

Annual Employment Land Monitoring Report (2008)

Position Statement

1st April 2007 to 31st March 2008



Introduction

The objective of this report is to monitor the supply of land for employment use in order to provide accurate up-to-date information that can be used to inform policies and proposals relating to the provision and protection of employment land. This monitoring work continues to be essential for the evidence base supporting the South West Regional Spatial Strategy and the Gloucester Local Development Framework.

At present, the amount of employment land to be provided at Gloucester is dictated by two planning documents. The Gloucestershire Structure Plan (1999) has been adopted and covers the period 1991 – 2011. The Regional Spatial Strategy for the South West (RSS), at the time of writing, remains in draft form, and covers the period 2006 – 2026. Once adopted, the RSS will supersede the Structure Plan. As the RSS has not yet been adopted, this employment land position statement considers employment land supply against the adopted Structure Plan only. It is expected that the RSS will be adopted late 2008 and the Council's employment land position statement for 2008/2009 will therefore reflect the RSS.

Structure Plan

The Second Review of the Gloucestershire Structure Plan was adopted in 1999 and covers the period 1991 to 2011.

The Structure Plan strategy aims to secure a balanced economy by providing for employment needs commensurate with housing growth over the Plan period. Policy E1 states that:

Provision will be made for a choice of employment sites to provide for flexibility and competition in meeting the social and economic needs of communities. This will be encouraged by the provision of employment land in each District in accordance with the following indicative distribution:

Cheltenham	About	12 hectares
Cotswold	About	65 hectares
Forest of Dean	About	75 hectares
Gloucester	About	95 hectares
Stroud	About	100 hectares
Tewkesbury	About	160 hectares

The aim of this policy is not to allocate an amount of land equivalent to that likely to be taken up in the Plan period, but to provide a supply through the local plan process which will not constrain investment.

Draft Regional Spatial Strategy

The Draft Regional Spatial Strategy was published June 2006. The RSS states that Gloucester, traditionally associated with manufacturing, has benefited from development activity and strategic relocation of service sector activities and has the potential to generate further economic activity and

contribute to regional productivity. Gloucester features as one of the centres which would benefit from continued strategic investment in regeneration as part of 'The Way Ahead'. The economic opportunities and levels of job generation projected to occur in the period to 2026 offer the potential to increase the accessibility to, and dispersal of, prosperity across a greater cross-section of society, reflecting the inner area regeneration needs of the City. Employment at the Gloucester Travel to Work Area (TTWA) is expected to grow by about 9,300 to 12,700 jobs over the period 2006 to 2026.

The draft RSS policy TC1 States:

"In order to meet the needs of local communities within the region, local authorities and other agencies will work together to ensure that the vitality and viability of the region's existing network of towns and city centres is maintained and enhanced. In doing so, it will be important to ensure that such centres are not adversely affected by inappropriate development elsewhere, and that provision is made for a mix of uses within town centres, including retail, cultural facilities, offices, other employment and housing.

The central areas of the SSCTs will be the main focus for new investment in retail and other major facilities requiring high levels of accessibility to the communities they serve, recognising their function as focal points for extensive catchment area populations. "

Unlike the Structure Plan, the RSS does not include a specific employment land target in hectares that is to be provided rather it focuses on the number of jobs. It is possible that the proposed changes to the RSS due Summer 2008, will include a specific land target. If this is the case, land supply in 2008/2009 will be assessed against that target.

Methodology

This employment land review monitors planning permissions granted each year. This includes new development of business and employment uses, changes of use and losses through demolition or conversion.

Planning permissions that result in a gain or loss of employment land and floorspace are recorded and monitored. The monitoring covers land and floorspace, in order that it may highlight how much new land has been provided and the changes in employment floorspace. This data will inform the national and regional indicators.

