



Gloucester City Council
Five Year Housing Land Supply Statement
as of 31 March 2024

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1. INTRODUCTION

- 1.1 On 30 July 2024 the Ministry of Housing, Communities & Local Government published 'Proposed reforms to the National Planning Policy Framework and other changes to the planning system' as well as a 'National Planning Policy Framework; draft text for consultation'. The consultation runs from 30 July 2024 and closes on Tuesday 24 September 2024.
- 1.2 For the purposes of this five year housing land supply statement, Gloucester City Council (GCC) have continued to refer to the National Planning Policy Framework (NPPF) (December 2023) and therefore, unless otherwise specified, all references are taken from that document.
- 1.3 Paragraph 77 of the NPPF states *"...Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing (Footnote 41), or a minimum of four years' worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old (Footnote 42).*
- 1.4 This statement sets out the position on the five-year housing land supply for GCC as of 31st March 2024 and covers the five-year period from 1st April 2024 until 31st March 2029. Figure 6: **Five Year Housing Land Supply Calculation as of 31 March** on page 5 sets out that GCC can demonstrate a 4.7 years' supply of housing land.
- 1.5 Any five-year housing land supply trajectory is a snapshot in time. GCC has engaged with site promoters, specifically regarding large sites (5+ dwellings) in Gloucester as well as the Strategic Allocations in Tewkesbury Borough meeting Gloucester's housing need through the Joint Core Strategy (JCS). The Local Planning Authority (LPA) has also drawn on the wider planning team and utilised current best practice with regard to delivery trajectories.

2. GLOUCESTER, CHELTENHAM AND TEWKESBURY JOINT CORE STRATEGY (JCS)

- 2.1 The three authorities of Cheltenham Borough, Gloucester City and Tewkesbury Borough jointly prepared a Joint Core Strategy (JCS) as part of the development plan for the area which was adopted in December 2017. The JCS, which covers the period from 2011 to 2031, is the strategic-level plan and sets out, amongst other aspects, the identified needs for housing and economic growth and the spatial strategy for delivery.
- 2.2 The strategy for housing distribution as set out in the JCS sees growth focused in and around the urban areas of Cheltenham and Gloucester, with strategic allocations within the administrative boundary of Tewkesbury Borough to meet the housing needs of Cheltenham Borough and Gloucester City respectively.
- 2.3 The Gloucester City Plan was adopted in January 2023 and allocates sites in accordance with the spatial strategy set out in the JCS.
- 2.4 The JCS became 5 years old on 11 December 2022. Paragraph 77 of the NPPF sets out that where strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating), local planning authorities should calculate their supply of deliverable sites against their local housing need as calculated using the standard method.
- 2.5 Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council are currently preparing a Cheltenham, Gloucester and Tewkesbury Strategic and Local Plan (SLP), which will replace the JCS in its entirety. Having regard to the NPPF, the three authorities therefore calculate their housing land supply against the local housing need.

3. THE STANDARD METHOD

- 3.1 The standard method, set out in the Planning Practice Guidance (PPG) under the heading of 'Housing and economic needs assessment' including Paragraph 004 Reference ID: 2a-004-20201216 uses a formula to identify the minimum number of houses expected to be planned for by a local authority (annual local housing need or 'LHN'). This figure is calculated using household growth projections and is adjusted to account for local affordability.

- 3.2 The standard method sets out that the minimum LHN for Gloucester City is **663 dwellings per annum**. Gloucester City Council considers this minimum housing need to be the most up to date and robust figure on which to base the five-year housing land supply calculation. The various steps in calculating the LHN can be seen in .

4. PREVIOUS DELIVERY

- 4.1 Paragraph 031 Reference ID: 68-031-20190722 under the heading of ‘Housing supply and delivery’ of the PPG states “...Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure. Under-delivery may need to be considered where the plan being prepared is part way through its proposed plan period, and delivery falls below the housing requirement level set out in the emerging relevant strategic policies for housing”...
- 4.2 Accordingly, with reference to paragraph 031 Reference ID: 68-031-20190722 of the PPG, the application of an ‘affordability ratio’ within the local housing need calculation accounts for any past under-delivery up to the date of the calculation. Under the government standard method for calculating housing need it is not necessary to factor in previous levels of under delivery into the calculation of local housing need, since any such under delivery will be reflected in the affordability adjustment.
- 4.3 Notwithstanding the above,
- 4.4 Figure 2 shows previous housing completions in Gloucester City and JCS Allocations in Tewkesbury Borough meeting Gloucester’s housing need from 1st April 2011 to 31st March 2024. Further information on housing delivery in 2023/24 can be viewed in Gloucester City’s 2024 Housing Monitoring Report available on the Council’s website: [Monitoring & Five Year Housing Land Supply | Gloucester City Council](#)

