

# *Housing Monitoring Report 2023/24*



Homes being built / for sale at former Monk Meadow dock, Gloucester

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## 1. Summary

This is the Housing Monitoring Report for Gloucester City for the period 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024. Gloucester City Council has been monitoring the progress of approved new housing planning applications and allocations since 1989. The following is the headline summary for the monitoring year:

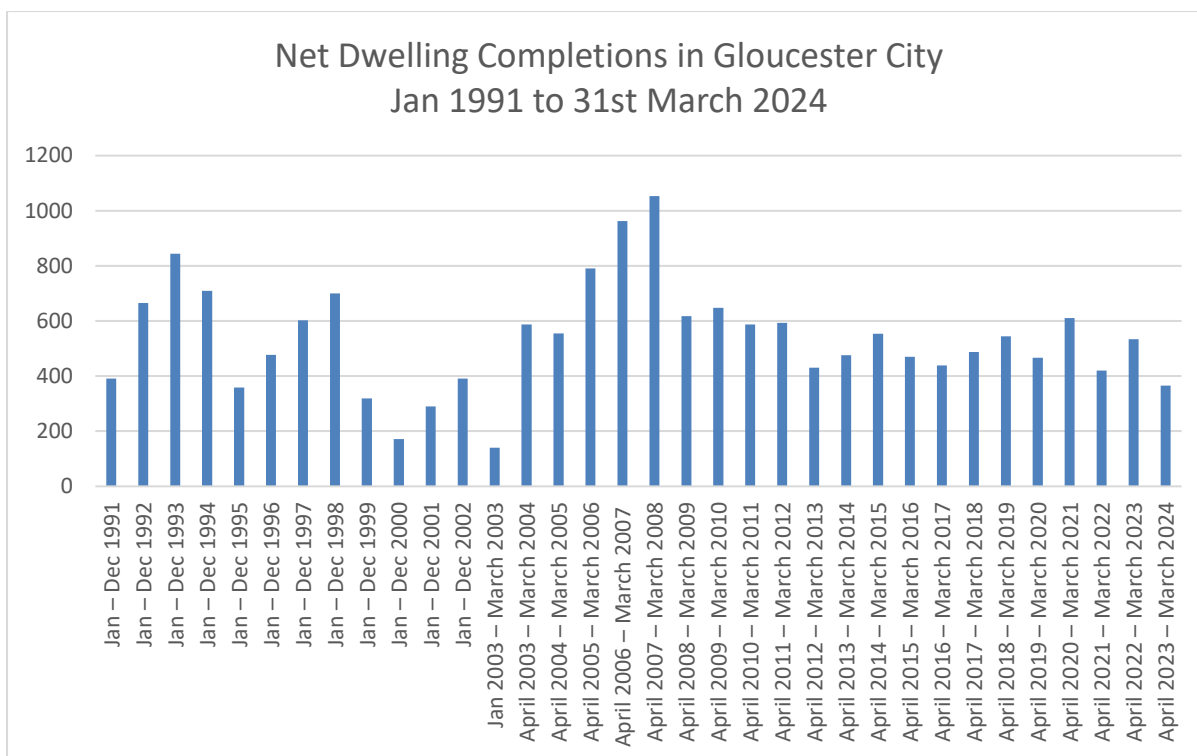
- In 2023/24 there were 366 net dwelling completions in the administrative area of Gloucester City and 525 net dwelling completions at the Joint Core Strategy Strategic Allocations in Tewkesbury Borough meeting Gloucester's housing need. This is a total of 891 dwellings contributing to Gloucester's supply in this year.
- There were 1,432 extant Gloucester City commitments at the end of the monitoring year.
- There were a further 255 extant commitments with outline permission and these have been included in the commitments table in Appendix 2 but with 'Only Outline' recorded rather than the dwellings figures. They will not be counted for 5YHLS purposes until reserved matters have been granted. One exception is 9 Park Road (22/00798/OUT) for 9 dwellings as enough evidence exists from the developer to show progress towards a Reserved matters application and thus delivery.
- There are 920 future dwellings available through draft City Plan allocations, but only 351 in the next 5 years.
- 8 sites (a net total of 21 dwellings) were considered lapsed / superseded / not proceeded with in the monitoring year.
- There were 5 dwelling losses to changes of use or conversions.
- 3 self/custom build dwellings were permitted.
- 85% of the Gloucester City completions in the monitoring year were on brownfield land.

## 2. Housing Delivery

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

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

Between 1991 and 2024 the average number of completions in Gloucester was 537 dwellings per annum. Since April 2011 the average was 491 dwellings.



**B. Dwelling Completions in Gloucester for the Monitoring Year**

Gross Dwelling Completions	371
Losses in the year	5
Net Dwelling Completions	366

**C. Large & Small Site Comparison**

Net Dwelling Completions Large Sites (10 dwellings plus) (See Appendix 1)	309
Net Dwelling Completions Small Sites (1 – 9 dwellings) (See Appendix 1)	57

**D. Top Four Wards with Most Completions in 2023/24**

Ward	Percentage of total
Westgate	168 (45%)
Podsmead	45 (12%)
Matson & Robinswood	42 (11%)
Kingsholm & Wotton	35 (9%)

**E. Completions – Brownfield / Greenfield Data**

Net Dwelling Completions Brownfield (See Appendix 1)	312 (85%)
Net Dwelling Completions Greenfield (See Appendix 1)	54 (15%)

**F. Overall Completions & Commitments**

Total Net Completions in Gloucester since 2011/12	6,390
Outstanding Commitments post 31 <sup>st</sup> March 2024	1,466
Note: These are Gloucester City only figures, not including Strategic Allocations in Tewkesbury Borough	

### 3. Further Information

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

- Telephone: 01452 396861
- Email: [david.ingleby@gloucester.gov.uk](mailto:david.ingleby@gloucester.gov.uk)
- Website: [www.gloucester.gov.uk](http://www.gloucester.gov.uk)
- Further information on the Strategic & Local Plan can be found at: [strategiclocalplan.org](http://strategiclocalplan.org)

## **APPENDICES**



## Appendix 1. Summary of Net Housing Completions by Gloucester Ward

The following table shows net housing completions by ward, and then breaks this down between large and small sites (large = 10 or more dwellings; small = 9 or fewer dwellings) and also by development on Brownfield or Greenfield land.

