



Gloucester City Council Five-Year Housing Land Supply Statement as of 31 March 2026

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1. Introduction

- 1.1 On 17 August 2026, the Ministry of Housing, Communities & Local Government published the new 'National Planning Policy Framework' (NPPF) which brought in key changes to housing need and land supply. These changes are reflected in this five-year housing land supply statement.
- 1.2 Annex D, paragraph 8 of the NPPF states: *"Local planning authorities should identify and update annually a supply of specific deliverable sites. This should be sufficient to provide a minimum of five years' worth of housing, assessed against their local housing need (calculated using the standard method) where the development plan housing requirement is more than five years old"*.
- 1.3 This statement sets out the position on the five-year housing land supply for Gloucester City Council (GCC) as of 31st March 2026 and covers the five-year period from 1st April 2026 until 31st March 2031. **Figure 8** sets out that GCC can demonstrate housing land supply of **2.7 years**.
- 1.4 Any five-year housing land supply trajectory is both a snapshot in time and a look to the future. To prepare this statement, GCC has engaged with site promoters, as well as drawing on the wider planning team and utilising best practice regarding delivery trajectories.

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

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

- 2.3 The Gloucester City Plan was adopted in January 2023 and allocates sites in accordance with the spatial strategy set out in the JCS. The City Plan covers the period from 2011 to 2031 and is used together with the JCS to guide decisions on planning applications.
- 2.4 The JCS became 5 years old on 11 December 2022. The NPPF 2026 sets out that where a development plan is more than 5 years old, planning authorities should calculate their local housing need using the standard method as set out in national guidance.
- 2.5 Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council are currently jointly preparing a Strategic and Local Plan (SLP), which will replace the JCS in its entirety. Having regard to the NPPF, the three authorities all calculate their local housing need using the standard method.
- 2.6 An updated Local Development Scheme (LDS) was agreed by all three authorities in summer 2026. This commits to a consultation on a pre-submission SLP (Regulation 19) being undertaken in mid/late 2026 with submission of the SLP to the Secretary of State (Regulation 22) by December 2026.

3. The Standard Method

- 3.1 The standard method, set out in Annex 2 of the NPPF and the Planning Practice Guidance (PPG) under the heading of 'Housing and economic needs assessment' including Paragraph 004 Reference ID: 2a-004-20241212 uses a formula to identify the minimum number of houses expected to be planned for by a local authority (annual local housing need or 'LHN'). This figure is calculated using the existing housing stock of the area adjusted to account for local affordability.
- 3.2 The standard method sets out that the minimum LHN for Gloucester City is currently **706 dwellings per annum**. Gloucester City Council considers this to be the most up to date and robust figure on which to base the five-year housing land supply calculation. The various steps in calculating the LHN can be seen in **Appendix 1: Standard method calculation**.

4. Previous delivery

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

- 4.2 The application of an 'affordability ratio' within the local housing need calculation accounts for any past under-delivery up to the date of the calculation.
- 4.3 Notwithstanding the above, **Figure 1** shows previous housing completions in Gloucester City and in JCS Allocations in Tewkesbury Borough meeting Gloucester's need from 1st April 2011 to 31st March 2026.

Figure 1: Previous housing completions

Year	JCS Requirement ¹	Net Annual Completions in Gloucester and JCS Allocations	Delivery against requirement
2011/12	718	593	-125
2012/13	718	430	-288
2013/14	718	476	-242
2014/15	718	554	-164
2015/16	718	470	-248
2016/17	718	439	-279
2017/18	718	487	-231
2018/19	718	544	-174
2019/20	718	467 (+21 from JCS) = 488	-230
2020/21	718	610 (+114 from JCS) = 724	6
2021/22	718	420 (+529 from JCS) = 949	231
2022/23	670	534 (+820 from JCS) = 1,354	684
2023/24	663	366 (+525 from JCS) = 891	228
2024/25	700	376 (+ 850 from JCS) = 1,226	526
2025/26	706	258 (+383 from JCS) = 641	-65
Total	10,672	10,266	-406

¹ In December 2022, the standard method came into effect, hence the change from the JCS 718 figure.

