAR SUPPLY												Post JCS1		
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Innsworth	0	14	105	140	127	150	150	150	150	150	150	14			
Twigworth	0	23	99	135	147	134	107	100	85	50	50	50	15		
S. Churchdown	0	16	118	100	100	100	81	100	100	90	100	100	95		
N. Brockworth	21	61	185	150	137	121	100	150	150	150	150	125			
Winneycroft						50	50	50	50	17					

Appendix 4. Summary of Land Available for Housing in Draft Allocations

The Gloucester City Plan (GCP) was submitted to the Secretary of State for examination in November 2020, with hearing sessions held during May and June 2021. Following the close of the hearing sessions and receipt of the Inspector's 'post hearing letter' a number of changes were made to site allocations. The total GCP allocated housing capacity is 920 dwellings (see table below).

City Plan Reference	Gloucester Ward	Gross Site Area (ha)	Gloucester City Plan Potential Allocations - May 2021	Estimated 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	Quedgeley Fieldcourt	2.0	Lynton Fields - part of Land East of Waterwells	0 (Employment allocation)
SA08	Westgate	4.5	King's Quarter	Now has permission and dwellings are counted in commitments
SA09	Westgate	1.58	Former Quayside House - Greater Blackfriars	50
SA10	Westgate	0.46	Former Fleece Hotel and Longsmith Street Carpark	25
SA11	Westgate	6.44	Land at St Oswalds	300

SA12	Westgate	1.2	Land at Rea Lane	Now has permission and dwellings are counted in commitments
SA13	Barton & Tredworth	0.18	Former Colwell Youth & Community Centre	20
SA14	Podsmead	0.8	Land off New Dawn View	30
SA15	Matson & Robinswood	0.86	Land south of Winneycroft Allocation	30
SA16	Westgate	0.13	Land off Eastgate Street	15
SA17	Barton & Tredworth	4.22	Land south of Triangle Park (Southern Railway Triangle)	0 (Employment allocation)
SA18	Barnwood	0.85	Jordan's Brook House	Now has permission and dwellings are counted in commitments
SA19	Elmbridge	0.36	Land off Myers Road	10
SA20	Matson & Robinswood	0.42	White City Replacement Community Facility	0 (Community allocation)
SA21	Westgate	0.7	Part of West Quay, the Docks	20
SA22	Westgate	0.7	Land adjacent to Secunda Way Industrial Estate	0 (Employment allocation) but now permitted for housing and numbers will be included in next years' commitments for 2021/22
				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
18/00990/FUL	18 Conduit Street (3)
18/00414/FUL	Land adjacent to Highliffe Farm (1)
18/00641/FUL	12-16 Quay Street (46 equivalent dwellings)
18/00993/FUL	Land adjacent to 19-21 Brunswick Road (8)
	Total = 58 dwellings

Appendix 6. Net Loss of Dwellings – those Completed in 2021/22

Developments completed in 2021/22 resulted in no net loss of dwellings.

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 August 2021, there are currently 110 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.

Appendix 8. Housing Supply Deliverability Schedule: Large sites (5 dwellings and over) under construction or extant but yet to start (2022/23 to 2026/27 as of 31st March 2022)

Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	5 Year Supply Period					Post 5 Year Period	Deliverability Commentary
					2022-23	2023-24	2024-25	2025-26	2026-27		
07/00472/OUT & 15/00286/REM 07/00474/OUT & 15/00287/REM	Former chemicals sites – Bristol Road	Podsmead	258	61	50	11	0	0	0	0	Large site (5+) under construction. Figures provided by Matthew Homes in March 2022.
15/01144/FUL	Land at Bakers Quay	Westgate	166	115	0	0	0	0	0	115	Large site (5+) under construction. Figures from agent via the INOVEM survey 2020 and recent email in April 2021. Also recent advice from case officer in 2022 which questioned further supply in the 5-year period 2022-23 to 2026-27.
15/00356/FUL	Former RAF Club 6 Spa Road	Westgate	14	14	14	0	0	0	0	0	Large site (5+) under construction. Has been stalled, but now building out rapidly and almost complete. Officer site visit to assess progress April 2022.
15/01190/OUT & 17/00224/REM	Business School & Student accommodation - University - Oxstalls Lane	Longlevens	80	0	0	0	0	0	0	80	Large site (5+) under construction, but only a technical start, no building going on. Email with University of Gloucestershire 06/22 stating that there will be no return to the site until beyond 2024 as the focus will be on the city centre campus.