Summary of Employment Land Supply

		Area (ha)
a	Land developed 1/04/2007 to 31/03/2008	0.44
b	Land developed 1991 to 31/03/2007	45.58
c	Commitments at 31/03/2008	11.43
d	Gross land supply (a+b+c)	57.45
f	Losses 01/04/2007 to 31/03/2008	0.13
g	Losses 1991 to 31/03/2007	27.84
h	Total Losses (f+g)	27.97
i	Net Supply 2007/8 (a-f)	0.31
j	Total Net Land Supply (e-h)	29.48
k	Land remaining allocated	163.01
l	Total provision (j+k)	192.49
m	Structure Plan Requirement	95.00

Completions 1st April 2007 to 31st March 2008

Table 2a
Completed development that has resulted in land gain

Ward	Site	Development Description	Use Class	Area (ha)	Floor space (m ²)
Westgate	St Oswalds Park (Area 1B)	Erection of 2 buildings for Class A2 (financial and professional services) and Class A3 (restaurants) (Revised Reserved Matters Application pursuant to outline planning permission 00/00208/OUT phase 1B)	A3	0.14	140
Westgate	Land Adjacent To Barge Arm, Gloucester Docks	Erection of 2 new buildings comprising 84 residential units, retail (A1) food and drink (A3) and offices (A2/B1)	A1/2/3 B1	0.07	380
Westgate	St Oswalds Park (Development Phase 1D)	Erection of building for the sale of home wares (initial permission for sale of books, music and entertainment goods)	A1	0.23	2330
			Total	0.44	2850

Table 2b - Completed development that has not resulted in a gain of land

Ward	Site	Development Description	Use Class	Floor space (m ²)
Abbey	Unit 2 Morrisons Glevum Way	Change of use from retail unit to class A5 hot food take away	A5	133
Barnwood	Cotswold 1 Building Barnwood Point	Change of use of part of ground floor to B1 use. External changes incorporating new windows doors and 2 no. entrance canopies.	B1	460
Barton and Tredworth	109 High Street	Change of use from retail (class A1) to fast food outlet (class A5)	A5	115
Barton and Tredworth	76 High Street	Change of Use from Newsagents Shop (Class A1) to Sale of Hot Food Takeaway (Class A5).	A5	60
Barton and Tredworth	Asda 41 Bruton Way	Erection of a single storey building to provide home shopping building	B1a	131
Hucclecote	54 Dinglewell	Change of use of part ground floor from shop (Class A1) to Insurance/Mortgage Brokers (Class A2).	A2	174
Kingsholm and Wotton	Westminster House 5A-6A Mercia Road	Erection of a three storey extension to provide new sales area vehicular access etc	A1	350
Longlevens	University Of Gloucestershire Oxstalls Lane	Erection of three storey extensions to existing academic building landscaping and ancillary works.	D1	3030
Longlevens	University of Gloucestershire Oxstalls Lane	Erection of a two-storey extension Sports Science building. Alterations to internal access road and compensatory landscaping.	D1	915
Longlevens	Unit B Greyhounds Gardens	Change of use of retail unit to restaurant / hot food take away	A5	324
Quedgeley Fieldcourt	11a School Lane	Change of use from beauty salon to hot food take away	A5	43
Quedgeley Severn Vale	Quedgeley District Centre Olympus Park	Variation of condition 2 of permission 05/00393/FUL to allow retail sales of 772 square metres.	A1	1225
Quedgeley Severn Vale	Phase 4 Quedgeley District Centre	Single storey extension to provide an additional 349 sq m gross of retail and storage floorspace.	A1	349
Quedgeley Severn Vale	Centurion House Olympus Park	Change of use from Light Industrial (Class B1) to General Industrial (Class B2).	B2	3575
Westgate	19 Southgate Street	Change of use from shop (A1) to coffee shop (A3)	A3	107
Westgate	93 Northgate Street	Change of use from A1 to A3 (Restaurant)	A3	82
Westgate	2 St Aldate Street	Change of use from retail unit to amusement arcade	D2	175
Westgate	13 - 15 Worcester Street	Change of use of ground floor from Class A1 (Shops) to Class A2 (Financial and Professional Services)	A2	78
Westgate	107 Eastgate Street	Change of use from A1 to A2.	A2	64
			Total	11,390

Table 2c – Total floor space provided by use class (from tables 2a and 2b)

Use Class	Floor space (m²)
A1	4,254
A2	316
A3	329
A5	675
B1	131
B1a	460
B2	3575
D1	3945
D2	175
Permission for A1/2/3 or B1 not fully occupied, so uses not known	380
Total	14,240