5. Five-year housing land requirement with NPPF buffers

5.1 With the publication of the updated NPPF (2026), local planning authorities are still required to include mandatory buffers to their housing requirements as per the NPPF (2024).

5.2 Annex D, paragraph 9, of the NPPF (2026) states:

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

- a) 5% to ensure choice and competition in the market for land; or*
- b) 20% where there has been significant under delivery (Footnote 74) of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
- c) For the purposes of decision-making, only 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework published prior to December 2024 (Footnote 75), and whose annular average housing requirement (Footnote 76) is 80% or less of the most up-to-date local housing need figure calculated using the standard method...”*

5.3 Footnote 74 of the NPPF (2026) sets out that: *“This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement”*. The Housing Delivery Test (HDT) is a percentage measurement of the number of net homes delivered against the number of homes required, over a rolling three-year period. The latest Housing Delivery Test result was published by the government on 17 August 2026. The HDT showed that, over the three-year period 1st April 2022 to 31st March 2025, the amount of housing delivered within Gloucester City was 63% of the requirement (2,014 homes required and 1,278 net homes delivered). Therefore, a **20% buffer** to the housing requirement has been applied.

5.4 The SLP held a Regulation 18 consultation in 2024 and is expected to hold a Regulation 19 consultation in late 2026 as set out in the Council’s Local Development Scheme (LDS). The first of the Regulation 18 consultation stages ended on 12 March 2024. That document was not accompanied by a policies map, and the document did not contain proposed allocations. Therefore, it is considered that GCC still needs to demonstrate a five-year housing land supply. The five-year housing land requirement for the period 1 April 2026 to 31 March 2031 is 3,530 dwellings without the 20% buffer and 4,236 dwellings when the buffer is applied as set out in Figure 2 below.

Figure 2: Five-year housing requirement 1 April 2026 to 31 March 2031

Row ID	Component	Calculation	Total Dwellings
A	Five-year Local Housing Need figure	Local Housing Need figure (706 per annum) x 5 (years)	3,530
B	Five-year Local Housing Need figure with NPPF buffer (20%)	Row A + (Row A / 100 x 5)	4,236

6. Housing supply and delivery

- 6.1 In considering whether a site should contribute toward the city's supply of housing land, GCC have had regard to the NPPF, including Annex A and Annex D, and the definition of 'deliverable' within the glossary (Annex B). The glossary to the NPPF states: *"To be considered deliverable, sites for housing.... should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that homes will be delivered on-site within five years".*
- 6.2 The Planning Practice Guide: Housing supply and delivery at paragraph 007, Reference ID: 68-007-20190722 provides additional guidance on deliverability stating that *"...Such evidence, to demonstrate deliverability, may include:*
- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
 - firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
 - firm progress with site assessment work; or*
 - clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects..."*

- 6.3 There are various references to 'windfall' sites within the NPPF, including at Policy HO3: Provide land for homes, which states *"Where an allowance is to be made for windfall sites as part of identified supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the land availability assessment, historic windfall delivery rates and expected future trends."* The glossary to the NPPF refers to 'Windfall sites' as *"Sites not specifically identified in the development plan"*.

7. Supply of housing land

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

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

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

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

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

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

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

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

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

E – Windfall allowance (1-4 net dwellings)

- 7.6 A small sites windfall allowance has been included within the supply and is based on an analysis of historic windfall delivery over a decade. **Figure 3** shows that in the last 10 years there has been an average annual windfall delivery of 41 net dwellings. For the 5-year supply calculation it is assumed that all small sites will build out in years one or two (2026/27 and 2027/28). To avoid double counting, the windfall supply does not contribute until years three to five (2028/29, 2029/30 and 2030/31).

