Gloucester City Council
Transforming Your City

Housing Monitoring Report 2024/25



1950s housing and public open spaces in Matson, Gloucester

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1. Summary

This is the Housing Monitoring Report for Gloucester City for the period 1st April 2024 to 31st March 2025. 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:

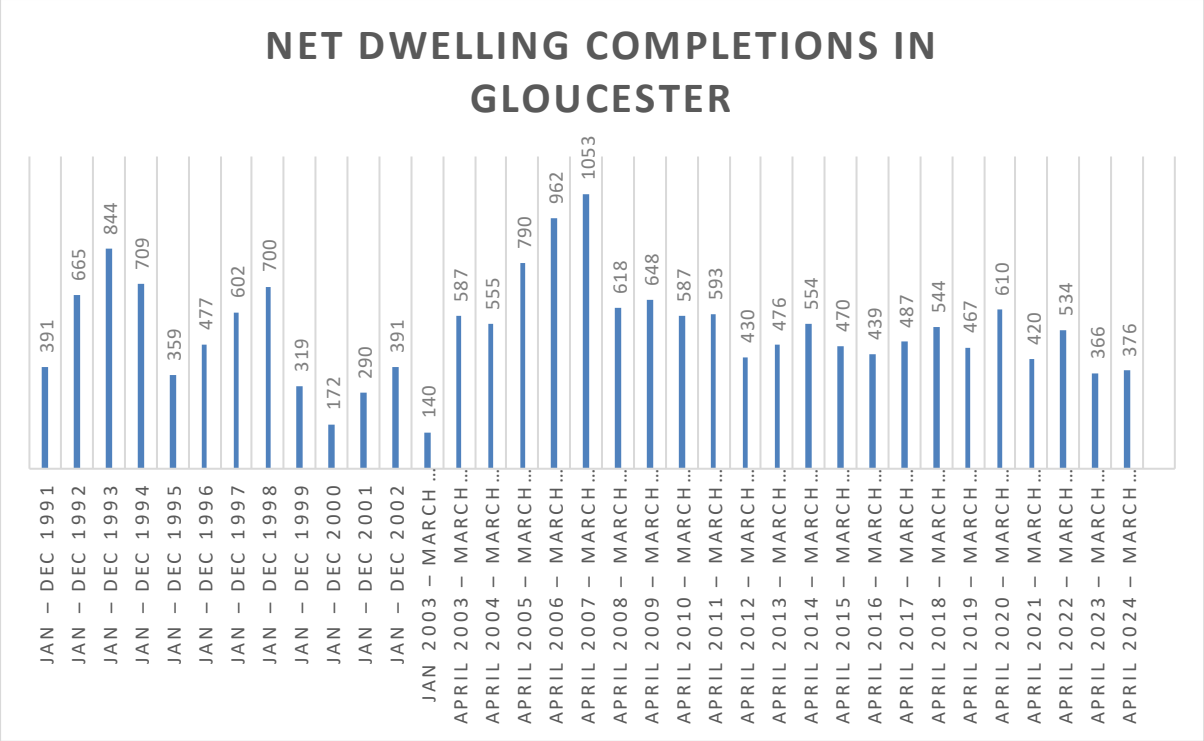
- In 2024/25 there were 376 net dwelling completions in the administrative area of Gloucester City and 850 net dwelling completions at the Joint Core Strategy Strategic Allocations in Tewkesbury Borough meeting Gloucester's housing need. This is a total of 1,226 dwellings contributing to Gloucester's supply in this year.
- There were 1,467 extant Gloucester City commitments at the end of the monitoring year.
- There are 610 future dwellings available through Gloucester City Plan allocations, but only 273 in the next 5 years.
- 7 sites (a net total of 13 dwellings) were considered lapsed / superseded / not proceeded with in the monitoring year.
- There were 4 dwelling losses to changes of use or conversions.
- 0 self/custom build dwellings were permitted.
- 85% of Gloucester City completions in the monitoring year were on brownfield (previously developed) land.

2. Housing Delivery

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

Year	Net Completions in Gloucester City	Net Completions in Strategic Allocations in Tewkesbury Meeting Gloucester's Need	Total Housing Delivery
Jan – Dec 1991	391		
Jan – Dec 1992	665		
Jan – Dec 1993	844		
Jan – Dec 1994	709		
Jan – Dec 1995	359		
Jan – Dec 1996	477		
Jan – Dec 1997	602		
Jan – Dec 1998	700		
Jan – Dec 1999	319		
Jan – Dec 2000	172		
Jan – Dec 2001	290		
Jan – Dec 2002	391		
Jan 2003 – March 2003	140		
April 2003 – March 2004	587		
April 2004 – March 2005	555		
April 2005 – March 2006	790		
April 2006 – March 2007	962		
April 2007 – March 2008	1053		
April 2008 – March 2009	618		
April 2009 – March 2010	648		
April 2010 – March 2011	587		
April 2011 – March 2012	593		
April 2012 – March 2013	430		
April 2013 – March 2014	476		
April 2014 – March 2015	554		
April 2015 – March 2016	470		
April 2016 – March 2017	439		
April 2017 – March 2018	487		
April 2018 – March 2019	544		
April 2019 – March 2020	467	21	488
April 2020 – March 2021	610	114	724
April 2021 – March 2022	420	529	949
April 2022 – March 2023	534	820	1,354
April 2023 – March 2024	366	525	891
April 2024 – March 2025	376	850	1,226

Between 1991 and 2025 the average number of completions in Gloucester was 532 dwellings per annum. Since April 2011 the average was 483 dwellings.



