

# Gloucester City Employment Land Report May 2012



Gloucester  
**City Council**  
*Transforming Your City*



## **Contents**

1.0 Executive Summary	Page 1
2.0 Introduction	Page 3
3.0 Methodology	Page 4
4.0 Take up of allocated sites	Page 5
5.0 Delivery against Structure Plan requirements	Page 11
6.0 Delivery on non allocated sites	Page 14
7.0 Losses of employment land	Page 17
8.0 Conclusions	Page 18

## **Appendices**

Appendix 1 – Take up of allocated employment land with permissions	Page 19
Appendix 2 – Employment land lost to other uses (1991 – 2012)	Page 23
Appendix 3 – Potential future losses of employment land	Page 24
Appendix 4 – Employment land allocations available	Page 25
Appendix 5 – Detailed build out of allocated sites	Page 26

# Gloucester City Employment Land Report

May 2012

## 1.0 Executive Summary

- 1.1 The Gloucestershire Structure Plan 1991–2011 identified that Gloucester City should provide 95ha of employment land within the plan period. A total of 61.39ha of allocated sites were delivered within that plan period and a total of 60ha lost to other uses, resulting effectively in no net gain in employment land.
- 1.2 A more comprehensive analysis of employment land supply which takes into consideration extant permissions and allocations demonstrates that the City is only 40ha short of the Structure Plan requirements.
- 1.3 The Draft Regional Spatial Strategy identified that Gloucester City should provide 75ha of employment land between 2006 and 2026. Since 2006 18.84ha of allocated employment sites have been delivered and 32.49ha of employment land lost to other uses resulting in a net loss of -13.65ha. These statistics do not account for completions on un-allocated sites which are commented on below.
- 1.4 The 2002 Gloucester City Second Deposit Draft Local Plan identified 102.84ha of employment land within the City including commitments, mixed use allocations and old and new employment allocations.
- 1.5 Between August 2002 and May 2012 these sites have yielded the following;
  - 29.58ha of this land has come forward and is in employment use
  - 37.26ha are current commitments & 18.2ha subject to S.106
  - 85.04ha of land is therefore either developed or with an extant permission or subject to legal agreement
- 1.6 Recent trends since 2009 have shown that unallocated derelict and vacant sites continue to come forward as windfalls to deliver employment provision in the City, especially in sustainable locations in the City Centre.
- 1.7 Where businesses have the opportunity to do so there is an increasing trend to extend on existing sites in order to expand business rather than relocate to a new site.
- 1.8 The public sector continues to invest in the City especially at Gloucestershire Royal Hospital and at primary and secondary school sites across the City.
- 1.9 Relying solely on delivery against Structure Plan targets is an imperfect way of assessing employment land delivery in the City owing to delivery of employment development on unallocated sites and extensions to existing sites over recent years has delivered approaching 60,000 square metres of employment floor space on non allocated sites (including schools) since 2008.

- 1.10 The future allocation of sites for employment purposes will be considered through the City Plan. The potential for allocating new employment land or new business parks in Gloucester is relatively limited due to the fixed city boundary. Any shortfall arising in Gloucester's employment land provision may need to be addressed through the duty to co-operate with neighbouring planning authorities.

## 2.0 Introduction

- 2.1 The recently published National Planning Policy Framework (NPPF) (March 2012) places great emphasis on the role of the economy in pursuing sustainable development. Sustainable economic development is identified as one of the 12 core planning principles of the NPPF. Local authorities are encouraged to make every effort to objectively identify and then meet the business needs of an area and respond positively to wider opportunities for growth by taking account of the needs of the business community.
- 2.2 The NPPF clearly states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth, including the regular review of sites allocated for employment purposes. This report provides a comprehensive overview of the take up and loss of employment land within the administrative area of Gloucester City for the period 1991 -2012. Appendix 1 details the take up of allocated employment sites across the city over this period.
- 2.3 The technical details providing the evidence behind this report can be found at Appendix 2.
- 2.4 The monitoring of employment land in the City has been undertaken since 1991 in order to provide an evidence base to inform policies and proposals relating to the provision and protection of employment land across the City. Monitoring work to understand the supply and take up of employment land across the City continues to be essential for the evidence base supporting the emerging Joint Core Strategy and the Gloucester City Plan.
- 2.5 This report considers the take up of employment sites allocated in the 2002 2<sup>nd</sup> Deposit Gloucester City Local Plan as well as the delivery of land against the Gloucestershire Structure Plan (1999).
- 2.6 In order to give a balanced view, the loss of employment land throughout the City is also reported on. Allocated gains and all losses provide the statistics for the employment land supply figures.
- 2.7 The report also captures information on new employment development on brownfield sites that were previously derelict and vacant but were not allocated employment sites in the 2<sup>nd</sup> Deposit Draft Local Plan. These sites are reported on but not included within the Structure Plan land supply figures.
- 2.8 Other gains to employment land supply include recent extensions at existing employment sites and investment in the public sector across the City. These gains are also reported on but not included within the Structure Plan land supply figures.
- 2.9 While now cancelled, in December 2009 PPS4 changed the definition of employment land from traditional 'B' uses to include a broader selection of use classes. Completions of these uses since December 2009 are commented on but are not included in the Structure Plan land supply figure as allocated sites in the 2002 Second Deposit Draft Plan only included sites for traditional 'B' use classes.

### 3.0 Methodology

- 3.1 This employment land report has been produced by rolling forward the employment monitoring previously undertaken by the City Council in order to compare delivery of land with Structure Plan requirements as well as looking in greater detail at the delivery of employment sites identified through the 2<sup>nd</sup> Deposit Local Plan (2002) as commitments or allocations.
- 3.2 Employment monitoring was not undertaken in the City in 2011, instead two years worth of employment monitoring was undertaken in April 2012.
- 3.2 As the 2002 Second deposit Draft is the policy document which has been used for decision making in the City the employment allocations it contains have been used as a benchmark against which to assess the effectiveness of local planning policy in delivering employment land in the City over the past 10 years.
- 3.3 The monitoring of planning permissions in order to ascertain consents for gains and losses of employment land was undertaken and sites visits carried out in early April 2012 in order to establish the take up of consents.
- 3.4 Until the publication of Planning Policy Statement 4 (PPS4) in December 2009 (now cancelled) 'employment land' was considered by the local planning authority to be traditional B Class uses. The PPS4 definition of 'employment' widened the scope of uses considered for employment to include the retail and service sectors. Therefore employment completions since December 2009 have been able to include a broader range of developments across the City that can be monitored for employment purposes.
- 3.5 Comparing losses of employment land (allocated and non allocated) against the delivery of allocated new sites provides a figure for net gain of employment land in the City.
- 3.6 It is appreciated however, that the methodology in 3.4 fails to capture new employment sites that may be provided on recycled on non allocated sites. This report now captures that information in order to provide a fuller picture on the economic health of the City. Details of recently completed non allocated sites providing more than 100 square metres of employment floor space are captured.
- 3.7 Firms or companies in the City who have space to expand on their existing sites may choose to extend their premises in order to expand production or grow their business rather than totally relocate to a new site. Details of recently completed extensions are captured in this report where more than 100 square metres of additional employment floor space has been provided.

