

Gloucester City Council
Five Year Housing Land Supply Statement
June 2021

A. General Housing Provision

1. Introduction

- 1.1. Under Paragraph 73 of the National Planning Policy Framework (NPPF 2019) Local Planning Authorities are required to identify and annually update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies. This statement sets out Gloucester City Council's position on its five-year housing land supply as of the end of March 2021 following completion of the annual monitoring.
- 1.2. Table 3. of this statement, on page 5, indicates that Gloucester City can currently demonstrate 5.02 years supply of housing land, as of the end of the monitoring year 2020/21.

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

- 2.1. The JCS was adopted in December 2017. It covers the period from 2011 to 2031 and it is the strategic-level plan which sets out the identified needs for housing and economic growth, and the spatial strategy for delivery. The JCS is currently being reviewed and an Issues & Options consultation was undertaken between 12th November and 11th January 2019.

3. Gloucester's Objectively Assessed Need

- 3.1. Through Policy SP1: *The Need for New Development* the JCS sets out a total housing requirement for Gloucester City of 14,359 dwellings between 2011-2031. The requirement consists of the demographic objectively assessed need, plus an uplift for economic growth and a further 5% uplift to boost the supply of housing. Over the 20-year plan period this housing requirement equates to the need for 718 dwellings per year. As of May 2021, Gloucester City Council considers this housing requirement to be the most up to date and robust figure on which to base the five-year housing land supply calculation.
- 3.2. The housing requirement for the five-year period from 2021/22 to 2025/26 is 3,590 dwellings. This is the 718 annual requirement multiplied by 5.

4. Previous Delivery

- 4.1. Table 1. below shows Gloucester City Council's previous net housing completions over the JCS plan period, from 2011/12, set against the annual requirement.

Table 1. Net completions in Gloucester since 2011/12.

Year	JCS Requirement	Annual Completions	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	488*	-230
2020/21	718	724**	+6
Total	7,180	5,205	-1975

*The 2019/20 figure of 488 is made up of 467 dwellings from sites within Gloucester's administrative area. 21 additional dwellings were completed in the Brockworth JCS Strategic Allocation in Tewkesbury Borough, and contribute towards Gloucester's housing requirement.

**The 2020/21 figure of 724 is made up of 610 dwellings from sites within Gloucester City's administrative area and 114 from Strategic Allocations in Tewkesbury meeting Gloucester's housing requirement.

4.2. Housing completions in Gloucester City have totalled 5,205 over the plan period so far (to end March 2021). 2020/21 was a strong year for completions and from 2022/23 to 2027/28 there is expected to be 6 years of significant oversupply which will help to make up the shortfall. This is dependent on the timely delivery of JCS Strategic Allocations meeting Gloucester's housing need.

5. Housing Requirement with NPPF Buffers

5.1 Paragraph 73 of the NPPF (2019) also requires that the five-year requirement includes an additional buffer moved forward from later in the plan period. This buffer should be either be:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

A footnote to point c. states that from November 2018, under supply will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement. The Housing Delivery Test results for 2020 (issued by MHCLG) indicated that Gloucester City was on 146% delivery and thus the use of a 5% buffer is suitable in terms of the 5 Year Housing Land Supply calculation.

5.2 Using the JCS endorsed Liverpool Method with a 5% buffer, the five-year requirement is 3,590 dwellings. The five-year supply calculations are shown in Table 3 and the results show that a housing land supply of 5.02 years can be demonstrated from the end of March 2021.

6. Housing Supply Sources

6.1. 5,205 dwellings have already been delivered from 2011/12 to end March 2021. In terms of supply over the next 5 years the following sources of supply have been factored in within the five-year housing land supply calculation in Table 3.

Table 2. Gloucester components of supply.