B. Dwelling Completions in Gloucester for the Monitoring Year

Gross Dwelling Completions	380
Losses in the year	4
Net Dwelling Completions	376

C. Large, Medium & Small Site Comparison

Net Dwelling Completions Large Sites (10 dwellings plus) (See Appendix 1)	326
Net Dwelling Completions Medium Sites (5 to 10 dwellings plus) (See Appendix 1)	0
Net Dwelling Completions Small Sites (1 to 4 dwellings) (See Appendix 1)	50

D. Top Four Wards with Most Net Completions in 2024/25

Ward	Net Completions & Percentage of the Total
Westgate	113 (c.30%)
Kingsway	107 (c.28%)
Quedgeley Fieldcourt	55 (c.14%)
Matson & Robinswood	47 (c.12%)

E. Completions – Brownfield / Greenfield Data

Net Dwelling Completions Brownfield (See Appendix 1)	276 (c.73%)
Net Dwelling Completions Greenfield (See Appendix 1)	100 (c.26%)

F. Overall Completions & Commitments

Total Net Completions in Gloucester since 2011/12	6,767
Outstanding Commitments post 31st March 2025	1,467
Note: These are Gloucester City only figures, not including Strategic Allocations in Tewkesbury Borough	

3. Further Information

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

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

APPENDICES

Appendix 1. Summary of Net Housing Completions by Gloucester Ward

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

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

Net Completions

Ward	Brownfield sites			Greenfield sites			**Total**
	Small	Medium	Large	Small	Medium	Large	
Abbeydale	0	0	0	0	0	0	0
Abbeymead	0	0	0	0	0	0	0
Barnwood	0	0	0	0	0	0	0
Barton & Tredworth	2	0	0	0	0	0	2
Coney Hill	0	0	0	0	0	0	0
Elmbridge	0	0	0	0	0	0	0
Grange	0	0	0	0	0	0	0
Hucclecote	0	0	0	0	0	0	0
Kingsholm & Wotton	9	0	0	0	0	0	9
Kingsway	0	0	107	0	0	0	107
Longlevens	1	0	0	0	0	0	1
Matson & Robinswood	2	0	0	0	0	45	47
Moreland	8	0	0	0	0	0	8
Podsmead	0	0	30	0	0	0	30
Quedgeley Fieldcourt	1	0	0	0	0	54	1
Quedgeley Severnvale	2	0	0	0	0	0	2
Tuffley	1	0	0	1	0	0	2
Westgate	23	0	90	0	0	0	113
Total	**49**	**0**	**227**	**1**	**0**	**99**	**376**

Total Net Brownfield Completions	276 (c.73%)
Total Net Greenfield Completions	100 (c.26%)
Total Net Completions	376

Appendix 2. Gloucester City Site Status 2024/25

The following table provides the site detail related to:

- Net Completions by Gloucester ward: this is dwellings delivered in the year 2024/25.
- Net Commitments by Gloucester ward: this is dwellings with planning permission which are due to be delivered post 31st March 2025. This does not include applications with a Committee resolution to permit. Dwellings as part of Outline applications are not included in the 'Dwellings to be completed' totals; they will be included in future reports if and when Reserved Matters are granted.

Net Housing Completions & Commitments

Ward	Site Name	Planning App No.	Dwellings Permitted / Site Capacity	Losses	Brownfield / Greenfield	Net Dwellings completed in years prior to the Monitoring Year	Net Dwellings completed in the Monitoring year 1st April 2024 to 31st March 2025	Net Dwellings to be completed post 31st March 2025
Abbeydale	95 The Wheatridge East	23/00065/LAW	1	0	G	0	0	1
Abbeydale	Paget Cottage, the Wheatridge	22/00332/FUL	1	0	B	0	0	1
Abbeydale	387 Painswick Road	24/00056/FUL	-1	1	B	0	0	-1
							Total = 0	**Total = 1**
Abbeymead	Land at 10 Sudgrove Park	22/01081/FUL	1	0	B	0	0	1
							Total = 0	**Total = 1**
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
							Total = 0	**Total = 27**
Barton & Tredworth	Land adj 73 Falkner Street	19/00242/FUL	1	0	B	0	1	0
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	0	0	B	0	0	Lapsed

