

Housing Monitoring Report

October 2021



October 2021 - Completed new houses on 'former Civil Service site' off Denmark Road, Gloucester.

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1. Summary

This is the Housing Monitoring Report for Gloucester City for the period 1st April 2020 to 31st March 2021. 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:

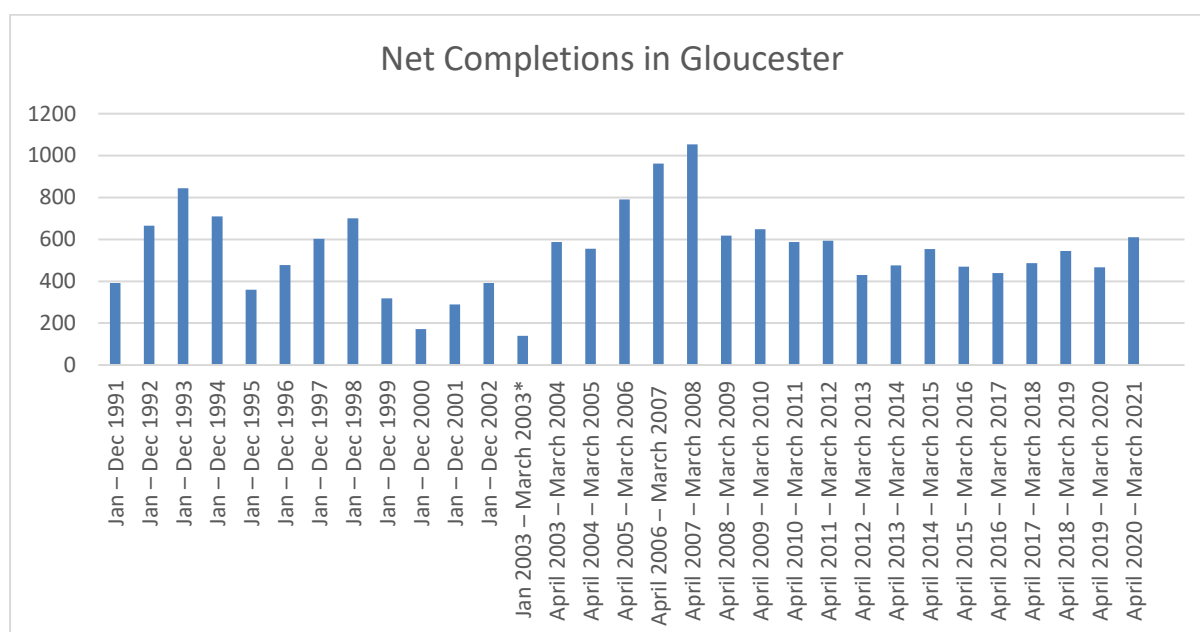
- In 2020/21 there were 610 net dwelling completions in the administrative area of Gloucester City and 114 net dwellings completions in strategic allocations in Tewkesbury Borough meeting Gloucester's need. This is a total of 724 dwellings contributing to Gloucester City's housing need.
- There were 2,189 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 Gloucester City Plan allocations.
- 9 sites (a total of 14 dwellings) were considered lapsed / superseded / not proceeded with in the monitoring year.
- There were 5 dwelling losses to change of use or conversions.
- No self/custom build dwellings were permitted.
- 70% of completions in the monitoring year were on brownfield land.
- There were 78 Affordable dwellings permitted in 2020/21.

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

Between 1991 and 2021 the average completion rate in Gloucester was 546 dwellings per annum. Since 2011, the average annual completion rate for Gloucester City has been 507 dwellings.