Completions					
Ward	Brownfield sites		Greenfield sites		Total
	Small	Large	Small	Large	
Abbeydale	0	0	0	0	0
Abbeymead	0	0	0	0	0
Barnwood	-2	9	0	0	7
Barton & Tredworth	0	0	0	0	0
Coney Hill	0	0	0	0	0
Elmbridge	5	0	0	0	5
Grange	0	0	0	0	0
Hucclecote	0	0	0	0	0
Kingsholm & Wotton	-2	25	0	12	35
Kingsway	1	30	0	0	31
Longlevens	2	10	0	0	12
Matson & Robinswood	1	10	0	31	42
Moreland	3	0	0	0	3
Podsmead	6	39	0	0	45
Quedgeley Fieldcourt	9	0	0	0	9
Quedgeley Severnvale	1	0	0	0	1
Tuffley	4	0	4	0	8
Westgate	18	143	7	0	168
<b>Total</b>	<b>46</b>	<b>266</b>	<b>11</b>	<b>43</b>	<b>366</b>

Total Net Brownfield Completions	312
Total Net Greenfield Completions	54
Total Net Completions	366

## Appendix 2. Gloucester City Site Status 2023/24

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 1<sup>st</sup> April 2023 and 31<sup>st</sup> March 2024.

### Net Housing Completions

Ward	Site Name	Planning App No.	Dwellings Permitted / Site Capacity	Brownfield / Greenfield	Losses	Complete in 2023/24	Dwellings Remaining to be Built
Abbeydale	/	/	/	/	/	/	/
<b>Total Net Completions in Abbeydale in 2023/24 = 0</b>							
Abbeymead	/	/	/	/	/	/	/
<b>Total Net Completions in Abbeymead in 2023/24 = 0</b>							
Barnwood	96 Barnwood Road - The Coach House	17/01379/FUL	9	B	0	9	0
Barnwood	48 Hucclecote Road	22/01022/FUL	-1	B	1	-1	0
Barnwood	27 Grove Crescent	22/01194/FUL	-1	B	1	-1	0
<b>Total Net Completions in Barnwood in 2023/24 = 7</b>							
Barton & Tredworth	/	/	/	/	/	/	/
<b>Total Net Completions in Barton &amp; Tredworth in 2023/24 = 0</b>							
Coney Hill	/	/	/	/	/	/	/
<b>Total Net Completions in Coney Hill in 2023/24 = 0</b>							
Elmbridge	121 Elmleaze	22/00113/FUL	1	B	0	1	0
Elmbridge	132 Cheltenham Road	22/01026/FUL	1	B	0	1	0
Elmbridge	20 Elmleaze	22/00896/FUL	1	B	0	1	0

Elmbridge	Garages and parking area rear of 79 to 65 Sandyleaze	23/00568/FUL	2	B	0	2	0
<b>Total Net Completions in Elmbridge in 2023/24 = 5</b>							
Grange	/	/	/	/	/	/	/
<b>Total Net Completions in Grange in 2023/24 = 0</b>							
Hucclecote	/	/	/	/	/	/	/
<b>Total Net Completions in Hucclecote in 2022/23 = 0</b>							
Kingsholm & Wotton	Former Civil Service Club, Estcourt Road	18/00306/FUL	100	G	0	12	0
Kingsholm & Wotton	18 Denmark Road	22/01196/FUL	25	B	0	25	0
Kingsholm & Wotton	39 Alexandra Road	22/01029/FUL	-1	B	1	-1	0
Kingsholm & Wotton	37 Oxford Street	23/00224/LAW	-1	B	1	-1	0
<b>Total Net Completions in Kingsholm &amp; Wotton in 2023/24 = 35</b>							
Kingsway	Land North of Rudloe Drive	22/00553/REM	150	B	0	30	120
Kingsway	11 Amport Lane Kingsway, Quedgeley	23/00916/FUL	1	B	0	1	0
<b>Total Net Completions in Kingsway in 2023/24 = 31</b>							
Longlevens	76 Church Road	20/00815/FUL	1	B	0	1	0
Longlevens	Rear of 161 Cheltenham Road	19/00941/FUL	1	B	0	1	0
Longlevens	Land rear of 3-29 Paygrove Lane	16/01558/OUT 22/00204/REM	10	G	0	10	0
<b>Total Net Completions in Longlevens in 2023/24 = 12</b>							
Matson & Robinswood	South of Winnycroft Farm (Big Winney)	18/01141/REM	420	G	0	31	389
Matson & Robinswood	Robinswood Inn, Matson Avenue	22/00278/REM	10	B	0	10	0
Matson & Robinswood	19 Underhill Road	22/00241/FUL	1	B	0	1	0
<b>Total Net Completions in Matson &amp; Robinswood in 2023/24 = 42</b>							