Barton & Tredworth	41 All Saints Road	22/00576/FUL	1	1	B	0	1 completed but this is a net of 0	0
Barton & Tredworth	198 Barton Street	23/00744/JPA	1	0	B	0	1	0
Barton & Tredworth	55 Derby Road	23/00895/LAW	1	1	B	0	0	0
Barton & Tredworth	11 Midland Road	24/00243/LAW	1	1	B	0	Completed so this is a net of 0	0
Barton & Tredworth	12 Midland Road	24/00244/LAW	1	1	B	0	Completed so this is a net of 0	0
Barton & Tredworth	141 High Street	24/00254/PRIOR	1	0	B	0	0	1
Barton & Tredworth	24A Jersey Road	24/00385/PRIOR	2	0	B	0	0	2
Barton & Tredworth	256 Barton Street	24/00515/COU	2	0	B	0	0	1
Barton & Tredworth	27 Falkner Street	24/00736/FUL	1	0	B	0	0	1
Barton & Tredworth	47 High Street	24/00810/FUL	1	0	B	0	0	1
							Total = 2	**Total = 7**
Coney Hill	Land Adj. to 117 Painswick Road	23/00241/FUL	1	0	B	0	0	1
Coney Hill	81 Painswick Road	23/00109/FUL	2	0	B	0	0	2
Coney Hill	Field View, West Lodge Drive	22/00307/FUL	2	0	B	0	0	2
Coney Hill	Former Holly House	23/00954/FUL	35	0	B	0	0	35
							Total = 0	**Total = 40**
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	28 Elmleaze	22/00697/FUL	1	0	B	0	0	1
							Total = 0	**Total = 3**
Grange	/	/	/	/	/	/	/	/
							Total = 0	**Total = 0**
Hucclecote	Flat 1, 15 Green Lane	23/00341/FUL	1	1	B	0	-1	0

Hucclecote	15 Green Lane	22/00288/FUL	2	2	B	0	Completed so this is a net of 0	0
Hucclecote	1 Camberley Close	24/00616/FUL	1	0	B	0	1	0
							Total = 0	**Total = 0**
Kingsholm & Wotton	Land at Redcliffe Court, Kenilworth Avenue	21/00787/FUL	1	0	B	0	0	1
Kingsholm & Wotton	63 - 65 Denmark Road	22/00807/FUL	10	1	B	0	0	9
Kingsholm & Wotton	9 Denmark Road	22/01255/FUL	5	0	B	0	Superseded	Superseded
Kingsholm & Wotton	9 Denmark Road	24/00141/FUL	18	0	B	0	0	18
Kingsholm & Wotton	2 Oxford Street	23/00037/FUL	1	0	B	0	1	0
Kingsholm & Wotton	48 London Road	23/00232/FUL	4	0	B	0	4	0
Kingsholm & Wotton	26 Heathville Road	23/00520/FUL	1	1	B	0	0	0
Kingsholm & Wotton	71 Worcester Street	23/00642/LAW	1	0	B	0	1	0
Kingsholm & Wotton	2 Lansdowne Road	23/01016/FUL	-1	1	B	0	-1	0
Kingsholm & Wotton	120 London Road	24/00028/FUL	4	0	B	0	4	0
Kingsholm & Wotton	Land at Great Western Road Sidings	22/00770/FUL	315	0	B	0	0	315
Kingsholm & Wotton	5 Denmark Road (Hillfield House)	24/00389/FUL	1	1	B	0	0	-1
Kingsholm & Wotton	49 London Road	24/00969/LAW	1	1	B	0	Completed so this is a net of 0	0
							Total = 9	**Total = 342**
Kingsway	Land north of Rudloe Drive	21/00490/OUT	150	0	B	30	85	35
Kingsway	Kingsway Local Centre	18/00852/FUL	22	0	B	0	22	0
							Total = 107	**Total = 35**
Longlevens	Business School & Student accommodation - University - Oxstalls Lane	15/01190/OUT & 17/00224/REM	80	0	B	0	0	80
Longlevens	258 Cheltenham Road	14/00401/FUL	1	0	B	0	1	0