#### 4.0 Take up of allocated sites

4.1 The 2002 Gloucester City Second Deposit Draft Local Plan identified 102.84ha of land for employment including existing commitments, mixed use allocations, new employment allocations and old employment land in the City. As this plan is the policy document which has been used for decision making in the City, the employment allocations it contains have been used as a benchmark against which to assess the effectiveness of local planning policy in delivering employment land in the City over the past 10 years.

4.2 The Local Development Framework for Gloucester progressed to Preferred Option Consultation stage in 2006 with two site allocation documents being published, the Central Area Action Plan and the Non Central Site Allocation Document. Both included allocations for employment purposes. Where relevant these site references are also provided in Table 1 below.

4.3 Table 1 below provides a summary of how the allocated 2002 sites have performed over the past 10 years.

Table 1: 2002 Gloucester City Local Plan Second Deposit Draft Employment Commitments and Allocations

2002 Policy Ref	Site Name	2006 Policy ref	Area (Ha) identified in plan	Use Class identified in plan	Built 2002 to date	Remaining with permission (Ha)	Notes 2011/12
EC.1	Waterwells Business Park		12.09	B1	9.36	2.73	All but complete B1, B2 & B8
EC.2	Rear of 2 -28 Hempsted Lane		8.7	B2 & B8	0	7.3	Pressweld on site pre 2002 & not included in figures
EC.4	Telecom House Great Western Road		0.6	B1	0	0	Reserved for relocation of Court buildings
EC.5	Metz Way		1.3	B1 & B8	1.3	0	Complete Build base – A1
E1 MU.2	Western waterfront	CA.21 CA.22 CA.26	Unspecified	B1	0	0.2 6.4 2.37	Monk Meadow Tesco's St. Oswalds S.106 Gloucester Quays Hotel & Bakers Quay - C1, A1
E1 MU.3	Bus Station	CA.20	1.81	B1 offices	0	0	Part of wider regeneration site
E1 MU.5	RAF Quedgeley (40ha in plan reduced to 20ha by appeal)		20	B1 & B8	0.7	19.3	Local centre plus Framework 5 employment land



	decision)						
E1 MU.6	Junctn Barnwood Rd and Barnwood bypass	SAD.29	1.3	B1	1.04	0	C3 & B1 Hotel & Coroners Court
E1 MU.9	Land at Bristol Road	CA.25	1	B1	0	0.9	Subject to S.106 B1
E2.1	Long stay car park, railway station		0.48	B1	0	0	Required for operational purposes
E2.2	RMC site, Waterwells		7.2	B1	5.54	2.26	All but complete B1, B2, B8
E2.4	South West bypass site	SAD32	0.5	B1	0	0	No movement
E2.5	Land east of Waterwells	SAD31	15.1	B1	0	3.1	Extant permission on part of site for B1
E2.6	IM Group Site	SAD33	6.4	B8	0	0	Site currently vacant
E2.7	South junction Eastern Ave & Barnwood Road	SAD34	0.7	B1	0	0	No movement
E3.1	British Gas Site Bristol Road	CA.27	7.0	B1 & B2	8.18	0	Extant permission for open storage B8
E3.2	Railway Triangle	CA.23	10.9	B1, B2 or B8	0	10.9	Subject to S.106 for A1 & B1, B8
E3.3	Great Western Road Railway Sidings	CA.23	4.3	B1	0	0	Resi & B1 in development Brief
E3.4	Horton Road railway sidings	CA.23	3.46	B1	3.46	0	Site has temporary permission from County Council for open air storage, crushing and screening
			102.84		29.58	37.26 18.2 S.106	

4.4 Table 1 demonstrates that of the 102.84ha identified as commitments or allocations in the 2002 Plan, by May 2012 29.58ha had been delivered with a further 37.26ha available as extant permissions, and other firm commitments on a further 18.2ha. Further written commentary is provided on each of the sites below.

#### 4.5 Major Employment Land Commitments

##### *EC.1 Waterwells Business Park*

This Business Park comprises predominantly B1 office and light industrial uses with B8 storage and distribution also being present. A green field site with excellent access to Junction 12 of the M5, the site has proved popular with both speculative developers and businesses relocating from within the City and elsewhere. 23.29 ha have now been developed at the site with only 2.73 ha benefiting from planning permission that is yet to be implemented. The local plan allocation E2.2 (RMC site) to the north of the site also benefits from planning permissions – see below.

##### *EC.2 Rear of 2-28 Hempsted Road*

This site remains predominantly vacant however the recent completion of the northern section of the South West bypass has significantly improved access to this site. Once the whole bypass is completed this site will enjoy good access to both the north and south of the City.

##### *EC.4 Telecom House, Great Western Road*

This central site is still vacant and was allocated in the Preferred Options Central Area Action Plan for the relocation of the magistrates court. Site is currently used as a temporary car park for the hospital.

##### *EC.5 Metz Way*

Development at this began in the 06/07 monitoring period with the completion of a builder's merchants. Completion of additional external storage at the site for Buildbase in the 09/10 monitoring period means that this site is now fully built out.

#### 4.6 Policy E1 Mixed Use Allocations

##### *MU.3 Bus Station & Market Parade*

A planning application to regenerate this part of Gloucester is expected shortly. The site lies within a wider regeneration area known as Kings Quarter which is the City Council's top priority area for regeneration. The Council's preferred development partner is Stanhope and a Concept Statement for the area has been the subject of a recent consultation exercise.

##### *MU.2 Western Waterfront*

###### *St. Oswalds Park*

This area, the former cattle market, has undergone major regeneration with new retail warehouses & restaurants being delivered on the site. An extra care village has also been delivered alongside open market housing which is still in the process of being built out. No reserved matters applications for the B8 element of this scheme have been submitted.

An application for the redevelopment and extension of the existing Tesco store and the development of additional A1 retail warehouses has been permitted in the 2011/12 monitoring period.

##### *Gloucester Quays*

In June 2006 outline planning permission for this site was granted by the Secretary of State. To date the scheme has delivered a factory outlet centre (May 2009), a new F.E. college, supermarket and an hotel (May 2009). These elements of the scheme predated PPS4 and have not been included in employment land figures however any new PPS4

employment uses within the area will be captured by future employment monitoring. The outline permission also granted residential, leisure and employment development.