Moreland	2A Cecil Road	19/00074/FUL	3	B	0	3	0
Moreland	81 Park End Road	22/00290/FUL	1	B	0	0	0
<b>Total Net Completions in Moreland in 2023/24 = 3</b>							
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	26	0
Podsmead	7 Podsmead Road	16/00518/FUL	7	B	1	6	0
Podsmead	Land Adjacent To Site B Former Contract Chemicals Site, Bristol Road	22/00239/FUL	43	B	0	13	30
<b>Total Net Completions in Podsmead in 2023/24 = 45</b>							
Quedgeley Fieldcourt	South of Rudloe Drive	20/00359/REM	80	B	0	7	0
Quedgeley Fieldcourt	398 Bristol Road, Quedgeley	22/01210/FUL	2	B	0	2	0
<b>Total Net Completions in Quedgeley Fieldcourt in 2023/24 = 9</b>							
Quedgeley Severnvale	32 Curtis Hayward Drive	21/00626/FUL	1	B	0	1	0
<b>Total Net Completions in Quedgeley Severnvale in 2023/24 = 1</b>							
Tuffley	Land south of Grange Road	16/00165/OUT & 18/00511/REM	250	G	0	4	0
Tuffley	47 Tuffley Crescent	22/00534/FUL	1	B	0	1	0
Tuffley	37 Forest View Road	23/00133/FUL	1	B	0	1	0
Tuffley	234 Stroud Road	22/00692/FUL	1	B	0	1	0
Tuffley	12 Woods Orchard Road	22/00739/FUL	1	B	0	1	0
<b>Total Net Completions in Tuffley in 2023/24 = 8</b>							
Westgate	Monk Meadow	18/00685/FUL & 18/00680/REM	409	B	0	80	0
Westgate	Friary House, 46 - 50 Southgate Street	18/00013/FUL / 21/01278/JPA	33	B	0	9	24
Westgate	Land east of Hempsted Lane	13/01032/OUT / 20/00600/REM	50	G	0	7	0
Westgate	53 Wellington Street	18/00842/FUL	1	B	0	1	0

Westgate	110 Hempsted Lane	19/00340/FUL	5	B	1	4	0
Westgate	Kings Quarter	18/01454/FUL	91	B	0	25	47
Westgate	12 St Michaels Square	22/01222/LAW	0	B	1	-1	0
Westgate	Britannia Warehouse, the Docks	21/00615/JPA	38	B	0	38	0
Westgate	Old Hempsted Fuel Depot, Hempsted Lane	22/01041/FUL	70	B	0	4	66
Westgate	184 Southgate Street	23/00776/FUL	1	B	0	1	0
<b>Total Net Completions in Westgate in 2023/24 = 168</b>							
<b>TOTAL</b>						<b>366</b>	

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 31<sup>st</sup> March 2024. This does not include applications with a Committee resolution to permit, it only includes applications where the Decision notice was issued on or before 31<sup>st</sup> March 2024. Dwellings as part of Outline applications are not included in the 'Dwellings to be completed' totals; they will be included in future reports if and when Reserved Matters are granted.

### Net Housing 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 <sup>st</sup> April 2023 to 31 <sup>st</sup> March 2024	Dwellings to be completed post 31 <sup>st</sup> March 2024
Abbeydale	95 The Wheatridge East	23/00065/LAW	1	0	G	0	0	1
Abbeydale	Paget Cottage, the Wheatridge	22/00332/FUL	1	0	B	0	0	1
Abbeydale	387 Painswick Road	24/00056/FUL	-1	1	B	0	0	-1
Abbeydale	52 The Wheatridge	21/00759/OUT	2	/	/	/	/	Only Outline
								<b>Ward Total = 1</b>
Abbeymead	Land at 10 Sudgrove Park	22/01081/FUL	1	0	B	0	0	1
								<b>Ward Total = 1</b>
Barnwood	Manor Gardens	19/00672/FUL	46	23	B	0	0	23
Barnwood	Barnwood Manor House	22/00428/FUL	4	0	B	0	0	4
								<b>Ward Total = 27</b>
Barton & Tredworth	Trust Centre, Conduit Street	18/01279/FUL	6	0	B	0	0	Lapsed
Barton & Tredworth	Land adj to 73 Falkner Street	19/00242/FUL	1	0	B	0	0	1
Barton & Tredworth	1 St Aldwyn Road	20/00550/PRIOR	1	0	B	0	0	1
Barton & Tredworth	Land Adj 37 Upton Street	21/00695/FUL	1	0	B	0	0	1
Barton & Tredworth	47 High Street	20/01117/FUL	1	0	B	0	0	Lapsed
Barton & Tredworth	198 Barton Street	23/00744/JPA	1	0	B	0	0	1