Figure 1: Previous Housing Completions

Year	JCS Requirement*	Net Annual Completions in Gloucester	Net Annual Completions in Tewkesbury (Meeting Gloucester’s Need)	Delivery against Requirement
2011/12	718	593		-125
2012/13	718	430		-288
2013/14	718	476		-242
2014/15	718	554		-164
2015/16	718	470		-248
2016/17	718	439		-279
2017/18	718	487		-231
2018/19	718	544		-174
2019/20	718	467	21	-230
2020/21	718	610	114	+6
2021/22	718	420	529	+231
2022/23	670	534	820	+684
2023/24	663	366	525	+228
Total	9,231	6,390	2,009	-832

*In December 2022, the Standard method of calculating Housing need came into effect so in 2022/23 and 2023/2024, it is the Local Housing Need figure that has been used to calculate the delivery against requirement figure.

5. FIVE YEAR HOUSING LAND SUPPLY REQUIREMENT

- 5.1 Under the NPPF (September 2023), local planning authorities were required to include a buffer of 5% (by default), or a 10% or a 20% buffer when calculating five-year housing land supply. The NPPF (September 2023) was replaced by the NPPF (December 2023). In the NPPF (December 2023), the 5% and 10% buffers have been removed but the 20% buffer has been retained, where delivery falls below 85% of the requirement over the previous three years. Paragraph 77 of the NPPF states *“Where there has been significant under delivery of housing over the previous three years (Footnote 43), the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period)”*.
- 5.2 Footnote 43 of the NPPF sets out that *“This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement”*. The Housing Delivery Test (HDT) is a percentage measurement of the number of net homes delivered against the number of homes required, over a rolling three-year period. The latest Housing Delivery Test result was published by the government on 19 December 2023. The 2022 HDT showed that, over the three-year period 1st April 2019 to 31st March 2022, the amount of housing delivered within Gloucester City was 140% (1,072 homes required and 1,497 net homes delivered)¹. Therefore, the consideration of a 20% buffer is not relevant.
- 5.3 It should also be noted that the HDT is used as a measurement of housing delivery alongside the test of maintaining either a four-year or five-year supply of deliverable sites. Whilst a failure to satisfy either of the tests can engage the presumption in favour of sustainable development, they are two different mechanisms calculated in different ways.
- 5.4 Paragraph 226 of the NPPF states *“From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years’ worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old (Footnote 80), instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need... These arrangements will apply for a period of two years from the publication date of this revision of the Framework”*.
- 5.5 The SLP will have two Regulation 18 stages, as set out in the Council’s Local Development Scheme (LDS). The first of the Regulation 18 consultation stages ended on 12 March 2024. That document was not accompanied by a policies map and the document did not contain proposed allocations. Therefore, it is considered that GCC still needs to demonstrate a 5-year housing land supply. The five-year housing requirement for the period 1 April 2024 to 31 March 2029 is 3,315 dwellings as set out in
- 5.6 Figure 2.

¹ [Housing Delivery Test: 2022 measurement and measurement technical note](#)

Figure 2: Five-year Housing Requirement 1 April 2024 to 31 March 2029

Row ID	Component	Calculation	Total Dwellings
A	Local Housing Need figure per annum (663)	Multiplied Local Housing Need figure (per annum) by 5 (years)	3,315

6. SUPPLY OF HOUSING LAND

Deliverable Sites

- 6.1 In order to consider whether a site should contribute toward the City's supply of housing land, GCC have had regard to the NPPF, including paragraphs 77 and 226 and the definition of 'deliverable' within the glossary. The glossary to the NPPF states: *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years".*
- 6.2 The Planning Practice Guide: Housing supply and delivery at paragraph 007, Reference ID: 68-007-20190722 provides additional guidance on deliverability stating that *"...Such evidence, to demonstrate deliverability, may include:*
- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
 - firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
 - firm progress with site assessment work; or*
 - clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects..."*
- 6.3 There are various references to 'windfall' sites within the NPPF, including at paragraphs 70 and 72, the latter which states *"Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends..."*. The glossary to the NPPF refers to 'Windfall sites' as *"Sites not specifically identified in the development plan"*.

7. SUPPLY OF HOUSING LAND

7.1 The following sources of supply have been included (or are options for inclusion) within the five-year housing land supply calculation.

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

7.2 Larger sites where a reserved matters or full permission (this includes Technical Design Consents) has been granted.

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

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

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

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

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

7.5 Smaller sites where planning permission has been granted but the site has either not started or is under construction. For these sites a lapse rate of 23% has been calculated and total delivery from these sites has been discounted accordingly. This approach to lapse rates of small sites has been established since 2017 through the JCS examination and is noted in the Inspector’s Report. Housing land supply is monitored annually and the lapse rate of 23% is currently higher than the rate of expired permissions. For this year’s statement a cautious approach has continued to be taken and a lapse rate of 23% has been retained. This will be reviewed annually.