B. Dwelling Completions in Gloucester for the Monitoring Year

Gross Dwelling Completions	615
Losses in the year	5
Net Dwelling Completions	610

C. Large & Small Site Comparison

Net Dwelling Completions Large Sites (10 dwellings plus) (See Appendix 1)	512
Net Dwelling Completions Small Sites (1 – 9 dwellings) (See Appendix 1)	98

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

Ward	Percentage
Westgate	48
Tuffley	15
Quedgeley Fieldcourt	9
Podsmead	7.7

E. Completions – Brownfield / Greenfield Data

Net Dwelling Completions Brownfield (See Appendix 1)	424
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Net Dwelling Completions Greenfield (See Appendix 1)	186
Percentage of 2020/21 Completions on Brownfield sites	70%

F. Overall Completions & Commitments

Total Net Completions in Gloucester since 2011/12	5,070
Outstanding Commitments post 31 st March 2021	2,189
Note these are Gloucester City only figures, not including Strategic Allocations in Tewkesbury Borough	

G. Affordable Housing Permitted (2020/21)

In the monitoring year, 78 affordable homes were permitted as part of a number of major housing schemes. 64 were for affordable social rent and 14 were for shared ownership/other low-cost ownership (See Appendix 9 for details).

H. Housing Mix

For major housing development (Net completions in 2020/21) the housing mix has been recorded as per information submitted by applicants in their application forms. (See Appendix 8 for details).

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	5	10	0	0	15
Barton & Tredworth	14	0	0	0	14
Coney Hill	1	0	0	0	1
Elmbridge	0	0	0	0	0
Grange	1	0	0	0	1
Hucclecote	5	0	0	0	5
Kingsholm & Wotton	10	0	0	0	10
Kingsway	0	37	0	0	37
Longlevens	0	0	0	33	33
Matson & Robinswood	3	0	0	0	3
Moreland	3	0	0	0	3
Podsmead	0	40	7	0	47
Quedgeley Fieldcourt	1	0	0	55	56
Quedgeley Severnvale	-1	0	0	0	-1
Tuffley	8	0	0	84	92
Westgate	40	246	0	7	293
Total	91	333	7	179	610

Total Net Brownfield Completions	424
Total Net Greenfield Completions	186
Total Net Completions	610

Appendix 2. Gloucester City Site Status 2020/21

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 2020 and 31st March 2021.

Net Housing Completions

Ward	Site Name	Planning App No.	Dwellings Permitted / Site Capacity	Brownfield / Greenfield	Losses	Complete in 2020/21	Dwellings Remaining to be Built
Abbeydale	112 The Wheatridge East	16/00851/FUL	1	B	0	1	0
Total Net Completions in Abbeydale in 2020/21 = 1							
Barnwood	Extension to Former Royal Mail Sorting Office	18/00981/FUL	10	B	0	10	0
Barnwood	12 Durham Road	19/00106/FUL	1	B	0	1	0
Barnwood	Garages & land at Lichfield Road	19/00092/FUL	4	B	0	4	0
Total Net Completions in Barnwood in 2020/21 = 15							
Barton & Tredworth	216-218 Barton Street	15/01567/FUL	6	B	0	6	0
Barton & Tredworth	64-68 High Street	17/00586/COU	6	B	0	6	0
Barton & Tredworth	2A Hopewell Street	20/00718/PRIOR	1	B	0	1	0
Barton & Tredworth	38 Millbrook Street	21/00061/PRIOR	1	B	0	1	0
Total Net Completions in Barton & Tredworth in 2020/21 = 14							
Coney Hill	32 Newton Avenue	20/00157/FUL	1	B	0	1	0

Total Net Completions in Coney Hill in 2020/21 = 1							
Elmbridge	/	/	/	/	/	/	/
Total Net Completions in Elmbridge in 2020/21 = 0							
Grange	91 Grange Road	17/00112/FUL	1	G	0	1	0
Total Net Completions in Grange in 2020/21 = 1							
Hucclecote	Colwell Avenue, Lockup garages	19/00091/FUL	5	B	0	5	0
Total Net Completions in Hucclecote in 2020/21 = 5							
Kingsholm & Wotton	25 Alvin Street	18/00553/FUL	-1	B	1	-1	0
Kingsholm & Wotton	49 Sherborne Street	18/00487/FUL	8	B	0	8	0
Kingsholm & Wotton	Former Civil Service Club, Estcourt Road	18/00306/FUL	2	G	0	2	98
Kingsholm & Wotton	96 Kingsholm Road	19/00152/FUL	1	B	0	1	0
Total Net Completions in Kingsholm & Wotton in 2020/21 = 10							
Kingsway	Kingsway - Framework 4 Area 4A2	10/00467/REM	133	G	0	37	0
Total Net Completions in Kingsway in 2020/21 = 37							
Longlevens	Former Bishops College	16/00631/OUT & 18/00347/REM	90	B	0	33	13
Total Net Completions in Longlevens in 2020/21 = 33							
Matson & Robinswood	19 Underhill Road	17/01175/FUL	2	B	0	2	0
Matson & Robinswood	73 Juniper Avenue	19/00130/FUL	1	B	0	1	0
Total Net Completions in Matson & Robinswood in 2020/21 = 3							