								<b>Ward Total = 4</b>
Coney Hill	Land Adj. to 117 Painswick Road	23/00241/FUL	1	0	B	0	0	1
Coney Hill	81 Painswick Road	23/00109/FUL	2	0	B	0	0	2
Coney Hill	Field View, West Lodge Drive	22/00307/FUL	2	0	B	0	0	2
								<b>Ward Total = 5</b>
Elmbridge	Side of 69 Elmleaze	22/00584/FUL	1	0	B	0	0	1
Elmbridge	12 Sandyleaze	20/00226/REM	1	0	B	0	0	1
Elmbridge	28 Elmleaze	22/00697/FUL	1	0	B	0	0	1
								<b>Ward Total = 3</b>
Grange	/	/	/	/	/	/	/	/
								<b>Ward Total = 0</b>
Hucclecote	Flat 1, 15 Green Lane	23/00341/FUL	1	1	B	0	0	-1
								<b>Ward Total = -1</b>
Kingsholm & Wotton	Redcliffe Court, Kenilworth Avenue	21/00787/FUL	1	0	B	0	0	1
Kingsholm & Wotton	48 London Road	23/00232/FUL	4	0	B	0	0	4
Kingsholm & Wotton	63 - 65 Denmark Road	22/00807/FUL	10	1	B	0	0	9
Kingsholm & Wotton	71 Worcester Street	23/00642/LAW	1	0	B	0	0	1
Kingsholm & Wotton	2 Oxford Street	23/00037/FUL	1	0	B	0	0	1
Kingsholm & Wotton	9 Denmark Road	22/01255/FUL	5	0	B	0	0	5

Kingsholm & Wotton	26 Heathville Road	23/00520/FUL	0	1	B	0	0	-1
Kingsholm & Wotton	2 Lansdowne Road	23/00520/FUL	0	1	B	0	0	-1
Kingsholm & Wotton	120 London Road	24/00028/FUL	4	0	B	0	0	4 (C2 ratio applied)
Kingsholm & Wotton	120 London Road	18/01382/FUL (Not implemented – presumed superseded by 24/00028/FUL)	16	0	B	0	0	0
								<b>Ward Total = 23</b>
Kingsway	Land north of Rudloe Drive	21/00490/OUT	150	0	B	0	30	120
Kingsway	Kingsway Local Centre	18/00852/FUL	22	0	B	0	0	22
								<b>Ward Total = 142</b>
Longlevens	Business School & Student accommodation - University - Oxstalls Lane	15/01190/OUT & 17/00224/REM	80	0	B	0	0	80
Longlevens	258 Cheltenham Road	14/00401/FUL	1	0	B	0	0	1
Longlevens	1 Ennerdale Avenue	23/00982/LAW	1	0	B	0	0	1
Longlevens	54 Church Road	21/00734/OUT	1	/	/	/	/	Just Outline
								<b>Ward Total = 82</b>
Matson & Robinswood	South of Winnycroft Farm (Big Winney)	18/01141/REM	420	0	G	0	31	389
Matson & Robinswood	6 Prinknash Close	20/00899/FUL	1	0	B	0	0	1
Matson & Robinswood	55 Badmington Road	21/00494/FUL	1	0	B	0	0	1
Matson & Robinswood	Snow Capel Farm, Sneedhams Green	21/00067/FUL	1	0	B	0	0	1
Matson & Robinswood	20 Chatcombe Road	21/00518/FUL	1	0	B	0	0	1
Matson & Robinswood	13 Cleeve Road	22/00375/FUL	1	0	B	0	0	1



Matson & Robinswood	31 Birchall Avenue	23/00428/FUL	2	0	B	0	0	2
Matson & Robinswood	27 Reservoir Road	23/00570/LAW	1	0	B	0	0	1
Matson & Robinswood	55 Badminton Road	22/00272/FUL	1	0	B	0	0	1
Matson & Robinswood	2 Munsley Grove	23/00416/FUL	1	0	B	0	0	1
Matson & Robinswood	South of Winnycroft Farm (Little Winney)	14/01470/OUT	217	/	/	/	/	Only Outline
								<b>Ward Total = 399</b>
Moreland	120 Stroud Road - Coral	17/01146/FUL	2	0	B	0	0	2
Moreland	113 Rosebery Avenue	20/00769/FUL	1	0	B	0	0	1
Moreland	106 Stroud Road	21/00327/FUL	1	0	B	0	0	1
Moreland	47 Central Road	22/01111/FUL	1	0	B	0	0	4
Moreland	255C Stroud Road	23/00401/FUL	2	0	B	0	0	4
Moreland	126 Calton Road	23/00786/LAW	1	1	B	0	0	0
Moreland	89 Bristol Road	23/00792/FUL	1	0	B	0	0	1
								<b>Ward Total = 13</b>
Podsmead	Land Adjacent To Site B Former Contract Chemicals Site, Bristol Road	22/00239/FUL	43	0	B	0	13	30
Podsmead	10 Milton Avenue	21/01246/FUL	1	0	B	0	0	1
Podsmead	Land Adjacent To Blackbridge Allotments, New Dawn View	23/00280/OUT	30	/	/	/	/	Only Outline
								<b>Ward Total = 31</b>
Quedgeley Fieldcourt	10 Highliffe Road	22/00309/FUL	1	0	B	0	0	1
Quedgeley Fieldcourt	Land at Naas Lane	18/01228/OUT / 22/00355/REM	97	0	B	0	0	97
Quedgeley Fieldcourt	1 School Lane, Quedgeley	22/00434/FUL	2	0	B	0	0	2
Quedgeley Fieldcourt	Infill plot on Naas Lane	22/00789/OUT	4	/	/	/	/	Only Outline
								<b>Ward Total = 100</b>
Quedgeley Severnvale	/	/	/	/	/	/	/	/
								<b>Ward Total = 0</b>