#### *Gloucester Docks*

Regeneration of this part of the City has been ongoing with the reuse and conversion of listed warehouse buildings for office and residential purposes. New build has delivered flats and apartments with commercial units on ground floors. The 2010/11 monitoring period has seen office space within Alexandra Warehouse being used in conjunction with Gloucestershire College by the University of the West of England to deliver postgraduate training. Future proposals include the development of a new corporate headquarters for Ecclesiastical Insurance at Southgate Moorings. An application is awaited on this proposal.

#### *MU.5 RAF Quedgeley*

The mixed use redevelopment of this area will yield 20 Ha for employment. The local centre at Kingsway will yield 0.82 Ha of employment land comprising a mix of uses. The main employment area on Framework 5 is in the process of being delivered with one application for B1 units approved to date. Half of the local centre was completed within the 2011/12 monitoring year including the conversion of Manor Farm Barns to provide a public house and restaurant.

#### *MU.6 Junction Barnwood Road and Barnwood By-pass*

This site has now been built out and has delivered a hotel, a coroner's court with mortuary and residential development. The amount of employment development that has come forward at this site totals 1.04 Ha.

#### *MU.9 Land at Bristol Road*

Comprised of 3 former employment sites, Contract Chemicals, St. Gobain and Wellman Grahame, this site benefits from a resolution to permit subject to completion of a S.106 agreement for residential development with 0.9ha of employment.

### 4.7 Policy E.2 Employment Allocations

#### *E.2.1 Long stay car park railway station*

This site is owned by network rail and used as a surface level car park for commuters. There are no current proposals to bring forward the site for employment purposes. The future allocation of the site for employment purpose will be considered through the City Plan.

#### *E.2.2 RMC Site Waterwells Business Park*

This site lies immediately to the north west of the original Waterwells site and is partly built out. The whole site has extant planning permission for employment development. It is understood that the Police Authority may wish to bring forward development on the remainder of the site.

#### *E.2.4 South West By-pass Site*

This small site adjacent to the south west by-pass has not come forward for employment purposes to date.

#### *E.2.5 Land east of Waterwells Business Park*

This site was the subject of a Development Brief adopted in September 2009. Part of this site has extant outline permission for employment development. New highway

infrastructure is required in order to be able to deliver this site effectively for employment purposes.

#### *E.2.6 IM Group Site*

This site is currently vacant but was previously used for the storage and valeting of motor vehicles prior to sale.

#### *E.2.7 Land south junction Barnwood Road & Eastern Avenue*

There are no current proposals to bring this site forward for employment development. Access into the site can only effectively be achieved from Carne Place. The future allocation of this site will be considered through the City Plan.

### 4.8 Policy E.3 Allocation on Old Employment Sites

#### *E.3.1 British Gas Site Bristol Road*

This site was granted a hybrid outline/full planning permission in 2011 for open storage and sale/display/storage of new or used motor vehicles. The clearance of the site and implementation of the permission has been completed in the 2011/12 monitoring period.

#### *E.3.2 Railway Triangle*

This site is the subject of a hybrid outline/full application for a retail food store, petrol filling station and associated highway works and an outline application (all matters reserved) for B1, B2, B8, car showroom, A1, A2, A3, A4 and A5 plus associated works. This application has a resolution to permit from Planning Committee with S.106 matters still to be resolved at the time of writing this report.

#### *E.3.3 Railway Sidings Great Western Road*

There are no current proposals to bring this site forward for employment development. The future allocation of this site will be considered through the City Plan. The site is contained within the Railway Corridor Supplementary Planning Document which was adopted by the City Council in March 2011.

#### *E.3.4 Railway Sidings Horton Road*

This site has been purchased by Allstones Sand and Gravel and has a temporary permission granted in June 2011 for 18 months for the crushing and screening of inert waste materials to produce secondary aggregates. The site is contained within the Railway Corridor Supplementary Planning Document which was adopted by the City Council in March 2011.

### 4.9 Commentary on plan led employment sites

Between 2002 and 2006 the main area being developed in the City for employment uses was Waterwells Business Park. This was a green field site and provided both bespoke and speculative B1, B2 and B8 development. With good access to the motorway network the business park provided an ideal location for those companies wishing to expand or invest in the City. The public sector also invested on the park with a new flagship building for the police and emergency services.

- 4.10 The site to the north of Waterwells, a former landfill has also delivered for B1, B2 & B8 employment purposes and has come forward as a natural extension to the Business Park. Land to the east of Waterwells has extant outline permission for 3.1ha of B1 where the site

can be easily accessed from the existing highway network, the rest of the allocated site is subject to highway infrastructure constraints which would need to be addressed through the planning process.

- 4.11 Mixed use allocations have continued to yield employment land, including RAF Quedgeley, a large urban extension to the south of the City, and the Western Waterfront which includes the St. Oswald's Park retail led regeneration area. Land at Barnwood has also completed providing a new hotel and Coroners Court.
- 4.12 Of particular note for employment monitoring since 2009 is the bringing forward of the 'old employment sites' allocated in the 2002 plan. These sites were formerly associated with either the railway industry or public utilities. They have the opportunity to contribute significantly to the regeneration of the City both in terms of economic investment and job creation. The past monitoring year has seen permissions on the 8.18ha British Gas site on Bristol Road and 3.46ha Horton Road Sidings. Most significantly the 10.9ha Railway Triangle site, which has lain dormant for approximately 30 years, has also been the subject of a planning application with a committee resolution to grant consent once S.106 matters are finalised. This permission would bring forward a mixed use retail led regeneration scheme which would bring not only inward investment but physical transformation to a derelict and vacant site on the edge of the City Centre.
- 4.14 The bringing forward of the old brown field employment sites and other easier to develop green field allocated sites reflects current investor confidence in the City and demonstrates that there is a market for a range and mix of a variety of employment land in the City. It is important therefore that the City continues to provide a range and mix of sites through plan preparation to absorb and sustain investor confidence and contribute to economic recovery both within the City and beyond through job and wealth creation.

## 5.0 Delivery against Structure Plan requirements

5.1 The Second Review of the Gloucestershire Structure Plan, covering the period 1991-2011, was adopted in November 1999. The document required 95ha of employment land to be provided within the City between 1991 and 2011. The Second Review takes a less rigid approach to providing employment land than its predecessor with a shift from a quantitative to a qualitative approach to employment monitoring. This shift was explained in paragraph 7.2.1 of the Structure Plan which stated,

*'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. This needs to take into account the need to provide a range of sites in terms of quality and locations in both local plan allocations and development proposals. Consequently, the employment land estimates are not to be used with mathematical exactitude, nor as targets, as they represent an indicative distribution only. Providing indicative employment provision will require more emphasis on monitoring and review of local plan employment provision. To assist in this it is proposed that the County Council co-ordinate regular employment land availability studies.'*

5.2 It was against this policy background that the sites in the 2002 Second Deposit Plan were allocated in order to ensure that a mix and range of types of employment land were provided over the plan period.