Moreland	94 Linden Road	18/00088/COU	1	B	0	1	0
Moreland	94 Linden Road	19/00300/FUL	1	B	0	1	0
Moreland	93 Bristol Road	19/01311/FUL	1	B	0	1	0
Moreland	217 Stroud Rd	20/00128/FUL	1	B	0	1	0
Moreland	38 Seymour Rd	20/00139/FUL	-1	B	1	-1	0
Total Net Completions in Moreland in 2020/21 = 3							
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	40	84
Podsmead	Land Rear of 66 - 72 Tuffley Crescent	15/00169/FUL	7	G	0	7	0
Total Net Completions in Podsmead in 2020/21 = 47							
Quedgeley Fieldcourt	Holmcroft, Needham Avenue	19/00533/FUL	1	B	0	1	0
Quedgeley Fieldcourt	Land at Marconi Drive	17/00699/FUL	84	G	0	55	29
Total Net Completions in Quedgeley Fieldcourt in 2020/21 = 56							
Quedgeley Severnvale	1 Old Elmore Lane	20/00931/FUL	-1	B	1	-1	0
Total Net Completions in Quedgeley Severnvale in 2020/21 = -1							
Tuffley	Land south of Grange Road	16/00165/OUT & 18/00511/REM	250	G	0	84	151
Tuffley	PATA Centre, Grange Road	15/01524/OUT 16/01516/REM 17/00582/REM	12	B	2	5	1
Tuffley	Land Opp No 6 Headlam Close	19/00090/FUL	3	B	0	3	0

Total Net Completions in Tuffley in 2020/21 = 92								
Westgate	Monk Meadow	18/00685/FUL & 18/00680/REM	409	B	0	171	219	
Westgate	Monk Meadow	18/00682/FUL	2	B	0	2	0	
Westgate	Land adjacent to Newark Farm	15/01494/FUL	44	G	0	7	0	
Westgate	33 Southgate Street	18/00620/JPA	10	B	0	9	0	
Westgate	Basement Flat 30 Brunswick Road	18/00212/FUL & 18/00213/LBC	1	B	0	1	0	
Westgate	37 - 39 Worcester Street (Tanners Hall)	18/01395/FUL & 18/01397/LBC	24	B	0	24	0	
Westgate	The Famous Pint Pot, 74 Bruton Way	17/00852/FUL	23	B	0	23	0	
Westgate	McCarthy & Stone, Land at Bakers Quay	16/00634/FUL	58	B	0	28	0	
Westgate	24 Clarence Street	18/01450/FUL	0	B	1	-1	0	
Westgate	Winget House, 8 Beaufort Buildings, Spa Road	19/00926/FUL	1	B	0	1	0	
Westgate	5-7 Brunswick Road	18/01343/FUL	8	B	0	8	0	
Westgate	2A Southgate Street	19/01208/FUL	4	B	0	4	0	
Westgate	Middle Rea Farm	19/01312/FUL	0	B	1	-1	0	
Westgate	34 Russell Street	20/00373/JPA	7	B	0	7	0	
Westgate	Surgery, St Michaels Square	20/00640/FUL	6	B	0	6	0	
Westgate	Lister House, Station Road	20/00963/JPA	1	B	0	1	0	
Westgate	8 Wellington Street	20/00839/FUL	1	B	0	1	0	
Westgate	32 Clarence Street	21/00088/FUL	4	B	2	2	0	
Total Net Completions in Westgate in 2020/21 = 293								
TOTAL						610		

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 2021. 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 2021.

