

Housing Monitoring Report

October 2020



New housing under construction at Monk Meadow Dock, Gloucester – October 2020

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1. Summary

This is the Housing Monitoring Report for Gloucester City for the period 1st April 2019 to 31st March 2020. Gloucester City Council has been monitoring the progress of approved new housing planning applications and allocations since 1989. The report records the following information:

- Housing completions in the monitoring year.
- Housing commitments in the monitoring year.
- Potential future dwellings available through draft plan allocations.
- The loss of dwellings e.g. as a result of conversion to other uses.
- Lapsed or superseded planning permissions.
- Requests for sites via Gloucester's Self-Build Register.
- The 'housing mix' of major completions.
- Numbers of Affordable Homes permitted in the monitoring year.
- Gloucester's 5-year housing land supply position as of 31st March 2019.
- Gloucester's deliverability schedule for sites of 5 dwellings or more.

Housing Delivery

- Between 1st April 2019 and 31st March 2020, the gross completion figure for new dwellings in Gloucester was 468.
- In the same period 1 dwellings was lost as a consequence of subdivision; so, between 1st April 2019 and 31st March 2020 the net completion figure for new dwellings in Gloucester was 467.
- Of Gloucester's wards, the highest completion rate in the monitoring period was in Westgate with over 45% of all net completions. The next highest was Kingsway with over 10%.
- Of the gross completions, 364 dwellings (77.7%) were completed on Brownfield land.
- In Gloucester City there are 2,611 deliverable housing commitments from 1st April 2020. This is permitted sites and not allocations or draft allocations.
- c.810 dwellings are expected to be delivered as 'City Plan Potential' – through sites to be allocated in the emerging City Plan. It maybe that

Housing Permissions and Buildouts

- Over the last 5 years from 2015/16 to 2019/20 the City has permitted 4,125 dwellings; that's an average of 825 per year (net figure). In this time period the number of dwellings completed was 2,408; that's an average of 481 per year. These figures clearly indicate that whilst Gloucester City has been unable to (to date) to meet the annual 718 target this cannot be attributed to a lack of permissions granted.

Joint Core Strategy Context

- The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) was adopted in December 2017. It is part of the Development Plan for the JCS area and covers the period from 2011 to 2031. It is currently under review. In order to meet the Objectively Assessed Need (OAN), by 2031 Gloucester is required to deliver 14,360 dwellings; that is 718 dwellings per year. A significant proportion of these dwellings will be delivered through the build out of Strategic Allocations made up of Winneycroft in Gloucester and Innsworth, Twigworth, South Churchdown and North Brockworth (urban extensions into Tewkesbury Borough) all helping to meet Gloucester's housing need.

At the time of writing (October 2020) the following Strategic Allocation parcels/phases have been permitted:

Innsworth/Twigworth (2,295 dwellings)	<ul style="list-style-type: none"> 18/01285/APP Land north of Innsworth Lane (253 dwellings) 19/00996/APP Land north of Innsworth Lane (175 dwellings) 19/00935/APP Phase 1A Part Parcel 5188, Tewkesbury Road, Twigworth (79 dwellings) 20/00524/APP Phase 1B at Twigworth (154 dwellings)
South Churchdown (1,100 dwellings)	<ul style="list-style-type: none"> 19/00738/APP Parcel 3745 Land at Pirton Fields, Cheltenham Road East (465 dwellings)
North Brockworth (1,500 dwellings)	<ul style="list-style-type: none"> 19/00537/APP Phase 1, Land at Perrybrook (135 dwellings) 18/00864/APP Phases 2 & 5, Land at Perrybrook (240 dwellings) 18/00109/APP Phase 3, Land at Perrybrook (225 dwellings)
Winneycroft (620 dwellings)	<ul style="list-style-type: none"> 18/01141/REM Southern Winneycroft Parcel (420 dwellings)

- Since the start of the JCS period in 2011/12 there has been annual under delivery against the 718 OAN. However, there is an expectation that from 2021/22, when the Strategic Allocations start to build out that there will be a few years of quite significant over supply which will help to meet the shortfall.
- In August 2020 officers from the City Council wrote to all the major builders requesting up to date housing trajectories. At the time of writing this report, not all the data has been received. In 2019/20 North Brockworth delivered 21 dwellings and early phases of Innsworth/Twigworth and South Churchdown are under construction but with no completions recorded.