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

2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026
77	55	36	43	29	39	37	20	47	27

F – Gloucester City Plan Allocations

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

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

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

8. Housing delivery

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

Figure 5: Breakdown of GCC’s supply of housing land (by year) for 1 April 2026 to 31 March 2031

Supply source (as of 31 March 2026 unless otherwise specified)	2026-27	2027-28	2028-29	2029-30	2030-31	(Total five-year supply)
A – Major sites (10+ net dwellings) with detailed planning permission	134	261	295	264	237	1,191
B – Medium sites (5-9 net dwellings) with detailed planning permission	27	0	0	0	0	27
C – Sites with outline planning permission	0	0	0	0	0	0
D – Small sites (1-4 net dwellings) with detailed planning permission	32	33	0	0	0	65
E – Windfall allowance (1-4 net dwellings)	0	0	41	41	41	123

Supply source (as of 31 March 2026 unless otherwise specified)	2026-27	2027-28	2028-29	2029-30	2030-31	(Total five-year supply)
F – Gloucester City Plan Allocations that do not otherwise have planning permission	0	0	55	94	94	243
G – JCS Allocations (Meeting Gloucester's need)	117	148	164	154	66	649
Totals (excluding the lapse rate for small sites not started)	310	442	575	563	438	2,298

- 8.2 Further information and detailed trajectories for the sites within categories A to G is provided within **Appendix 2: All Sites** Further details on sites are contained in the latest version of Gloucester City's Housing Monitoring Report at: [Monitoring & Five-Year Housing Land Supply | Gloucester City Council](#)
- 8.3 To inform the assessment of housing delivery, Officers have reviewed and updated the previous assessment process undertaken to ensure a robust forecast of delivery is made. All planning permissions have been assessed in terms of their status as of 31st March 2026. Officers have recorded starts, dwellings under construction, completions, and outstanding commitments. Sites have been monitored against a desk-top assessment and site visits.
- 8.4 Where necessary larger site promoters, developers, and landowners have been contacted to ascertain future site delivery.
- 8.5 Where officers did not contact the relevant site promoters or developers, starts and delivery rates were assessed based on industry norms namely those laid out in [Lichfield's Start to Finish Report](#) (3rd Edition, 2024).

Lead-in times

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

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

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

Build-out times

- 8.8 This relates to the rate at which homes are to be built out on sites. For small and medium-sized sites, the build-out rate applied is within year 1 or 2 in the five-year period. Only very occasionally will sites be built out in year 3 where there is local evidence.
- 8.9 The Lichfield's Start to Finish report took a sample of sites of varying sizes and reported a mean average of annual build out for sites of these sizes. **Figure 7** show the mean build out rate on a range of large major site sizes.

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

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

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

Five-year housing land supply calculation as of 31 March 2026

8.12 The five-year land supply calculation is shown in **Figure 8**. This demonstrates that GCC can demonstrate a housing land supply of **2.7 years**.

Figure 8: Five-Year Housing Land Supply Calculation of 31 March 2026

Row	Component (for 1 April 2026 to 31 March 2031)	Total
1	Five-year housing requirement with 20% buffer	4,236
2	Annual rate for five-year requirement with 20% buffer	847
3	Total deliverable housing supply	2,298
4	Lapse rate deduction of 23% of small sites (65) not started	-10
5	Total deliverable housing supply factoring in lapse rate	2,288
6	Total deliverable housing supply in years (row 5 divided by row 2)	2.7