Longlevens	1 Ennerdale Avenue	23/00982/LAW	1	1	B	0	Completed so this is a net of 0	0
							Total = 1	**Total = 80**
Matson & Robinswood	South of Winnycroft Farm (Big Winney)	18/01141/REM	420	0	G	31	45	344
Matson & Robinswood	55 Badmington Road	21/00494/FUL	1	0	B	0	0	1
Matson & Robinswood	Snow Capel Farm, Sneedhams Green	21/00067/FUL	1	0	B	0	0	Lapsed
Matson & Robinswood	20 Chatcombe Road	21/00518/FUL	1	0	B	0	0	Lapsed
Matson & Robinswood	13 Cleeve Road	22/00375/FUL	1	0	B	0	0	1
Matson & Robinswood	31 Birchall Avenue	23/00428/FUL	2	1	B	0	1	0
Matson & Robinswood	27 Reservoir Road	23/00570/LAW	1	0	B	0	0	1
Matson & Robinswood	55 Badminton Road	22/00272/FUL	1	0	B	0	0	1
Matson & Robinswood	2 Munsley Grove	23/00416/FUL	1	0	B	0	1	0
Matson & Robinswood	102 - 104 Finlay Road	24/00428/PRIOR	1	0	B	0	1	0
Matson & Robinswood	2 Cranwell Close	24/00404/COU	1	1	B	0	-1	0
							Total = 47	**Total = 348**
Moreland	120 Stroud Road - Coral	17/01146/FUL	2	0	B	0	2	0
Moreland	113 Rosebery Avenue	20/00769/FUL	1	0	B	0	1	0
Moreland	106 Stroud Road	21/00327/FUL	1	0	B	0	1	0
Moreland	47 Central Road	22/01111/FUL	1	0	B	0	0	4
Moreland	255C Stroud Road	23/00401/FUL	2	0	B	0	0	4
Moreland	126 Calton Road	23/00786/LAW	1	1	B	0	Completed so this is a net of 0	0
Moreland	89 Bristol Road	23/00792/FUL	4	0	B	0	4	0
Moreland	211 Stroud Road	24/00880/FUL	1	1	B	0	Completed so this is a net of 0	0
							Total = 8	**Total = 8**
Podsmead	Land Adjacent To Site B Former Contract Chemicals Site, Bristol Road	22/00239/FUL	43	0	B	13	30	0

Podsmead	10 Milton Avenue	21/01246/FUL	1	0	B	0	0	1
							Total = 30	**Total = 1**
Quedgeley Fieldcourt	10 Highliffe Road	22/00309/FUL	1	0	B	0	1	0
Quedgeley Fieldcourt	Land at Naas Lane	18/01228/OUT / 22/00355/REM	97	0	G	0	54	43
Quedgeley Fieldcourt	1 School Lane, Quedgeley	22/00434/FUL	2	0	B	0	0	2
							Total = 55	**Total = 45**
Quedgeley Severnvale	40 Sims Lane	24/00232/FUL	1	0	B	0	0	1
Quedgeley Severnvale	20 Welland Road	24/00817/FUL	1	0	B	0	1	0
Quedgeley Severnvale	29 Bristol Road	24/00833/COU	1	0	B	0	1	0
							Total = 2	**Total = 1**
Tuffley	PATA Centre, Grange Road	18/00144/FUL	7	0	B	0	0	7
Tuffley	1 Woods Orchard Road	22/00566/FUL	1	0	G	0	1	0
Tuffley	51 Myrtle Close	20/00784/OUT / 21/01033/REM	1	0	B	0	1	0
Tuffley	39 Goddard Way	21/01189/FUL	1	0	B	0	0	1
Tuffley	3 Rivendell Court	23/00996/FUL	0	1	B	0	-1	0
Tuffley	2 Rivendell Court	24/00813/LAW	0	0	B	0	0	0
Tuffley	10 Tuffley Lane	25/00023/FUL	1	0	B	0	1	0
							Total = 2	**Total = 8**
Westgate	141 Southgate Street	15/00397/FUL	3	0	B	0	3	0
Westgate	Friary House, 46 - 50 Southgate Street	18/00013/FUL / 21/01278/JPA	33	0	B	9	24	0
Westgate	61 Southgate Street	17/01385/FUL & 17/01386/LBC	3	0	B	0	0	3
Westgate	Former Gloucester Prison, Barrack Square	17/00659/FUL	202	0	B	0	0	202
Westgate	Winget House, Spa Road	20/01056/FUL	2	0	B	0	1	1
Westgate	7 Worcester Street	21/00706/FUL	4	0	B	0	0	Lapsed
Westgate	111 Eastgate Street	21/01069/FUL	13	0	B	0	13	0
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	1	0