Completions 1991 to 31st March 2007

Table 2d – Allocated sites*

Site	Planning Permission	Remaining	Complete
2-28 Hempsted Lane (EC.2)	8.70	7.30	1.40
Podsmead (EC.3)	2.16	0	2.16
Lower Tuffley Lane / Hathaway Close	1.00	0	1.00
Metz Way (EC.5)	1.30	0	1.30
Green Farm	5.29	0.78	4.51
Olympus Park	10.31	2.20	8.11
Eastville Close (LPA 16)	0.68	0	0.68
Eastville Close (LPA 17)	0.26	0	0.26
Barnwood Fields (Plot 11)	0.90	0	0.90
Barnwood Fields (Plot 2)	1.97	0	1.97
Waterwells Farm	24.35	2.26	22.09
Totals		12.54	44.38

* Allocated in previous Local Plans

Table 2e – Non Allocated Sites

Site	Complete
Adamson House, 9 School Lane Quedgeley	0.01
Service Aluminium, Eastbrook Road	0.03
12B Mercia Road	0.15
280 Barton Street	0.09
Former Ambulance Station, Eastern Avenue	0.39
Elmbridge Pump Company, 6 Shepherd Road	0.30
The Weavers Shop, Eastern Avenue	0.01
117 Bristol Road	0.02
13-15 Ladybellgate Street	0.02
Unit E1, Goodridge Industrial Estate	0.13
The Old Fire Station, Barbican Way	0.05
Total	1.20

Commitments

Table 3 – Commitments at 31st March 2008

Ward	Site	Development Description	Use Class	Size	Floor space	Status
Abbey	61 Wheatway	Side extension to existing doctors surgery	D1	no land change	42	N/S
Barnwood	Sainsbury's, Barnett Way	Extension of existing store to provide 1 999 sq m gross of new retail floorspace and alterations to existing car parking and cycle route.	A1	no land change	1428	N/S
Barnwood	Land off Corinium Avenue	Erection of one two-storey office building and one three-storey office building with associated parking and external works.	B1a	no land change	4649	N/S
Barnwood	Land To Southeast corner of Barnwood Park, Saw Mill End	Erection of 2 storey office building with associated parking facilities	B1a	no land change	420	N/S
Barnwood	Land At Barnwood Park off Corinium Avenue and Barnwood Road	Demolitions of buildings. Erection of 3000m2 B1 offices 100 bedroomed hotel 14 dwellings and provision of football pitch and fully refurbished pavilion and replacement post office facility (All Matters Reserved)	B1a	2.96	3000	N/S
			C1		100	N/S
Barnwood	148 Barnwood Road	Two storey extension to southeast side elevation and single storey extension to rear elevation of residential care home.	C2	no land change	99	N/S
Barnwood	Barclays, Barnett Way	Erection of a data centre building with associated plant engineering works etc	B1a	no land change	3480	U/C
Barnwood	Unilever UK Ice Cream, Corinium Avenue	Demolition of office cold stores and assembly areas. Construction of new low temperature high bay bulk store with single storey picking/dispatch area and two storey ancillary building.	B1a	no land change	1456	U/C
			B1c	no land change	13786	U/C
Elmbridge	18 Armscroft Road	Change of use of ground floor shop (class A1) to estate agents office (class A2)	A2	no land change	44	N/S
Kingsholm and Wotton	30 St Catherine Street	Extension to office and conversion of existing roof space into office accommodation.	B1a	no land change		N/S
Kingsholm and Wotton	Wessex Garages	Erection of first floor extension to workshop building demolition and rebuild of part of existing showroom building and creation of new access from Mercia Road (existing access to be stopped up).	B2	no land change	25	N/S

