

Annual Employment Land Monitoring Report (2009)

Position Statement

1st April 2008 to 31st March 2009



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.

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	Approx 12 hectares
Cotswold	Approx 65 hectares
Forest of Dean	Approx 75 hectares
Gloucester	Approx 95 hectares
Stroud	Approx 100 hectares
Tewkesbury	Approx 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 that 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 area 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, will include a specific land target. If this is the case, land supply 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 1/04/2008 to 31/03/2009	0.55
b	Land developed 1991 to 31/03/2008	46.02
c	Commitments at 31/03/2008	21.61
d	Gross land supply (a+b+c)	68.18
e	Losses 01/04/2008 to 31/03/2009	0.09
f	Losses 1991 to 31/03/2008	27.97
g	Total Losses (e+f)	28.06
i	Net Supply 2007/8 (a-e)	0.46
j	Total Net Land Supply (d-g)	40.12
k	Land remaining allocated	163.01
l	Total provision (j+k)	192.49
m	Structure Plan Requirement	95.00

Completions 1st April 2008 to 31st March 2009

Table 2a
Completed development that has resulted in land gain

Ward	Site	Development Description	Use Class	Area (ha)	Floor space (m ²)
Elmbridge	14 Cheltenham Road	Change of use from residential to health Clinic	D1	0.03	100
Kingsholm and Wotton	86 Kingsholm Road	Retrospective permission for the use of the property as a hostel for supported lodgings with ancillary managers	C1	0.09	857
Westgate	St Oswalds Park Area 1B	Erection of 2 buildings for A2 and A3	A2 A3	0.42	140 430
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
Total				0.55	1,626

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

Ward	Site	Development Description	Use Class	Floor space (m ²)
Barnwood	Unilever, Corinium Avenue	Demolition of office, cold stores and assembly areas. Construction of new low temp bulk store with single storey picking/dispatch area and 2 storey ancillary building.	B8 B1a	20610 1440
Barton and Tredworth	94 High Street	Change of use of Ironing Service/Dry Cleaners to a Launderette	Sui gen	66
Barton and Tredworth	2E All Saints Road	Change of use from B1 to D2 (martial art studio)	D2	590
Moreland	Cavendish Care Home 301 Stroud Road	Two storey and first floor extension at side and rear of care home	C2	67
Moreland	45 Stroud Road	Change of use of ground floor office to retail premises (Class A1)	A1	54
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	445
Podsmead	127 Pearce Way	Change of use of training centre for vehicle maintenance (with associated office) to light industrial workshop with associated office (Class B1)		
Podsmead	2B Riga Wharf	Change of use from B8 to Tyre and Exhaust Centre (sui generis)		
Quedgeley Fieldcourt	Adamson House, 9 School Lane	Change of use of part of Adamson House from B1 (offices) to A1 (retail) - hair dresser	A1	100
Quedgeley Fieldcourt	346 Bristol Road	Single storey extension to ground floor of residential care home.	C2	20
Quedgeley Fieldcourt	Severnvale Surgery	Provision of retail pharmacy within doctor's surgery, rear extensions to pharmacy and doctor's surgery		
Quedgeley Fieldcourt	Units D1 & B8 Baird Road	Change of use of 2 industrial units from B1 to vehicle repairs and servicing and ancillary activities and MOT facility (B2)	B2	194
Quedgeley Severnvale	1-7 Apollo Olympus Park	Single storey extension at rear to form two plant rooms	B2	103
Quedgeley Severnvale	Wendland House Olympus Park	Change of use from general industrial (B2) to storage and distribution (B8)	B8	3080
			Total	26,769

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

Use Class	Floor space (m²)
A1	253
A2	140
A3	430
B1a	1,440
B2	742
B8	23,690
C1	857
C2	87
D1	100
D2	590
Sui generis	66
Total	28,395

Completions 1991 to 31st March 2008

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
St Oswalds Park (Area B1)	0.14
Land adj Barge Arm	0.07
St Oswalds Park (Phase D1)	0.23
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	1.64

