

Further note for Inspector on Gloucester City housing land requirements following request for clarity on totals in Matter 11 EiP session on Thursday 19th May 2021.

- 1.1 The Inspector of the Gloucester City Plan (GCP) has asked the City Council to confirm the role of the GCP in delivering housing requirements. This is explained below and updates that previous note (EXAM7), in clarifying the source of the different numbers.
- 1.2 Table SP2a of the Adopted JCS sets out the different sources of supply for Gloucester City housing need across the plan period, as of the adoption of the JCS. For ease of reference this is replicated below.

Table 1: Table SP2a in JCS: Sources of housing supply in the JCS area	
Gloucester City	
Completions	2,962
Commitments	2,460
Windfall allowance (0-4 small sites)	832
Gloucester City Plan (further potential)	1,518
Strategic Allocations (in Gloucester City)	620
Urban Extensions (in Tewkesbury Borough)	4,895

- 1.3 Table SP2b further confirms the apportionment of strategic allocation sites and district capacity. For ease of reference, this is also replicated below.

Table 2: Table SP2b in JCS: Apportionment of strategic allocation sites and district capacity		
Area	Authority Area	Housing Supply
Gloucester City Urban Capacity	GCC	7,772
Winneycroft Strategic Allocation	GCC	620
Innsworth & Twigworth Urban Extension	TBC	2,295
South Churchdown Urban Extension	TBC	1,100
North Brockworth Urban Extension	TBC	1,500

- 1.4 The 'Gloucester City Urban Capacity' of 7,772 includes completions, commitments, windfall allowance and Gloucester City Plan (further potential) figures. This therefore represents the overall figure for housing that should be delivered in Gloucester City's administrative area. The role of the City Plan is to identify sites to contribute to this need.
- 1.5 As of the monitoring period up to the end of March 2021, the sources of supply within the administrative area of Gloucester City is as follows:

Table 3: Gloucester's housing supply as of 31st March 2021 excluding any strategic JCS capacity	
Source of Supply	Number of Dwellings
Completions*	5,070 (See Appendix 1 for full list making up this total)
Non-strategic commitments**	Small sites = 95 Large sites = 1,719 Total 1,814 (See Appendix 2 for full list making up this total)

Small site windfall allowance***	512
City Plan allocations****	920 (See Appendix 3 for full list making up this total)
Other supply*****	92 (See Appendix 4 for details)
	TOTAL = 8,408
<p>*Excludes any completions at JCS Strategic Allocations attributed to Gloucester. **Excludes Winnycroft Strategic Allocation commitments. ***64 dwellings from small-scale sites per year (1–4 dwellings) between 2022/23 and the end of the plan-period. For years 2021/22 and 2022/23 there is no windfall allowance as small-scale commitments are recorded. ****Capacities have been updated following Matter 10 EiP discussion on these sites. Those with planning permission are included as commitments (SA02 Land at Barnwood Manor, SA08 Land at Kings Quarter, SA12 Land at Rea Lane and SA22 Land adjacent to Secunda Way Industrial Estate). *****Former Oil Storage Depot, Hempsted. Deliverable Brownfield Land Register site.</p>	

1.6 Overall supply is therefore **636** dwellings above the Gloucester City Urban Capacity identified in the Adopted JCS at Table SP2b.

Appendix 1: Completions in Gloucester since 2011/12. Further details in Annual Housing Monitoring reports

Year	Dwelling Completions
2011/12	593
2012/13	430
2013/14	476
2014/15	554
2015/16	470
2016/17	439
2017/18	487
2018/19	544
2019/20	467 (not including the 21 completed at JCS urban extensions in Tewkesbury Borough)
2020/21	610 (not including the 114 completed at JCS urban extensions in Tewkesbury Borough)
	TOTAL = 5,070

Appendix 2: Non-Strategic Commitments in Gloucester.