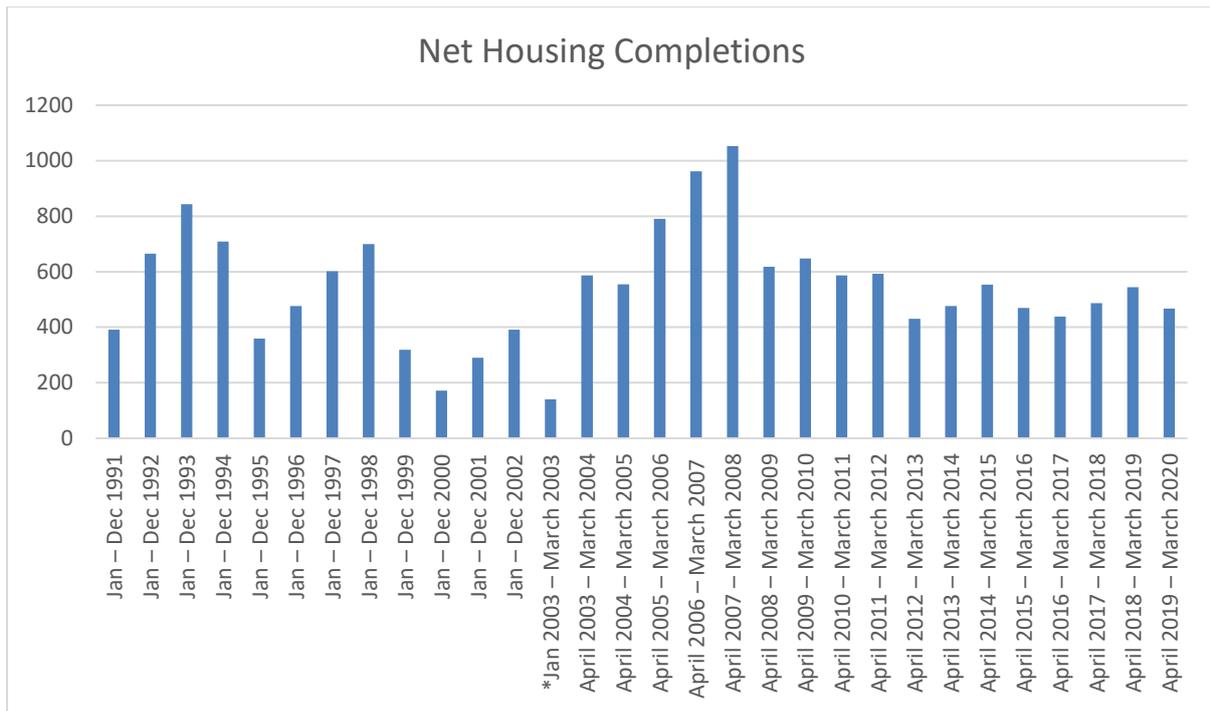
2. Housing Delivery

A. Net Housing Delivery in Gloucester 1991 to 2020

Year	Net Completions
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**

*Please note that the low number of completions here reflects the short monitoring period where the annual monitoring was switched from January to March. Please also note that due to a review, the Net Completions for 2011/12 to 2015/16 differ slightly in this table from the previous monitoring report. All the figures in this table, for all years, are now correct as per Gloucester's master spreadsheet/database and the JCS figures adopted in December 2017.

**Note that 467 is the net total for dwellings within the boundary of Gloucester City. In addition to this 21 houses were completed at Perrybrook which is an early phase of the 1,500 Brockworth development. Through the JCS these dwellings are counted towards meeting Gloucester's housing need. In the next Monitoring Report, when Brockworth and other JCS Strategic Allocations start to deliver more completions, the figures will be recorded in this summary table.



Between 1991 and 2019 the average completion rate in Gloucester was 543 dwellings per annum. The high numbers in the months between April 2006 to March 2008 were due to a large number of completions on the Kingsway development in the south of the city. Since 2011, the average annual completion rate has been 495 dwellings.

B. Dwelling Completions for the Monitoring Year

Gross Dwelling Completions	468
Losses in the year	1
Net Dwelling Completions	467

C. Large & Small Site Comparison

Gross Dwelling Completions Large Sites (10 dwellings plus) (See Appendix 1)	395
Gross Dwelling Completions Small Sites (1 – 9 dwellings) (See Appendix 2)	73

D. Top Four Wards with Most Completions in 2019/20

Ward	Percentage
Westgate	45.5 %
Kingsway	10.6 %
Barnwood	10.4 %
Longlevens	8.9 %

E. Completions – Brownfield / Greenfield Data for 2018/19

Gross Dwelling Completions Brownfield (See Appendix 1)	364
Gross Dwelling Completions Greenfield (See Appendix 1)	104
% of 2019/20 Completions on Brownfield sites	77.7%

F. Overall Completions & Commitments

Total Net Completions since 2011/12	4,460
Outstanding Commitments post 31 st March 2020	2,611

G. Affordable Housing Permitted (2019/20)

In this monitoring year, 16 affordable homes were permitted as part of a number of major housing schemes. 12 were for affordable social rent and 4 were for shared ownership/other low-cost ownership (See Appendix 8 for details).