Westgate	The Famous Pint Pot, 74 Bruton Way	20/01124/FUL	2	0	B	0	2	0
Westgate	28 Northgate Street	22/01066/LAW	2	0	B	0	0	2
Westgate	35 Worcester Street	22/00258/FUL	5	0	B	0	0	5
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
Westgate	Cedar House, Spa Road - 45 flats need to include for next year	21/00825/JPA	45	0	B	0	0	45
Westgate	The Old Fire Station, Longsmith Street	23/00152/PRIOR	1	0	B	0	1	0
Westgate	1 - 3 Eastgate Street	22/01067/FUL	2	0	B	0	0	2
Westgate	48 Westgate Street	22/01086/COU	1	0	B	0	0	1
Westgate	45 Park Road	23/00238/JPA	1	0	B	0	0	1
Westgate	43 Park Road	23/00340/JPA	1	0	B	0	0	1
Westgate	3 - 5 Worcester Street	22/00011/FUL	2	0	B	0	0	2
Westgate	Old Hempsted Fuel Depot, Hempsted Lane	22/01041/FUL	70	0	B	4	38	28
Westgate	Downings Malthouse, Merchants Road	22/00563/FUL	117	0	B	0	0	117
Westgate	Brand Mellor, Copner House, 43 Southgate Street	22/00654/FUL	1	0	B	0	0	1
Westgate	80 Westgate Street	22/01140/FUL	1	0	B	0	1	0
Westgate	32 Trier Way	23/00338/LAW	1	1	B	0	0	0
Westgate	Walkinshaw Court, Gloucester	22/00271/FUL	2	0	B	0	2	0
Westgate	152 Southgate Street	23/00412/FUL	1	0	B	0	1	0
Westgate	Regus, 31 - 33 Worcester Street	23/00858/JPA	17	0	B	0	0	17
Westgate	8 St Michaels Square	23/00911/LAW	1	0	B	0	0	1
Westgate	18 Brunswick Square	22/00784/FUL	2	0	B	0	2	0
Westgate	Victoria Basin Marina, The Docks	23/00929/FUL	15	0	B	0	15	0
Westgate	3 Russell Street	23/00473/JPA	3	0	B	0	3	0
Westgate	39A Westgate Street	23/00465/FUL	2	0	B	0	0	2
Westgate	St Aldate Chambers, 4 - 6 Russell Street	23/01033/FUL	2	0	B	0	0	2
Westgate	24-26 Wellington Street	23/00444/FUL	5	1	B	0	4	0
Westgate	58 Eastgate Street	24/00251/FUL	6	0	B	0	0	6
Westgate	36 and 38 Brunswick Road	24/00435/PRIOR	2	0	B	0	1	1
Westgate	29 St Michaels Square	24/00497/LAW	1	1	B	0	0	0
Westgate	25 & 27 Westgate Street	24/00550/FUL	1	0	B	0	0	1
Westgate	51 Westgate Street	24/00604/FUL	1	0	B	0	0	1
Westgate	32 - 34 Westgate Street - Former Poundstretcher	24/00730/PRIOR	3	0	B	0	0	3
Westgate	7A Worcester Street	24/00747/FUL	1	0	B	0	1	0
Westgate	64 Worcester Street	24/00767/LAW	1	1	B	0	0	0
Westgate	87 - 91 Southgate Street (Former RAOB club)	24/00784/REM	17	0	B	0	0	17
Westgate	10 St Michaels Square	24/00786/LAW	1	1	B	0	0	0

Westgate	Discovery House, Southgate Street	24/00931/PRIOR	16	0	B	0	0	16
Westgate	Discovery House, Southgate Street	24/00955/FUL	5	0	B	0	0	5
Westgate	40 Cromwell Street	25/00009/LAW	1	1	B	0	0	0
Westgate	129 Southgate Street	25/00120/FUL	1	0	B	0	0	1
							Total = 113	**Total = 520**
							TOTAL = 376	**TOTAL = 1,467**

Appendix 3. JCS Strategic Allocations in Tewkesbury Meeting Gloucester's Need – Site Status 2024/25

Innsworth (1,300 approved at outline - 15/00749/OUT)						
Reference	**Phase**	**Address**	**Total Net Dwellings**	**Dwellings Delivered in 2024/25**	**Total Dwellings Delivered to Date**	**Dwellings Remaining**
18/01285/APP	Phase 1	Land north of Innsworth Lane	253	0	253	0 remaining. All complete
19/00996/APP	Phase 2	Land north of Innsworth Lane	175	53	142	33
22/01225/APP	Phase 4	Land To The North Of Innsworth Lane	257	159	171	86
21/00133/APP	Phase 5	Land at Innsworth	179	35	104	75
21/01036/FUL	No phase	Land at Innsworth - Innsworth Farm house	16	16	16	0 remaining. All complete
21/00821/APP	Phase 6	Land at Innsworth	144	70	144	0 remaining. All complete

Twigworth (995 approved at outline - 15/01149/OUT)						
Reference	**Phase**	**Address**	**Total Net Dwellings**	**Dwellings Delivered in 2024/25**	**Total Dwellings Delivered to Date**	**Dwellings Remaining**
19/00935/APP	Phase 1A	Part Parcel 5188, Tewkesbury Road, Twigworth	79	0	79	0 remaining. All complete
20/00524/APP	Phase 1B	Land at Twigworth	154	0	154	0 remaining. All complete
20/00473/APP	Phase 1B	Land at Twigworth	5	0	5	0 remaining. All complete
21/00079/APP	Phase 2	Land at Twigworth	147	7	147	0 remaining. All complete
19/00953/APP	No phase	Yew Tree Farm Tewkesbury Road Twigworth	74	0	74	0 remaining. All complete
22/00364/APP	Phase 3	Land at Twigworth	340	313	313	27
22/01367/PIP	/	Land off Brook Lane / Ash Lane	2	0	0	2
22/00465/APP	/	Land at Down Hatherley	32	0	32	0 remaining. All complete