5.3 Monitoring work undertaken up to April 2012 has identified that there is a shortfall of approximately 40ha of employment land within the City compared to the Structure Plan requirement. This figure is calculated by considering gains and losses, relevant background data can be found in the appendices detailed in Table 2 below. The main reason for the shortfall is the loss of large employment sites eg: Monk Meadow, Travis Perkins and RAF Quedgeley which are being redeveloped with less employment re-provided than lost.

Table 2: Employment Land Supply for the Structure Plan Period mid 1991- mid 2012

Item	Criteria	Area (ha)
a	Structure Plan Indicative requirement for amount of Employment Land in Gloucester	95.00
b	Amount of Employment Land Taken Up (i.e. built) up to March 31 2012 – Appendix 1	61.39
c	Remaining Requirement for Structure Plan Period up to mid 2011 (a-b)	33.62
d	Employment Land Lost to Other Uses - Appendix 2	60.26
losses	Employment Land Lost if permissions implemented - Appendix 3	13.33
	Employment Land lost if allocations implemented - Appendix 3	9.19
di	Grand Total employment land lost if Permissions/Allocations implemented	82.78
e	Employment Land Allocated in Deposit Local Plan 2002 –Appendix 4	18.48
supply	Employment Land with Planning Permission – Appendix 1	56.30
ei	Total employment land available	74.78
f	Total Employment Land Supply (ei-di)	-8.00
g	<u>Relationship of Future Total Employment Land Supply to Structure Plan Requirement (f-c)</u>	-41.62

- 5.4 While the figure of 40ha less than the Structure Plan requirement may seem that the City has not performed well in terms of delivery of employment land it must be remembered that the above calculations do not take into account new employment development that was either unallocated, for instance the bringing forward of unallocated but derelict and vacant brown field sites nor does it consider the provision of extensions to existing employment sites.
- 5.5 Moreover Table 2 is purely quantitative it does not provide any measure of the quality of employment land provided by those sites that have completed or the nature or density of jobs that have been provided.
- 5.6 Additional employment land allocations  
In order to address the shortfall in employment land supply the 2006 Local Development Framework site allocation documents sought to provide a range and mix of additional sites for employment purposes that were not identified in the 2002 Second Deposit Local Plan. Those sites not already identified in Table 1 above are listed below in Table 3.
- 5.7 All uses that would be considered as employment under the terms of PPS4/NPPF are included in Table 3.

Table 3 : Additional employment sites from 2006 Local Development Framework Documents

Policy ref	Site Name	Gross Floorspace proposed in 2006 LDD's	Use Class	Anticipated delivery/current status of site May 2012
CA18	Greater Greyfriars	1,000 sqm	A1-A3/B1a	2014/15 Planning permission granted. Site clearance underway plus archaeological investigations.
CA19	Greater Blackfriars	8,800sqm 18,000sqm 5,500 sqm 8,500 sqm	A uses B1a Hotel Theatre	2018/20 Language immersion centre delivered & site clearance undertaken.
CA20	Kings Square and the Bus Station	25,000sqm 1,100sqm 6,750sqm	A1 A3/A5 B1a	2015/16 Planning application submission anticipated immanently
	Former Courts & Dunelm Buildings	6,500sqm	B1a	2176sqm B1a Complete plus

				permission for B8, A1 & A3
CA24	Land between Bristol Road and Canal	-	Mixed Use	Existing occupiers trading as normal.
CA28	BT Depot	10,000sqm	B1	Required by current occupier
CA32	Cedar House	5,000sqm	B1	Required by current occupier
SAD 28	Norville Site Tarrington Road	2,500sqm	B1	Vacant and derelict site
SAD 30	Former B&Q Site Trier Way	2,500sqm 1,250sqm	B1 A1	Site in use by outdoor retailer 3,500sqm A1 with a bulky goods condition
SAD35	Land adjacent to Walls Factory		B1	Being marketed
SAD36	Land west Tesco's Quedgeley		A1	Tesco's extension complete

- 5.8 While it is not possible to comment on the total area of employment land that would be provided by the proposed uses in Table 3 it is clear that significant employment provision would result from the regeneration of significant sustainable brownfield sites in the central area of the City. Table 3 demonstrates a commitment by the local planning authority to providing a mix of brown field and green field sites in order to meet the differing demands and requirements of the employment land market.
- 5.9 The reuse of the former Courts and Dunelm buildings adjacent to the inner ring road and in close proximity to the public transport interchanges has yielded approximately a third of the B1a floor space anticipated by the draft policy. A mixed use permission was granted providing for storage (B8), a convenience store (A1) and a small café (A3) in addition to the B1a office uses.
- 5.9 SAD30 & SAD36 have been taken up between 2006 and 2012 and CA28 & CA32 are required by the present occupiers into the foreseeable future by their existing occupiers.
- 5.10 The future allocation of sites for employment purposes will be considered through the City Plan however it should be noted that the potential for allocating new employment land or new business parks in Gloucester is relatively limited due to the fixed city boundary. It may transpire therefore that any shortfall arising in Gloucester's employment land provision may need to be addressed through the duty to co-operate with neighbouring planning authorities.



## 6.0 Delivery of additional employment land on non allocated sites

### 6.1 Non allocated site delivery

In carrying out the latest monitoring survey it became apparent that sites had been delivered across the City for employment purposes since 2006 which had not been allocated in the 2002 Second Deposit Draft Local Plan. The delivery of these sites was therefore not contributing to identified employment land supply in the City when monitored against the County Structure Plan as historically this has only considered delivery against the 2002 allocated sites.

6.2 All the new employment floor space described above has been delivered on formerly derelict and vacant sites brown field sites within the City, these sites are listed in Table 4 below.

Table 4 : Windfall employment completions 2009 – 2012

Site	LDF ref	Former use	New Use	Area (ha)	Floor space delivered sqm	Completed
Barnwood Point		B8	B8	1.95	8529	2009/10
B&Q Site	SAD 30	A1	A1	1.1	3500	2010/11
Teledyne Site		B2	A1/B8	1.07	3540	2011/12
Railway House		A1	B1(a)	0.2	1154	2011/12
Former Dunelm Site		A1	B1(a)	0.23	1022	2011/12
Totals				4.55	17,745*	

\*Gross floor space, not footprint or site area

6.3 Table 4 demonstrates that there have been significant gains in the provision of B1a office floor space in the central area of the City in sustainable locations adjacent to transport interchanges at Railway House and the former Dunelm site. Both of these sites were formerly used for retail purposes and lie between the inner ring road and the railway. They had lain vacant for a considerable period of time with interest being expressed in the sites for a variety of uses from residential to leisure. The local planning authority retained the view that the sites should come forward for employment purposes. This view has resulted in one brick built historic building in a prominent location being restored and reused by a local firm of architects and a former retail warehouse being reused for a mixed use scheme, part of which is for offices.