E – Windfall allowance (1-4 net dwellings)

7.6 A small site windfall allowance has been included within the supply and is based on an analysis of historic windfall delivery over the past 10 years. Figure 3 shows that there has been an average annual windfall delivery of 41 net dwellings. It is assumed that all small sites will be delivered in years one to two (2024/2025 and 2025/2026), but exceptionally a small number in year three (2026/2027). To avoid double counting, the windfall supply does not contribute until years three to five (2026/27; 2027/28, and 2028/29). Where there is expected small sites supply in year three, this is subtracted from the windfall allowance for that year. This approach to windfall was established through the JCS examination.

Figure 3: Net Dwellings (from 1 April to 31 March by year) completed on sites delivering 1-4 net dwellings.

2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Average
37	39	77	55	36	43	22	39	37	20	41

F – Gloucester City Plan Allocations

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

G – JCS Allocations (in Tewkesbury Borough meeting Gloucester’s need)

- 7.8 Land at Innsworth, Twigworth, South Churchdown and North Brockworth that has been allocated in the adopted JCS as per policies SA1, A1, A2, A3 and A6. There has been ongoing engagement with site promoters to inform housing delivery.

Summary of Categories

- 7.9 Figure 4 sets out how each of the categories above align with the NPPF definition of a deliverable site.

Figure 4: Sources of Housing Land Supply against the NPPF definition of ‘deliverable’

NPPF definition category	GCC Housing Land Supply Source Category
<i>“Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans)”.</i>	A, B, D
<i>“Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”</i>	C, F, G
<i>“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends...”</i>	E

8. HOUSING DELIVERY

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

Figure 5: Breakdown of GCC's supply of housing land (by year) for 1 April 2024 to 31 March 2029

Supply Source (as of 31 March 2024 unless otherwise specified)	2024-25	2025-26	2026-27	2027-28	2028-29	2024-2029 (total 5 year supply)
A: Major Sites for 10+ net dwellings with detailed planning permission (Under construction & not started)	188	235	278	221	167	1,089
B: Medium sites (5-9 net dwellings) with detailed planning permission (Under construction & not started)	16	0	28	0	0	44
C: Major sites for 10+ net dwellings with outline planning permission (Not started)	0	0	0	0	0	0
D: Small sites (1-4 net dwellings) with outline or detailed planning permission (Under construction & not started)	62	38	8	0	0	108
E: Windfall allowance (for 1-4 net dwellings)	0	0	33	41	41	115
F: Gloucester City Plan Allocations that do not otherwise have planning permission	0	30	90	98	133	351
G: JCS Allocations (Innsworth, Twigworth, South Churchdown, North Brockworth) that do not otherwise have planning	380	396	284	245	158	1,463
Totals (excluding lapse rate for small sites not started)	646	699	721	605	499	3,170

8.2 Further information and detailed trajectories for the sites within categories A to G is provided in Appendix 2.

8.3 To inform the assessment of housing delivery, Officers have reviewed and updated the previous assessment process undertaken to ensure a robust forecast of delivery is made. All planning permissions have been assessed in terms of their status as of 31st March 2024. Officers have recorded starts, dwellings under construction, completions and outstanding commitments. Site visits have been undertaken to the majority of sites of all sizes.

- 8.4 Where possible all site promoters, developers and landowners of major sites with planning permission and/or an allocation of sites of 9 dwellings or more have been contacted and requested to return information on forecasted delivery. The template request form is set out in Appendix 3 and information received has fed into the trajectories outlined in Appendix 2.
- 8.5 Where responses were not received from site promoters or developers, starts and delivery rates were assessed on the basis of industry norms namely those laid out in the Lichfields report of March 2024: [Start to Finish 3](#) The details are provided in Appendix 4.

9. FIVE YEAR HOUSING LAND SUPPLY CALCULATION AS OF 31 MARCH 2024

9.1 The five-year land supply calculation is shown in Figure 6 below. This demonstrates that GCC can demonstrate a **4.7 years'** supply of housing land.

Figure 6: Five Year Housing Land Supply Calculation as of 31 March 2024

Row Number	Component (for 1 April 2024 to 31 March 2029)	Total
1	5 year housing requirement	3,315
2	Annual rate for 5 year requirement	663
3	Total deliverable housing supply	3,170
4	Lapse rate deduction 23% for small sites not started (23% of the 108 small sites in the supply = 25)	-25
5	Total deliverable housing supply factoring in lapse rate	3,145
6	Total deliverable housing supply in years (row 5 divided by row 2)	4.7

APPENDIX 1: STANDARD METHOD CALCULATION

1.1 The calculation method is referenced in the Planning Practice Guidance (PPG) under the heading of 'Housing and economic needs assessment' including Paragraph 004 Reference ID: 2a-004-20201216). Gloucester's calculation is as follows:

Step 1: Setting the baseline	
Average annual household growth in Gloucester 2024 to 2034 ²	545.9
58,207 households in 2024 63,666 households in 2034	
<i>Household growth over this period = 5,459</i> <i>Divide by 10 for average annual = 545.9</i>	
Step 2: Adjust for affordability	
2023 (latest) median workplace-based affordability ratio for Gloucester ³	7.44
$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$ <ul style="list-style-type: none"> Adjustment factor = (7.44 – 4) / 4 = 0.86 0.86 x 0.25 +1 = 1.215 	1.215
The minimum annual local housing need figure for Gloucester (adjustment factor) x projected household growth.	663
1.215 x 545.9 = The resulting figure is 663.2 (rounded to 663)	
Step 3: Capping the level of any increase	
<p>Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:</p> <p>a. the projected household growth for the area over the 10 year period identified in step 1; or</p> <p>b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).</p> <ul style="list-style-type: none"> 545.9 is the average annual household growth 2024 -2034 (as per step 1). 718 dwellings per annum is Gloucester's annual housing requirement figure as set out in the adopted Joint Core Strategy. 718 is the higher figure and a 40% addition to this is 1005.2. 	

² Table 406 of 2014 Household projections [Live tables on household projections - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/live-tables-on-household-projections)

³ Table 5c House price to workplace based earnings ratio [House price to workplace-based earnings ratio - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/economy/employment-and-productivity/earnings-and-wages)

- The capped figure is greater than the minimum annual local housing need figure and therefore does not limit the increase to the local authority's minimum annual housing need figure. The minimum annual local housing need figure is therefore **663**.

APPENDIX 2: ALL SITE TRAJECTORIES

Category A = Major Sites for 10+ net dwellings with detailed planning permission (Under construction & not started)
Category B = Medium sites (5-9 net dwellings) with detailed planning permission (Under construction & not started)
Category C = Major sites for 10+ net dwellings with outline planning permission (Not started)
Category D = Small sites (1-4 net dwellings) with outline or detailed planning permission (Under construction & not started)
Category E = Windfall allowance (for 1-4 net dwellings)
Category F = Gloucester City Plan Allocations that do not otherwise have planning permission
Category G = JCS Allocations (Innsworth, Twigworth, South Churchdown, North Brockworth) that do not otherwise have planning

						5 Year Supply Period					
Supply Category	Permission Reference	Site Name	Ward	Net dwellings permitted	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Post 5 year period
A	15/01190/OUT & 17/00224/REM	Business School & Student accommodation - University - Oxstalls Lane	Longlevens	80	80	0	0	20	20	20	20
A	18/00013/FUL / 21/01278/JPA	Friary House, 46 - 50 Southgate Street	Westgate	33	24	0	12	12			
A	17/00659/FUL	Former Gloucester Prison, Barrack Square	Westgate	202	202	0	25	50	50	50	27
A	18/01141/REM	South of Winnycroft Farm (Big Winney)	Matson & Robinswood	420	389	49	49	49	49	49	144

A	19/00672/FUL	Manor Gardens, Barnwood Road	Barnwood	23	23	0	23				
A	21/01069/FUL	111 Eastgate Street	Westgate	13	13	13					
A	22/00239/FUL	Land Adjacent to Site B Former Contract Chemicals Site, Bristol Road	Podsmead	43	30	25	5				
A	22/00553/REM	Land North of Rudloe Drive	Kingsway	150	120	49	49	22			
A	22/00333/COU	44-50 Eastgate Street	Westgate	20	20	0	0	10	10		
A	18/01228/OUT / 22/00355/REM	Land at Naas Lane	Quedgeley Fieldcourt	97	97	0	25	49	23		
A	18/00852/FUL	Kingsway Local Centre	Kingsway	22	22	22					
A	21/00825/JPA	Cedar House, Spa Road	Westgate	45	45	0	0	20	20	5	
A	22/01041/FUL	Old Hempsted Fuel Depot, Hempsted Lane	Westgate	70	66	15	30	21			

A	22/00563/FUL	Downings Malthouse, Merchants Road	Westgate	117	117	0	0	25	49	43	
A	23/00858/JPA	Regus office, 31 - 33 Worcester Street	Westgate	17	17	0	17				
A	23/00929/FUL	Victoria Basin Marina, The Docks	Westgate	15	15	15					
TOTAL for A sites						188	235	278	221	167	191
						TOTAL 1,089					
Supply Category	Permission Reference	Site Name	Ward	Net dwellings permitted	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Post 5 year period
B	18/00144/FUL	PATA Centre, Grange Road	Tuffley	7	7	7					
B	22/00755/FUL	Land adj / rear of 19-21 Brunswick Road	Westgate	9	9	0	0	9			
B	22/00798/OUT	9 Park Road	Westgate	9	9	0	0	9			
B	22/00258/FUL	35 Worcester Street	Westgate	5	5	0	0	5			
B	22/00807/FUL	63 - 65 Denmark Road	Kingsholm & Wotton	9	9	9					