Appendix 1: Standard method calculation

- 1.1 **Step 1 – Setting the baseline** (as referenced in the Planning Practice Guidance (PPG) under the heading of ‘Housing and economic needs assessment’ including Paragraph 004 Reference ID: 2a-004-20241212) is to use the value of the existing housing stock for the authority from 2001 to 2024. This uses the dwelling stock estimates by local authority district, as set out in Table 125 (Dwelling stock estimated by local authority district: 2001-2025 unrounded). Row 419 shows that the existing stock for Gloucester City in 2024 is 59,860. To set the baseline, 0.8% of the existing housing stock is used, therefore the calculation is 0.8% of 59,860. The housing stock baseline figure is 478.88
- 1.2 **Step 2 (from the PPG) – An adjustment to take account of affordability** is then made. Using the most recent median workplace-based affordability ratios published by the Office for National Statistics (ONS). The most recent published information relates to the year 2025. Table 5c (Median affordability ratio) is referred to by ONS as the *“Ratio of median house price to median gross annual workplace-based earnings by local authority district, England and Wales, 1997 to 2025”*. The mean average affordability over the five most recent years for which data is available should be used. Row 296 of Table 5c gives the mean average affordability ratio of 7.50 for Gloucester City.
- 1.3 Because the ratio is above 5, an adjustment is made in line with the following formula as set out in the PPG.
- $$\text{Adjustment factor} = \left(\frac{\text{five year average affordability ratio} - 5}{5} \right) \times 0.95 + 1$$
- 1.4 The calculation is therefore $(7.5 - 5)/5 \times 0.95 + 1$, which gives an affordability adjustment of 1.475.
- 1.5 According to the worked examples in the PPG, the adjustment factor is then applied to the projected household growth figure from Step 1 to produce a **minimum annual local housing need figure**:
- $$1.475 \times 478.88 = 706$$
- (Figure is 706.3 but this has then been rounded down).

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

Step 1: Setting the baseline Total existing housing stock 2024 (unrounded): 59,860 0.8% of 59,860: 478.88
Step 2: An adjustment to take account of affordability Median workplace-based affordability ratio 2025: 7.19 Five-year mean average affordability ratio: 7.50 Adjustment factor: 1.475
Local Housing Need (per annum): 706
Local Housing Need (per annum) with NPPF 20% buffer: 847

Appendix 2: All Sites

Category	Status	Reference	Site Name	Ward	Net Site Capacity	2026-27 Projected Delivery	2027-28 Projected Delivery	2028-29 Projected Delivery	2029-30 Projected Delivery	2030-31 Projected Delivery	Five-Year Total
A	Large site (10+) under construction	18/01141/REM	Big Winney	Matson & Robinswood	420	49	49	49	49	49	245
A	Large site (10+) completed	18/01228/OUT / 22/00355/REM	Land at Naas Lane	Quedgeley Fieldcourt	97	0	0	0	0	0	0
A	Large site (10+) completed	22/00553/REM	Land North of Rudloe Drive	Kingsway	150	0	0	0	0	0	0
A	Large site (10+) under construction	23/00993/REM	Land at Hill Farm, Hempsted	Westgate	185	22	49	49	44	0	164
A	Large site (10+) under construction	22/01041/FUL	Old Hempsted Fuel Depot, Hempsted Lane	Westgate	70	8	8	0	0	0	16
A	Large site (10+) under construction	22/00333/COU	44-50 Eastgate Street	Westgate	20	5	0	0	0	0	5
A	Large site (10+) not started	22/00519/FUL	Land at Winnycroft Lane	Matson & Robinswood	180	0	25	49	49	49	172
A	Large site (10+) not started	25/00141/REM	Land Adjacent to Blackbridge Allotments, New Dawn View	Podsmead	30	0	0	30	0	0	30

A	Large site (10+) not started	25/00722/FUL	19 - 21 Brunswick Road	Westgate	19	0	19	0	0	0	19
A	Large site (10+) under construction	19/00672/FUL	Manor Gardens, Barnwood Road	Barnwood	23	23	0	0	0	0	23
A	Large site (10+) under construction	25/00492/COU	46 - 50 Denmark Road	Kingsholm & Wotton	-15	-15	0	0	0	0	-15
A	Large site (10+) not started	24/00721/FUL	35 Worcester Street	Westgate	14	0	14	0	0	0	14
A	Large site (10+) not started	25/00244/FUL	9 Park Road	Westgate	11	0	0	0	0	0	0
A	Large site (10+) under construction	23/00954/FUL	Former Holly House	Coney Hill	35	25	10	0	0	0	35
A	Large site (10+) not started	22/00770/FUL	Land at Great Western Road Sidings	Kingsholm & Wotton	315	0	25	49	49	49	172
A	Large site (10+) under construction	15/01190/OUT & 17/00224/REM	Business School & Student accommodation - University - Oxstalls Lane	Longlevens	80	0	0	0	0	40	40
A	Large site (10+) not started	22/00563/FUL	Downings Malthouse, Merchants Road	Westgate	117	0	25	49	43	0	117
A	Large site (10+) not started	23/00858/JPA	Regus office, 31 - 33 Worcester Street	Westgate	17	17	0	0	0	0	17