H. Housing Mix

For major housing development (Net completions in 2019/20) the housing mix has been recorded as per information submitted by applicants in their application forms. (See Appendix 7 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: <http://www.gloucester.gov.uk>
- Further information on the Joint Core Strategy can be found at: <https://jointcorestrategy.org/>

APPENDICES

Appendix 1. Summary of Gross Housing Completions by Ward

The following table shows Gross 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		Greenfield		Total
	Small	Large	Small	Large	
Abbeydale	0	0	0	0	0
Abbeymead	0	0	0	0	0
Barnwood	1	48	0	0	49
Barton & Tredworth	12	22	0	0	34
Coney Hill	0	0	0	0	0
Elmbridge	0	9	0	0	9
Grange	0	0	0	0	0
Hucclecote	0	0	2	0	2
Kingsholm & Wotton	11	0	0	0	11
Kingsway	0	0	0	50	50
Longlevens	1	41	0	0	42
Matson & Robinswood	3	0	0	0	3
Moreland	1	0	0	0	1
Podsmead	0	27	0	0	27
Quedgeley Fieldcourt	7	0	0	0	7
Quedgeley Severnvale	1	0	0	0	1
Tuffley	4	0	0	15	19
Westgate	30	146	0	37	213
Total	71	293	2	102	468

Total Gross Brownfield Completions	364
Total Gross Greenfield Completions	104
Total Gross Completions	468

Appendix 2. Site Status 2019/20

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 2019 and 31st March 2020.

Net Housing Completions

Ward	Site Name	Planning App No.	Dwellings Permitted / Site Capacity	Brownfield / Greenfield	Losses	Complete in 2019/20	Dwellings Remaining to be Built
Abbeydale	/	/	/	/	/	/	/
Total Net Completions in 2019/20 = 0							
Barnwood	197-199 Barnwood Road	19/00151/FUL	1	B	0	1	0
Barnwood	Former Royal Mail Sorting Office	18/00336/JPA	48	B	0	48	0
Total Net Completions in 2019/20 = 49							
Barton & Tredworth	Norville factory site, Paul Street	16/00815/FUL	63	B	0	22	0
Barton & Tredworth	160A Barton Street	17/01378/FUL	2	B	0	1	0
Barton & Tredworth	101 High Street	17/00567/FUL	2	B	0	2	0
Barton & Tredworth	32-34 Massey Road	18/00165/FUL	4	B	0	4	0
Barton & Tredworth	26 Vauxhall Road	18/00243/FUL	1	B	0	1	0
Barton & Tredworth	108 High Street	16/00655/FUL	3	B	0	3	0
Barton & Tredworth	156 Barton Street	17/01179/FUL	1	B	0	1	0
Total Net Completions in 2019/20 = 34							

Coney Hill	/	/	/	/	/	/	/
Total Net Completions in 2019/20 = 0							
Elmbridge	Land adjacent to 82-84 Cheltenham Road	18/01335/FUL	9	B	0	9	0
Total Net Completions in 2019/20 = 9							
Grange	/	/	/	/	/	/	/
Total Net Completions in 2019/20 = 0							
Hucclecote	57 Elmgrove Road	19/00231/FUL	1	G	0	1	0
Hucclecote	54 Larkhay Road	18/01137/FUL	1	G	0	1	0
Total Net Completions in 2019/20 = 2							
Kingsholm & Wotton	2 Claremont Road	17/00798/FUL	2	B	0	2	0
Kingsholm & Wotton	47 London Road, St Nicholas House	17/00975/FUL	9	B	0	9	0
Total Net Completions in 2019/20 = 11							
Kingsway	Kingsway - Framework 4 Area 4A2	10/00467/REM	133	G	0	50	37
Total Net Completions in 2019/20 = 50							
Longlevens	Former Bishops College	16/00631/OUT & 18/00347/REM	90	B	0	41	46
Longlevens	Land rear of 14 Horsbere Road	17/00359/FUL	1	B	0	1	0
Total Net Completions in 2019/20 = 42							
Matson & Robinswood	Adjacent 7 Gatmeres Road	16/00912/FUL	2	B	1	1	0
Matson & Robinswood	2 Redwell Road	18/01452/FUL	1	B	0	1	0
Matson & Robinswood	57 Myrtle Close	19/00025/FUL	1	B	0	1	0

Total Net Completions in 2019/20 = 3							
Moreland	69 Alma Place	19/00268/FUL	1	B	0	1	0
Total Net Completions in 2019/20 = 1							
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	27	124
Total Net Completions in 2019/20 = 27							
Quedgeley Fieldcourt	Land adjacent to St James Close	16/00811/FUL	11	B	0	2	0
Quedgeley Fieldcourt	The Coach House, Plot 12, St James Close	18/01286/FUL	1	B	0	1	0
Quedgeley Fieldcourt	Garages rear Parklands	19/00093/FUL	3	B	0	3	0
Quedgeley Fieldcourt	1 Manor Cottages (Acacia House) Naas Lane	19/00351/FUL	1	B	0	1	0
Total Net Completions in 2019/20 = 7							
Quedgeley Severnvale	14 Turnstone Drive	18/01418/FUL	1	B	0	1	0
Total Net Completions in 2019/20 = 1							
Tuffley	Land south of Grange Road	16/00165/OUT	250	G	0	15	235
Tuffley	PATA Centre	15/01524/OUT 16/01516/REM 17/00582/REM	12	B	2	4	6
Total Net Completions in 2019/20 = 19							
Westgate	Former Kwik Save, 103 Northgate Street	16/00142/FUL	95	B	0	56	0
Westgate	18 The Oxebody	14/01257/FUL	2	B	0	2	0
Westgate	5 Commercial Road	16/00725/COU	4	B	1	3	0
Westgate	Monk Meadow	14/00709/FUL	409	B	0	19	390
Westgate	Land adjacent to Newark Farm	15/01494/FUL	44	G	0	37	7
Westgate	Beatrice Webb House, 75 - 81 Eastgate	16/00626/JPA	27	B	0	27	0