Ward	Site	Development Description	Use Class	Size	Floor space	Status
Matson and Robinswood	Tyndale Lodge, 1 Cemetery Road	Single storey extension to front / side of existing workshop / office (B1)	B1c	0.01	86	N/S
Moreland	Cavendish Care Home, 301 Stroud Road	Two storey and first floor extension at side and rear of care home. Re-organisation of rear car park (additional 3 bedrooms and enlarged lounge area).	C2	no land change	67	N/S
Podsmead	19 Scott Avenue	Part conversion of existing convenience store and first floor extension to create a residential care home (9 rooms) for adults with learning difficulties (revised propos	C2	no land change	130	U/C
Podsmead	6A Capitol Park Pearce Way	Two and a half storey extension to create a new industrial unit.	B1a	no land change	194	N/S
Podsmead	Bybrook House	Extension to offices and enlarged car park (demolition of workshops)	B1a	no land change	515	N/S
Podsmead	Unit 7 Woodrow Way	Extension of existing Industrial Unit at the back and side to provide more workshop and storage area for expanding engineering company.	B2	no land change	135	N/S
Podsmead	2A Riga Wharf	Change of use of premises from sale and fitting of tyres (sui generis) to vehicle servicing mechanical repairs and MOT testing Class B2	B2	no land change	445	N/S
Podsmead	Intoco Ltd, Lower Tuffley Lane	Workshop extension to rear of factory	B2	no land change	160	N/S
Quedgeley Fieldcourt	Adamson House, 9 School Lane	Change of use of part of Adamson House from B1 (offices) to A1 (retail) - hair dresser	A1	no land change	100	N/S
Quedgeley Fieldcourt	Land At Baird Road	Construction of 2 buildings comprising 11 units for light industrial uses (Class B1) and warehouse use (Class B8) the extension of Baird Road associated parking and landscaping. (Amended plans)	B8	1.25	2500	U/C
Quedgeley Fieldcourt	Land south of Naas Lane and east of Telford Way	Erection of 4 three and four storey office buildings (B1)	B1a	1.13	10852	N/S
Quedgeley Fieldcourt	Land At A B A Partners Ltd, Telford Way	Erection of a two-storey office building with construction of a vehicular access and associated parking facilities. Superseded with application for erection of 3 industrial units (B1 & B8) with access onto Telford Way and associated parking.	B1a	0.02	740	U/C

Ward	Site	Development Description	Use Class	Size	Floor space	status
Quedgeley Fieldcourt	Land south of Waterwells Drive and Marconi Drive	Erection of 2 buildings comprising 1 block of 2 units and 1 block of 4 units for uses within Use Classes B1 B2 and B8 (light industrial, offices, general industrial, storage and distribution)	B1a	1.38	1239	N/S
			B2		3718	N/S
			B8		1239	N/S
Quedgeley Fieldcourt	Land east of Waterwells Business Park	Site for class B1 (office/light industrial) development	B1a	3.2	11985	N/S
Quedgeley Fieldcourt	Land at Baird Road, Waterwells	Construction of 20 commercial units for B1 and B8. New access off Baird Road and associated parking	B1 & B8	0.74	4150	U/C
Quedgeley Severn Vale	Pegasus Buildings, Olympus Park	Construction of 2 no. industrial units (B1 and B8) with associated parking.	B2	0.46	142	N/S
			B8		620	N/S
Quedgeley Severn Vale	The Orchard Olympus Park	Erection of a 3 storey hotel (56 bedrooms with associated parking facilities)	C1	no land change	1241	U/C
Quedgeley Severn Vale	Wendland House, Olympus Park	Change of use from general industrial (B2) to storage and distribution (B8).	B8	no land change	3083	N/S
Westgate	Graphic House, Greyfriars	Change of use of first floor office to a martial arts school for children and adults.	D1	no land change	110	N/S
Westgate	St Oswalds Park (Area 1B)	Erection of 2 buildings for Class A2 (financial and professional services) and Class A3 (restaurants) (Revised Reserved Matters Application pursuant to outline planning permission 00/00208/OUT phase 1B)	A1	0.27	140	U/C
			A3		430	Comp
Westgate	1/2 Cavendish Buildings, 146 Eastgate Street	Change of use of ground floor to taxi office with car parking at rear (Amended Scheme)	sui gen	no land change	83	N/S
Westgate	129 - 133 Westgate Street	Change of Use of shop units to either Use Class B1 (Business) or Use Class A2 (Financial and Professional Services) - Renewal of Application Reference 01/00497/COU	A2	no land change	600	U/C
Westgate	12 Llanthony Road	Change of use from A1 (Retail) to B1 (Business) and retention of air conditioning units at rear.	B1a	no land change	1125	N/S
Westgate	Unit 3, West Quay	Use of unit as a Beauty and Therapy Centre.	D1	no land change	35	N/S
Westgate	Unit 5, Llanthony Business Park	Change of use to B8 (1912 sq m) with ancillary B1 offices (36 sq m).	B8	no land change	1948	N/S
Westgate	Morley House, Llanthony Road	Redevelopment of Morley House to form new office premises Class B1	B1a	no land change	280	N/S
Westgate	Gloucester City Football Club,	Demolition of existing derelict building and erection of two storey office accommodation with	D2	no land change	887	N/S