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
Abbeydale	/	/	/	/	/	/	/	/
								Ward Total = 0
Barnwood	6 Durham Road	18/01305/FUL	1	0	B	0	0	1
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 = 33
Barton & Tredworth	Land adjacent to 46 Goodyere Street	16/00920/OUT	2	0	B	0	0	2
Barton & Tredworth	18 Conduit Street	18/00990/FUL	3	0	B	0	0	3
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	104 High Street	18/01460/PRIOR	1	0	B	0	0	1
Barton & Tredworth	356 Barton Street	20/00165/FUL	1	0	B	0	0	1
Barton & Tredworth	47 High Street	20/01117/FUL	1	0	B	0	0	1
								Ward Total = 15

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	Land rear of 20 Meadowleaze	19/01323/FUL	4	0	B	0	0	4
Elmbridge	Rear of 9 to 17 Oakleaze	19/01324/FUL	3	0	B	0	0	3
Elmbridge	74 Barnwood Road	20/00030/FUL	1	0	B	0	0	1
Elmbridge	12 Sandyleaze	20/00226/REM	1	0	B	0	0	1
Elmbridge	Land adj to 65 Sandyleaze	20/01206/FUL	1	0	B	0	0	1
								Ward Total = 11
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
Hucclecote	Adj to 57 Elmgrove Road	20/00647/FUL	1	0	B	0	0	1
								Ward Total = 2
Kingsholm & Wotton	51 Estcourt Road	20/00167/FUL	1	1	G	0	0	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	97 London Road	17/00304/FUL	12	0	B	0	0	12
Kingsholm & Wotton	Former Civil Service Club, Estcourt Road	18/00306/FUL	100	0	G	0	2	98

								Ward Total = 138
Kingsway	/	/	/	/	/	/	/	
								Ward Total = 0
Longlevens	Former Bishops College	16/00631/OUT & 18/00347/REM	90	0	B	44	33	13
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
								Ward Total = 95
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
								Ward Total = 422
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	371 Stroud Rd	19/00865/FUL	1	0	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	Land adj to 8 Crown Green Court	20/01185/FUL	1	0	B	0	0	1
								Ward Total = 13
Podsmead	Site A - Former St Gobain/Wellman Graham Site Bristol Road & Site B - Former	07/00472/OUT / 15/00286/REM	258	0	B	134	40	84

	Contract Chemicals Site Bristol Road	07/00474/OUT / 15/00287/REM							
Podsmead	7 Podsmead Road	16/00518/FUL	7	1	B	0	0	6	
									Ward Total = 90
Quedgeley Fieldcourt	Land Adj to Highliffe Farm	15/01455/FUL (& 18/00414/FUL)	1	0	G	0	0	1	
Quedgeley Fieldcourt	Land at Marconi Drive	17/00699/FUL	84	0	B/G	0	55	29	
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	0	80	
Quedgeley Fieldcourt	Land at Naas Lane	18/01228/OUT	97	0	B/G	0	0	97	
									Ward Total = 209
Quedgeley Severnvale	Serco House	20/01093/JPA	25	0	B	0	0	25	
									Ward Total = 25
Tuffley	Land south of Grange Road	16/00165/OUT & 18/00511/REM	250	0	G	15	84	151	
Tuffley	Land at PATA Centre, Grange Road	15/01524/OUT 16/01516/REM 17/00582/REM	12	2	B	4	5	1	
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	1 Woburn Avenue	20/00767/FUL	1	0	B	0	0	1	
Tuffley	1A Arlingham Road	20/00926/OUT	1	0	B	0	0	1	

								Ward Total = 166
Westgate	141 Southgate Street	15/00397/FUL	3	0	B	0	0	3
Westgate	106 Eastgate Street	16/00152/FUL	1	0	B	0	0	1
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	19	171	219
Westgate	Land east of Hempsted Lane	13/01032/OUT / 20/00600/REM	50	0	B	0	0	50
Westgate	Severn Rise, Rea Lane, Hempsted	17/00053/FUL	1	0	B	0	0	1
Westgate	Friary House, 46 - 50 Southgate Street	18/00013/FUL	33	0	B	0	0	33
Westgate	79-81 Northgate Street	17/00968/COU	1	0	B	0	0	1
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	18 Brunswick Square	17/01201/FUL / 20/00789/FUL	6	0	B	0	0	6
Westgate	12-16 Quay Street	18/00641/FUL	46	0	B	0	0	46
Westgate	Barbican Car Park, Blackfriars (Phase 2)	18/00156/FUL	74	0	B	0	0	74
Westgate	100 Northgate Street	19/00749/COU	1	0	B	0	0	1
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	Land adj to 19 - 21 Brunswick Road	18/00993/FUL	8	0	B	0	0	8
Westgate	23 Brunswick Square	19/00991/LBC	2	1	B	0	0	1
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	5-7 Park Road	19/00296/FUL	23	0	B	0	0	23
Westgate	Café Nero, Southgate Street	19/00464/FUL	5	0	B	0	0	5
Westgate	47 Brunswick Road	19/01307/FUL	4	0	B	0	0	4