Component of Supply	Dwellings
Small sites (1-4 dwellings) a. those under construction b. those with permissions but which have not started c. the windfall allowance for 3 out of the 5 years. a and b the above adjusted by the lapse rate. (See Appendix 1 and 2)	209
Large sites (5 dwellings and more) a. those under construction b. those with permissions but which have not started (See Appendix 3)	1,892
Large deliverable sites on the Council's Brownfield Land Register (See Appendix 4 for details).	92

City Plan Allocations – not yet permitted (See Appendix 5 for details).	550
Strategic Allocations in Tewkesbury Borough/Gloucester City attributed to Gloucester and meeting its housing need (Not including the larger Winneycroft site which has permission and is counted in Commitments) (See Appendix 6 for details).	2,083
	TOTAL = 4,826
Note: Student accommodation figures are included in the 'Large sites' figures and an explanation of the ratio used is given in Appendix 7.	

- 6.2. Factoring the windfall allowance and lapse rate, the anticipated delivery from these sources of supply over the five year period from 2021/22 to 2025/26 is 4,826 dwellings.

7. Housing Delivery

- 7.1. In many cases information on the delivery of dwellings has been sought from developers, but where no site-specific information is available, the following assumptions are made for the delivery of sites and their anticipated trajectory:

Lead-in times

- 7.2. Deliverable sites without planning permission and under 100 dwellings will have a 1-year lead-in from planning consent to first house being completed. For sites over 100+ there will be an 18-month lead-in period from planning consent to the first house being delivered.

Build-out rates

- 7.3. The build-out rates used are based on local circumstances and evidence including that provided by developers. Where no delivery trajectory developer update has been provided the following assumptions are made: 25 dwellings in the first year and 50 dwellings per annum per developer thereafter. In Gloucester, with the development of relatively high-density schemes including flats, in some cases it is assumed that more than 50 dwellings per annum can be achieved.
- 7.4. This approach to lead-in times and build-out rates has been established through the Strategic Assessment of Land Availability (SALA) process and has been subject to review by the independent SALA sites assessment panel. The same approach is used across the three JCS authorities. Through the annual monitoring of planning consents and the SALA process further information on site delivery, particularly for larger sites, may be obtained which provides additional detail and greater certainty.
- 7.5. Details of projected future delivery are provided in the appendices. Appendix 1 and 2 shows the contributions from small sites and windfall. Appendix 3 sets out the housing trajectory and commentary for each of the larger sites which contribute towards the five-year housing land supply. Appendix 4 shows the anticipated trajectory of a large site currently on the Council's Brownfield Land Register, where there is strong evidence of deliverability. Appendix 5 shows the trajectory of proposed Gloucester City Plan allocations. The trajectory for JCS Strategic Allocations attributed to Gloucester is provided in Appendix 6. Appendix 7 outlines how student accommodation has been factored into supply and provides information on the particular ratio used as per the national Planning Practice Guidance.

8. Five Year Housing Land Supply Calculation

8.1. Table 3. below shows the five-year supply for Gloucester for 2021/22 to 2025/26. Based on the Liverpool Method with a 5% buffer, Gloucester's supply is 5.02 years (100.4%).

Table 3. Five year housing land supply calculation (based on 2020/21 monitoring).

Delivery		5% Buffer
GCC annual housing requirement	a	718
Number of years into the plan period	b	10
Requirement up to 31st March 2021	c	7180
Actual delivery 2011/12 to 2020/21	d	5205
Shortfall	e = c - d	1975
5YHLS		Liverpool
5 year requirement	f = a x 5	3590
Remainder of plan period	g	10
Plan period shortfall to be met within the five year period	h, Sedge = e, Liv = (e/g) x 5	988
NPPF buffer	i = 5% of (f + h)	229
Total no. of dwellings required	j = f + h + i	4806
Total anticipated supply 2021/22 to 2025/26	k	4826
Percentage of total requirement met	l = k/j x 100	100.4%
Supply in years	m = k/j x 5	5.02

B. Gypsy, Traveller and Travelling Showpeople accommodation provision

9.1 The Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2017) identifies needs for the traveller community. For Gypsies/Travellers, the study identified that between 2016 and 2031, there is a need for two pitches for households that do not meet the planning definition. For Travelling Showpeople, the study identified there is a need for eight plots for those that meet the planning definition, and a further eight where the status is unknown (16 in total). Planning Policy for Traveller Sites (PPTS) confirms that 5 year supply relates to those households that meet the planning definition, that is, those with a nomadic habit of life, including those that have ceased to travel temporarily on grounds only of their own / their family or dependents educational or health needs or old age. Other needs are addressed as part of overall housing needs.