South Churchdown (1,100 approved at outline - 16/00738/OUT)						
Reference	**Phase**	**Address**	**Total Net Dwellings**	**Dwellings Delivered in 2024/25**	**Total Dwellings Delivered to Date**	**Dwellings Remaining**
19/00738/APP	/	Parcel 3745 Land at Pirton Fields, Cheltenham Road East	465	66	465	0 remaining. All complete

North Brockworth (1,500 approved at outline - 1201256/OUT)						
Reference	**Phase**	**Address**	**Total Net Dwellings**	**Dwellings Delivered in 2024/25**	**Total Dwellings Delivered to Date**	**Dwellings Remaining**
19/00537/APP	Phase 1	Bellway development. Land at Perrybrook	135	0	135	0 remaining. All complete
18/00864/APP	Phases 2 & 5	Taylor Wimpey development. Land at Perrybrook	240	0	240	0 remaining. All complete
18/00109/APP	Phase 3	Linden Homes development. Land at Perrybrook	225	18	225	0 remaining. All complete
21/00007/FUL	/	Former Henley Bank Kennels, Mill Lane, Brockworth	15	0	15	0 remaining. All complete
22/00251/APP	Phase 4 & 6	Crest development. Land at Perrybrook	435	113	145	290

							5 Year Supply									
	2019/20 Net Delivery	**2020/21 Net Delivery**	**2021/22 Net Delivery**	**2022/23 Net Delivery**	**2023/24 Net Delivery**	**2024/25 Net Delivery**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**2031/32**	**2032/33**	**TOTAL**	At Outline
Innsworth	0	14	105	179	199	333	131	63								1300
Twigworth	0	23	121	256	84	320	29									995
S. Churchdown	0	16	118	173	92	66										1100
N. Brockworth	21	61	185	212	150	131	98	143	170	49	49	49	49	2		1500
TOTAL	**21**	**114**	**529**	**820**	**525**	**850**	**258**	**206**	**170**	**49**	**49**	**49**	**49**	**2**	**3691**	**4895**

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 590 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	Now has permission for a school. No dwellings as part of this permission
SA02	Barnwood	1.95	Land at Barnwood Manor	Now has permission and the dwellings are counted in commitments
SA03	Kingsholm & Wotton	0.35	Former Prospect House, 67-69 London Road	60
SA04	Kingsholm & Wotton	0.3	Wessex House, Great Western Road	40
SA05	Kingsholm & Wotton	4.3	Land at Great Western Road Sidings	Now has permission and any dwellings are counted in commitments
SA06	Podsmead	9.69	Blackbridge Sports & Community Hub	Now has permission. No dwellings as part of this permission
SA07	Westgate	1.58	Former Quayside House - Greater Blackfriars	50 (Phase 1, offices and GP practice has been permitted and completed. The residential element could form part of Phase 2)
SA08	Westgate	0.46	Former Fleece Hotel and Longsmith Street Carpark	25
SA09	Westgate	6.44	Land at St Oswalds	300
SA10	Barton & Tredworth	0.18	Former Colwell Youth & Community Centre	20 (The site has been permitted for planning permission, but it is not yet determined)
SA11	Podsmead	0.8	Land off New Dawn View	30 (Currently has outline permission only. The dwelling numbers will remain within City Plan allocations until Reserved Matters is granted)

SA12	Matson & Robinswood	0.86	Land south of Winneycroft Allocation	30
SA13	Westgate	0.13	Land off Eastgate Street	15
SA14	Barton & Tredworth	4.22	Land south of Triangle Park (Southern Railway Triangle)	0 (Employment allocation)
SA15	Barnwood	0.85	Jordan's Brook House	10
SA16	Elmbridge	0.36	Land off Myers Road	10
SA17	Matson & Robinswood	0.42	White City Replacement Community Facility	0 (Permission granted but community allocation only)
SA18	Westgate	0.7	Part of West Quay, the Docks	20
				Total = 610

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 and Development
20/00899/FUL	6 Prinknash Close (Erection of a dwelling)
21/00067/FUL	Snow Capel Farm, Sneedhams Green (Barn conversion to form live-in work unit)
21/00518/FUL	20 Chatcombe Road (End of terrace dwelling)
21/00695/FUL	Land Adj 37 Upton Street (One dwelling)
21/00706/FUL	7 Worcester Street (4 apartments to rear)
21/00759/OUT	52 The Wheatridge (2 dwellings) Note: just outline so was not counted in Commitments
22/01255/FUL	9 Denmark Road (5 dwellings) superseded by 24/00141/FUL
	Total = net loss of 13 dwellings from Commitments