Tuffley	PATA Centre, Grange Road	18/00144/FUL	7	0	B	0	0	7
Tuffley	1 Woods Orchard Road	22/00566/FUL	1	0	G	0	0	1
Tuffley	51 Myrtle Close	20/00784/OUT / 21/01033/REM	1	0	B	0	0	1
Tuffley	39 Goddard Way	21/01189/FUL	1	0	B	0	0	1
Tuffley	3 Rivendell Court	23/00996/FUL	0	1	B	0	0	-1
Tuffley	1a Arlingham Road	20/00926/OUT	1	/	/	/	/	Only Outline
								<b>Ward Total = 9</b>
Westgate	141 Southgate Street	15/00397/FUL	3	0	B	0	0	3
Westgate	Friary House, 46 - 50 Southgate Street	18/00013/FUL / 21/01278/JPA	33	0	B	0	9	24
Westgate	61 Southgate Street	17/01385/FUL & 17/01386/LBC	3	0	B	0	0	3
Westgate	Former Gloucester Prison, Barrack Square	17/00659/FUL	202	0	B	0	0	202
Westgate	Winget House, Spa Road	20/01056/FUL	2	0	B	0	0	2
Westgate	7 Worcester Street	21/00706/FUL	4	0	B	0	0	4
Westgate	111 Eastgate Street	21/01069/FUL	13	0	B	0	0	13
Westgate	182 Southgate Street	20/01113/FUL	4	1	B	0	0	3
Westgate	55 Northgate Street	21/00833/JPA	4	0	B	0	0	4
Westgate	5 Harness Close	21/00844/FUL	1	0	B	0	0	1
Westgate	The Famous Pint Pot, 74 Bruton Way	20/01124/FUL	2	0	B	0	0	2
Westgate	28 Northgate Street	22/01066/LAW	2	0	B	0	0	2
Westgate	35 Worcester Street	22/00258/FUL	5	0	B	0	0	5
Westgate	Land adj / rear of 19-21 Brunswick Road	22/00755/FUL	9	0	B	0	0	9
Westgate	44-50 Eastgate Street	22/00333/COU	20	0	B	0	0	20
Westgate	Cedar House, Spa Road - 45 flats need to include for next year	21/00825/JPA	45	0	B	0	0	45
Westgate	The Old Fire Station, Longsmith Street	23/00152/PRIOR	1	0	B	0	0	1
Westgate	1 - 3 Eastgate Street	22/01067/FUL	2	0	B	0	0	2
Westgate	48 Westgate Street	22/01086/COU	1	0	B	0	0	1
Westgate	45 Park Road	23/00238/JPA	1	0	B	0	0	1
Westgate	43 Park Road	23/00340/JPA	1	0	B	0	0	1
Westgate	3 - 5 Worcester Street	22/00011/FUL	2	0	B	0	0	2
Westgate	Old Hempsted Fuel Depot, Hempsted Lane	22/01041/FUL	70	0	B	0	4	66
Westgate	Downings Malthouse, Merchants Road	22/00563/FUL	117	0	B	0	0	117
Westgate	Brand Mellor, Copner House, 43 Southgate Street	22/00654/FUL	1	0	B	0	0	1
Westgate	80 Westgate Street	22/01140/FUL	1	0	B	0	0	1
Westgate	32 Trier Way	23/00338/LAW	1	1	B	0	0	0

Westgate	Walkinshaw Court, Gloucester	22/00271/FUL	2	0	B	0	0	2
Westgate	152 Southgate Street	23/00412/FUL	1	0	B	0	0	1
Westgate	Regus, 31 - 33 Worcester Street	23/00858/JPA	17	0	B	0	0	17
Westgate	8 St Michaels Square	23/00911/LAW	1	0	B	0	0	1
Westgate	18 Brunswick Square	22/00784/FUL	2	0	B	0	0	2
Westgate	Victoria Basin Marina, The Docks	23/00929/FUL	15	0	B	0	0	15
Westgate	3 Russell Street	23/00473/JPA	3	0	B	0	0	3
Westgate	39A Westgate Street	23/00465/FUL	2	0	B	0	0	2
Westgate	St Aldate Chambers, 4 - 6 Russell Street	23/01033/FUL	2	0	B	0	0	2
Westgate	24-26 Wellington Street	23/00444/FUL	4	0	B	0	0	4
Westgate	9 Park Road	22/00798/OUT* *But evidence of REM and delivery	9	0	B	0	0	9
								<b>Ward Total = 593</b>
								<b>TOTAL = 1,432</b>

**Appendix 3. JCS Strategic Allocations in Tewkesbury Meeting Gloucester's Need – Site Status 2023/24**

<b>Innsworth</b> (1,300 approved at outline - 15/00749/OUT)						
Reference	Phase	Address	Total Net Dwellings	Dwellings Delivered in 2023/24	Total Dwellings Delivered to Date	Dwellings Remaining
18/01285/APP	Phase 1	Land north of Innsworth Lane	253	24	253	0 remaining. All complete.
19/00996/APP	Phase 2	Land north of Innsworth Lane	175	68	89	86
22/01225/APP	Phase 4	Land To The North Of Innsworth Lane	257	12	12	245
21/00133/APP	Phase 5	Land at Innsworth	179	50	69	110
21/01036/FUL	No phase	Land at Innsworth - Innsworth Farm house	16	0	0	16
21/00821/APP	Phase 6	Land at Innsworth	144	18	47	97

<b>Twigworth</b> (995 approved at outline - 15/01149/OUT)						
Reference	Phase	Address	Total Net Dwellings	Dwellings Delivered in 2023/24	Total Dwellings Delivered to Date	Dwellings Remaining
19/00935/APP	Phase 1A	Part Parcel 5188, Tewkesbury Road, Twigworth	79	0	79	0 remaining. All complete.
20/00524/APP	Phase 1B	Land at Twigworth	154	16	154	0 remaining. All complete.
20/00473/APP	Phase 1B	Land at Twigworth	5	0	0	5
21/00079/APP	Phase 2	Land at Twigworth	147	18	140	7
19/00953/APP	No phase	Yew Tree Farm Tewkesbury Road Twigworth	74	18	74	0 remaining. All complete.
22/00364/APP	Phase 3	Land at Twigworth	340	0	0	340
22/01367/PIP	/	Land off Brook Lane / Ash Lane	2	0	0	2
22/00465/APP	/	Land at Down Hatherley	32	32	32	0