A	Large site (10+) not started	21/00825/JPA	Cedar House, Spa Road	Westgate	45	0	20	20	5	0	45
A	Large site (10+) not started	24/00784/REM	87 - 91 Southgate Street (Former RAOB club)	Westgate	17	0	17	0	0	0	17
A	Large site (10+) under construction	17/00659/FUL	Former Gloucester Prison, Barrack Square	Westgate	202	0	0	0	25	50	75
B	Medium site (5-9) completed	24/00955/FUL	Discovery House, Southgate Street	Westgate	5	0	0	0	0	0	0
B	Medium site (5-9) not started	24/00251/FUL	58 Eastgate Street	Westgate	6	6	0	0	0	0	6
B	Medium site (5-9) under construction	24/00764/FUL	86 - 88 Bristol Road	Moreland	7	7	0	0	0	0	7
B	Medium site (5-9) not started	25/00309/COU	63 Ryecroft Street	Barton & Tredworth	5	5	0	0	0	0	5
B	Medium site (5-9) under construction	22/00807/FUL	63 - 65 Denmark Road	Kingsholm & Wotton	9	9	0	0	0	0	9
B	Medium site (5-9) under construction	18/00144/FUL	PATA Centre, Grange Road	Tuffley	7	0	0	0	0	0	0
D	Small site (1-4) under construction	23/00401/FUL	255C Stroud Road	Moreland	4	2	0	0	0	0	2

D	Small site (1-4) under construction	20/01113/FUL	182 Southgate Street	Westgate	3	1	0	0	0	0	1
D	Small site (1-4) under construction	24/00730/PRIOR	32 - 34 Westgate Street - Former Poundstretcher	Westgate	3	1	0	0	0	0	1
D	Small site (1-4) under construction	23/01033/FUL	St Aldate Chambers, 4 - 6 Russell Street	Westgate	2	1	0	0	0	0	1
D	Small site (1-4) not started	24/00056/FUL	387 Painswick Road	Abbeydale	-1	-1	0	0	0	0	-1
D	Small site (1-4) not started	22/01081/FUL	Land at 10 Sudgrove Park	Abbeymead	1	1	0	0	0	0	1
D	Small site (1-4) under construction	22/00428/FUL	In the Manorhouse, 162 Barnwood Road	Barnwood	4	4	0	0	0	0	4
D	Small site (1-4) not started	24/00385/PRIOR	24A Jersey Road	Barton & Tredworth	2	0	2	0	0	0	2
D	Small site (1-4) not started	24/00515/COU	256 Barton Street	Barton & Tredworth	1	0	1	0	0	0	1
D	Small site (1-4) not started	24/00810/FUL	47 High Street	Barton & Tredworth	1	0	1	0	0	0	1
D	Small site (1-4) under construction	23/00895/LAW	55 Derby Road	Barton & Tredworth	0	0	0	0	0	0	0

D	Small site (1-4) not started	22/00307/FUL	Field View, West Lodge Drive	Coney Hill	2	2	0	0	0	0	2
D	Small site (1-4) under construction	20/00226/REM	12 Sandyleaze	Elmbridge	1	1	0	0	0	0	1
D	Small site (1-4) not started	22/00697/FUL	28 Elmleaze	Elmbridge	1	1	0	0	0	0	1
D	Small site (1-4) not started	24/00949/REM	38 Naas Lane Quedgeley	Quedgeley Fieldcourt	4	0	4	0	0	0	4
D	Small site (1-4) not started	24/00312/FUL	113 - 115 Southgate Street	Westgate	4	0	4	0	0	0	4
D	Small site (1-4) not started	22/00910/FUL	43 Brunswick Road	Westgate	3	0	3	0	0	0	3
D	Small site (1-4) not started	24/00080/FUL	93 Thoresby Avenue	Grange	2	0	2	0	0	0	2
D	Small site (1-4) not started	24/00506/FUL	Land At Newton Avenue	Matson & Robinswood	2	0	2	0	0	0	2
D	Small site (1-4) not started	24/00634/FUL	101 Northgate Street	Westgate	2	0	2	0	0	0	2
D	Small site (1-4) not started	25/00331/FUL	46 The Wheatridge	Abbeydale	1	1	0	0	0	0	1