Small site (0-4 dwellings) Commitments (for the years 2020/21 and 2021/22 – after this the small site windfall is calculated for 8 years to 2030/31)			
Planning Reference	Description	Status as of 31 st March 2021	Dwellings
16/00152/FUL	106 Eastgate Street	Not started	1
15/01455/FUL (& see 18/00414/FUL)	Land Adj to Highliffe Farm	Not started	1
17/00106/FUL	Side of 319 Bristol Road	Not started	1
17/00850/FUL	36 Oakleaze Road	Not started	1
18/00192/FUL	1 Gatmeres Road	Not started	1
20/00314/FUL	The Annex, Capel Cottage, Sneedhams Green	Not started	1
18/01039/FUL	1 Insley Gardens	Not started	1
19/00478/FUL	13 Brunswick Square	Not started	-2 (net loss)
19/00242/FUL	Land adj 73 Falkner Street	Not started	1
19/00750/FUL	100 Eastern Avenue	Not started	1
19/01323/FUL	Land Rear of 20 Meadowleaze, Gloucester	Not started	4
19/01324/FUL	Land Rear of 9 to 17 Oakleaze	Not started	3
20/00226/REM	12 Sandyleaze	Not started	1
20/01206/FUL	Land adj to 65 Sandyleaze	Not started	1
20/00647/FUL	Adj to 57 Elmgrove Road	Not started	1
20/00769/FUL	113 Rosebery Av	Not started	1
20/01185/FUL	Land adj to 8 Crown Green Court	Not started	1
20/00298/FUL	Adj to Beacon View, Naas Lane	Not started	2
20/00370/FUL	3 Jewson Close	Not started	3
20/00767/FUL	1 Woburn Avenue	Not started	1
19/01280/FUL	49 - 51 Northgate Street	Not started	1
20/01267/FUL	1 St Michaels Square	Not started	1
20/01294/FUL	5-7 Hare Lane	Not started	1
20/01056/FUL	Winget House, Spa Road	Not started	2
19/01282/FUL	49-51 Northgate Street	Not started	1
17/00123/FUL	106-108 Finlay Road	Not started	1
17/01061/COU	Seymour Café ,91 Theresa Street	Not started	4
18/01305/FUL	6 Durham Road	Not started	1
18/00990/FUL	18 Conduit Street	Not started	3

19/00046/FUL	Land adj to 46 Goodyear Street	Not started	2
19/01299/FUL	55 Worcester Street	Not started	4
20/01117/FUL	47 High Street	Not started	1
20/00031/FUL	83 Grange Road	Not started	3
20/01284/FUL	Rear of 23, 25, 27 Church Road	Not started	2
20/00926/OUT	1A Arlingham Road	Not started	1
15/00397/FUL	141 Southgate Street	Under construction	3
17/00186/FUL	138 Cheltenham Road	Under construction	1
17/00053/FUL	Severn Rise, Rea Lane, Hempsted	Under construction	1
17/00968/COU	79-81 Northgate Street	Under construction	1
17/01385/FUL & 17/01386/LBC	61 Southgate Street	Under construction	3
18/00842/FUL	53 Wellington Street	Under construction	1
18/00218/FUL	PATA Centre, Grange Road	Under construction	2
19/00749/COU	100 Northgate Street	Under construction	1
19/00340/FUL	110 Hempsted Lane	Under construction	4
19/00074/FUL	2A Cecil Road	Under construction	3
18/01460/PRIOR	104 High Street	Under construction	1
19/00645/FUL	68 Linden Road	Under construction	1
19/00991/LBC	23 Brunswick Square	Under construction	1
19/01072/FUL	76 London Road, former York House pub	Under construction	2
20/00165/FUL	356 Barton Street	Under construction	1
20/00030/FUL	74 Barnwood Road	Under construction	1
20/00167/FUL	51 Estcourt Rd	Under construction	1
19/00865/FUL	371 Stroud Rd	Under construction	1
19/01307/FUL	47 Brunswick Road	Under construction	4
20/00441/FUL	The Nelson Inn, 166 Southgate St	Under construction	3
17/01146/FUL	120 Stroud Road - Coral	Under construction	2
20/00134/FUL	234A Stroud Road	Under construction	4
			TOTAL = 95
Large site (5+ dwellings) Commitments			
Planning Reference	Description	Status as of 31st March 2021	Outstanding Dwellings
13/01032/OUT / 20/00600/REM	Land east of Hempsted Lane	Not started	50

18/00013/FUL	Friary House, 46 - 50 Southgate Street	Not started	33
17/00659/FUL	Former Gloucester Prison, Barrack Square	Not started	202
18/00641/FUL	12-16 Quay Street	Not started	46
18/00993/FUL	Land adj to 19 - 21 Brunswick Road	Not started	8
18/01141/REM	South of Winnycroft Farm (Big Winny)	Not started	JCS strategic so not counted
18/01454/FUL / 20/00645/FUL	Kings Quarter	Not started	91
19/00672/FUL	Manor Gardens, Barnwood Road	Not started	23
20/00300/FUL	18 Denmark Road	Not started	20
18/01228/OUT	Land at Naas Lane	Not started	97
19/00464/FUL	Café Nero, Southgate Street	Not started	5
19/00068/FUL	Land at Rea Lane	Not started	33
20/00539/JPA	26 Station Road	Not started	7
19/01141/FUL (Committee Resolution 02.03.2021)	Part of Secunda Way Industrial Estate	Not started	36
07/00472/OUT / 15/00286/REM (Site A) and 07/00474/OUT / 15/00287/REM (Site B)	St Gobain/Wellman Graham/Contract Chemicals - Bristol Road	Under construction	84
15/01144/FUL	Land at Bakers Quay	Under construction	115
15/00356/FUL	Former RAF Club 6 Spa Road	Under construction	14
16/00631/OUT & 18/00347/REM	Former Bishops College	Under construction	13
15/01190/OUT & 17/00224/REM	Business School & Student accommodation - University - Oxstalls Lane	Under construction	80
16/00518/FUL	7 Podsmead Road	Under construction	6
16/00165/OUT & 18/00511/REM	Land south of Grange Road	Under construction	151
14/00891/JPA	9 - 13 St Johns Lane	Under construction	11
18/00685/FUL & 18/00680/REM	Monk Meadow	Under construction	219
15/01524/OUT 16/01516/REM 17/00582/REM	Former PATA Centre, Grange Road	Under construction	1
17/01379/FUL	96 Barnwood Road - The Coach House	Under construction	9
18/01279/FUL	Trust Centre, Conduit Street	Under construction	6
18/00297/FUL	York House Pub, London Road	Under construction	5
17/00304/FUL	97 London Road	Under construction	12
17/01201/FUL / 20/00789/FUL	18 Brunswick Square	Under construction	6