Ward	Site	Development Description	Use Class	Size	Floor space	status
	Submeadow Road	ancillary living accommodation (football club office = D2)				
Westgate	Land Adj Sudbrook House, Llanthony Road	Erection of 2 storey infill to create part ground floor A1, A3, A4 or A5 use and part flat above.	A1	0.01	99	N/S
Westgate	Tesco Store, St Oswalds Road	Internal works to provide a mezzanine floor.	A1	no land change	2361	N/S
Westgate	Land Off Worcester Street Including Former Kwik Save And 103 - 111 Northgate Street	Erection of buildings comprising 98 apartments ground floor office food and drink or retail units with associated car parking and amenity areas.	B1a	no land change	520	N/S
Westgate	LAT 4 - 6 Russell Street	Change of use from office Class A2 to shop Class A1	A1	no land change	100	N/S
Westgate	Land at Bakers Quay, Llanthony Wharf Monkmeadow bound by Southgate St Llanthony Rd St Ann's Way	A mixed use scheme consisting of a Retail Factory Outlet centre 15 residential flats, leisure floorspace (including A3, A4 & A5 food & drink) together with associated multi-level car parking (1311 spaces) Bus and taxi facilities and landscaping. Approval of reserved matters following the granting of Outline Planning Permission 02/00271/OUT. Approval of a mixed-use regeneration of the site including residential retail and leisure uses together with transport facilities and associated landscaping. Variation of conditions 6 7 and 12 of planning application 02/00271/OUT to amend the approved master plan vary the maximum parameters of the environment statement (Buildings Heights) and redistribute part of the A3, A4 and A5 floorspace in the Factory Outlet Centre.	A1		17825	5900 U/C
Westgate	21 - 23A Worcester Street	Erection of two and three storey extensions and conversion of upper floors providing additional retail floor space and 7 self contained flats. (Revised scheme to 06/00529/COU)	A1	no land change		U/C
Westgate	Land at Bakers Quay, St Ann's Way	Erection of a budget hotel (up to 106 bedrooms) including an additional 96 car parking spaces within the Gloucester Quays factory outlet centre	C1		3200	U/C
Westgate	Unit 2 The	Change of use from Class A1	A3	no land	259	N/S

Ward	Site	Development Description	Use Class	Size	Floor space	status
	Mall	retail to class A3 cafe/ restaurant.		change		
Westgate	5-7 Brunswick Road (formerly Jumpin Jacks)	Demolition of existing buildings and construction of a new three storey building comprising two units (A1 or A3) on ground floor with 14 two bed apartments above	A1	no land change	930	N/S
Westgate	25 Northgate Street	Change of use from retail to amusement arcade and tanning salon	sui gen	no land change	1500	N/S
Total				11.43	104,302	

N/S = Not Started

U/C = Under Construction

Comp = Complete

Losses 1 April 2007 to 31 March 2008

Table 4a - Completed sites that have resulted in a loss of employment land

Ward	Site	Use Class Lost	Area	Floorspace	New use
Barton and Tredworth	1 Tredworth Road	D1	0.01	84	Residential
Barton and Tredworth	295 and 297 Barton Street	A1	0.04	220	Residential
Barton and Tredworth	226 Barton Street	A1	0.01	70	Residential
Moreland	119 Stroud Road	D1	0.05	232	Residential
Moreland	203 Bristol Road	A1	0.01	84	Residential
Westgate	Cavendish Buildings, 146 Eastgate St	B1a	0.01	85	Residential
Total			0.13	775	

Table 4b – Completed sites that have not resulted in a loss of land (predominantly changes of use to other employment uses)