<b>South Churchdown</b> (1,100 approved at outline - 16/00738/OUT)						
Reference	Phase	Address	Total Net Dwellings	Dwellings Delivered in 2023/24	Total Dwellings Delivered to Date	Dwellings Remaining
19/00738/APP	/	Parcel 3745 Land at Pirton Fields, Cheltenham Road East	465	92	399	66

<b>North Brockworth</b> (1,500 approved at outline - 1201256/OUT)						
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Reference	Phase	Address	Total Net Dwellings	Dwellings Delivered in 2023/24	Total Dwellings Delivered to Date	Dwellings Remaining
19/00537/APP	Phase 1	Bellway development. Land at Perrybrook	135	2	135	0 remaining. All complete.
18/00864/APP	Phases 2 & 5	Taylor Wimpey development. Land at Perrybrook	240	44	240	0 remaining. All complete.
18/00109/APP	Phase 3	Linden Homes development. Land at Perrybrook	225	57	207	18
21/00007/FUL	/	Former Henley Bank Kennels, Mill Lane, Brockworth	15	15	15	0 remaining. All complete.
22/00251/APP	Phase 4 & 6	Crest development. Land at Perrybrook	435	32	32	403

						5 Year Supply										
	2019/20 Net Delivery	2020/21 Net Delivery	2021/22 Net Delivery	2022/23 Net Delivery	2023/24 Net Delivery	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	TOTAL	Residual Remaining at Outline
<b>Innsworth</b>	0	14	105	179	199	183	185	61	49	49						1300
<b>Twigworth</b>	0	23	121	256	84	32	51	49	49	49	49	49	21			995
<b>S. Churchdown</b>	0	16	118	173	92	49	17									1100
<b>N. Brockworth</b>	21	61	185	212	150	116	143	174	147	60	49	49	2			1500
<b>TOTAL</b>	<b>21</b>	<b>114</b>	<b>529</b>	<b>820</b>	<b>525</b>	<b>380</b>	<b>396</b>	<b>284</b>	<b>245</b>	<b>158</b>	<b>98</b>	<b>98</b>	<b>23</b>			<b>4895</b>



## Appendix 4. Summary of Land Available for Housing in City Plan Allocations

The Gloucester City Plan (GCP) was adopted in January 2023. The total GCP allocated housing capacity is 920 dwellings (see table below).

City Plan Reference	Gloucester Ward	Gross Site Area (ha)	Gloucester City Plan Allocations	Indicative Residential Capacity
SA01	Abbeydale	2.28	Land at the Wheatridge	10
SA02	Barnwood	1.95	Land at Barnwood Manor	Now has permission and dwellings are counted in commitments
SA03	Kingsholm & Wotton	0.35	Former Prospect House, 67-69 London Road	60
SA04	Kingsholm & Wotton	0.3	Wessex House, Great Western Road	40
SA05	Kingsholm & Wotton	4.3	Land at Great Western Road Sidings	300
SA06	Podsmead	9.69	Blackbridge Sports & Community Hub	0 (Sports & community allocation)
SA07	Westgate	1.58	Former Quayside House - Greater Blackfriars	50
SA08	Westgate	0.46	Former Fleece Hotel and Longsmith Street Carpark	25
SA09	Westgate	6.44	Land at St Oswalds	300
SA10	Barton & Tredworth	0.18	Former Colwell Youth & Community Centre	20
SA11	Podsmead	0.8	Land off New Dawn View	30
SA12	Matson & Robinswood	0.86	Land south of Winneycroft Allocation	30
SA13	Westgate	0.13	Land off Eastgate Street	15
SA14	Barton & Tredworth	4.22	Land south of Triangle Park (Southern Railway Triangle)	0 (Employment allocation)
SA15	Barnwood	0.85	Jordan's Brook House	10
SA16	Elmbridge	0.36	Land off Myers Road	10

SA17	Matson & Robinswood	0.42	White City Replacement Community Facility	0 (Community allocation)
SA18	Westgate	0.7	Part of West Quay, the Docks	20
				<b>Total = 920</b>



## Appendix 5. Lapsed or Superseded Planning Permissions

The following sites were previous commitments, but they have either lapsed, been superseded, or not been proceeded with within the monitoring year/ since the publication of the last Housing Monitoring Report.

Reference	Address
19/00464/FUL	Café Nero, Southgate Street (5 dwellings). Not determined.
19/00679/FUL	3 Jewson Close (2 dwellings). Lapsed.
19/01280/FUL	49-51 Northgate Street (1 HMO). Lapsed.
19/01282/FUL	49-51 Northgate Street (1 dwelling). Lapsed.
20/00149/FUL	12 Tewkesbury Road (1 dwelling). Lapsed.
20/01117/FUL	47 High Street (1 dwelling). Lapsed.
20/01267/FUL	31 St Michaels Square (1 dwelling). Lapsed.
18/01382/FUL	120 London Road. (16 C2 flats so at the ratio = 9 units). Superseded by 24/00028/FUL.
	<b>Total = net loss of 21 dwellings</b>