	Street						
Westgate	27 Brunswick Road	17/00320/FUL	3	B	0	3	0
Westgate	28B Hempsted Lane	17/00588/FUL	2	B	0	2	0
Westgate	98 Eastgate Street	17/00597/FUL	8	B	0	8	0
Westgate	7 Worcester Street	17/01238/COU	2	B	1	1	0
Westgate	Lister House, Station Road	18/00133/JPA	6	B	0	6	0
Westgate	Public Convenience St Johns Lane	18/00055/FUL	1	B	0	1	0
Westgate	Land Adj Tall Ships, The Docks	17/01351/FUL	14	B	0	14	0
Westgate	37 - 41 Southgate Street	18/00270/FUL	3	B	0	3	0
Westgate	McCarthy & Stone, Land at Bakers Quay	16/00634/FUL	58	B	0	30	28
Total Net Completions in 2019/20 = 212							
TOTAL							
						467	873

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 2020).

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 2019 to 31 st March 2020	Dwellings to be completed post 31 st March 2020
Abbeydale	112 The Wheatridge East	16/00851/FUL	1	0	B	0	0	1
Abbeydale	115 The Wheatridge East	16/00388/FUL	1	Lapsed	B	Lapsed	Lapsed	0
								Ward Total = 1
Barnwood	74 Barnwood Road	16/00139/OUT	1	Lapsed	G	Lapsed	Lapsed	0
Barnwood	Extension to Former Royal Mail	18/00981/FUL	10	0	B	0	0	10

	Sorting Office							
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
Barnwood	Garages & land at Lichfield Road	19/00092/FUL	4	0	B	0	0	4
Barnwood	12 Durham Road	19/00106/FUL	1	0	B	0	0	1
								Ward Total = 48
Barton & Tredworth	Land adjacent to 46 Goodyere Street	16/00920/OUT	2	0	B	0	0	2
Barton & Tredworth	216 - 218 Barton Street	15/01567/FUL	6	0	B	0	0	6
Barton & Tredworth	14 Ducie Street	17/01371/FUL	2	0	B	0	0	2
Barton & Tredworth	64-68 High Street	17/00586/COU	6	0	B	0	0	6
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
								Ward Total = 27
Coney Hill	32 Newton Avenue	18/01272/FUL	1	Lapsed	B	Lapsed	Lapsed	0
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	36 Oakleaze Road	17/00850/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

								Ward Total = 9
Grange	95 Grange Road	16/00153/FUL	1	Sup	B	Sup	Sup	0
Grange	91 Grange Road	17/00112/FUL	1	0	B	0	0	1
								Ward Total = 1
Hucclecote	1 Insley Gardens	18/01039/FUL	1	0	G	0	0	1
Hucclecote	Colwell Avenue, Lockup garages	19/00091/FUL	5	0	G	0	0	5
								Ward Total = 6
Kingsholm & Wotton	96 Kingsholm Road	19/00152/FUL	1	0	B	0	0	1
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	25 Alvin Street	18/00553/FUL	-1	1	B	0	0	-1
Kingsholm & Wotton	49 Sherborne Street	18/00487/FUL	31	23	B	0	0	8
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	0	100
								Ward Total = 127
Kingsway	Kingsway - Framework 4 Area 4A2	10/00467/REM	133	0	G	46	50	37
Kingsway	Rudloe Drive	17/01199/OUT	80	0	B	0	0	80
								Ward Total = 117
Longlevens	Former Bishops College	16/00631/OUT & 18/00347/REM	90	0	B	3	41	46
Longlevens	Business School & Student	15/01190/OUT &	80	0	B	0	0	80