6.4 The former B&Q site, another derelict and vacant site on the edge of the City, was allocated in the LDF for mixed use redevelopment but has been reused by a retailer specialising in outdoor and camping equipment. Under PPS4 and now the NPPF this re-use can be considered as employment.

6.5 Barnwood Point and the Teledyne site have recycled former derelict and vacant traditional B use employment land on the outskirts of the City for new buildings yielding storage, trade counter and DIY store purposes.

6.6 In total since 2009 a total of 4.55ha non allocated derelict and vacant brown field sites have been redeveloped for employment purposes in the City. This again demonstrates investor confidence in both central and peripheral brownfield sites across the City for employment purposes. It also demonstrates demand in the central area for refurbished office accommodation in locations central to the public transport interchange.

6.7 Significant extensions to employment sites completed since 2009

As well as new employment land being delivered through the through the local plan and windfall sites it can be demonstrated that the existing local economy is healthy with significant investments being made in existing employment sites in recent years at Barnwood and in retail at Quedgeley District Centre reflecting investor confidence in the City as a place in which to develop and grow business. The non- B Class uses detailed below were all completed post PPS4. Table 5 shows that nearly 37,000 square metres of additional floor space has been delivered across the City at existing employment sites since 2009.

Table 5 : Significant completed extensions to existing employment sites

Site	Use Class	New build/ Extension floor space sqm	Completed
Barclays at Barnwood	B1a	3480	2010/11
Pressweld, Hempsted	B2	608	2010/11
Walls at Barnwood	B8	22,000	2009/10
Tesco's at Quedgeley	A1	2390	2010/11
Gloucester Royal Hospital	C1	8423	2010/11
<b>Total</b>		<b>36,901*</b>	

\*Gross floor space, not footprint or site area

6.8 Other significant completions across the City include investments at school sites, with Beaufort School in Tuffley having a 6<sup>th</sup> form block completed and Severn Vale School a new two storey Design and Technology block. While these are not traditional employment uses they were considered to be public and community uses under PPS4. Between 2010 and May 2012 approaching 5,000 square metres of new educational floor space has been delivered across the City. Individual sites are detailed in Table 6.

6.9 These figures show significant investment in school buildings across the City over the past 2 years. This includes extensions to provide new facilities as well as the rebuild of St. Peters Primary in Horton Road. The investment reflects monies raised through S.106 contributions from the Kingsway and Hunts Grove housing developments as well as monies available through government funding for nursery provision.

6.10 Within the monitoring year an additional two form entry primary school has been permitted at Kingsway and an application received for the building of a new school for Gloucester Academy.

Table 6 : Completed development at School Sites within Gloucester since December 2009

Site	Use Class	New Build/Extension Floor space sqm	Completed
Beaufort School Sixth Form Block	D1	908	10/11
Severn Vale DT Centre	D1	706	10/11
Day Nursery Meadowvale School	D1	238	10/11
St. Paul's Primary Nursery Block	D1	160	11/12
Linden Primary Day Centre extensions	D1	277	11/12
Sir Thomas Rich's School Food tech building	D1	157	11/12
St. Peters Primary School School rebuild	D1	2552	11/12
<b>Total</b>		<b>4998*</b>	

\*Gross floor space, not footprint or site area

6.10 Development at school sites contribute to the local economy and result in job creation both during construction and once in use for educational purposes. As the population of the City continues to grow the delivery of additional educational facilities will continue to provide new employment in order to provide lifelong learning for the City and its residents.

6.11 Total non allocated floor space provided across Gloucester since 2009

Taking all of the above three elements on non allocated floor space together a total for additional new unallocated employment floor space within the City since 2009 can be generated. This total is shown in Table 7 below as 59,644 square metres.

Table 7 : Total non allocated employment floorspace delivered in Gloucester City since 2009

Type of development	Floor space (square metres)
Unallocated sites	17,745
Extensions to existing sites	36,901
Education related development	4,998
<b>Total</b>	<b>59,644*</b>

\*Gross floor space, not footprint or site area

6.12 This delivery of non allocated employment floor space is not insignificant and needs to be considered alongside the results of delivery of employment land against County Structure Plan requirements.

## 7.0 Losses of Employment Land across the City

- 7.1 In order to have a balanced view of employment land trends across the City it is necessary to understand losses of land as well as gains or reuse of derelict and vacant sites.
- 7.2 Section d of Table 2 above details losses of employment land that have occurred across the City during the Structure Plan monitoring period.
- 7.3 The main reason for the loss of employment land is redevelopment for residential or mixed use purposes. The main sites that have contributed to losses overall include Ex – RAF Site 3, India Road, RAF Quedgeley and more recently the Monk Meadow and Travis Perkins sites.
- 7.4 Recent minor changes of use include the loss of offices or medium to small sites for residential purposes.
- 7.5 Additional employment land losses that may occur if extant permissions are implemented and allocated sites come forward for redevelopment. Further details can be found in the Appendix 2.
- 7.6 The City continues to experience pressure for loss of employment land for alternative uses and where there is no up to date development plan in place to help guide decision making in terms of current allocations and a defined supply and requirement to retain existing sites, it is necessary to consider each proposal on its own individual planning merits.
- 7.7 Such proposals are considered in the light of Policy E.4 of the 2<sup>nd</sup> Deposit Local Plan and national planning policy guidance which considers how long the site may have been marketed unsuccessfully for employment purposes and the possibility of greater community benefit that may result from bringing the site forward for an alternative use.
- 7.8 In some instances it may well be beneficial to the local area to remove heavy goods vehicles from the local highway network or secure more open space and play provision than to insist that the site be retained for employment purposes in perpetuity.
- 7.9 It will be the role of the City Plan to carry forward policy in order to help retain employment land within the City to allow for its recycling and redevelopment for employment uses where it is well located to existing highway networks and its reuse will not have an adverse impact on neighbouring residential areas.