<b>Appendix 6. Net Loss of Dwellings – Those Completed in 2023/24</b>
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<b>Reference</b>	<b>Address</b>	<b>Loss of dwellings to other uses</b>	<b>Loss</b>
22/01222/LAW	12 St Michaels Square	Change of use of No 12 St Michael's Square from a dwellinghouse (Use Class C3) to 6 person House in Multiple Occupation (Use Class C4).	-1
22/01029/FUL	39 Alexandra Road	Change of use from residential (Class C3) to a two-bed care home for up to two young persons (Class C2).	-1
22/01022/FUL	48 Hucclecote Road	Change of use of the existing residential property (use class C3) to offices (use Class E(g)(i)).	-1
22/01194/FUL	27 Grove Crescent	Change of use of residential outbuilding in rear garden (Class C3) to hair salon (Class E retail) following demolition of outbuilding and erection of replacement building for use as hair salon.	-1
23/00224/LAW	37 Oxford Street	Lawful Development Certificate request for change of use from single person occupancy to 6 bed HMO.	-1

## Appendix 7. Self/Custom Build Register

The Self-Build and Custom House-building Act (2015) places a duty on Local Authorities to create a register of individuals and associations/groups who have expressed an interest in Self-build and Custom Build projects and are seeking to acquire serviced plots of land in the authority area, to build homes.

The City Council's self-build register collects valuable information on the demand for self-build and custom house building in Gloucester City and provides information to those who are interested. As of July 2023, there are 126 people (with a local connection) on Gloucester's register.

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

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

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

2023/24	Old Hempsted Fuel Depot	22/01041/FUL	3 custom build homes as part of the 70 houses permitted. Date of decision 30.06.2023. Site is under construction.
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**Appendix 8. Housing Supply Delivery Schedule: Large sites (5 dwellings and over) under construction or extant but yet to start (2024/25 to 2028/29 as of 31<sup>st</sup> March 2024)**

Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	5 Year Supply Period					Post 5 Year Period	Deliverability Commentary (Further detail is available in the latest 5YHLS Statement)
					2024-25	2025-26	2026-27	2027-28	2028-29		
15/01190/OUT & 17/00224/REM	Business School & Student accommodation Gloucestershire University campus, Oxstalls Lane	Longlevens	80 (200 student rooms)	0	0	0	50 (rooms)  So 20 dwellings	50 (rooms)  So 20 dwellings	50 (rooms)  So 20 dwellings	50 (rooms)  So 20 dwellings	Large site (5+) under construction, but only a technical start with no building currently going on. Email from the University of Gloucestershire in June 2022 stated that there will be no return to the site until beyond 2024 as the focus will be on the city centre campus.  Trajectory request email sent on 17/06/2024. No reply. Build trajectory is thus estimated. Ratio for purpose built student accommodation is 2.5 student rooms to 1 dwelling. See Appendix 10.
17/00535/JPA 18/00013/FUL 18/01283/JPA	Friary House, 46 - 50 Southgate Street	Westgate	33	24	0	12	12	0	0	0	Large site (5+) under construction. Progressing, if somewhat slowly. Email received from owner on 24/06/2024 in response to the trajectory email/survey, but the LPA have estimated a slower build due to experience of slow progress.
22/01041/FUL	Old Hempsted Fuel Depot, Hempsted Lane	Westgate	70	66	15	30	21	0	0	0	Large site (5+) under construction and making rapid progress. The trajectory is as per the email received from owner in June 2024

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Post 5 Year Period	Deliverability Commentary (Further detail is available in the latest 5YHLS Statement)
											in response to the trajectory survey.
18/00852/FUL	Kingsway Local Centre	Kingsway	22	22	22	0	0	0	0	0	Large site (5+) Under construction.  Site visit in May/June 2024 shows that it is very likely to complete in 2024/25 as on the day of the site visit it was 80% complete and there was evidence of a busy site.
22/00563/FUL	Downings Malthouse, Merchants Road	Westgate	117	117	0	0	25	49	43	0	Large site (5+) not started. Trajectory request email sent 17/06/2024. No reply. Trajectory estimated as per industry build out averages for this size of site.
18/00144/FUL	Old school room of PATA Centre	Tuffley	7	7	7	0	0	0	0	0	Large site (5+) under construction. Trajectory request email sent on 17/05/2023. No reply. Site visit in May 2024 and every indication that the development will be complete in 2024/25 due to conversation with the site manager and a busy site.
17/00658/OUT	RAOB Social Club, 87-91 Southgate Street	Westgate	14	14	0	0	0	0	0	14	Large site (5+) not started. Only outline in 2023/24. New Outline for 17 units 2024/25 but will be included in that year. Trajectory email sent in June 2024 and reply received on 24/06/2024. Developer states that an REM application will be submitted shortly, but as there are

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Post 5 Year Period	Deliverability Commentary (Further detail is available in the latest 5YHLS Statement)
											uncertainties over the timing and potential issues with archaeological conditions, this application will only be included in the 5 year supply as and when the REM is permitted.
23/00929/FUL	Barges/boats at Victoria Basin Marina, The Docks	Westgate	15	15	15	0	0	0	0	0	Large site (5+) not started. Received a reply to a request for trajectory / commencement information on 01/05/2024.
23/00858/JPA	Regus offices, 33-33 Worcester Street	Westgate	17	17	0	17	0	0	0	0	Large site (5+) not started. Trajectory request email sent on 17/06/2024. No reply. Site visit in May 2024. Trajectory estimated as per industry build out averages for this size of site.
18/01141/REM	Land South of Winnycroft Farm	Matson and Robinswood	420	389	49	49	49	49	49	144	Large site (5+) under construction.  Trajectory request email sent on 17/06/2024. No reply. Site visit in May 2024. Trajectory estimated as per industry build out averages for this size of site.
21/00825/JPA	Cedar House, Spa Road	Westgate	45	45	0	0	20	20	5	0	Large site (5+) not started.  Trajectory request email sent on 17/06/2024. No reply. Site visit in May 2024. Trajectory estimated as per industry build out averages for this size of site.