Westgate	The Nelson Inn, 166 Southgate St	20/00441/FUL	3	0	B	0	0	3
Westgate	Land at Rea Lane	19/00068/FUL	33	0	B	0	0	33
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
								Ward Total = 966
								TOTAL = 2,189

Appendix 3. JCS Strategic Allocations in Tewkesbury Meeting Gloucester's Need – Site Status 2020/21

Innsworth (1,300 approved - 15/00749/OUT)						
Reference	Phase	Address	Builder	Total Net Dwellings	Delivered in 2020/21	Dwellings Remaining
19/00996/APP	/	Land north of Innsworth Lane	Taylor Wimpey	175	0	175
18/01285/APP	/	Land north of Innsworth Lane – Whittle Gardens	Taylor Wimpey	253	14	239

Twigworth (995 approved - 15/01149/OUT)						
Reference	Phase	Address	Builder	Total Net Dwellings	Delivered in 2020/21	Dwellings Remaining
19/00935/APP	Phase 1A	Part Parcel 5188, Tewkesbury Road, Twigworth	Bovis / Vistry	79	16	63
20/00524/APP	Phase 1B	Land at Twigworth	Bovis / Vistry	154	2	152
20/00473/APP	Phase 1B	Land at Twigworth	Bovis / Vistry	5	5	0
19/00953/APP	/	Land at Yew Tree Farm	Wain Homes	74	0	74
19/00925/FUL	/	Land off Ash Lane	Cape Homes	6	0	6

South Churchdown (1,100 approved - 16/00738/OUT)						
Reference	Phase	Address	Builder	Total Net Dwellings	Delivered in 2020/21	Dwellings Remaining
19/00738/APP	/	Parcel 3745 Land at Pirton Fields, Cheltenham Road East	Bellway	465	16	449

North Brockworth (1,500 approved - 12/01256/OUT)						
Reference	Phase	Address	Builder	Total Net Dwellings	Delivered in 2020/21	Dwellings Remaining
19/00537/APP	/	Phase 1, Land at Perrybrook	Bellway	135	0	135
18/00864/APP	/	Phases 2 & 5, Land at Perrybrook	Taylor Wimpey	240	8 in 2019/20 and 22 in 2020/21	210
18/00109/APP	/	Phase 3, Land at Perrybrook	Linden	225	13 in 2019/20 and 25 in 2020/21	187

Strategic Allocation 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	2034-35
Innsworth	0	14	25	75	125	150	150	114	150	150	150	150	47			
Twigworth	0	23	61	113	119	97	100	100	100	50	50	50	50	50	32	
S. Churchdown	0	16	25	50	75	100	100	100	100	100	100	74	100	100	60	
N. Brockworth	21	61	100	150	146	112	85	100	150	150	150	150	125			

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 have been 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
15/01458/QPA	1 dwelling at Old Hay Barn, Snow Capel Farm, Sneedhams Green
19/00679/FUL	2 dwellings at 3 Jewson Close
17/00544/FUL	1 dwelling at 15 Elmore Lane
17/01371/FUL	2 dwellings at 14 Ducie Street
17/00106/FUL	1 dwelling at side of 319 Bristol Road
17/01061/COU	4 dwellings at Seymour Café, 91 Theresa Street
16/00152/FUL	1 dwelling at 106 Eastgate Street
17/00123/FUL	1 dwellings at 106-108 Finlay Road
17/01214/FUL	1 dwelling at 36 Oakleaze
	Total = 14

Appendix 6. Loss of Dwellings – those Completed in 2020/21

Reference	Address	Loss of dwellings to other uses
18/00553/FUL	25 Alvin Street	Change of use from dwelling house to D1 non-residential institution.
18/01450/FUL	24 Clarence Street	Change of use from chiropodist and residential on upper floors and basement to a no. 7-bed supported living accommodation (sui generis).
19/01312/FUL	Middle Rea Farm	Change of use of 5 bedroom dwelling house to a children's home (use class C2).
20/00139/FUL	38 Seymour Rd	Conversion of 2 flats into one house.
20/00931/FUL	1 Old Elmore Lane	Change of use from C3 to sui generis to provide supported living accommodation for persons with learning and mobility disabilities.