B	22/01255/FUL	9 Denmark Road	Kingsholm & Wotton	5	5	0	0	5			
TOTAL for B sites						16	0	28	0	0	
						TOTAL 44					
Supply Category	Permission Reference	Site Name	Ward	Net dwellings permitted	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Post 5 year period
C	14/01470/OUT	Little Winney	Matson & Robinswood	217	217	0	0	0	0	0	
C	23/00280/OUT	Land Adjacent to Blackbridge Allotments, New Dawn View	Podsmead	30	30	0	0	0	0	0	
C	17/00658/OUT	RAOB Social Club, 87 - 91 Southgate Street	Westgate	14	14	0	0	0	0	0	
TOTAL for C sites						0	0	0	0	0	
						TOTAL 0					
Supply Category	Permission Reference	Site Name	Ward	Net dwellings permitted	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Post 5 year period
D	15/00397/FUL	141 Southgate Street	Westgate	3	3	0	3				
D	17/01146/FUL	120 Stroud Road - Coral	Moreland	2	2	2					
D	17/01385/FUL & 17/01386/LBC	61 Southgate Street	Westgate	3	3	0	3				

D	19/00242/FUL	Land adj 73 Falkner Street	Barton & Tredworth	1	1	1					
D	18/01467/LAW	114 Tredworth Road	Moreland	0	0	/					
D	20/00226/REM	12 Sandyleaze	Elmbridge	1	1	1					
D	20/00769/FUL	113 Rosebery Avenue	Moreland	1	1	1					
D	20/00926/OUT	1a Arlingham Road	Tuffley	1	1	/					
D	20/01056/FUL	Winget House, Spa Road	Westgate	2	2	2					
D	20/00550/PRIOR	1 St Aldwyn Road	Barton & Tredworth	1	1	1					
D	21/00706/FUL	7 Worcester Street	Westgate	4	4	0	4				
D	20/00899/FUL	6 Prinknash Close	Matson & Robinswood	1	1	1					
D	21/00327/FUL	106 Stroud Road	Moreland	1	1	1					
D	21/00787/FUL	Redcliffe Court, Kenilworth Avenue	Kingsholm & Wotton	1	1	1					

D	21/00494/FUL	55 Badmington Road	Matson & Robinswood	1	1	1						
D	21/00067/FUL	Snow Capel Farm, Sneedhams Green	Matson & Robinswood	1	1	1						
D	21/00518/FUL	20 Chatcombe Road	Matson & Robinswood	1	1	1						
D	21/00695/FUL	Land Adj 37 Upton Street	Barton & Tredworth	1	1	1						
D	20/01113/FUL	182 Southgate Street	Westgate	3	3	3						
D	21/00833/JPA	55 Northgate Street	Westgate	4	4	0	4					
D	21/00844/FUL	5 Harness Close	Westgate	1	1	1						
D	21/00759/OUT	52 The Wheatridge	Abbeydale	2	2	/						
D	20/01124/FUL	The Famous Pint Pot, 74 Bruton Way	Westgate	2	2	2						
D	22/01066/LAW	28 Northgate Street	Westgate	2	2	2						
D	14/00401/FUL	258 Cheltenham Road	Longlevens	1	1	1						

D	21/01246/FUL	10 Milton Avenue	Podsmead	1	1	0	1				
D	22/00288/FUL	15 Green Lane	Hucclecote	0	0	0					
D	22/00309/FUL	10 Highliffe Road	Quedgeley Fieldcourt	1	1	1					
D	22/00332/FUL	Paget Cottage, the Wheatridge	Abbeydale	1	1	1					
D	22/00375/FUL	13 Cleeve Road	Matson & Robinswood	1	1	1					
D	22/00428/FUL	In the Manorhouse, 162 Barnwood Road	Barnwood	4	4	0	0	4			
D	22/00566/FUL	1 Woods Orchard Road	Tuffley	1	1	1					
D	22/00576/FUL	41 All Saints Road	Barton & Tredworth	0	0	0					
D	22/00584/FUL	Side of 69 Elmleaze	Elmbridge	1	1	1					
D	22/00789/OUT	Infill plot on Naas Lane	Quedgeley Fieldcourt	4	4	/					
D	20/00784/OUT / 21/01033/REM	51 Myrtle Close	Tuffley	1	1	1					