Appendix 6. Net Loss of Dwellings – Those Completed in 2024/25

Reference	Address	Loss of dwellings to other uses	Loss
23/00341/FUL	Flat 1, 15 Green Lane	Proposed Change of Use ground-floor residential flat to a residential institution (C2) for up to four 8-15 year olds living together and receiving 24-hour care in rolling shifts from employed carers. Proposed change of use of first-floor residential flat.	-1
23/00996/FUL	3 Rivendell Court	Full planning application for the change of use from residential (Class C3) to a single-bed care home for one young person (Class C2) at 3 Rivendell Court, Gloucester.	-1
23/01016/FUL	2 Landsdowne Road	The change of use from Denmark Road High School caretakers house to education offices which will be used by the school only.	-1
24/00404/COU	2 Cranwell Close	Proposed change of use from C3 Dwellinghouse to a C2 residential institution for the purpose of children's home.	-1
			TOTAL -4

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 January 2025, there are 140 people (with a local connection) on Gloucester's register.

Clearly houses which are self-built still require planning permission and the small numbers built each year will show up as commitments and completions in the same way as houses built by professional builders / volume house builders.

The following table records the number of self-build commitments in Gloucester since the register was set up. Monitoring was undertaken by interrogating planning databases and by contacting agents and applicants.

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

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

Appendix 8. Housing Supply Delivery Schedule: Medium sites (5-9 dwellings) and Large sites (10 dwellings and over) under construction or extant but yet to start (2025/26 to 2029/30 as of 31st March 2025)

					5 Year Supply Period						
Permission Reference	**Site Name**	**Ward**	**Net Site Capacity**	**Outstanding Dwellings**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**2029-30**	**Post 5 Year Period**	**Deliverability Commentary** (Further detail is available in the latest 5YHLS Statement)
15/01190/OUT & 17/00224/REM	Business School & Student accommodation Gloucestershire University campus, Oxstalls Lane	Longlevens	80 (200 student rooms)	0	0	0	0	0	0	80	Large site (10+) under construction but only a technical start. Email from the University of Gloucestershire in June 2022 stated that there will be no return to the site until beyond 2024 as the focus will be on the city centre campus. Trajectory request email sent on 17/06/2024. No reply. Ratio for purpose built student accommodation is 2.5 student rooms to 1 dwelling. See Appendix 10.
17/00659/FUL	Former Gloucester prison	Westgate	202	202	0	0	0	25	50	127	Large site (10+) under construction – a technical start only. Site visit in summer 2025. Trajectory request email sent on 17/06/2024 and reply received on 10/07/2024. Trajectory is as per owner/developer's estimate.
18/00144/FUL	Old school room of PATA Centre	Tuffley	7	7	7	0	0	0	0	0	Medium site (5-9) under construction. Trajectory request email sent on 17/05/2023. No reply. Site visit in summer 2025 and every indication that the development will be complete in 2025/26.
22/01041/FUL	Old Hempsted Fuel Depot, Hempsted Lane	Westgate	70	28	28	0	0	0	0	0	Large site (10+) under construction and making rapid progress. The trajectory is as per site visit in summer 2025.
18/01141/REM	Land South of Winnycroft Farm	Matson and Robinswood	420	344	49	49	49	49	69	79	Large site (10+) under construction. Trajectory as per site visit in summer 2025. Trajectory

					5 Year Supply Period						
Permission Reference	**Site Name**	**Ward**	**Net Site Capacity**	**Outstanding Dwellings**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**2029-30**	**Post 5 Year Period**	**Deliverability Commentary** (Further detail is available in the latest 5YHLS Statement)
											estimated as per industry build out averages for this size of site.
22/00563/FUL	Downings Malthouse, Merchants Road	Westgate	117	117	0	25	49	43	0	0	Large site (10+) not started. Trajectory request email sent 17/06/2024. No reply. Trajectory estimated as per industry build out averages for this size of site.
19/00672/FUL	Manor Gardens, Barnwood	Barnwood	23	23	0	23	0	0	0	0	Large site (10+) under construction. Trajectory via email from developer in summer 2025.
18/01228/OUT / 22/00355/REM	Land at Naas Lane	Quedgeley Fieldcourt	97	43	43	0	0	0	0	0	Large site (10+) under construction. Trajectory estimated as per industry build out averages for this size of site.
22/00258/FUL	35 Worcester Street	Westgate	5	5	0	5	0	0	0	0	Large site (5+) not started. Site visit in summer 2025. Lack of information on agent/applicant but a conservative estimate given.
22/00333/COU	44-50 Eastgate Street	Westgate	20	20	0	10	10	0	0	0	Large site (10+) not started. Trajectory request email sent on 17/06/2024. No reply received. Site visit in summer 2025. Lack of information from agent/applicant but a conservative trajectory estimate given.
21/00490/OUT 22/00553/REM	Land North of Rudloe Drive	Kingsway	150	35	35	0	0	0	0	0	Large site (10+) under construction Site visit in summer 2025. Construction is rapid and ongoing and there is a high probability of completion in 2025/26.
22/00755/FUL	Land adj / rear of 19-21 Brunswick Road	Westgate	9	9	0	9	0	0	0	0	Medium site (5-9) not started. Trajectory request email sent on 17/06/2024. No reply received but previous communications indicate that a start is not imminent. Site visit in summer 2025.