Ward	Site	Use Class Lost	Floorspace	New use
Abbey	Unit 2 Morrisons Glevum Way	A1	133	A5
Barnwood	Cotswold 1 Building Barnwood Point	B8	460	B1
Barton and Tredworth	109 High Street	A1	115	A5
Barton and Tredworth	76 High Street	A1	60	A5
Hucclecote	54 Dinglewell	A1	174	A2
Longlevens	Unit B Greyhounds Gardens	A1	324	A5
Quedgeley Fieldcourt	11a School Lane	A1	43	A5
Quedgeley Severn Vale	Centurion House Olympus Park	B1	3575	B2
Westgate	11 Worcester Street	B1a	72	
Westgate	19 Southgate Street	A1	107	A3
Westgate	93 Northgate Street	A1	82	A3
Westgate	2 St Aldate Street	A1	175	D2
Westgate	13 - 15 Worcester Street	A1	78	A2
Westgate	107 Eastgate Street	A1	64	A2

Table 4c - Floorspace of use classes lost

Use Class	m ² lost
A1	1355
B1	3575
B1a	72
B8	460

Table 5 – Actual Losses since 1991

Site name	Current Use	Area (ha)
Dairycrest (McDonald's)	Retail	0.47
India Road	Housing	3.2
Ex-RAF Site 3	Housing	7.97
Bang and Olufsen	Retail / Food	0.66
108 Eastern Avenue	Retail	0.79
373 Painswick Road	Housing	0.22
5a/6a Mercia Road	Retail	0.22
Former Infast Premises, Hempsted Lane	Education and training purposes	0.51
Units 1&2, Cole Avenue	Car dealership	0.09
Unit 10 Chase Lane	Retail	0.007
Unit 7 Eastbrook Road	Training and education use	0.07
Unit 14, Capitol Park, Pearce Way	Vehicle training centre	0.02
46-50 Denmark Road (Builders Yard & Sand & Gravel Depot)	Student accommodation	0.12
3 Brunswick Square	Day nursery	0.3
21 St John's Lane	Osteopath	0.01
57 Westage St / 5 Berkeley Street	Postgraduate accommodation	0.07
27 Park Road	Student Rooms	0.01
Eastgate House, 2 nd floor	Dentist	0.01
Ladybellgate House	Residential	0.01
161 Barton Street	Residential	0.01
2 Southgate Moorings	Dentist	0.02
1 Russell Street	Residential	0.01
43 Brunswick Road	Residential	0.01
Gloucester Foods	Food retail	0.54
14-18 Clarence Street	A2	0.015
Wheatstone Court, Waterwells	Police Authority training	0.093
53 Eastgate Street	Primark – Retail	0.1
RAF Quedgeley – framework area 1	Residential	11.26
161 Barton Street	HMO	0.01
121-131 Eastgate Street	NHS Dentist	0.02
Driving test centre, Green Farm	Motorbike test centre	0.72
Leapfrog Day Nursery, Green Farm	Children's day care nursery	0.21
25a London Road	Residential	0.008
78 Bristol Road	Betting office	0.009
31 Brunswick Road	Residential	0.008
119 Stroud Road	Residential	0.03
	Total	27.84

Table 6 - Potential Losses – outstanding planning permissions that may result in loss of employment

Ward	Site	Development Description	Use Class	Area	Floor space
Barnwood	Unilever UK Ice Cream Corinium Avenue	Demolition of office, cold stores and assembly areas. Construction of new low temperature high bay bulk store with single storey picking/dispatch area and two storey ancillary building.	B2	no land change	16133
Elmbridge	18 Armscroft Road	Change of use of ground floor shop (class A1) to estate agents office (class A2)	A1	no land change	44
Hucclecote	3 Lynmouth Road	07/00908/FUL Change of Use of Ground Floor from A1 (retail) to Residential (2 bed flat) and Removal of Shop Window and Changes to Fenestration/Doors.	A1	0.02	92
Kingsholm and Wotton	Wessex Garages	Erection of first floor extension to workshop building demolition and rebuild of part of existing showroom building and creation of new access from Mercia Road (existing access to be stopped up).		no land change	
Matson and Robinswood	Ramada Hotel And Resort Matson Lane	Conversion and restoration of farmhouse and long Barn from staff accommodation to residential use (4 no. Flats and 3 no. cottages). Change of use restoration and conversion of restaurant and bar to 4 residential units and demolition of modern extensions. New access car parking and landscaping.	A3	0.45	438
Podsmead	19 Scott Avenue	Part conversion of existing convenience store and first floor extension to create a residential care home (9 rooms) for adults with learning difficulties (revised propos	A1	no land change	130
Podsmead	2A Riga Wharf	Change of use of premises from sale and fitting of tyres (sui generis) to vehicle servicing mechanical repairs and MOT testing Class B2	sui gen	no land change	445
Quedgeley Fieldcourt	Adamson House 9 School Lane	Change of use of part of Adamson House from B1	B1	no land change	100