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Post 5 Year Period	Deliverability Commentary (Further detail is available in the latest 5YHLS Statement)
22/00807/FUL	63-65 Denmark Road	Kingsholm & Wotton	9	9	9	0	0	0	0	0	Large site (5+) under construction. Trajectory request email sent on 17/06/2024. No reply. Site visit in May 2024. Very well advanced so very likely that it will complete in 2024/25.
19/00672/FUL	Manor Gardens, Barnwood	Barnwood	27	23	0	23	0	0	0	0	Large site (5+) under construction. Trajectory request email sent on 17/06/2024. Information received on 21.06.24.
18/01228/OUT / 22/00355/REM	Land at Naas Lane	Quedgeley Fieldcourt	97	97	0	25	49	23	0	0	Large site (5+) not started. Site visit in May 2024.  Trajectory request email sent on 17/06/2024. No Information received. Trajectory estimated as per industry build out averages for this size of site.
21/00490/OUT 22/00553/REM	Land North of Rudloe Drive	Kingsway	150	120	49	49	22	0	0	0	Large site (5+) under construction Site visit in May 2024.  Trajectory request email sent on 17/06/2024. No specific Information received other than information on the sale of the site. Trajectory estimated as per industry build out averages for this size of site.



					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Post 5 Year Period	Deliverability Commentary (Further detail is available in the latest 5YHLS Statement)
17/00659/FUL	Former Gloucester prison	Westgate	202	202	0	25	50	50	50	27	Large site (5+) under construction – a technical start only. Site visit in May 2024. Trajectory request email sent on 17/06/2024 and reply received on 10/07/2024. Trajectory is as per owner/developer's estimate.
21/01069/FUL	111 Eastgate Street	Westgate	13	13	13	0	0	0	0	0	Large site (5+) Under construction - site visit in May 2024. Slow progress and was possibly temporarily stalled but looks like nearly done.
22/00798/OUT	9 Park Road	Westgate	9	9	0	0	9	0	0	0	Large site (5+) not started, just Outline. See email from Tim Lane, also looks like REM is being determined so reasonable to assume that it will deliver in 2026/27 - the REM could be for 11 bit keep at 9 because that is what is currently permitted.
22/00239/FUL	Site adjacent to former Chemicals Site, Bristol Road	Podsmead	43	30	25	5	0	0	0	0	Large site (5+) under construction. Site visit in May 2024. Spoke to site manager so confident of trajectory.
22/00258/FUL	35 Worcester Street	Westgate	5	5	0	0	5	0	0	0	Large site (5+) not started. Site visit in May 2024.  Lack of information on agent/applicant but a conservative estimate given.

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Post 5 Year Period	Deliverability Commentary (Further detail is available in the latest 5YHLS Statement)
22/00755/FUL	Land adj / rear of 19-21 Brunswick Road	Westgate	9	9	0	0	9	0	0	0	Large site (5+) not started. Trajectory request email sent on 17/06/2024. No reply received but previous communications indicate that a start is not imminent. Site visit in May 2024.
23/00280/OUT	Land adjacent to Blackbridge Allotments, New Dawn View	Podsmead	30	30	0	0	0	0	0	0	Large site (5+) not started. Just Outline at the moment. Email from County (20.06.24) saying they have sold the site. No REM pending so numbers not included in 5 year supply.
22/00333/COU	44-50 Eastgate Street	Westgate	20	20	0	0	10	10	0	0	Large site (5+) not started. Trajectory request email sent on 17/06/2024. No reply received. Site visit in May 2024. Lack of information from agent/applicant but a conservative trajectory estimate given.
22/01255/FUL	9 Denmark Road	Kingsholm & Wotton	5	5	0	0	5	0	0	0	Large site (5+) not started. Trajectory request email sent on 17/06/2024. No reply. Have estimated a conservative trajectory for the 5 units.
14/01470/OUT	Little Winney	Matson & Robinswood	217	217	0	0	0	0	0	0	Large site (5+) not started. The site only has Outline permission. On 17/11/ 2023 an email was sent to the site promoters requesting further information but there was no reply. Currently the LPA are unable to determine when a Reserved Matters application is going to be submitted or who is

					5 Year Supply Period						
Permission Reference	Site Name	Ward	Net Site Capacity	Outstanding Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Post 5 Year Period	Deliverability Commentary (Further detail is available in the latest 5YHLS Statement)
											going to submit it. Thus at this stage this application is not included in the 5 year supply calculations.
					TOTAL DWELLINGS IN 5 YEAR PERIOD = 1,142						

## Appendix 9. Brownfield Land Register Sites

Gloucester's current Brownfield Land Register is available at: [Brownfield Land Register](#) | [Gloucester City Council](#)

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

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

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

These sites are either:

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

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

## Appendix 10. Student Accommodation in Gloucester

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

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

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

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

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

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

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

<b>Reference</b>	<b>Site</b>	<b>Permitted students rooms in Purpose Build Student Accommodation (PBSA)</b>	<b>Equivalent dwellings after ration applied</b>
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	Lapsed permission	Lapsed permission

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

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