	accommodation - University - Oxstalls Lane	17/00224/REM							
Ward Total = 126									
Matson & Robinswood	Old Hay Barn, Snow Capel Farm Sneedhams Green	15/01458/QPA	1	0	B	0	0	1	
Matson & Robinswood	106-108 Finlay Road	17/00123/FUL	1	0	B	0	0	1	
Matson & Robinswood	19 Underhill Road	17/01175/FUL	2	0	B	0	0	2	
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	73 Juniper Avenue	19/00130/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 = 427									
Moreland	Seymour Café, 91 Theresa Street	17/01061/COU	4	0	B	0	0	4	
Moreland	120 Stroud Road - Coral	17/01146/FUL	2	0	B	0	0	2	
Moreland	94 Linden Road	18/00088/COU	1	0	B	0	0	1	
Moreland	94 Linden Road	19/00300/FUL	1	0	B	0	0	1	
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	93 Bristol Road	19/01311/FUL	1	0	B	0	0	1	
Moreland	114 Tredworth Road	18/01467/LAW	0	1	B	0	0	-1	
Ward Total = 12									
Podsmead	Site A - Former St Gobain/Wellman Graham Site Bristol Road & Site B - Former Contract Chemicals Site Bristol Road	07/00472/OUT / 15/00286/REM 07/00474/OUT / 15/00287/REM	258	0	B	107	27	124	

Podsmead	Land to The Rear Of 13-15 Podsmead Road	15/00604/FUL	2	Lapsed	B	Lapsed	Lapsed	0
Podsmead	7 Podsmead Road	16/00518/FUL	7	1	B	0	0	6
Podsmead	Land Rear of 66 - 72 Tuffley Crescent	15/00169/FUL	7	0	B	0	0	7
								Ward Total = 137
Quedgeley Fieldcourt	Holmcroft, Needham Avenue	19/00533/FUL	1	0	B	0	0	1
Quedgeley Fieldcourt	Land Adj to Highliffe Farm	15/01455/FUL (& see 18/00414/FUL)	1	0	B	0	0	1
Quedgeley Fieldcourt	Side of 319 Bristol Road	17/00106/FUL	1	0	B	0	0	1
Quedgeley Fieldcourt	8 School Lane, Quedgeley	17/00158/COU	0	Lapsed	B	Lapsed	Lapsed	0
Quedgeley Fieldcourt	Land at Marconi Drive	17/00699/FUL	84	0	G	0	0	84
								Ward Total = 87
Quedgeley Severnvale	/	/	/	/	/	/	/	/
								Ward Total = 0
Tuffley	Land south of Grange Road	16/00165/OUT 18/00511/REM	250	0	G	0	15	235
Tuffley	PATA Centre, Grange Road	15/01524/OUT 16/01516/REM 17/00582/REM	12	2	B	0	4	6
Tuffley	Land at PATA Centre	18/00218/FUL	2	0	B	0	0	2
Tuffley	Old School at PATA Centre	18/00144/FUL	7	0	B	0	0	7
Tuffley	3 Jewson Close	19/00679/FUL	2	0	B	0	0	2
Tuffley	Land opp No 6 Headlam Close	19/00090/FUL	3	0	B	0	0	3
								Ward Total = 255

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	14/00709/FUL	1000	591	B	0	19	390
Westgate	Monk Meadow	18/00682/FUL	2	0	B	0	0	2
Westgate	The Lodge 19 Brunswick Square	15/01400/FUL	10	Lapsed	B	Lapsed	Lapsed	0
Westgate	Land adjacent to Newark Farm	15/01494/FUL	44	0	G	1	36	7
Westgate	Land East of Hempsted Lane	13/01032/OUT	50	0	G	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	16/00960/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	33 Southgate Street	18/00620/JPA	10	0	B	0	0	10
Westgate	53 Wellington Street	18/00842/FUL	1		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	7		B	0	0	7
Westgate	12-16 Quay Street	18/00641/FUL	46	0	B	0	0	46
Westgate	Basement Flat 30 Brunswick Road	18/00212/FUL & 18/00213/LBC	1	0	B	0	0	1
Westgate	37 - 39 Worcester Street	18/01395/FUL & 18/01397/LBC	24	0	B	0	0	24
Westgate	The Famous Pint Pot, 74 Bruton Way	17/00852/FUL	23		B	0	0	23
Westgate	Barbican Car Park, Blackfriars (Phase 2)	18/00156/FUL	74	0	B	0	0	74
Westgate	McCarthy & Stone, Land at Bakers Quay	16/00634/FUL	58	0	B	0	30	28
Westgate	100 Northgate Street	19/00749/COU	1	0	B	0	0	1
Westgate	13 Brunswick Square	19/00478/FUL	0	2	B	0	0	-2
Westgate	110 Hempsted Lane	19/00340/FUL	5	1	B	0	0	4
Westgate	24 Clarence Street	18/01450/FUL	0	1	B	0	0	-1

Westgate	Land adj to 19 - 21 Brunswick Road	18/00993/FUL	8	0	B	0	0	8
Westgate	Winget House, 8 Beaufort Buildings, Spa Road	19/00926/FUL	1	0	B	0	0	1
Westgate	23 Brunswick Square	19/00991/LBC	2	1	B	0	0	1
Westgate	Kings Quarter	18/01454/FUL	156	0	B	0	0	156
Westgate	5-7 Brunswick Road	18/01343/FUL	8	0	B	0	0	8
Westgate	2A Southgate Street	19/01208/FUL	4	0	B	0	0	4
Westgate	Middle Rea Farm	19/01312/FUL	0	1	B	0	0	-1
Westgate	55 Worcester Street	19/01299/FUL	4	0	B	0	0	4
								Ward Total = 1,230
								TOTAL = 2,611

Appendix 3. Summary of Land Available for Housing in Draft Allocations

As of 1st April 2020, the total 'City Plan Potential' for housing is 810 dwellings (see table below).