D	Small site (1-4) completed	23/00982/LAW	1 Ennerdale Avenue	Longlevens	0	0	0	0	0	0	0
D	Small site (1-4) not started	25/00440/FUL	46 Goodyere Street	Barton & Tredworth	1	0	1	0	0	0	1
D	Small site (1-4) under construction	22/00272/FUL	55 Badminton Road	Matson & Robinswood	1	1	0	0	0	0	1
D	Small site (1-4) completed	23/00160/LAW	9 Reservoir Road	Matson & Robinswood	0	0	0	0	0	0	0
D	Small site (1-4) not started	25/00612/FUL	1 Midland Road	Barton & Tredworth	0	1	0	0	0	0	1
D	Small site (1-4) not started	22/01111/FUL	47 Central Road	Moreland	4	4	0	0	0	0	4
D	Small site (1-4) completed	23/00786/LAW	126 Calton Road	Moreland	0	0	0	0	0	0	0
D	Small site (1-4) under construction	23/00833/FUL	6 Meadowleaze	Elmbridge	1	1	0	0	0	0	1
D	Small site (1-4) not started	25/00694/FUL	102 Elmleaze	Elmbridge	1	0	1	0	0	0	1
D	Small site (1-4) not started	24/00315/FUL	37 Oxford Street	Kingsholm & Wotton	0	0	0	0	0	0	0
D	Small site (1-4) not started	25/00092/FUL	71 Alvin Street	Kingsholm & Wotton	1	1	0	0	0	0	1

D	Small site (1-4) completed	24/00880/FUL	211 Stroud Road	Moreland	0	0	0	0	0	0	0
D	Small site (1-4) not started	25/00316/FUL	17 Kingsholm Road	Kingsholm & Wotton	0	1	0	0	0	0	1
D	Small site (1-4) not started	22/00434/FUL	1 School Lane, Quedgeley	Quedgeley Fieldcourt	2	0	2	0	0	0	2
D	Small site (1-4) not started	25/00539/COU	49 London Road Gloucester	Kingsholm & Wotton	0	0	0	0	0	0	0
D	Small site (1-4) complete	25/00728/LAW	37 Henry Road	Kingsholm & Wotton	0	0	0	0	0	0	0
D	Small site (1-4) not started	26/00085/LAW	87 Deans Way	Kingsholm & Wotton	0	0	0	0	0	0	0
D	Small site (1-4) not started	21/01189/FUL	39 Goddard Way	Tuffley	1	0	1	0	0	0	1
D	Small site (1-4) completed	26/00053/LAW	90 Weston Road	Moreland	0	0	0	0	0	0	0
D	Small site (1-4) not started	24/00521/REM	32 Curtis Hayward Drive	Quedgeley Severnvale	1	0	1	0	0	0	1
D	Small site (1-4) completed	25/00242/FUL	17 Cromwell Street	Westgate	0	0	0	0	0	0	0

D	Small site (1-4) completed	25/01081/LAW	9 Cromwell Street	Westgate	0	0	0	0	0	0	0
D	Small site (1-4) not started	22/00011/FUL	3 - 5 Worcester Street	Westgate	2	0	2	0	0	0	2
D	Small site (1-4) not started	22/00654/FUL	Brand Mellor, Copner House, 43 Southgate Street	Westgate	1	1	0	0	0	0	1
D	Small site (1-4) not started	21/00833/JPA	55 Northgate Street	Westgate	4	0	4	0	0	0	4
D	Small site (1-4) not started	25/00681/LAW	28 Clarence Street	Westgate	0	1	0	0	0	0	1
D	Small site (1-4) not started	25/00713/LAW	1 St Michaels Square	Westgate	0	0	0	0	0	0	0
D	Small site (1-4) not started	25/00814/FUL	12 Worcester Street	Westgate	1	0	1	0	0	0	1
D	Small site (1-4) not started	25/00120/FUL	129 Southgate Street	Westgate	1	0	1	0	0	0	1
D	Small site (1-4) not started	25/00908/FUL	11 Arthur Street	Westgate	0	0	0	0	0	0	0
D	Small site (1-4) under	25/00033/FUL	Griffiths Marshall, 172 Southgate Street	Westgate	1	1	0	0	0	0	1