D	23/00065/LAW	95 The Wheatridge East	Abbeydale	1	1	1					
D	24/00056/FUL	387 Painswick Road	Abbeydale	-1	-1	-1					
D	22/01081/FUL	Land at 10 Sudgrove Park	Abbeymead	1	1	1					
D	23/00744/JPA	198 Barton Street	Barton & Tredworth	1	1	1					
D	23/00895/LAW	55 Derby Road	Barton & Tredworth	0	0	0					
D	23/00109/FUL	81 Painswick Road	Coney Hill	2	2	0	2				
D	23/00241/FUL	Land Adj. to 117 Painswick Road	Coney Hill	1	1	1					
D	22/00307/FUL	Field View, West Lodge Drive	Coney Hill	2	2	0	2				
D	22/00697/FUL	28 Elmleaze	Elmbridge	1	1	1					
D	23/00341/FUL	Flat 1, 15 Green Lane	Hucclecote	-1	-1	-1					
D	23/00232/FUL	48 London Road	Kingsholm & Wotton	4	4	4					

D	23/00642/LAW	71 Worcester Street	Kingsholm & Wotton	1	1	1					
D	23/00037/FUL	2 Oxford Street	Kingsholm & Wotton	1	1	1					
D	23/00520/FUL	26 Heathville Road	Kingsholm & Wotton	-1	-1	-1					
D	24/00028/FUL	120 London Road	Kingsholm & Wotton	check (C2)	4	0	0	4			
D	21/00734/OUT	54 Church Road	Longlevens	1	1	/					
D	23/00982/LAW	1 Ennerdale Avenue	Longlevens	1	1	1					
D	23/00160/LAW	9 Reservoir Road	Matson & Robinswood	0	0	0					
D	23/00428/FUL	31 Birchall Avenue	Matson & Robinswood	2	2	2					
D	23/00570/LAW	27 Reservoir Road	Matson & Robinswood	1	1	1					
D	22/00272/FUL	55 Badminton Road	Matson & Robinswood	1	1	1					
D	23/00416/FUL	2 Munsley Grove	Matson & Robinswood	1	1	1					

D	22/01111/FUL	47 Central Road	Moreland	4	4	0	4				
D	23/00401/FUL	255C Stroud Road	Moreland	4	4	0	4				
D	23/00786/LAW	126 Calton Road	Moreland	0	0	0					
D	23/00792/FUL	89 Bristol Road	Moreland	1	1	1					
D	22/00434/FUL	1 School Lane, Quedgeley	Quedgeley Fieldcourt	2	2	0	2				
D	21/01189/FUL	39 Goddard Way	Tuffley	1	1	0	1				
D	23/00996/FUL	3 Rivendell Court	Tuffley	-1	0	-1					
D	23/00152/PRIOR	The Old Fire Station, Longsmith Street	Westgate	1	1	1					
D	22/01067/FUL	1 - 3 Eastgate Street	Westgate	2	2	2					
D	22/01086/COU	48 Westgate Street	Westgate	1	1	1					
D	23/00238/JPA	45 Park Road	Westgate	1	1	1					

D	23/00340/JPA	43 Park Road	Westgate	1	1	1					
D	22/00011/FUL	3 - 5 Worcester Street	Westgate	2	2	2					
D	22/00654/FUL	Brand Mellor, Copner House, 43 Southgate Street	Westgate	1	1	0	1				
D	22/01140/FUL	80 Westgate Street	Westgate	1	1	1					
D	23/00338/LAW	32 Trier Way	Westgate	0	0	0					
D	22/00271/FUL	Walkinshaw Court, Gloucester	Westgate	2	2	2					
D	23/00412/FUL	152 Southgate Street	Westgate	1	1	1					
D	23/00911/LAW	8 St Michaels Square	Westgate	1	1	1					
D	22/00784/FUL	18 Brunswick Square	Westgate	2	2	2					
D	23/00473/JPA	3 Russell Street	Westgate	3	3	0	3				
D	23/00465/FUL	39A Westgate Street	Westgate	2	2	2					

D	23/01033/FUL	St Aldate Chambers, 4 - 6 Russell Street	Westgate	2	2	2						
D	23/00444/FUL	24-26 Wellington Street	Westgate	4	4	0	4					
D	23/00520/FUL	2 Lansdowne Road	Kingsholm & Wotton	-1	-1	-1						
TOTAL for D sites						62	38	8	0	0		
						TOTAL 108						
Supply Category	Permission Reference	Site Name	Ward	Net dwellings permitted	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Post 5 year period	
E	/	/	/	/	/	0	0	33	41	41		
						TOTAL 115						
Supply Category	Permission Reference	Site Name	Ward	Net dwellings allocated	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Post 5 year period	
F	/	Land at the Wheatridge	Abbeyle	10	10					10		
F	/	Former Prospect House, 67-69 London Road	Kingsholm & Wotton	60	60	0	0	0	0	0	60	
F	/	Wessex House, Great Western Road	Kingsholm & Wotton	40	40	0	30	10				