Appendix 7. Self/Custom Build Register

Gloucester City Council is committed to supporting both affordable and market housing and is working to make it easier for more people to build their own home should they want to do this.

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 81 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.

Appendix 8. Housing Mix (Major developments – 10 or more dwellings with completions in 2020/21)

Site Name	Planning Reference	Total Dwellings Complete by end of 2020/21	Housing Mix (as per Planning Permission and /or S.106)
St Gobain/Wellman Graham/Contract Chemicals - Bristol Road	Site A: 07/00472/OUT / 15/00286/REM Site B: 07/00474/OUT / 15/00287/REM	174	8 x 2 bed flats. 2 x 2 bed houses. 87 x 3 bed houses. 75 x 4 bed houses. 33 x 2 bed flats & houses. --- 36 x 3 bed houses. 17 x 4 bed houses.
Kingsway - Framework 4 Area 4A2	10/00467/REM	133	<u>Open market:</u> 20 x 4 bed. 7 x 5 bed. 53 x 3 bed. 13 x 2 bed. <u>Social rented:</u> 3 x 1 bed. 25 x 2 bed. 5 x 4 bed. Low cost: 3 x 2 bed. 4 x 3 bed.
Former Bishops College	16/00631/OUT & 18/00347/REM	77	All 2 storey buildings. 2 x 2 bed starter homes. 18 x 3 bed houses (6 of them semi-detached and 12 detached). 47 x 4 bed detached houses. 8 x 5 bed detached. 15 affordable units = 6 x 1 bed. 1 x 4 bed. 5 x 2 bed. 3 x 3 bed.
Land south of Grange Road	16/00165/OUT & 18/00511/REM	99	Market houses: 14 x 2 bed. 81 x 3 bed 41 x 4 bed. 14 x 5 bed Flats (Affordable): 28 x 1 bed. 35 x 2 bed. 31 x 3 bed. 6 x 4 bed.
Monk Meadow	18/00685/FUL & 18/00680/REM	190	Apartments: 99 x 1 bed. 291 x 2 bed. 21 x 3 bed.
Land adjacent to Newark Farm	15/01494/FUL	44	Market houses: 12 x 3 bed houses. 16 x 4 bed houses. Social rented: 3 x 1 bed houses. 5 x 2 bed houses. 4 x 3 bed houses. 2 x 4 bed houses.
PATA Centre, Grange Road	15/01524/OUT 16/01516/REM 17/00582/REM	10	4 x 3/4 bed houses 3 x 4 bed houses 3 x 5 bed houses
Extension to Former Royal Mail Sorting Office	18/00981/FUL	10	9 x 2 bed flats. 1 x 3 bed flat.

37 - 39 Worcester Street (Tanners Hall)	18/01395/FUL	24	19 x 1 bed flats and 5 x 2 bed flats.
The Famous Pint Pot, 74 Bruton Way	17/00852/FUL	23	21 x 1 bed and 2 x 2 bed flats.
McCarthy & Stone, Land at Bakers Quay	16/00634/FUL	58	Apartments: Assisted Living 31 x 1 bed and 24 x 2 bed. Retired Living 14 x 1 bed and 14 x 2 bed.
Former Civil Service Club, Estcourt Road	18/00306/FUL	2	Market houses: 34 x 3 bed 46 x 4 bed Social rented flats: 6 x 1 bed 4 x 2 bed Social rented houses: 2 x 2 bed 5 x 3 bed 3 x 4 bed
Land at Marconi Drive	17/00699/FUL	55	This site is cross boundary. The following information relates to the 119 dwellings in both Gloucester and Stroud district. Market houses: 14 x 2 bed 34 x 3 bed 6 x 4 bed Social rented flats: 12 x 1 bed 9 x 2 bed Social rented houses: 5 x 2 bed 2 x 3 bed