## 8.0 Conclusions

8.1 The following conclusions can be drawn from the is report;

- Of the 102.84ha identified as commitments or allocations in the 2002 2<sup>nd</sup> Deposit Gloucester City Local Plan only 17.8ha have not benefited from a planning permission over the past 10 years.
- The above statistic demonstrates the significant interest in bringing forward sites for employment purposes in the City and the fact that the City is seen as a location suitable for investment with an attendant suitable trained labour market.
- Compared to Structure Plan requirements over the period 1991 -2012 the City has delivered 40ha less land than originally required – this is mainly a result of losses of land as a result of large scale redevelopment rather than a lack of provision of new sites.
- The past 3 years has seen movement in the process of successfully bringing forward some of the old derelict and vacant eyesore employment sites that have been within the City for the past 30 years. These include the former British gas site on Bristol Road and the northern railway triangle. This again demonstrates investor confidence in the City and will result in new employment and training opportunities for residents in the long term.
- Windfall sites have continued to yield employment development over the past 3 years, bringing forward derelict and vacant unallocated sites for employment purposes.
- Some existing employment sites within the City have experienced significant expansion since 2008, including Walls and Barclays at Barnwood, reflecting investor confidence in the City. These figures are not reflected in the Structure Plan land supply but nonetheless contribute to additional employment floor space and net gain in new jobs within the City.
- The public sector continues to invest in the City including new developments at Gloucestershire Royal Hospital and at both primary and secondary school sites within the City.
- It is clear from the above that with so much recent development interest in the City in terms of completions on both allocated and non allocated sites over the past 4 years that the City Plan needs to ensure that a range and mix of employment sites are identified across the City in sustainable locations in order to sustain inward investment and build the increased confidence in Gloucester as a destination for business.
- To achieve this, the City Plan will need to allocate new sites, both brown field and green field to provide a mix of supply as well as provide a policy framework to ensure that the best and most suitable employment land within the City is retained for recycling, reuse and redevelopment.
- Where there is insufficient land within the City to allocate effectively for employment collaborative working across local authority boundaries will be required under the duty to co-operate in order to deliver Gloucester’s employment land growth requirements.

Appendix 1 - Take Up of Allocated Employment Land with Permission 1991 – 2012

Site Name	Planning Permission (ha)	Taken Up (ha)	Remaining Land (ha)	Application Number	Decision Date	Status April 2012	Comments
<i>Old employment allocations</i>							
Lower Tuffley Lane/Hathaway Close	1.0	1.0	0	97/00619/OUT 00/00474/REM 02/00242/FUL	20/11/1997 5/9/2000 8/5/2002		
Green Farm	5.29	4.51	0.78				
Olympus Park	10.14	9.88	0.26				
Eastville Close (LPA 16)	0.68	0.68	0	18090	19/2/1988		
Eastville Close (LPA 17)	0.26	0.26	0	18090	19/2/1988		
Barnwood Fields (Plot 11)	0.9	0.9	0.	95/00175/FUL	27/4/95		
Barnwood Fields (Plot 2)	1.97	1.97	0	13170/01/OUT	13/8/1985		
<i>Major Employment Commitments</i>							
Waterwells Farm (EC.1)	23.29	20.56	2.73				All but

							complete
2-28 Hempsted Lane (EC.2)	8.7	Pressweld 1.4	7.30	2163403/APP	5/7/1993		Vacant land
Metz Way (EC.5)	1.3	1.3	0	00/00531/OUT 04/01241/FUL	31/10/2000 21/04/05		Complete
<i>Mixed Use Allocations</i>							
Land at Gloucester Quays (MU.2)	2.37	0	2.37	02/00271/OUT	22/06/06	N/S	Extant permission
St. Oswalds Park (MU.2) Tesco's	6.4	0	6.4	11/00873/FUL		Awaiting S.106 completion	A1 Approved by NPCU
RAF Quedgeley** (MU.5)	20.00	0.7	19.3	00/00749/OUT	26/6/03		A1 & A3
Junction Barnwood Rd & Barnwood By-pass (MU.6)	0.63 0.41	0.63 0.41	0 0	08/01408/FUL 10/00517/DCC	22/01/09	Complete Complete	C1 & Sui generis
Land at Bristol Road (MU.9)	0.9	0	0.9	07/00472/OUT 07/00474/OUT		Awaiting S.106 completion	Car showroom and B1

<i>Employment Allocations</i>							
RMC Site (E2.2)	7.8	5.54	2.26	01/00776/OUT	17/2/04		B1/B8
Land East Waterwells (E.2.5)	3.1	0	3.1	07/00618/OUT	17/02/10	N/S	B1
<i>Old Employment Sites</i>							
British Gas Bristol Road (E.3.1)	8.18	8.18	0.0	10/01067/OUT	03/02/11	U/C	B8
Railway Triangle (E.3.2)	10.9	0	10.9			Awaiting NPCU decision	A1,A2,A3,A5 B1,B2,B8
Horton Road Sidings (E.3.4)	3.46	3.46	0	11/00035/DCC	25/03/11	Complete	Temporary permission from County
<b>Totals</b>	<b>117.68</b>	<b>61.38</b>	<b>56.3</b>	-	-		



## Appendix 2 – Employment land lost to other uses (1991 – 2012)

Site Name	Current Use	Area (ha)	Application Number
Dairycrest (McDonald's)	Retail	0.47	95/00309/FUL
India Road	Housing	3.2	00/00084/FUL
Ex- RAF Site 3	Housing	7.97	52675
Bang and Olufsen	Retail/Food	0.66	01/00291/FUL
108 Eastern Avenue	Retail	0.79	97/00698/OUT
373 Painswick Road	Housing	0.22	98/00706/FUL
5a/6a Mercia Rd	Retail	0.22	01/00061/COU
Former Infast Premises, Hempsted Lane	Education and Training Purposes	0.51	02/00283/COU
Units 1&2 Cole Avenue	Car dealership	0.09	02/00422/COU
Unit 7 Eastbrook Road	Training and Education Use	0.07	02/00676/COU
Unit 14 Capitol Park, Pearce Way	Vehicle Training Centre	0.02	02/01086/COU
46-50 Denmark Road (Builders Yard & Sand & Gravel Depot)	Student Accommodation	0.12	02/00829/FUL
3 Brunswick Square	Day Nursery	0.3	03/00523/COU
21 St. John's Lane	Osteopath	0.01	04/00110/COU
57 Westgate St/5 Berkeley St	Postgraduate Accommodation	0.07	04/00438/COU
27 Park Road	Student Rooms	0.01	04/00410/COU
Eastgate House, 2 <sup>nd</sup> Floor	Dentists	0.01	04/00174/COU
Ladybellgate House	Residential	0.01	04/01232/COU
161 Barton Street	Residential	0.01	04/01155/COU
2 Southgate Moorings	Dentists	0.02	04/00945/COU
1 Russell Street	Residential	0.01	04/01357/COU
43 Brunswick Road	Residential	0.01	03/00287/COU
Gloucester Foods	Food Retail	0.54	04/01293/FUL
53 Eastgate Street	Primark - Retail	0.1	05/00510/FUL
RAF Quedgeley –Framework Area 1	Residential	34.0	00/00749/OUT
161 Barton Street	HMO	0.01	04/01155/COU
121-131 Eastgate Street	NHS Dentist	0.02	05/01381/COU
Driving Test Centre, Green Farm	Motorbike Test Centre	0.72	05/01198/FUL
Leapfrog Day Nursery, Green Farm	Children's Day Care Nursery	0.21	98/00112/FUL
119 Stroud Road	Residential	0.03	06/01130/COU
Land at St. Catherine's Street	Residential	0.01	04/01353/FUL
33 Brunswick Road	Housing	0.02	02/01130/FUL
2 Russell Street	Residential	0.03	03/00988/COU
295-297 Barton Street	Residential	0.04	06/00052/COU
55 Brunswick Road	Residential	0.02	06/00914/COU
117-119 Southgate Street	Residential	0.02	03/00233/COU
119 Stroud Road	Residential	0.05	07/00334/FUL
Tartaglia's	Residential	0.06	08/01511/COU
Discovery Court	Residential	0.05	09/00333/FUL