Commitments

Table 3 – Commitments at 31st March 2009

Ward	Site	Development Description	Use Class	Size	Floor space	Status
Abbey	61 Wheatway	Side extension to existing doctors surgery	D1	No land gain	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 gain	1,428	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	1.87	4,649	N/S
Barnwood	Land To Southeast Corner Of Barnwood Park Saw Mill End	Erection of 2 storey office building with associated parking facilities	B1a	0.06	420	N/S
Barnwood	Land At Barnwood Park off Corinium Avenue and Barnwood Road	FULL PERMISSION: Construction of 127 bedroom hotel with access off Saw Mills End and associated works. Applications for other elements will be submitted accordingly. New entry created (BNW013)	B1a	2.93	3,100	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 gain	99	N/S
Barnwood	Barclays Barnett Way	Erection of a data centre building with associated plant engineering works etc	B1a	No land gain	3,480	U/C
Barnwood	48 Barnett Way	Erection of 5.4m prefabricated storage building for industrial use.	B8	No land gain		U/C
Barnwood	25 Barnwood Road	Change of use from C3 residential dwelling to C2 residential care home and creation of new vehicular access.	C2	0.9		U/C
Barnwood	Land At Barnwood Park	Construction of 127 bedroom hotel with access off Saw Mills End and associated works.	C1	0.56	3,523	N/S
Barnwood	Gloucester Enterprise Eastern Avenue	08/01635/FUL (amendment to existing consent permitted under 07/01473/FUL) - Refurbishment alterations and renewal of City Council Streetcare Depot including new administration block new materials recycling shed and glass recycling bay alterations to existing waste transfer building and ground maintenance store provision of new building shell to	B1a	No land gain		U/C

Ward	Site	Development Description	Use Class	Size	Floor space	status
		existing vehicle workshop vehicle washing facilities hardstandings materials storage areas and associated works. Amendment to existing permission (Ref. 07/01473/FUL) in respect of additional oil store and roof height alteration of proposed admin building.				
Elmbridge	18 Armscroft Road	Change of use of ground floor shop (class A1) to estate agents office (class A2)	A2	No land gain	44	N/S
Hucclecote	SC & BS Cocks Funeral Directors Hucclecote	Replacement single storey extension to side - Expansion of existing funeral directors.	A1	No land gain	90	U/C
Kingsholm & Wotton	30 St Catherine Street	Extension to office and conversion of existing roof space into office accommodation.	B1a	0.05	323	N/S
Kingsholm & 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 gain	25	N/S
Kingsholm & Wotton	Wotton Lawn Hospital	Extension to provide new assessment facility and provision of additional parking.	C2	No land gain	135	U/C
Kingsholm & Wotton	107 Great Western Road	Change of use from Children's Play Centre (D2) to a community centre and place of worship for use by Gloucester Church (D1) plus operation of a food bank.	D1	No land gain	7,525	N/S
Kingsholm & Wotton	Gloucestershire Royal Hospital	Construction of 3 storey extension for new women's services department.	C2	No land gain	8,423	N/S
Longlevens	46 Oxstalls Way	Change of use of flat on (1st and 2nd floors) to Hair and Beauty Salon and Chiropodists and Osteopaths.	A1	0.01	214	N/S
Matson & R'wood	Tyndale Lodge 1 Cemetery Road	Single storey extension to front / side of existing workshop / office (B1)	B1c	No land gain	86	N/S
Matson & R'wood	85 Matson Avenue	Change of use from A1 (Shop) to Sui Generis to allow a Launderette.	Sui gen	No land gain	30	N/S
Moreland	38 Bristol Road	Change of use from shop (use class A1) to accountant's shop (use class A2).	A2	No land gain	60	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 gain	130	U/C
Podsmead	6A Capitol Park Pearce	Two and a half storey extension to create a new industrial unit.	B1a	0.02	194	N/S