Appendix 9. Affordable Housing Permitted in 2020/21 (Large sites 5 units+)

Site	Reference	Total Homes Permitted	Total Affordable Homes Permitted	Total Affordable Homes Permitted as a Percentage	Affordable Homes: for Shared Ownership / Other Low-Cost Ownership	Affordable Homes: for Affordable / Social Rent	Notes
18 Denmark Road	20/00300/FUL	20	0	0	0	0	Likely to come forward as a 100% Affordable site through grant funding. Off-Site Affordable Housing Contribution (commuted sum)
Serco House, Olympus Park	20/01093/JPA	25	0	0	0	0	No affordable housing requirement due to permitted development. GCH are bringing the site forward as a 100% affordable site.
Land south of Rudloe Drive	20/00359/REM	80	16	20%	4	12	S106
Land at Naas Lane	18/01228/OUT	97	24	24.7%	6	18	S106
5-7 Park Road	19/00296/FUL	23	5	21.7%	1	4	5 units through S106. GCH bringing forward 100% of units as affordable through grant funding.
Café Nero, Southgate Street	19/00464/FUL	5	0	0	0	0	/
Land at Rea Lane	19/00068/FUL	33	8	24%	3	5	S106
26 Station Road	20/00539/JPA	7	0	0	0	0	/
Kings Quarter	18/01454/FUL	91	25	27%	0	25	The 25 affordable units are all at

								Kings Quarter Plot 1 (104 Northgate Street)
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Appendix 10. Housing Supply Deliverability Schedule: dwellings under construction or extant but yet to start (2021/22 to 2025/26 as of 31st March 2021)

Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	5 Year Supply Period					Post 5 Year Period	Deliverability Commentary
					2021-22	2022-23	2023-24	2024-25	2025-26		
07/00472/OUT & 15/00286/REM 07/00474/OUT & 15/00287/REM	Former chemicals sites – Bristol Road	Podsmead	258	84	50	34	0	0	0	0	Large site (5+) under construction. Figures provided by Matthew Homes in April/May 2021.
15/01144/FUL	Land at Bakers Quay	Westgate	166	115	0	0	25	50	40	0	Large site (5+) under construction. Figures from agent via the INOVEM survey 2020 and recent email in April 2021.
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. Officer site visit to assess progress April 2021.
16/00631/OUT & 18/00347/REM	Former Bishops College	Longlevens	90	13	13	0	0	0	0	0	Large site (5+) under construction. Figures from agent and officer site visit to assess progress April 2021.
15/01190/OUT & 17/00224/REM	Business School & Student accommodation - University - Oxstalls Lane	Longlevens	80	80	0	0	0	40	40	0	Large site (5+) under construction, but only a technical start, no building going on. Email with University of Gloucestershire 08/06/20.

16/00518/FUL	7 Podsmead Road	Podsmead	6	6	6	0	0	0	0	0	Large site (5+) under construction. Site visit in April 2021.
16/00165/OUT	Land south of Grange Road	Tuffley	250	151	50	50	51	0	0	0	Large site (5+) under construction. Officer site visit in April 2021.
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 April 2021.
14/00709/FUL	Monk Meadow	Westgate	409	219	100	100	19	0	0	0	Large site (5+) under construction. Very rapid progress. Figures from Build Manager – email April 2021.
15/01524/OUT 16/01516/REM 17/00582/REM	PATA Centre, Grange Road	Tuffley	10	1	1	0	0	0	0	0	Large site (5+) under construction. Officer site visit April 2021.
13/01032/OUT	Land East of Hempsted Lane	Westgate	50	50	0	0	25	25	0	0	Large site (5+) not started. As of July 2020, REM submitted.
17/00535/JPA 18/00013/FUL 18/01283/JPA	Friary House, 46 - 50 Southgate Street	Westgate	33	33	0	0	0	15	18	0	Large site (5+) Not started. Site visit in May 2021. Conditions being discharged.
17/01379/FUL	96 Barnwood Road - The Coach House	Barnwood	9	9	0	9	0	0	0	0	Large site (5+) under construction. Site visit in May 2021.