City Plan Reference	Gloucester Ward	Gross Site Area (ha)	Gloucester City Plan Potential Allocations - April 2019	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 table.
SA03	Kingsholm & Wotton	0.35	Former Prospect House, 67-69 London Road	30 – (to be further considered through City Plan examination)
SA04	Kingsholm & Wotton	0.3	Wessex House, Great Western Road	20
SA05	Kingsholm & Wotton	4.3	Land at Great Western Road Sidings	200
SA06	Podsmead	9.69	Blackbridge Sports & Community Hub	0
SA07	Quedgeley Fieldcourt	2.0	Lynton Fields - part of Land East of Waterwells	0
SA08	Westgate	4.5	King's Quarter	Now has permission and dwellings are counted in Commitments table.
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	30
SA13	Barton & Tredworth	0.18	Former Colwell Youth & Community Centre	20
SA14	Podsmead	0.8	Land Adjacent to Blackbridge Sports & Community Hub	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
SA18	Barnwood	0.85	Jordan's Brook House	20
SA19	Elmbridge	0.36	Land off Myers Road	10
SA20	Matson & Robinswood	0.42	White City Replacement Community Facility	0
SA21	Westgate	0.7	Part of West Quay, the Docks	20 – (to be further considered through City Plan examination)
SA22	Westgate	0.7	Land adjacent to Secunda Way Industrial Estate	0
				Total = 810

Appendix 4. 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.

16/00388/FUL	115 The Wheatridge East
16/00139/OUT / 18/01181/REM	74 Barnwood Road
16/00920/OUT	Land adjacent to 46 Goodyere Street
16/00153/FUL	95 Grange Road
15/00604/FUL	Land To The Rear Of 13-15 Podsmead Road
16/00331/FUL	Holmcroft, Needham Avenue
16/00163/FUL	28 Hempsted Lane
15/01400/FUL	The Lodge 19 Brunswick Square
16/00969/JPA & 17/01372/FUL	Spreadeagle Court, 110 Northgate Street
12/00725/OUT	Old Hempsted Fuel Depot
17/00158/COU	8 School Lane, Quedgeley
16/00890/FUL	23A St Aldate Street
17/00164/FUL	Land between 197- 199 Barnwood Road
18/01272/FUL	32 Newton Avenue
18/00814/FUL and 18/00815/LBC	47 Brunswick Road
16/01041/FUL	Fusion, 1 Station Road

Appendix 5. Loss of Dwellings in 2019/20

In 2019/20 there was a loss of 1 dwelling at 7 Worcester Street (17/01238/COU), but there was a net gain as 1 flat was replaced by 2 flats.

Appendix 6. 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 2020, there are currently 67 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 over the last 5 years. Monitoring was undertaken by interrogating planning databases and by contacting agents and applicants.

Monitoring year	Address	Reference	Details
2015/16	/	/	/
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.

Appendix 7. Housing Mix (Major Completions: 10 dwellings or more)

Site Name	Planning Reference	Dwellings Complete in 2019/20	Housing Mix (as per Planning Permission and /or S.106)
Norville Factory Site, Paul Street	16/00815/FUL	22 in year, 63 in total. Now Complete.	All for social rent. 16 x 1 bed flats. 21 x 2 bed flats. 19 x 2 bed houses. 6 x 3 bed houses. 1 x 4 bed house.
Former Bishops College	16/00631/OUT & 18/00347/REM	41 in year, 44 in total.	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.
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	27 in year, 134 in total.	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	50 in year, 96 in total.	Open market: 20 x 4 bed. 7 x 5 bed. 53 x 3 bed. 13 x 2 bed. Social rented: 3 x 1 bed. 25 x 2 bed. 5 x 4 bed. Low cost: 3 x 2 bed. 4 x 3 bed.
Former Kwik Save	16/00142/FUL	56 in year, 95 in total. Now complete.	Social rented: 37 x 1 bed flats. 23 x 2 bed flats. 1 x 3 bed flat. Intermediate housing: 15 x 1 bed. 18 x 2 bed.
Land adjacent to Newark Farm	15/01494/FUL	36 in year, 37 in total	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.
Land south of Grange Road	16/00165/OUT & 18/00511/REM	15 in year.	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
Land at Monk Meadow	18/00685/FUL & 18/00680/REM	19 in year.	Apartments: 99 x 1 bed. 291 x 2 bed. 21 x 3 bed.
McCarthy & Stone, Land at Bakers Quay	16/00634/FUL	30 in year.	Apartments: Assisted Living 31 x 1 bed and 24 x 2 bed. Retired Living 14 x 1 bed and 14 x 2 bed.
Land adjacent to Tall Ships	17/01351/FUL	14 in year. Now complete.	Apartments: 1 x bedsit studio. 5 x 1 bed. 8 x 2 bed.
Beatrice Webb House, 75 - 81 Eastgate Street	16/00626/JPA	27 in year. Now complete.	Apartments: 11 x 1 bed. 16 x 2 bed.
Former Royal Mail Sorting Office	18/00336/JPA	48 in year. Now complete.	Apartments: 14 x 2 bed. 34 x 1 bed.