9.2 For Travelling Showpeople households that meet the definition, the need is as follows in Table 4.

Table 4. Needs of Travelling Showpeople households

Years		0 – 5 2016 - 2021	6 – 10 2021 - 2026	11 – 15 2026 - 2031	Total
Plots		6	1	1	8

9.3 In relation to those where the status against the planning definition is unknown, paragraphs 6.80 to 6.82 of the GTAA state the following:

‘ORS are of the opinion that it would not be appropriate when producing a robust assessment of need to make any firm assumptions about whether or not households, where an interview was not completed, meet the planning definition based on the outcomes of the households in that local authority where an interview was completed.

However data that has been collected from over 250 household interviews that has been completed with Travelling Showpeople by ORS since the changes to PPTS (Planning Policy for Traveller Sites) in 2015 suggests that nationally approximately 70% of households that have been interviewed meet the planning definition.

This would suggest that it is likely that only a proportion of the potential need identified from these households would need new plots, and that the needs of the remainder will need to be addressed through other means.’

9.4 It could be the case therefore that a proportion of the needs of those where it was not possible to ascertain status against the planning definition, meet it.

9.5 At the time of writing this report (June 2021), there are no extant planning consents for either Gypsy/Traveller pitches or Travelling Showpeople plots within the administrative area of Gloucester City Council.

9.6 Through ongoing engagement with Stroud District Council through the Local Plan Review, the recently published Pre-Submission plan includes a safe-guarded site allocation, G2 ‘Land at Whaddon’. This site is intended to provide for Gloucester City’s unmet development needs, should it be required and in accordance with the Joint Core Strategy Review. The allocation includes a requirement for a serviced piece of land to provide for eight Travelling Showpeople yards, to provide for unmet needs for Gloucester.

- 9.7 Given the stage that both the Stroud Local Plan Review and Joint Core Strategy Review are at, the proposal does not meet the definition of 'deliverable' in the NPPF glossary and it cannot therefore be included within a five-year supply calculation at this time.

Appendix 1: Small sites (1-4 dwellings) – those completed, under construction and extant but yet to start

Table 1 of Appendix 1. Small sites completed.

2011-12 Net Delivery	2012-13 Net Delivery	2013-14 Net Delivery	2014-15 Net Delivery	2015-16 Net Delivery	2016-17 Net Delivery	2017-18 Net Delivery	2018-19 Net Delivery	2019-20 Net Delivery	2020-21 Net Delivery	TOTAL
20	31	34	37	39	77	55	36	43	22	TOTAL = 394

Further details are contained in annual Housing Monitoring Reports.

Table 2 of Appendix 1. Small sites under construction.

Reference	Site	Outstanding dwellings due in 2021/22 or 2022/23
15/00397/FUL	141 Southgate Street	3
17/00186/FUL	138 Cheltenham Road	1
17/00053/FUL	Severn Rise, Rea Lane, Hempsted	1
17/01146/FUL	120 Stroud Road - Coral	2
17/00968/COU	79-81 Northgate Street	1
17/01385/FUL 17/01386/LBC	61 Southgate Street	3
18/00842/FUL	53 Wellington Street	1
18/00218/FUL	PATA Centre, Grange Road	2
19/00749/COU	100 Northgate Street	1
19/00340/FUL	110 Hempsted Lane	4
19/00074/FUL	2A Cecil Road	3
18/01467/LAW	114 Tredworth Road	0
18/01460/PRIOR	104 High Street	1
19/00645/FUL	68 Linden Road	1
19/00991/LBC	23 Brunswick Square	1
19/01072/FUL	76 London Road, former York House pub	2
20/00165/FUL	356 Barton Street	1
20/00030/FUL	74 Barnwood Road	1
20/00167/FUL	51 Estcourt Rd	1
19/00865/FUL	371 Stroud Rd	1
20/00134/FUL	234A Stroud Road	4
19/01307/FUL	47 Brunswick Road	4
20/00441/FUL	The Nelson Inn, 166 Southgate St	3
		TOTAL = 42

Table 3 of Appendix 1. Small sites extant but yet to start.