					5 Year Supply Period						
Permission Reference	**Site Name**	**Ward**	**Net Site Capacity**	**Outstanding Dwellings**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**2029-30**	**Post 5 Year Period**	**Deliverability Commentary** (Further detail is available in the latest 5YHLS Statement)
21/00825/JPA	Cedar House, Spa Road	Westgate	45	45	0	20	20	5	0	0	Large site (10+) not started. Trajectory request email sent on 17/06/2024. No reply. Site visit in summer 2025. Trajectory estimated as per industry build out averages for this size of site.
22/00807/FUL	63-65 Denmark Road	Kingsholm & Wotton	9	9	0	9	0	0	0	0	Medium site (5-9) Site visit in summer 2025 and specific info from the Housing Strategy Team.
24/00141/FUL	9 Denmark Road	Kingsholm & Wotton	18	18	18	0	0	0	0	0	Large site (10+) under construction. Site visit in summer 2025.
22/00770/FUL	Land at Great Western Road Sidings	Kingsholm & Wotton	315	315	0	25	49	49	49	143	Large site (10+) not started. Trajectory estimated as per industry build out averages for this size of site.
24/00251/FUL	58 Eastgate Street	Westgate	6	6	0	6	0	0	0	0	Medium site (5-9) not started. Site visit in summer 2025.
24/00784/REM	87 - 91 Southgate Street (Former RAOB club)	Westgate	17	17	0	17	0	0	0	0	Large site (10+) not started. Trajectory estimated as per industry build out averages for this size of site.
24/00931/PRIOR	Discovery House, Southgate Street	Westgate	16	16	16	0	0	0	0	0	Large site (10+) under construction. Site visit in summer 2025.
23/00954/FUL	Former Holly House	Coney Hill	35	35	0	25	10	0	0	0	Large site (10+) not started. Trajectory estimated as per industry build out averages for this size of site.
24/00955/FUL	Discovery House, Southgate Street	Westgate	5	5	5	0	0	0	0	0	Medium site (5-9) under construction. Site visit in summer 2025.
23/00858/JPA	Regus offices, 33-33 Worcester Street	Westgate	17	17	17	0	0	0	0	0	Large site (10+) not started. Trajectory request email sent on 17/06/2024. No reply. Site visit in summer 2025. Trajectory estimated as per industry build out averages for this size of site.

					5 Year Supply Period						
Permission Reference	**Site Name**	**Ward**	**Net Site Capacity**	**Outstanding Dwellings**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**2029-30**	**Post 5 Year Period**	**Deliverability Commentary** (Further detail is available in the latest 5YHLS Statement)
					TOTAL DWELLINGS IN 5 YEAR PERIOD = 967					**429**	

Appendix 9. Brownfield Land Register Sites

Gloucester's current Brownfield Land Register is available at: Brownfield Land Register | Gloucester City Council

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

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

12 Llanthony Road, Westgate
Former Hatherley Road Day Centre, Hatherley Road, Barton & Tredworth
Former Poundstretcher, 32-34 Westgate Street
Above Wilkinson, Northgate Street
9 Park Road, Westgate
Former Argos and New Look buildings, Brunswick Road, Westgate
20-26 The Oxbode, Westgate
55 Northgate Street, Westgate
74-78 Southgate Street, Westgate
NEM House, 37-41 Clarence Street, Westgate
Former EDF Campus Barnwood, Barnwood
Mill Place & Madleaze Industrial Estate, Moreland
St James Church Building, Bristol Road, Moreland

These sites are either:

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

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

Appendix 10. Student Accommodation in Gloucester

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

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

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

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

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

Gloucester CT0773 figures from 2011 Census (Note: the 2021 Census data on student only accommodation is not yet available)		
Household Size	**No. of households**	**Total students**
1 student in household	117	117
2 students in household	76	152
3 students in household	64	192
4 students in household	47	188
5 students in household	37	185
6 students in household	5	30
7 students in household	2	14
8 students in household	0	0
9 students in household	0	0
10 students in household	0	0
10+ students in household	0	0
TOTAL	**348**	**878**
Average Student Household Size in Gloucester	(878/348 = 2.52) So **2.5 to 1** is the ratio for Gloucester from the above Census figures (CT0773) and it also happens to align with the ratio used in the Housing Delivery Test which reflects the national average student only household size. Thus for example, a development of 200 student rooms (divided by the 2.5 ratio) will equate to 80 'dwellings' to be counted in housing supply.	

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

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

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

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

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