F	/	Land at Great Western Road Sidings	Kingsholm & Wotton	300	300	0	0	25	49	49	177
F	/	Former Quayside House - Greater Blackfriars	Westgate	50	50	0	0	0	0	25	25
F	/	Former Fleece Hotel and Longsmith Street Carpark	Westgate	25	25	0	0	0	0	0	25
F	/	Land at St Oswalds	Westgate	300	300	0	0	25	49	49	177
F	/	Former Colwell Youth & Community Centre	Barton & Tredworth	20	20	0	0	20			
F	/	Land off New Dawn View	Podsmead	30	30	0	0	0	0	0	30
F	/	Land south of Winneycroft Allocation	Matson & Robinswood	30	30	0	0	0	0	0	30
F	/	Land off Lower Eastgate Street	Westgate	15	15	0	0	0	0	0	15
F	/	Jordan's Brook House	Barnwood	10	10	0	0	10			
F	/	Land off Myers Road	Elmbridge	10	10	0	0	0	0	0	10
F	/	Part of West Quay, the Docks	Westgate	20	20	0	0	0	0	0	20
TOTAL for F sites						0	30	90	98	133	569

						TOTAL 351					
Supply Category	Permission Reference	Site Name	Ward	Net dwellings permitted	Outstanding Net Dwellings	2024-25	2025-26	2026-27	2027-28	2028-29	Post 5 year period
G	19/00996/APP	Phase 2, Land north of Innsworth Lane	/	175	86	49	37				
G	22/01225/APP	Phase 4, Land to the north of Innsworth Lane	/	257	245	49	49	49	49	49	
G	21/00133/APP	Phase 5, Land at Innsworth	/	179	110	49	49	12			
G	21/01036/FUL	Land at Innsworth - Innsworth Farmhouse	/	16	16	0	16				
G	21/00821/APP	Phase 6, Land at Innsworth	/	144	70	36	34				
G	21/00079/APP	Phase 2, Land at Twigworth	/	147	7	7					
G	22/00364/APP	Phase 3, Land at Twigworth	/	340	340	25	49	49	49	49	119
G	22/01367/PIP	Land off Brook Lane / Ash Lane	/	2	2	0	2				
G	19/00738/APP	Parcel 3745 Land at Pirton Fields, Cheltenham Road East	/	465	66	49	17				

G	18/00109/APP	Phase 3, Land at Perrybrook	/	225	18	18					
G	22/00251/APP	Phases 4 &6, Land at Perrybrook	/	435	403	98	98	98	98	11	
G	22/00751/APP	Phase 7, Perrybrook off Valient Way	/	272	272	0	25	49	49	49	100
G	20/00608/FUL	Land north of Perrybrook, Shurdington Road	/	47	47	0	20	27			
TOTAL for F sites						380	396	284	245	158	219
						TOTAL 1,463					

APPENDIX 3: TRAJECTORY REQUEST FORM


The following is the template form that was sent by email to all site promoters/developers (for sites of 5+ net dwellings) in June of 2024 requesting build out and trajectory information:

IMPORTANT PLANNING INFORMATION NEEDED

Annually, Gloucester City Council is required to demonstrate that there is a deliverable supply of new homes to meet housing needs over the next five years. To this end, we are contacting you to gain an up-to-date picture of anticipated delivery rates on major sites – those with planning permission and/or those allocated for housing development.

We would be grateful for your assistance with providing accurate information on delivery and any issues which may affect delivery.

Please see the below table. We would appreciate it if you could provide / update the trajectory for the next five years (2024/25 to 2028/29). Note each year runs from 1 April to 31 March the following year (not calendar years). Dwellings are counted as ‘complete’ when they are watertight.

Site name:	x				
Reference:	x				
Address / location:	x				
Net dwellings:	x				
Trajectory (completions anticipated)					
					
2024/25	2025/26	2026/27	2027/28	2028/29	Later

We would also be grateful for your answers, including an explanation, to each of the questions below as applicable.

1. Is the site in multiple ownership?

2. Is the site in the ownership of a developer, or subject to any other form of developer interest?

3. Does the developer intend to develop this site for residential use within the next 5 years?

4. Where applicable please provide details of progress / anticipated timescales for submission of planning application(s) (full/outline/reserved matters as applicable)

5. Are there any issues relating to viability that may delay or prevent development coming forward on this site?

6. Are there any issues relating to housing demand/market conditions in the area that may delay or prevent development coming forward on this site?

7. Any other issues to resolve that may affect the lead-in period/delivery timescales for the site?

Please provide a response by Monday 1st July 2024. If this deadline is likely to cause any issues, please let us know.

The information you provide will assist the Council in confirming the housing land supply and housing trajectory for Gloucester City Council. Please note that it will be published as part of the authority's housing monitoring reports in accordance with the Council's data protection policies.

If you have any questions or queries relating to this request, please do not hesitate to contact us.