140 Hempsted Lane	Residential	0.02	08/00371/COU
22 Brunswick Road	Residential	0.01	09/01368/COU
25 Worcester Street	Residential	0.02	08/01476/COU
105 Southgate Street	Residential	0.02	06/01233/COU
140 Hempsted Lane	Residential	0.08	08/00371/COU
Muskett Inn Matson	Residential	0.33	09/00559/FUL
Victoria Inn 22 Oxford Street	Residential	0.02	09/01056/COU
45 Tuffley Avenue	Residential	0.03	11/01046/REP
Monk Meadow	Housing/B1 Workshops	5.5	01/00348/FUL
Travis Perkins Site Secunda Way	Residential	3.5	08/01171/OUT
<b>Total</b>		<b>60.26</b>	

### Appendix 3 – Potential Losses if Permissions and Allocations Implemented

Site Name	Proposed Use	Area (ha)	Application Number	Decision Date
RAF Quedgeley Framework 4 *	Housing B2/B8 Units	13.0	00/00749/OUT	26/06/03
53 Wellington Street	Housing	0.02	07/00312/FUL	20/04/07
Little Thatch Hotel	Residential	0.23	08/01471/FUL	06/02/09
28A Brunswick Square	Residential	0.07	08/01195/COU	15/10/08
28-32 Brunswick Road	Residential	0.01	09/00070/COU	10/03/09
<b>Total</b>		<b>13.33</b>		

\* Total loss of employment land at RAF Quedgeley = 47Ha however at end of March 2012 only 34 Ha of residential had been completed.

The 20 Ha of employment land to be replaced on the site is recorded in Table 1.

Losses if Allocation implemented – site has been cleared and is now vacant			
Land on Bristol Road*	Housing/B2/B8 Units	9.19	Allocation H.1/MU.9
<b>Total</b>		<b>9.19</b>	

\* While a total of 9.19 Ha will be lost 0.9Ha is allocated on the site for new B1 uses this is recorded in Table 1 above.

## Appendix 4 – Employment Land Allocations Available

Includes Employment Allocations in the Second Stage Deposit Local Plan August 2002

Policy Number	Site Name	Hectares Allocated
E.2.1	Long Stay Car Park, Railway Station	0.48
E.2.5	Land east of Waterwells Business Park	12
E.2.4	South West Bypass Site	0.5
E.2.7	Land south of the Junction between Eastern Avenue and Barnwood Road	0.7
E.3.3	Railway Sidings, Great Western Road	4.3
<b>Total</b>		<b>18.48</b>

In addition to this land, there are other Employment Land opportunities within Allocated Mixed Use Sites in Gloucester (such as The Western Waterfront Scheme, Bus Station and Market Parade) see the Local Plan for details.

## Appendix 5 – Detailed build out of large employment allocations

Waterwells Business Park - Outline Application: 95/00126/OUT

(All site areas are net calculations)

Occupier	Site Area (ha)	Take-Up (ha)	Land Available (ha)	Application Number	Decision Date	Floorspace and Use Class	Status 06/07
BSAVA	0.32	0.32	0	97/00807/R EM	29/7/98	B1	
Francis and Lewis	0.71	0.71	0	98/00477/F UL	8/9/98	B1	
ABA Photo Studios	0.24	0.24	0	98/00699/F UL  04/01584/F UL	11/5/99  4/02/05	B1 B1 514 sqm	N/S March '07
Holiday Inn and Public House	(1.21)*	0	0	98/00584/F UL	2/3/99		
Rochling Materials	0.72	0.72	0	00/00085/F UL	28/3/00	B1	
Alpha Colour Printers	0.3	0.3	0	00/0345/FU L  05/00049/F	11/7/00  03/03/05	B2 B2 852 sqm	U/C July '06 Completed –

				UL 05/00622/F UL	27/06/05	B8 885 sqm	06/07 -
Industrial Fastners	1.49	1.49	0	00/00509/F UL	3/10/00	B2	
Paper House (includes extension of 0.21 ha)	0.76	0.76	0	00/00501/F UL 02/00695/F UL	3/10/00 02/10/02	B1	
Tri Services Workshop	0.73	0.73	0	02/00634/F UL	03/09/02	B1	
Former Bungalow (now Elite Extrusions now Fire Vehicle Service)	0.24	0.24	0	01/00735/F UL 02/01061/F UL 03/00989/C OU	11/12/01 17/1/03 21/10/03	B1	
On Line Packaging	0.47	0.47	0	00/00780/F UL	9/1/01	B1	
Serck Baker	0.44	0.44	0	00/00804/F UL	16/7/01	B1	

Fire and Ambulance (Phase 1 of Tri Service)	1.20	1.20	0	01/00032/R EM	28/06/01	B1	
Police HQ (Phase 2 of Tri Service)	2.36	2.36	0	01/00115/R EM 03/00874/R EM	28/06/01 07/10/03	B1 B1 8545 sqm	Completed 05/06
Plot A Waterwells	1.13	1.13	0	04/00564/R EM	03/08/04	B1 4494 sqm	Completed 05/06
Stewart Concepts Ltd.	0.62	0.62	0	01/00376/F UL	18/9/01	-	
Stephensons Court	(2.13 gross)			01/00675/F UL	9/4/2002	B1/B2/B8	
Plot B (4 units) – Phase 1	(0.88 remaining)	0.23	0.88		15/03/04	B1 500sqm	Cmpl 04/05
Plot B (6 units) – Phase 2	0.23	0.23	0	04/00058/F UL	06/07/04	B1 1187 sqm	Cmpl 05/06
Plot C (8 units)	0.23	0.26	0	04/00789/F UL	20/05/03	B1	
Plot D (7 units)	0.26	0.53	0		03/04/04	B1 2525sqm	Cmpl 04/05
	0.53			03/00253/F UL 03/01412/R EM			

Secure Computer Systems	0.67	0.67	0	02/00659/F UL	04/09/02	B1	
Land South of Waterwells Drive	2.38	2.38	0	03/00555/R EM	23/12/03	B1	
Land adjacent to Infast, Waterwells Drive	1.63	1.63	0	04/00781/R EM	03/08/04	B1 5750 sqm	Completed 05/06
Land at Waterwells Drive	1.5	1.5	0	04/00796/F UL	07/09/04	B8 3425 sqm	Completed 05/06
Land south of Waterwells Drive	1.15	1.15	0	04/00908/F UL	07/09/04	B1 & B8 6025 sqm	Completed 05/06
Land south of Waterwells Drive	1.38	0	1.38	04/01619/F UL  09/01211/F UL	08/03/05  06/04/10	B1 & B8 6196 sqm	N/S 11/12
Severn Distribution	0.25	0.25	0	05/00843/F UL	30/08/05	B8 941 sqm	Complete 06/07
Barnwood Land Ltd	0.47	0	0.47	08/01634/F UL	08/04/09	B8 1686 sqm	N/S 11/12
<b>Total</b>	<b>23.29</b>	<b>20.56</b>	<b>2.73</b>				

\*Not included in total figures as it is not employment land but is part of the Waterwells Site. In addition The Perry Centre (Parcel Force, Mawdsleys, Planar Magnetics, 1 vacant unit) is located in Stroud District Council area and therefore is not included within the Waterwells employment land figures.