Reference	Site	Outstanding dwellings due in 2021/22 or 2022/23
16/00152/FUL	106 Eastgate Street	1
18/00414/FUL	Land Adj to Highliffe Farm	1
17/00123/FUL	106-108 Finlay Road	1
17/00106/FUL	Side of 319 Bristol Road	1
17/01061/COU	Seymour Café ,91 Theresa Street	4
17/00850/FUL	36 Oakleaze Road	1
18/00192/FUL	1 Gatmeres Road	1
18/00499/FUL 20/00314/FUL	The Annex, Capel Cottage, Sneedhams Green	1
18/01305/FUL	6 Durham Road	
18/01039/FUL	1 Insley Gardens	1
18/00990/FUL	18 Conduit Street	1
19/00478/FUL	13 Brunswick Square	-2
19/00242/FUL	Land adj 73 Falkner Street	1
19/00046/FUL	Land adj to 46 Goodyear Street	3
19/00750/FUL	100 Eastern Avenue	1
19/01323/FUL	Land Rear of 20 Meadowleaze, Gloucester	4
19/01324/FUL	Land Rear of 9 to 17 Oakleaze	3
19/01299/FUL	55 Worcester Street	2
20/01117/FUL	47 High Street	4
20/00226/REM	12 Sandyleaze	1
20/01206/FUL	Land adj to 65 Sandyleaze	1
20/00031/FUL	83 Grange Road	1
20/00647/FUL	Adj to 57 Elmgrove Road	1
20/00149/FUL	12 Tewkesbury Rd	3
20/01284/FUL	Rear of 23, 25, 27 Church Road	2
20/00769/FUL	113 Rosebery Av	1
20/01185/FUL	Land adj to 8 Crown Green Court	1
20/00298/FUL	Adj to Beacon View, Naas Lane	2
20/00370/FUL	3 Jewson Close	3
20/00767/FUL	1 Woburn Avenue	1
20/00926/OUT	1A Arlingham Road	1
19/01280/FUL	49 - 51 Northgate Street	1
20/01267/FUL	1 St Michaels Square	1
20/01294/FUL	5-7 Hare Lane	1
20/01056/FUL	Winget House, Spa Road	2
19/01282/FUL	49-51 Northgate Street	1
		TOTAL = 53

Appendix 2: Small sites windfall

The small sites windfall for Gloucester is 64 dwellings per year as agreed in the adopted JCS. However in calculating a 5 year supply the allowance does not apply in the years 2021-22 and 2022-23 because there is small site delivery and extant permissions in these years. Also across the 5 years, a lapse rate is applied across small sites which are yet to start, and the windfall is adjusted. Therefore, a small sites total that could be 42 + 53 + 192 (3 years of windfall) = 287, is adjusted down to 209. See the table below.

Table 1 of Appendix 2. Small sites windfall within the 5 year period.

	5 Year Supply				
	2021-22	2022-23	2023-24	2024-25	2025-26
Small sites (0-4) Under construction	36	6			
Small sites (0-4 Extant but yet to start	31	22			
Windfall allowance	0	0	64	64	64
The lapse rate applies to sites yet to start and the windfall is adjusted, so assumes implementation is only 77%.	10	7	5	2	2
			59	62	62
Total small sites contribution to 5 year supply is the figures in bold = 209					

Appendix 3: Large sites (5+ dwellings) – those completed, still under construction and extant but yet to start

Table 1 of Appendix 3. Large sites completed.

2011-12 Net Delivery	2012-13 Net Delivery	2013-14 Net Delivery	2014-15 Net Delivery	2015-16 Net Delivery	2016-17 Net Delivery	2017-18 Net Delivery	2018-19 Net Delivery	2019-20 Net Delivery	2020-21 Net Delivery	TOTAL
573	399	442	517	431	362	432	508	424	588	TOTAL = 4,676

Table 2 of Appendix 3. Large sites under construction or extant but yet to start (2021/22 to 2025/26 as of 31st March 2021).