Appendix 8. Affordable Housing Permitted in 2019/20 (Large sites)

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
Rudloe Drive, Kingsway	17/01199/OUT	80	16	20	4	12	S106
Land South of Winnycroft Farm (Big Winny)	18/01141/REM	420	NIL	NIL	NIL	NIL	On Appeal
Kings Quarter	18/01454/FUL	156	NIL	NIL	NIL	NIL	Viability -- City will promote site to deliver Policy Complaint level of AH
Manor Gardens, Barnwood Road	19/00672/FUL	46 (23 net)	NIL	NIL	NIL	NIL	Viability -- Applicant committed to LHA level rents but not NPPF compliant AH
	Totals	679	16	20	4	12	

Appendix 9. Five Year Housing Land Supply

As of October 2020, based on the monitoring year 2019/20, Gloucester City can demonstrate 4.9 years of housing land supply. See the calculation below and for further details please refer to the latest Five-Year Housing Land Supply Statement (available on the Council's website).

Delivery		5% Buffer
GCC Annual Housing Requirement	a	718
Number of years into the plan period	b	9
Requirement up to 31st March 2019	c	6462
Actual Delivery 2011-2017	d	4481
Shortfall	e = c - d	1981
5YHLS		Liverpool
5 Year Requirement	f = a x 5	3590
Remainder of plan period	g	11
Plan Period Shortfall to be met within the five year period	h, Sedge = e, Liv = (e/g) x 5	900
NPPF Buffer	i = 5% of (f + h)	224
Total no. of dwellings required	j = f + h + i	4714
Total anticipated supply 2020/21 to 2024/25	k	4673
Percentage of total requirement met	l = k/j x 100	99.1%
Supply in Years	m = k/j x 5	4.9

Appendix 10. Housing Supply Deliverability Schedule – Extant or Under Construction Sites: 5 dwellings and over 2020/21 to 2024/25 as of end March 2020

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2020-21	2021-22	2022-23	2023-24	2024-25	Post 5 Year Period	Deliverability Commentary
07/00472/OUT & 15/00286/REM 07/00474/OUT & 15/00287/REM	Former chemicals sites – Bristol Road	Podsmead	258	124	25	50	49	0	0	0	Large site (5+) under construction. Figures provided by agent.
10/00467/REM	Kingsway - Framework 4 Area 4A2	Quedgeley Fieldcourt	133	37	37	0	0	0	0	0	Large site (5+) under construction. Figures from agent.
15/01144/FUL	Land at Bakers Quay	Westgate	166	115	25	50	40	0	0	0	Large site (5+) under construction. Figures from agent via the INOVEM survey 2020.
15/00356/FUL	Former RAF Club 6 Spa Road	Westgate	14	14	0	7	7	0	0	0	Large site (5+) under construction. Has been stalled, but conditions now being discharged so moving.
15/01567/FUL	216 - 218 Barton Street	Barton & Tredworth	6	6	6	0	0	0	0	0	Large site (5+) under construction. Agent was called on 11.05.20.
16/00631/OUT & 18/00347/REM	Former Bishops College	Longlevens	90	46	25	21	0	0	0	0	Large site (5+) under construction. Figures from agent.

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.
16/00518/FUL	7 Podsmead Road	Podsmead	6	6	0	6	0	0	0	0	Large site (5+) under construction. Site visit on 10.07.20.
15/00169/FUL	Land Rear of 66 - 72 Tuffley Crescent	Podsmead	7	7	0	7	0	0	0	0	Large site (5+) under construction. Site visit on 10.07.20.
16/00165/OUT	Land south of Grange Road	Tuffley	250	235	36	50	50	50	49	0	Large site (5+) not started. Figures from agent.
14/00891/JPA	9 - 13 St Johns Lane	Westgate	11	11	0	11	0	0	0	0	Large site (5+) under construction. Very well progressed.
14/00709/FUL	Monk Meadow	Westgate	409	390	50	75	100	100	65	0	Large site (5+) under construction. Very well progressed. Figures from agent.
15/01494/FUL	Land adjacent to Newark Farm	Westgate	44	7	7	0	0	0	0	0	Large site (5+) under construction. Site visit May 2020.
15/01524/OUT 16/01516/REM 17/00582/REM	PATA Centre, Grange Road	Tuffley	10	6	6	0	0	0	0	0	Large site (5+) under construction. SB site visit April/May 2020 = 4 complete.
13/01032/OUT	Land East of Hempsted Lane	Westgate	50	50	0	0	0	25	25	0	Large site (5+) not started. As of July 2020, REM submitted.
16/00960/FUL	Friary House, 46 - 50 Southgate Street	Westgate	33	33	0	0	0	15	18	0	Large site (5+) Not started.