Ward	Site	Development Description	Use Class	Size	Floor space	status
	Way					
Podsmead	Bybrook House	Extension to offices and enlarged car park (demolition of workshops)	B1	No land gain	110	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 gain	135	N/S
Podsmead	Intoco Ltd Lower Tuffley Lane	Workshop extension to rear of factory	B2	No land gain	160	N/S
Podsmead	Teledyne Marine Products	Demolition of existing depot buildings and redevelopment to provide two buildings of Use Classes B1 B2 and B8 to be used for self storage and trade counter (with ancillary showroom) uses together with access servicing car parking and landscaping (Revised Application - Amended External Design)	B1c	No land gain	4,384	N/S
Quedg 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	2,500	N/S
Quedg Fieldcourt	Land south of Naas Lane and east of Telford Way	Erection of 4 three and four storey office buildings (B1)	B1a	1.13	10,852	N/S
Quedg Fieldcourt	LAT Twenty Five Creative Ltd	REVISED APPLICATION 08/01462/FUL: Erection of a block of three industrial units (revised design and increased floor area) together with the creation of an sandwich bar (Class A1) associated parking and access onto Telford Way.	848	0.096	869	N/S
Quedg Fieldcourt	Land east of Waterwells Business Park	Site for class B1 (office/light industrial) development	B1a	3.2	11,985	N/S
Quedg Fieldcourt	Land at Baird Road Waterwells	Construction of 20 commercial units for B1 and B8. New access off Baird Road and associated parking	B1	0.74	4,950	U/C
Quedg Fieldcourt	Land at Edison Close	Erection of 2 blocks of 3 industrial units and one detached unit (Classes B1 and B8) including yard hardstanding parking and landscaped area together with estate road.	B8	1.37	3,780	N/S
Quedg Fieldcourt	Unit 1A Quedgeley District Centre	Demolition and reinstatement of fire damaged non food retail unit.	A1	No land gain	695	U/C
Quedg	Pegasus	Construction of 2 no. industrial	B2	0.46	4,568	N/S

Ward	Site	Development Description	Use Class	Size	Floor space	status
S'vale	Buildings Olympus Park	units (B1 and B8) with associated parking.				
Qudg S'vale	The Orchard Olympus Park	Erection of a 3 storey hotel (56 bedrooms with associated parking facilities)	C1	0.66	1,240	U/C
Tuffley	190 Reservoir Road	Construction of single storey extension to existing residential care home to provide additional bedrooms and communal space.	C2	0.2	175	U/C
Westgate	Flat 1 Old Custom House	Change of Use From Residential to Light Storage and Ancillary Office Use	B8	0.01	63	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 gain	110	N/S
Westgate	1/2 Cavendish Buildings 146 Eastgate Street	Change of use of ground floor to taxi office with car parking at rear (Amended Scheme)	A1	No land gain	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	B1	No land gain	1,200	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 gain	1,125	N/S
Westgate	Unit 3 West Quay	Use of unit as a Beauty and Therapy Centre.	D1	No land gain	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 gain	1,948	N/S
Westgate	Gloucester City Football Club Submeadow Road	Demolition of existing derelict building and erection of two storey office accommodation with ancillary living accommodation (football club office = D2)	B1a	0.85	887	N/S
Westgate	Tesco Store St Oswalds Road	Internal works to provide a mezzanine floor.	A1	No land gain	2,361	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. Check waht use class operates from new units.	B1a	No land gain	520	N/S
Westgate	LAT 4 - 6 Russell Street	Change of use from office Class A2 to shop Class A1		No land gain	100	N/S
Westgate	Land at Bakers Quay Llanthony Wharf	A mixed use scheme consisting of a Retail Factory Outlet centre 15 residential flats leisure floorspace (including A3 A4 & A5 food &	A1	4.31	11,925 5,900	N/S U/C

Ward	Site	Development Description	Use Class	Size	Floor space	status
	Monkmeadow bound by Southgate St Llanthony Rd St Annes Way	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 masterplan 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.				
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 gain		U/C
Westgate	Land at Bakers Quay St Anns 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	0.89	3,200	U/C
Westgate	Unit 2 The Mall	Change of use from Class A1 retail to class A3 cafe/ restaurant.	A3	No land gain	259	N/S
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 gain	930	N/S
Westgate	25 Northgate Street	Change of use from retail to amusement arcade and tanning salon	Sui gen	No land gain	1,500	N/S
Westgate	24 & 24A Southgate Street	Change of use of rear office area to create an enlarged retail unit.	A1	No land gain	54	N/S
Westgate	30 Spinnaker Road	Extension of factory production area to provide new press shop and re-arrangement of site car parking. Use Class B2.	B2	No land gain		U/C
Westgate	4 St Aldate Street	Change of use of vacant retail unit to restaurant and the erection of an extractor flue.	A3	No land gain	211	N/S
Westgate	109 - 111 Southgate Street	Retrospective planning application for the erection of a 3 storey with attic building comprising 2 retail units and 12 residential units with a separate building at rear	A1	0.04	72	N/S