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2022-23	2023-24	2024-25	2025-26	2026-27	Post 5 Year Period	Deliverability Commentary
16/00518/FUL	7 Podsmead Road	Podsmead	6	6	6	0	0	0	0	0	Large site (5+) under construction. Site visit in summer 2022.
16/00165/OUT	Land south of Grange Road	Tuffley	250	50	50	0	0	0	0	0	Large site (5+) under construction. Officer site visit in April 2022. Likely completion in 2022/23.
14/00891/JPA	9 - 13 St Johns Lane	Westgate	11	11	11	0	0	0	0	0	Large site (5+) under construction. Very well progressed. Officer site visit in May 2022.
14/00709/FUL	Monk Meadow	Westgate	409	179	100	79	0	0	0	0	Large site (5+) under construction. Very rapid progress. Figures from Build Manager – email June 2022.
18/00144/FUL	PATA Centre, Grange Road	Tuffley	7	7	7	0	0	0	0	0	Large site (5+) under construction. Officer site visit April/May 2022.
13/01032/OUT	Land East of Hempsted Lane	Westgate	50	49	25	24	0	0	0	0	Large site (5+) under construction. Officer site visit April/May 2022.
17/00535/JPA 18/00013/FUL 18/01283/JPA	Friary House, 46 - 50 Southgate Street	Westgate	33	33	0	0	0	0	0	0	Large site (5+) Started, but very limited progress. Site visit in May/June 2022. Conditions being discharged. Will be reviewed next monitoring year.
17/01379/FUL	96 Barnwood Road - The	Barnwood	9	9	9	0	0	0	0	0	Large site (5+) under construction. Site visit in May 2021.

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2022-23	2023-24	2024-25	2025-26	2026-27	Post 5 Year Period	Deliverability Commentary
	Coach House										
18/01279/FUL	The Trust Centre, Conduit Street	Barton & Tredworth	6	6	0	6	0	0	0	0	Large site (5+) Not started.
18/00297/FUL	York House Pub, London Road	Kingsholm & Wotton	5	5	0	5	0	0	0	0	Large site (5+) under construction. Site visit in May 2022.
17/00659/FUL	Former Gloucester Prison, Barrack Square	Westgate	202	202	0	0	0	0	0	202	Large site (5+) not started. Latest information from case officer in June 2022. Applicant has submitted for discharge of conditions. No indication that there could be delivery in the 5-year period.
18/00156/FUL	Barbican Car Park, Blackfriars (Phase 2)	Westgate	74	74	74	0	0	0	0	0	Large site (5+) under construction Email from developer confirming trajectory and work progressing well on site.
18/00306/FUL	Former Civil Service Club, Estcourt Road	Kingsholm & Wotton	100	52	40	12	0	0	0	0	Large site (5+) under construction. Rapid progress on site. Site visit May 2022.
17/01199/OUT 20/00359/REM	Land South of Rudloe Drive	Kingsway	80	30	50	0	0	0	0	0	Large site (5+) under construction. 4 dwellings underway as of end March 2021. Trajectory data supplied by agent.

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2022-23	2023-24	2024-25	2025-26	2026-27	Post 5 Year Period	Deliverability Commentary
18/01141/REM	Land South of Winnycroft Farm	Matson and Robinswood	420	420	10	100	100	100	100	10	Large site (5+) not started. Trajectory data supplied by developer in June 2022.
18/01454/FUL 20/00645/FUL	Kings Quarter	Westgate	91	91	43	25	23	0	0	0	Large site (5+) under construction. Capacity and indicative trajectory provided by GCC case officer. Site visit in May 2022 and other elements e.g. Kings Square have been completed.
19/00672/FUL	Manor Gardens, Barnwood	Barnwood	23	23	0	0	0	23	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	10	10	0	0	0	Large site (5+) not started.
18/01228/OUT	Land at Naas Lane	Quedgeley Fieldcourt	97	97	0	0	25	50	22		Large site (5+) not started. REM expected soon according to case officer.
19/00464/FUL	Café Nero, Southgate Street	Westgate	5	5	0	5	0	0	0	0	Large site (5+) not started.
20/00539/JPA	26 Station Road	Westgate	7	7	0	7	0	0	0	0	Large site (5+) not started.
19/00068/FUL	Land at Rea Lane	Westgate	33	27	27	0	0	0	0	0	Large site (5+) Under construction, rapid progress.

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2022-23	2023-24	2024-25	2025-26	2026-27	Post 5 Year Period	Deliverability Commentary
20/00693/FUL	1 Armscroft Parade	Elmbridge	9	9	9	0	0	0	0	0	Large site (5+) Under construction, rapid progress – site visit in May 2022 confirms that will be complete by end March 2023.
19/01141/FUL	Land at Secunda Way	Westgate	36	36	36	0	0	0	0	0	Large site (5+) Under construction, rapid progress – site visit in May 2022 confirms that will be complete by end March 2023.
21/00490/OUT	Land North of Rudloe Drive	Kingsway	150	150	0	0	25	50	50	25	Large site (5+) not started but expecting REM.
21/01069/FUL	111 Eastgate Street	Westgate	13	13	13	0	0	0	0	0	Large site (5+) Under construction, with good progress – site visit in May 2022.
18/01382/FUL	120 London Road	Kingsholm & Wotton	16	16	0	0	16	0	0	0	Large site (5+) not started. Site visit in May 2022.
					TOTAL DWELLINGS IN 5 YEAR PERIOD = 1,432						

Appendix 9. Deliverable Brownfield Land Register Sites

Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2022-23	2023-24	2024-25	2025-26	2026-27	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		
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