18/01279/FUL	The Trust Centre, Conduit Street	Barton & Tredworth	6	6	0	6	0	0	0	0	0	Large site (5+) Not started.
18/00297/FUL	York House Pub, London Road	Kingsholm & Wotton	5	5	5	0	0	0	0	0	0	Large site (5+) under construction. Site visit in May 2021.
17/00304/FUL	97 London Road	Kingsholm & Wotton	12	12	12	0	0	0	0	0	0	Large site (5+) under construction. Site visit in May 2021 – almost complete.
17/00659/FUL	Former Gloucester Prison, Barrack Square	Westgate	202	202	0	0	25	50	50	77		Large site (5+) not started. Latest information from case officer in May 2021. Applicant has submitted for discharge of conditions and demolition is imminent.
17/01201/FUL	18 Brunswick Square	Westgate	6	6	6	0	0	0	0	0	0	Large site (5+) under construction. Site visit in May 2021.
18/00641/FUL	12-16 Quay Street	Westgate	46	46	0	0	0	25	21	0		Large site (5+) not started. Ongoing discussion with the site owners. Pushed trajectory back one year.
18/00144/FUL	Old School at PATA Centre	Tuffley	7	7	7	0	0	0	0	0	0	Large site (5+) under construction.
18/00156/FUL	Barbican Car Park, Blackfriars (Phase 2)	Westgate	74	74	0	35	39	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,	Kingsholm & Wotton	100	98	25	50	23	0	0	0		Large site (5+) under construction.

	Estcourt Road											Rapid progress on site. Site visit May 2021.
18/00993/FUL	Land adj to 19 - 21 Brunswick Road	Westgate	8	8	0	0	8	0	0	0	0	Large site (5+) not started. Recent site visit – May 2021.
17/01199/OUT 20/00359/REM	Land South of Rudloe Drive	Kingsway	80	80	25	50	5	0	0	0	0	Large site (5+) under construction. 4 dwellings underway as of end March 2021. Trajectory data supplied by agent.
18/01141/REM	Land South of Winnycroft Farm	Matson and Robinswood	420	420	0	0	50	100	100	170	0	Large site (5+) not started. Trajectory data supplied by developer in May 2021.
18/01454/FUL 20/00645/FUL	Kings Quarter	Westgate	91	91	0	0	43	25	23	0	0	Large site (5+) not started. New capacity and indicative trajectory provided by GCC in May 2021 in line with recent permissions. Conditions being discharged. Other elements e.g. Kings Square have started.
19/00672/FUL	Manor Gardens, Barnwood	Barnwood	23	23	0	0	10	13	0	0	0	Large site (5+) not started.
19/00699/FUL	Marconi Drive	Quedgeley Fieldcourt	84	29	29	0	0	0	0	0	0	Large site (5+) under construction. Very good progress.
20/00300/FUL	18 Denmark Road	Kingsholm & Wotton	20	20	0	20	0	0	0	0	0	Large site (5+) not started.

18/01228/OUT	Land at Naas Lane	Quedgeley Fieldcourt	97	97	0	0	25	50	22	0	Large site (5+) not started. REM expected soon according to case officer
19/00296/FUL	5-7 Park Road	Westgate	23	23	23	0	0	0	0	0	Large site (5+) under construction. Very good progress.
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	33	0	25	8	0	0	0	Large site (5+) not started.
20/01093/JPA	Serco House, Olympus House	Quedgeley Severnvale	25	25	0	25	0	0	0	0	Large site (5+) under construction.
				2,103	377	416	356	393	314	247	
					TOTAL OUTSTANDING DWELLINGS IN 5 YEAR PERIOD =						
					1,856						

Appendix 11. Deliverable Brownfield Land Register Sites

Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2021-22	2022-23	2023-24	2024-25	2025-26	Post 5 Year Period	Deliverability Commentary
GLOSBR023	Former MoD Storage Site, Hempsted	Westgate	92	92	0	0	25	50	17	0	Large site (5+) not started. On BLR and expected to be submitted for planning shortly. May 2021 Email confirmation of developer intentions and trajectory.

Appendix 12. 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	115	46

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