Ward	Site	Development Description	Use Class	Size	Floor space	Status
		comprising 2 cottages.				
Westgate	44 Southgate Street	Conversion of hotel into restaurant (Class A3) use on ground floor with 10 apartments on upper floors.	A3	Land foot print not lost	1656	N/S
			Total			

N/S = Not Started

U/C = Under Construction

Comp = Complete

Losses 1 April 2008 to 31 March 2009

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

Ward	Site	Use Class Lost	Area	Floorspace	New use
Hucclecote	3 Lynmouth Road	A1	0.02	92	Residential
Westgate	55 Brunswick Road	B1a	0.02	447	Residential
Westgate	117-119 Southgate Street	B1a	0.02	240	Residential
Total			0.06	779	

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
Barnwood	Unilever, Corinium Avenue	B8	9,400	B8 replacement
Barnwood	Unilever, Corinium Avenue	B1	4,900	B1a replacement
Barton & T'worth	94 High Street	A1	66	Sui gen
Barton & T'worth	2E All Saints Road	B1	590	D2
Moreland	45 Stroud Road	B1	54	A1
Podsmead	2A Riga Wharf	Sui gen	445	B2
Podsmead	127 Pearce Way	D1		B1
Podsmead	2B Riga Wharf	B8	377	Sui gen
Quedgeley Fieldcourt	Adamson House, 9 School Lane	B1	100	A1
Quedgeley Fieldcourt	Severvale Surgery	D1		A1
Quedgeley Fieldcourt	Units D1 & B8 Baird Road	B1	194	B2
Quedgeley Severnvale	Wednland House, Olympus Park	B2	3,083	B8

Table 4c - Floorspace of use classes lost

Use Class	m ² lost
A1	158
B1	5838
B1a	687
B2	3083
B8	9,777
D1	
Sui generis	445

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
1 Tredworth Road	Residential	0.01
295 –297 Barton Street	Residential	0.04
226 Barton Street	Residential	0.01
119 Stroud Road	Residential	0.05
203 Bristol Road	Residential	0.01

Cavendish Buildings, 146 Eastgate Street	Residential	0.01
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	1A Stanway Road	Change of use of office to one dwelling house formation of vehicular access off Coney Hill Parade and provision of associated car parking.	B1	0.07	
Barnwood	Gloucester Enterprise Eastern Ave	Refurbishment alterations and renewal of City Council Streetcare Depot	B1a	No land change	200
Barton & T'worth	256 Barton Street	change of use of vacant A1 retail shop to form two residential dwelling units	A1	0.01	
Barton & T'worth	64 Barton Street	Demolition of existing workshop and erection of a new residential dwelling	Sui gen	0.02	64
Barton & T'worth	217 Barton Street	Change of use from a financial and professional service office (A2) to residential (C3)	A2	0.08	794
Elmbridge	18 Armscroft Road	Change of use of ground floor shop (class A1) to estate agents office (A2)	A1	No land change	44
Kingsholm & 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	B2	No land change	25
Kingsholm & Wotton	55 Worcester Street	Change of use of workshop to Restaurant with 2 self-contained flats above. Internal alterations and new frontage.	B1	0.01	129
Kingsholm & Wotton	Tartaglias of Gloucester Ltd	Change of use from offices to ground floor flat including single storey side extension and elevational alterations.	B1a	0.06	611
Kingsholm & Wotton	107 Great Western Rd	Change of use from Children's Play Centre (D2) to a community centre and place of worship for use by Gloucester Church (D1) plus operation of a food bank.	D2	No land change	7,525
Kingsholm & Wotton	56 Kingsholm Road	Change of use from Post Office to residential plus alterations to front elevation	A1	0.01	16
Matson & R'wood	Ramada Hotel and Resort Matson Lane	Conversion and restoration of farmhouse and long Barn from staff accomodation to residential use. Change of use restoration and	A3	0.05	438