Thank you for taking the time to provide this information. Please note, if we do not receive a response then the Local Planning Authority reserve the right to estimate a reasonable build trajectory based on similar local examples or industry norms.

In general the response rate was poor, but some developers and agents were helpful and engaged in the process. The responses received have been factored into the site trajectories. They have not been published in this report but are available on request if needed with requisite redactions etc in accordance with data protection laws and procedures.

APPENDIX 4: LEAD IN TIMES & BUILD OUT RATES (LICHFIELDS 3 REPORT)

FOR SITES WITH PLANNING PERMISSION																																		
Dwellings	Planning to Delivery Period (From date planning consent granted to date of first dwelling completion)	Build-Out Rates																																
Small sites (1-4)	<p><u>Sites of 1 to 4 dwellings</u> As per developer or LPA evidence or otherwise first delivery within the first year after permission (so in year 1 of the trajectory).</p> <p>Source: SALA/HELAA Methodology and local LPA evidence reflecting local circumstances.</p>	<p><u>Sites of 1 to 4 dwellings</u> As per developer or LPA evidence or within year 1 or 2 in the 5-year period. Only very occasionally in year 3 where there is local evidence.</p> <p>Source: SALA/HELAA Methodology and local LPA evidence reflecting local circumstances.</p>																																
<p>Large sites (5 to 499)</p> <p>and</p> <p>Very large sites (500 to 2000)</p>	<p>As per developer or LPA evidence or:</p> <table border="1"> <thead> <tr> <th>Dwellings</th> <th>Years</th> </tr> </thead> <tbody> <tr> <td>5 to 49*</td> <td>(1 to 2 years – judge on a case-by-case basis)</td> </tr> <tr> <td>50 to 99</td> <td>2.3</td> </tr> <tr> <td>100 to 499</td> <td>3.2</td> </tr> <tr> <td>500 to 999</td> <td>1.5</td> </tr> <tr> <td>1000 to 1499</td> <td>1.3</td> </tr> <tr> <td>1500 to 1999</td> <td>1.6</td> </tr> <tr> <td>2000+</td> <td>1.6</td> </tr> </tbody> </table> <p>*The Lichfields Report does not give an estimate for sites of 5 to 49. Source: Lichfields Start to Finish Report Version 3 (March 2024)</p>	Dwellings	Years	5 to 49*	(1 to 2 years – judge on a case-by-case basis)	50 to 99	2.3	100 to 499	3.2	500 to 999	1.5	1000 to 1499	1.3	1500 to 1999	1.6	2000+	1.6	<p>As per developer or LPA evidence or:</p> <table border="1"> <thead> <tr> <th>Dwellings</th> <th>Dwellings per Year</th> </tr> </thead> <tbody> <tr> <td>5 to 49*</td> <td>20</td> </tr> <tr> <td>50 to 99</td> <td>20</td> </tr> <tr> <td>100 to 499</td> <td>49</td> </tr> <tr> <td>500 to 999</td> <td>67</td> </tr> <tr> <td>1000 to 1499</td> <td>90</td> </tr> <tr> <td>1500 to 1999</td> <td>110</td> </tr> <tr> <td>2000+</td> <td>150</td> </tr> </tbody> </table> <p>* The Lichfields Report does not give an estimate for sites of 5 to 49 but a conservative approach of 20 dwellings per annum has been applied, where there is no developer information or where officers have no other information). Source: Lichfields Start to Finish Report Version 3 (March 2024) – Mean build-out-rates Note: for schemes of 100 to 499 the JCS SALA/HELAA Methodology always assumed that in the first year of building only 25 units per year would be delivered. This assumption seems to reflect the situation on the ground. So for these sites it will be 25 in year 1 and 49 for subsequent years.</p>	Dwellings	Dwellings per Year	5 to 49*	20	50 to 99	20	100 to 499	49	500 to 999	67	1000 to 1499	90	1500 to 1999	110	2000+	150
Dwellings	Years																																	
5 to 49*	(1 to 2 years – judge on a case-by-case basis)																																	
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FOR SITES YET TO APPLY FOR PLANNING PERMISSION e.g. Site Allocations	
Dwellings	Planning Approval Period (From Date of Validation to Permission)
Small sites (1-4)	<p>As per developer or LPA evidence or: Less than 1 year.</p> <p>Source: SALA/HELAA Methodology and local LPA evidence reflecting local circumstances.</p>
Large sites	As per developer or LPA evidence or:

(5 to 499) and Very large sites (500 to 2000)	Dwellings	Years
	5 to 49*	(Within 1 year – judge on a case-by-case basis)
	50 to 99	1.5
	100 to 499	2.8
	500 to 999	3.4
	1000 to 1499	4.9
	1500 to 1999	5.0
	2000 +	5.1
	*The Lichfields Report does not give an estimate for sites of 5 to 49.	
	Source: Lichfields Start to Finish Report Version 3 (March 2024)	

END