### Extension to Waterwells Site

Occupier	Site Area (ha)	Take –up (ha)	Land Available (ha)	Application Number	Decision Date	Comments/Use Class	Status 11/12
<i>RMC Site, South of Naas Lane (Previous Local Plan allocation E2.2)</i>	7.8	0	7.8	01/00776/OUT	17/02/04	<i>Outline</i>	
Land at Baird Road (a)	0.64	0.64	0	05/00175/FUL	10/05/05	B1 3097 sqm	Complete 06/07
Land at Baird Road	1.25	1.25	0	06/01159/FUL	8/12/06	B1/B2/B8 5000 sqm	Complete
Global Machine Tools (UK) Ltd	0.81	0.81	0	07/00129/FUL	03/04/07	B1/B8 4950sqm	ELA? ??
Glenmore Investments	1.1	1.1	0	07/00496/FUL	07/08/07	B1/B8 4858sqm	ELA? ??
Kedwell Ltd	1.37	1.37	0	08/00169/FUL	15/03/09	B1/B8 3780sqm	ELA? ??
Kedwell Ltd	0.4	0.4	0	09/01273/FUL	01/03/10	B1 1955sqm	ELA? ??
<b>Total</b>	<b>7.8</b>	<b>5.57</b>	<b>2.23</b>				

### Green Farm

(All site areas are net calculations)

Occupier	Site Area (ha)	Take-Up (ha) post 1991	Land Available (ha)	Application Number	Decision Date
PTS Plumbing Trading Supplies	0.46	0.46	0	96/0298/FU L	13/08/96
Westbury Homes Offices	0.29	0.29	0	97/00505/F UL	21/10/97
Oakey Ltd	0.44	0.44	0	02/00230/F UL	8/10/02
Leapfrog day nursery	(0.21)*	(0.21)	0	98/00112/F UL	11/11/98
Vodafone	0.72	0.72	0	99/00560/F UL	3/11/99
Cooke Sheet Metals, Window Fitters Mate, REM Systems, Abbeydale Glass	0.26	0.26	0	99/00487/F UL	23/1/99
Bruton Knowles, Tandy Building Supplies	0.45	0.45	0	00/00101/F UL	18/4/00

Sally Hair& Beauty, Neptune Building Services, NIG (web), Dideco	0.27	0.27	0	00/00363/F UL	8/8/00
Office Depot & Advantica Limbrick Architects	0.24	0.24	0	01/00030/F UL	3/4/01
Brabon Properties, Jeeves,  Petticoat Project Management	0.46	0.46	0	02/00261/F UL	30/4/02
Land East of Vodafone	0.78	0	0.78	-	-
Driver Training Centre	(0.71)*	(0.71)	0	05/01198/F UL	10/01/06
<b>Total</b>	<b>5.29</b>	<b>4.51</b>	<b>0.78</b>		

\*Are not B Class employment uses (pre. Dec 2010) so are included in loss of employment land at Table 3

## Olympus Park

(All site areas are net calculations)

Occupier	Site Area (ha)	Take-Up (ha) post 1991	Land Available (ha)	Application Number	Decision Date
Sorin Biomedical (now vacant)	1.13	1.13	0	94/05048/FU L	17/11/19 94
Hitachi Zosen Europe Ltd.	0.22	0.22	0	97/00050/FU L	25/2/199 7
Nissan	(0.26)*	0	0.26	-	-
Proactive Business Supplies	0.27	0.27	0	98/00357/FU L	8/9/1998
Wendland	2.4	2.4	0	99/00122/FU L	16/6/199 9
Arrk Formation; Park and Rack	1.41	1.41	0	97/00443/FU L	18/11/19 97
Shell Garage and Spar Shop	(0.21)*	(0.21)	0	-	-
Furniture Importers Warehouse	0.18	0.18	0	00/00637/FU L	22/11/20 00

Animal Hospital	(0.4)*	(0.4)	0	-	-
Royal Mail	0.6	0.6	0	99/00711/FU L 99/00708/FU L	XX 29/2/200 0
Medical Centre	(0.27)*	0.27	0	-	-
Health & Fitness centre	0.17	0.17	0	06/01421/FU L	24/5/200 0
133 Bristol Road	(0.83)*	(0.83)	0.	05/01216/FU L	3/11/200 1
Fabrication & Design (Pegasus)	0.46	0.46	0	01/00152/FU L	20/8/200 1
Space Property Investments	0.67	0.67	0	07/01418/FU L	19/02/07
Hotel Olympus Park	0.66	0.66	0	06/00665/FU L	19/10/06
<b>Total</b>	<b>10.14</b>	<b>9.88</b>	<b>0.26</b>		

\*Are not B Class employment uses (pre. Dec 2010) so are included in loss of employment land at Table 3.

**RAF Quedgeley (Kingsway)**

(All site areas are net calculations)

Occupier	Site Area (Ha)	Take-up (ha) post 1991	Land Available (ha)	Application Number	Decision Date	Use Class & Floorspace	Status 11/12
<i>Quedelgey Consortium</i>	20	0	20	00/00749/OUT	26/6/03		
Local Centre	0.82	0.4	0.42	09/00053/REM	19/08/09	A1	Part complete
Manor Farm Barn	0.3	0.3	0	10/00365/FUL	12/11/2010	A3	Complete
Hitchins Phase 1 Fmwk 5	6.0	0.0	6.0	10/00842/REM	16/09/11	B1a	N/S
<b>Total</b>	<b>20</b>	<b>0.7</b>	<b>19.3</b>				



## Contacts

### Policy

Louise Follett 01452 396848

Tim Watton 01452 396854

Help with accessing this information

[www.gloucester.gov.uk](http://www.gloucester.gov.uk)

City Council Translation Unit

**T:01452 396909**

For large print versions  
or help with other accessibility issues  
you may have with this document

**T:01452 396396**

**Gloucester**  
**City Council**  
*Transforming Your City*

---