18/00144/FUL	Former school building at PATA Centre, Grange Road	Under construction	7
18/00156/FUL	Barbican Car Park, Blackfriars (Phase 2)	Under construction	74
18/00306/FUL	Former Civil Service Club, Estcourt Road	Under construction	98
17/00699/FUL	Land at Marconi Drive	Under construction	29
20/01093/JPA	Serco House, Olympus Park	Under construction	25
20/00359/REM	South of Rudloe Dr	Under construction	80
19/00296/FUL	5-7 Park Road	Under construction	23
			TOTAL = 1,719
<p>Notes:</p> <ul style="list-style-type: none"> - Excludes Big Winney (Ref) at 420 dwellings as this is JCS Strategic. - Includes Land at Secunda Way (19/01141/FUL) = Committee Resolution for 36 dwellings (Committee decision on 02.03.2021). - Does not include Brownfield Register site: Former MoD Storage site (92 dwellings), Hempsted. This is included separately in Table 3 and is thus not double counted in Commitments. See Appendix 4. 			

Appendix 3: Proposed City Plan Allocations

Ref	Site	Proposed use	Indicative dwellings
SA01	Land at the Wheatridge	Primary school and a small number of dwellings	10
SA02	Land at Barnwood Manor	Residential (now with permission 19/00672/FUL)	Net 23 (but counted in commitments)
SA03	Former Prospect House, 67-69 London Road	Residential	60
SA04	Wessex House, Great Western Road	Residential & possibly mixed use	40
SA05	Land at Great Western Road Sidings	Residential	300
SA06	Blackbridge Sports & Community Hub	Sports and community	0
SA07	Lynton Fields, Land east of Waterwells Business Park	Employment	0
SA08	King's Quarter	Retail, leisure and residential (now with permission 18/01454/FUL)	91 (but counted in commitments)
SA09	Former Quayside House - Greater Blackfriars	Offices, Combined GP Practice, Pharmacy, Residential (Phase 1 now has permission x)	50
SA10	Former Fleece Hotel and Longsmith Street Carpark	Mixed use including residential	25
SA11	Land at St Oswalds	Residential	300
SA12	Land at Rea Lane	Residential (now with permission 19/00068/FUL)	33 (but counted in commitments)
SA13	Former Colwell Youth & Community Centre	Residential	20
SA14	Land off New Dawn View	Residential	30
SA15	Land south of Winneycroft Allocation	Residential	30
SA16	Land off Lower Eastgate Street	Residential	15
SA17	Land south of Triangle Park (Southern Railway Triangle)	Employment	0
SA18	Jordan's Brook House	Residential	10
SA19	Land off Myers Road	Residential	10
SA20	White City Replacement Community Facility	Community use	0
SA21	Part of West Quay, the Docks	Appropriate City Centre uses, Residential, Docks uses	20
SA22	Land adjacent to Secunda Way Industrial Estate	Employment (but now with permission 19/01141/FUL)	36 (but counted in commitments)
			TOTAL = 920

Appendix 4: Other Supply

This 'other supply' is made up of one site: 'Former MoD Oil Storage Facility' in Hempsted and the indicative capacity is **92 dwellings**. This is the latest information the Council has on capacity and is a reasonable assumption. However, the final dwellings capacity will obviously be determined through the rigour of a planning application.

- The site is on the Council's Brownfield Land Register (Reference GLOSBR023 with an indicative capacity for 100 to 120 dwellings)
<https://www.gloucester.gov.uk/planning-development/planning-policy/brownfield-land-register/>
- The site is listed in the 2020 draft SALA Report as suitable, available and achievable/viable in 0-5 years (Reference HA11).
- The NPPG on Housing supply and delivery states at paragraph 007 that sites identified on a brownfield register may be considered deliverable as long as there is appropriate evidence of delivery for example firm progress with site assessment work and firm progress being made towards the submission of an application. This is the case with this site. The following is the summary of an email of 17th May 2021 from a prospective developer:
 - The current project plan would see the show home completed by the end of June 2022, with an average delivery of one unit per week thereafter (dependent on market conditions/demand/weather etc).