18/00981/FUL	Extension to Former Royal Mail Sorting Office	Barnwood	10	10	10	0	0	0	0	0	Large site (5+) under construction. Site visit May 2020.
17/01379/FUL	96 Barnwood Road - The Coach House	Barnwood	9	9	0	0	9	0	0	0	Large site (5+) not started. Emailed agent June 2020, satisfied that all dwellings could be complete by end 2022/23.
17/00586/COU	64-68 High Street	Barton & Tredworth	6	3	3	0	3	0	0	0	Large site (5+) not started. Contacted owner on 30.06.20
18/00297/FUL	York House Pub, London Road	Kingsholm & Wotton	5	5	0	0	5	0	0	0	Large site (5+) not started.
18/00487/FUL	49 Sherborne Street	Kingsholm & Wotton	8	8	0	8	0	0	0	0	Large site (5+) under construction.
17/00304/FUL	97 London Road	Kingsholm & Wotton	12	12	0	12	0	0	0	0	Large site (5+) under construction.
18/00620/JPA	33 Southgate Street	Westgate	10	10	0	10	0	0	0	0	Large site (5+) under construction.
17/00659/FUL	Former Gloucester Prison, Barrack Square	Westgate	202	202	0	0	25	50	50	77	Large site (5+) not started.
17/01201/FUL	18 Brunswick Square	Westgate	7	7	0	0	7	0	0	0	Large site (5+) not started.
18/00641/FUL	12-16 Quay Street	Westgate	46	46	0	0	0	25	21	0	Large site (5+) not started. See emails from owner and ongoing discussion with the Council re: general needs housing. See Master

											spreadsheet notes.
18/01395/FUL & 18/01397/LBC	37 - 39 Worcester Street (Tanners Hall)	Westgate	24	24	24	0	0	0	0	0	Large site (5+) under construction. 75% done 10.07.20.
17/00852/FUL	The Famous Pint Pot, 74 Bruton Way	Westgate	23	23	0	0	12	11	0	0	Large site (5+) not started.
18/00144/FUL	Old School at PATA Centre	Tuffley	7	7	7	0	0	0	0	0	Large site (5+) under construction.
18/00156/FUL	Barbican Car Park, Blackfriars (Phase 2)	Westgate	74	74	0	0	0	35	39	0	Large site (5+) not started. See email from City Heart (Hilton McCarthy) Trajectory confirmed.
16/00634/FUL	McCarthy & Stone, Land at Bakers Quay	Westgate	58	28	28	0	0	0	0	0	Large site (5+) under construction. Site visit in May 2020 and see Master spreadsheet for communications.
18/00306/FUL	Former Civil Service Club, Estcourt Road	Kingsholm & Wotton	100	100	0	0	25	50	25	0	Large site (5+) under construction. Conservative trajectory and reasonable as long as Covid situation does not worsen again in Autumn / Winter of 2020.
18/00993/FUL	Land adj to 19 - 21 Brunswick Road	Westgate	8	8	0	0	8	0	0	0	Large site (5+) not started. See Master spreadsheet for communications with Gloucester Charities Trust in July 2020.

17/01199/OUT	Land South of Rudloe Drive	Kingsway	80	80	0	0	25	55	0	0	Large site (5+) not started. No REM, but could be very soon and see notes on Master Spreadsheet.
18/01141/REM	Land South of Winnycroft Farm	Matson and Robinswood	420	420	0	0	0	25	50	345	Large site (5+) not started. See Master Spreadsheet for explanation.
18/01454/FUL	Kings Quarter	Westgate	156	156	0	19	25	24	29	59	Large site (5+) under construction. Trajectory provided by GCC – Philip Ardley – see Master Spreadsheet.
18/01343/FUL	5-7 Brunswick Road	Westgate	8	8	0	8	0	0	0	0	Large site (5+) under construction. See Master Spreadsheet.
19/00091/FUL	Colwell Avenue, Lockup Garages	Hucclecote	5	5	0	5	0	0	0	0	Large site (5+) not started. See Master Spreadsheet.
19/00672/FUL	Manor Gardens, Barnwood	Barnwood	23	23	0	10	13	0	0	0	Large site (5+) not started. See Master Spreadsheet for communications.
19/00699/FUL	Marconi Drive	Quedgeley Fieldcourt	84	84	50	34	0	0	0	0	Large site (5+) under construction. Very good progress. See not on Master Spreadsheet.

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