

EMPLOYMENT LAND SUPPLY

Position Statement

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Gloucester City Council

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Introduction

The Second Review of the Gloucestershire Structure Plan, covering the period 1991-2011, was adopted in November 1999. The Second Review takes a less rigid approach to providing employment land than its predecessor. Paragraph 7.2.1 of the adopted Structure Plan explains its policy E.1 as follows:

“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.”

This Position Statement only represents a quantitative assessment of employment land in the city. The Revised Deposit Local Plan (Second Stage, August 2002) adopts a more qualitative approach, as suggested in the Structure Plan Second Review (1999). This approach is based on the Employment Land Study conducted by Chesterton on behalf of Gloucester City Council in June 2001. The study assessed the need for employment land in Gloucester from a market perspective, and evaluated the potential value of sites around the city.

The following summary updates the last position statement on employment land which was undertaken in October 2003. The results show that at the end of March 2004 the total land available for employment was 32.79 hectares less than the indicative provision in the Structure Plan Second Review. The main reason for this is due to the loss of large employment sites such as Monk Meadow and RAF Quedgeley which are planned for regeneration and redevelopment through mixed use schemes. Notably, the amount of employment land proposed in these schemes is less than the amount lost.

The potential for more employment land and creation of new business parks in Gloucester is limited due to the fixed city boundary and the surrounding green belt. Additionally, the demand for housing in the urban area is high, which places additional pressures on the existing supply of employment land. The City Council will therefore consider very carefully any proposal that would result in a loss of existing employment land stock.

Employment Land Supply for the Structure Plan Period mid 1991- mid 2011

Updated 1/4/04

a) Structure Plan Indicative requirement for amount of Employment Land in Gloucester:	95 hectares
b) Amount of Employment Land Taken Up (i.e. built) up to April 1st 2004 (Table 1):	27.57 hectares
c) Remaining Requirement for Structure Plan Period up to mid 2011 (a-b):	67.43 hectares
Employment Land Lost to Other Uses:	(14.22 hectares)
Employment Land Lost if Current Permissions Implemented:	(50.68 hectares)
Employment Land Lost if Allocations Implemented:	(8.13 hectares)
d) Total Employment Land Lost Between 1991-2004 (Table 2):	14.22 hectares
di) Total Employment Land Lost if Permissions/Allocations implemented (Table 3):	73.03 hectares
Employment Land Allocated in Deposit Local Plan 2002 and Other Firm Commitments (Table 4):	(54.56 hectares)
Employment Land Remaining, with Planning Permission (Table 1: Remaining Land):	(53.11 hectares)
e) Total Employment Land Available:	107.67 hectares
f) Total Employment Land Supply if Permission/Allocations Implemented (e-di):	34.64 hectares

g) Relationship of Future Total Employment Land Supply to Structure Plan Requirement (f-c): -32.79 hectares

NB: It is anticipated that there will be opportunities for development within mixed use sites, such as the Western Waterfront. However, these schemes are not included as part of the Employment Land Supply as they are not specifically identified and are expected to create as many jobs as are lost on these sites. It is considered therefore that these sites will have a neutral effect on the supply of Employment Land.

Table 1**Take Up of Employment Land with Permission Since 1991 - 2004**

Site Name	Planning Permission (ha)	Taken Up (ha)	Remaining Land (ha)	Application Number	Decision Date
2-28 Hempsted Lane (EC.2)	8.7	Pressweld 1.4	7.30	21634/03/APP	5/7/1993
Podsmead (EC.3)	2.16	2.16	0	11157/10	7/8/1990
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
Former Telecom House, Great Western Road (EC.4)	0.6	0	0.6	95/00652/FUL	16/1/1996
Metz Way (EC.5)	1.3	0	1.3	00/00531/OUT 03/00721/FUL	31/10/2000 12/8/03
Green Farm	4.37	3.59	0.78	See Appendix 2	
Olympus Park	8.10	6.67	1.43	See Appendix 3	
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
Waterwells Farm	22.73	8.91	13.82	See Appendix 1	
RAF Quedgeley**	20.00	0	20.00	00/00749/OUT	26/6/03
RMC Site (E2.2)	7.8	0	7.8	01/00776/OUT	17/2/04
Land to the South East of Barnwood Park.	0.06	0	0.06	03/00243/FUL	28/4/03
177 A Barton Street	0.02	0	0.02	03/00501/COU	11/6/03
6A Kingscroft Road	0.03	0.03	0	03/00485/COU	25/6/03
Total	80.68	27.57	53.11	-	-