Ward	Site	Development Description	Use Class	Area	Floor space
		(offices) to A1 (retail) - hair dresser			
Quedgeley Severn Vale	Wendland House, Olympus Park	Change of use from general industrial (B2) to storage and distribution (B8).	B2	no land change	3083
Westgate	County Chambers Station Road	Conversion of offices to provide 4 apartments	B1a	0.02	244
Westgate	55 Brunswick Road	Alterations and change of use of office building to four residential units.	B1a	0.03	447
Westgate	Graphic House, Greyfriars	Change of use of first floor office to a martial arts school for children and adults.	B1a	no land change	110
Westgate	2 Clarence Street	Change of use of existing second floor offices to 6 student rooms and common room.	B1a	0.01	140
Westgate	105 Southgate Street	Retention of ground floor shop and conversion of the remainder of building into 4 self contained flats.	A1	no land change	262
Westgate	1/2 Cavendish Buildings, 146 Eastgate Street	Change of use of ground floor to taxi office with car parking at rear (Amended Scheme)	A2	no land change	83
Westgate	129 - 133 Westgate Street	Change of Use of shop units to either Use Class B1 (Business) or Use Class A2 (Financial and Professional Services) - Renewal of Application Reference 01/00497/COU	A1	no land change	600
Westgate	12 Llanthony Road	Change of use from A1 (Retail) to B1 (Business) and retention of air conditioning units at rear.	A1	no land change	1125
Westgate	Unit 3, West Quay	Use of unit as a Beauty and Therapy Centre.	A1	no land change	35
Westgate	Unit 5, Llanthony Business Park	Change of use to B8 (1912 sq m) with ancillary B1 offices (36 sq m).	B1a	no land change	1948
Westgate	117-119 Southgate Street	Conversion of offices (upper ground first and second floors) to 5 self contained residential units.	B1a	no land change	240
Westgate	Imperial House, Russell Street	Conversion of offices into 4 flats	B1a	0.02	240
Westgate	Land Off Worcester Street Including Former Kwik Save And 103 - 111 Northgate Street	Erection of buildings comprising 98 apartments ground floor office food and drink or retail units with associated car parking and amenity areas.	A1	no land change	1700
Westgate	LAT 4 - 6 Russell Street	Change of use from office Class A2 to shop Class A1	A2	no land change	100

Ward	Site	Development Description	Use Class	Area	Floor space
Westgate	Lock Warehouse, 1 Severn Road	Refurbishment and conversion of building for 26 residential units and retail use on ground floor	A1	no land change	1386
Westgate	Unit 2 The Mall	Change of use from Class A1 retail to class A3 cafe/restaurant.	A1	no land change	259
Westgate	5-7 Brunswick Road (formerly Jumpin' Jacks)	Demolition of existing buildings and construction of a new three storey building comprising two units (A1 or A3) on ground floor with 14 two bed apartments above	sui gen	no land change	930
Westgate	53 Wellington Street	Demolition of existing two storey dental lab and erection of building for 3 residential units.	D1	0.02	233
Westgate	Curzon House 92-96 Northgate Street (above Buyology)	Conversion of first and second floor from offices to 2 one bed flats and 12 two bed flats	B1a	no land change	1028
Westgate	25 Northgate Street	Change of use from retail to amusement arcade and tanning salon	A1	no land change	1500
Total potential loss				0.57	

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