					5 Year Supply Period						
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
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	Large site (5+) Not started.
18/00297/FUL	York House Pub, London Road	Kingsholm & Wotton	5	5	5	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	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	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	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, Estcourt Road	Kingsholm & Wotton	100	98	25	50	23	0	0	0	Large site (5+) under construction. 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	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	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	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	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	Large site (5+) not started.
19/00699/FUL	Marconi Drive	Quedgeley Fieldcourt	84	29	29	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	

18/01228/OUT	Land at Naas Lane	Quedgeley Fieldcourt	97	97	0	0	25	50	22	0	Large site (5+) not started. REM application submitted.
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.
19/01141/FUL	Land at Secunda Way Industrial Estate	Westgate	36	36	0	0	25	11	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.
				2,139	377	416	381	404	314	247	
				TOTAL OUTSTANDING DWELLINGS IN 5 YEAR PERIOD = 1,892							

Appendix 4: Deliverable Brownfield Land Register sites

Table 1 of Appendix 4. Deliverable brownfield land register sites.

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, planning application for housing expected to be submitted shortly. Applicant submitted for demolition, remediation and works to site levels and ecology (21/00358/FUL). Email confirmation of developer intentions and trajectory.	
					TOTAL DWELLINGS IN 5 YEAR PERIOD = 92							

Appendix 5: City Plan Sites – Indicative Trajectory (as of 31st March 2021)

Table 1 of Appendix 5. Indicative trajectory of City Plan sites.

Ref	Site name	Indicative capacity	5 Year Period											
			2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2031/32
SA01	Land at the Wheatridge	10									10			
SA02	Land at Barnwood Manor	Permitted												
SA03	Former Prospect House, 67-69 London Road	60							30	30				
SA04	Wessex House, Great Western Road	40					20	20						
SA05	Land at Great Western Road Sidings	300					25	50	75	75	75			
SA06	Blackbridge Sports & Community Hub	No dwellings												
SA07	Lynton Fields, Land east of Waterwells Business Park	No dwellings												
SA08	King's Quarter	Permitted												
SA09	Former Quayside House - Greater Blackfriars	50					25	25						
SA10	Former Fleece Hotel and Longsmith Street Carpark	25							25					
SA11	Land at St Oswalds	300						25	75	75	75	50		
SA12	Land at Rea Lane	Permitted												
SA13	Former Colwell Youth & Community Centre	20						20						
SA14	Land off New Dawn View	30				15	15							

SA15	Land south of Winneycroft Allocation	30					15	15						
SA16	Land off Lower Eastgate Street	15							15					
SA17	Land south of Triangle Park (Southern Railway Triangle)	No dwellings												
SA18	Jordan's Brook House	10					10							
SA19	Land off Myers Road	10								10				
SA20	White City Replacement Community Facility	No dwellings												
SA21	Part of West Quay, the Docks	20							20					
SA22	Land adjacent to Secunda Way Industrial Estate	Permitted												
		920				0	15	130	165	240	170	150	50	
						TOTAL DWELLINGS IN 5 YEAR PERIOD = 550								

Appendix 6: JCS Strategic Allocations attributed to Gloucester – Indicative Trajectory (as of 31st March 2021)

Table 1 of Appendix 6. Indicative trajectory of JCS allocations.

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			
Smaller Winneycroft site	0	0	0	0	25	50	50	50	42							
Totals	21	114	211	388	490	509	485	464	542	450	450	424	322	150	92	

Appendix 7: Student Accommodation

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 Table 1 of this appendix 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

Table 1 of Appendix 7. 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 to 1 ratio has been applied are as follows in Table 2 of this appendix.

Table 2 of Appendix 7. Purpose build student accommodation development in Gloucester with ratio applied.

Reference	Site	Permitted students rooms in Purpose Build Student Accommodation (PBSA)	Equivalent dwellings after ratio 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