Ward	Site	Development Description	Use Class	Area	Floor space
		conversion of restaurant and bar to 4 residential units and demolition of modern extensions			
Matson & R'wood	85 Matson Ave	Change of use from A1 (Shop) to Sui Generis to allow a Launderette.	A1	No land change	31
Moreland	38 Bristol Road	Change of use from shop (use class A1) to accountant's shop (use class A2).	A1	No land change	60
Moreland	62 Tredworth Road	Change of use from shop to 1 no. bedroom flat at ground level and external alterations.	A1	0.02	40
Moreland	84 Robinhood Street	Change of use from existing retail Class A1 to provide a ground floor flat.	A1	0.01	67.9
Moreland	199 Linden Road	Part demolition and extension of 199 Linden Road to provide 4 no. 1 bed apartments. Demolition of warehouses factory offices and redevelopment of the site for the erection of apartments and houses.	B1	0.14	
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	Bybrook House	Extension to offices and enlarged car park (demolition of workshops)	B1	No land change	110
Podsmead	Teledyne Marine Products	Demolition of existing depot buildings and redevelopment to provide two buildings of Use Classes B1, B2 and B8 to be used for self storage and trade counter (with ancillary showroom)	B1c	No land change	3850
Quedgeley Fieldcourt	Little Thatch 141 Bristol Road	Conversion of hotel into 1no. dwelling house and 13 no. apartments with associated parking facilities and landscaping.	C1	0.23	1354
Quedgeley Fieldcourt	Unit 1A Quedgeley Dist Centre	Demolition and reinstatement of fire damaged non food retail unit.	A1	No land change	695
Westgate	County Chambers, Station Road	Conversion of offices to provide 4 appartments	B1a	0.02	244
Westgate	Graphic House, Greyfriars	Change of use of first floor office to a martial arts	B1a	No land change	110

Ward	Site	Development Description	Use Class	Area	Floor space
		school for children and adults.			
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.	B1a	Land footprint remains	262
Westgate	Cavendish Buildings, 146 Eastgate St	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	1200
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	Imperial House Russell Street	Conversion of offices and garage into 4 flats	B1a	0.02	240
Westgate	Land off Worcester Street, Kwick Save and 103-111 Northgate St	Erection of buildings comprising 98 apartments ground floor office food and drink or retail units with associated car parking and amenity areas. Check waht use class operates from new units.	A1	No land change	1700
Westgate	Land at 4-6 Russell Street	Change of use from office Class A2 to shop Class A1	A2	No land change	100
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 (former Jumpin Jacks)	Demolition of existing buildings and comstruction of a new three storey building comprising two units (A1 or A3) on ground floor with 14 two bed apartments above	A4	No land change	930
Westgate	53 Wellington	Demolition of existing two	B2	0.02	233

Ward	Site	Development Description	Use Class	Area	Floor space
	Street	storey dental lab and erection of building for 3 residential units.			
Westgate	Curzon House 92-96 Northgate Street	Conversion of first and second floor from offices to 2 one bed flats and 12 two bed flats	B1a	0.1	1028
Westgate	25 Northgate Street	Change of use from retail to amusement arcade and tanning salon	A1	No land change	1500
Westgate	4 St Aldate Street	Change of use of vacant retail unit to restaurant and the erection of an extractor flue.	A1	No land change	211
Westgate	28A Brunswick Square	Change of use from non-residential training centre (Use Class D1) with internal and external alterations to create 12 self contained flats with associated parking cycle and bin store facilities.	D1	0.07	651
Westgate	25 Worcester Street	Change of use from day nursery (D1) to a single residential dwelling (C3).	D1	0.02	206
Westgate	Bastion House & 28-32 Brunswick Road	Change of use of offices to student accommodation comprising 29 bedrooms with communal facilities.	B1a	0.01	1150
Westgate	113 Southgate Street	Change of use to first and second floors and internal alterations from B1 office to a dwelling.	B1a	Land footprint not lost	
Westgate	3-5 Worcester Street	Change of use of premises at first floor level from office/hairdressers to residential (1 no. self contained flat)	B1a	Land footprint not lost	67
Westgate	Discovery Court	Conversion of part of second floor from offices to 4 no. flats.	B1a	Land footprint not lost	355
Westgate	140 Hempsted Road	Change of use of ground floor shop and store into 3 self-contained 1 bed flats with associated off street parking.	A1	0.02	122
Westgate	44 Southgate Street	Conversion of hotel into restaurant (Class A3) use on ground floor with 10 apartments on upper floors.	C1	Land footprint not lost	2,245
Total potential loss				1.0	31,978

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