	constructio n										
D	Small site (1-4) not started	24/00760/FUL	24 Heathville Road	Kingsholm & Wotton	-1	-1	0	0	0	0	-1
D	Small site (1-4) not started	25/00278/FUL	18 Rissington Road	Tuffley	-1	0	-1	0	0	0	-1
D	Small site (1-4) not started	25/00293/FUL	3 Millers Green	Westgate	-1	0	-1	0	0	0	-1
D	Small site (1-4) under constructio n	22/01067/FUL	1 - 3 Eastgate Street	Westgate	2	2	0	0	0	0	2
D	Small site (1-4) under constructio n	22/01086/COU	48 Westgate Street	Westgate	1	1	0	0	0	0	1
D	Small site (1-4) under constructio n	23/00238/JPA	45 Park Road	Westgate	1	1	0	0	0	0	1
D	Small site (1-4) under constructio n	23/00911/LAW	8 St Michaels Square	Westgate	1	1	0	0	0	0	1
D	Small site (1-4) under constructio n	17/01385/FUL & 17/01386/LBC	61 Southgate Street	Westgate	3	3	0	0	0	0	3
E	Small site: Windfall Analysis	/	/	/	123	0	0	41	41	41	123

F	Gloucester City Plan Allocations without planning permission	/	Wessex House, Great Western Road	Kingsholm & Wotton	40	0	0	0	20	20	40
F	Gloucester City Plan Allocations without planning permission	/	Former Quayside House - Greater Blackfriars	Westgate	50	0	0	0	25	25	50
F	Gloucester City Plan Allocations without planning permission	/	Land at St Oswalds	Westgate	300	0	0	25	49	49	123
F	Gloucester City Plan Allocations without planning permission	/	Former Colwell Youth & Community Centre	Barton & Tredworth	20	0	0	20	0	0	20
F	Gloucester City Plan Allocations without planning permission	/	Jordan's Brook House	Barnwood	10	0	0	10	0	0	10
G	JCS Strategic Allocations	19/00996/APP	Land north of Innsworth Lane - Phase 2	/	175	7	0	0	0	0	7
G	JCS Strategic Allocations	22/01225/APP	Land To the North of Innsworth Lane - Phase 4	/	257	21	0	0	0	0	21

G	JCS Strategic Allocations	21/00133/APP	Land at Innsworth - Phase 5	/	179	50	13	0	0	0	63
G	JCS Strategic Allocations	24/00833/APP	Land north of Innsworth Lane - Phase 7	/	136	0	25	49	49	13	136
G	JCS Strategic Allocations	24/00429/APP	Drymeadow Farm, Drymeadow Lane Innsworth	/	5	0	5	0	0	0	5
G	JCS Strategic Allocations	22/01367/PIP / 25/00327/FUL	Land off Brook Lane / Ash Lane, Twigworth	/	2	2	0	0	0	0	2
G	JCS Strategic Allocations	24/00075/FUL	Land off Down Hatherley Lane = Phase 2, Twigworth	/	9	0	9	0	0	0	9
G	JCS Strategic Allocations	22/00667/FUL	Land to the South of Cheltenham Road East, S. Churchdown	/	145	0	46	39	56	4	145
G	JCS Strategic Allocations	22/00251/APP	Phases 4 & 6, Land at Perrybrook, N. Brockworth	/	435	37	0	0	0	0	37
G	JCS Strategic Allocations	22/00751/APP	Phase 7, Perrybrook off Valient Way, N. Brockworth	/	272	0	25	49	49	49	172