**Proposed amount of employment land that will come forward with the redevelopment of the site

Table 2
Employment Land Lost to Other Uses (since 1991)

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 10 Chase Lane	Retail	0.007	02/00219/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
Total		14.22	

Table 3
Potential Loss (not started 31 March 2004)

Site Name	Proposed Use	Area (ha)	Application Number	Decision Date
Former Priestly Studios Ltd. Stratton Road	Community Centre	0.18	01/00473/COU	20/08/2001
46-50 Denmark Road (Builders Yard and sand and gravel depot)	Student Accommodation	0.12	02/00829/FUL	S 106
Renault Truck Centre	Vehicle Sales/Rental Centre	0.58	02/00710/FUL	15/8/2002
Monk Meadow	Housing/B1 Workshops	2.15*	01/00348/FUL	S 106
RAF Quedgeley	Housing/B2/B8 Units	47.5 *	previously allocation MU.5	26/6/03
Unit 11B Barnett Way	Children's Nursery	0.11	03/00515/FUL	S106
33 Southgate Street	Health and Fitness Centre	0.02	03/01151/COU	21/11/03
33 Brunswick Road	Housing	0.02	02/01130/FUL	2003
Total		50.68		

Losses if Allocation implemented			
Land on Bristol Road*	Housing/B2/B8 Units	8.13	Allocation H.1/MU.9
Total		8.13	

*existing amount of employment land that will be lost

Table 4
Land Available (without Planning Permission) at 1st April 2004

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

Policy Number	Site Name	Hectares Allocated
MU.9	Land on Bristol Road**	1.0
MU.6	Junction of Barnwood Road and Corinium Avenue	1.3
E.2.1	Long Stay Car Park, Railway Station	0.48
E.2.4	South West Bypass Site	0.5
E.2.5	Land east of Waterwells Business Park	15.1
E.2.6	IM group site, north of Naas Lane	6.4
E.2.7	Land south of the Junction between Eastern Avenue and Barnwood Road	0.7
E.3.1	British Gas, Bristol Road	7.0
E.3.2	Railway Triangle	10.9
E.3.3	Railway Sidings, Great Western Road	4.3
E.3.4	Railway Sidings, Horton Road	3.46
Other Firm Commitments		
	Remaining South of Naas Lane (part of E2.2) total site area is 9.27 ha.	1.47
	St. Catherine Street	0.1
	Mayo's Land (Bristol Road adj. to Telephone Exchange, Quedgeley)	0.3
	Reclaimed Canal Land, Netheridge	1.0
	Monk Meadow (01/00348/FUL Subject to S 106 agreement)**	0.55
	Total	54.56

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.

**Proposed amount of employment land that will come forward with the redevelopment of the site

APPENDICES 1-3

APPENDIX 1

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

(ALL SITE AREAS ARE NET CALCULATIONS)

PCO = Pending Consideration

Occupier	Site Area (ha)	Take-Up (ha)	Land Available (ha)	Application Number	Decision Date
BSAVA	0.32	0.32	0	97/00807/REM	29/7/98
Francis and Lewis	0.71	0.71	0	98/00477/FUL	8/9/98
ABA Photo Studios	0.24	0.24	0	98/00699/FUL	11/5/99
Holiday Inn and Public House	(1.21)*	0	0	98/00584/FUL	2/3/99
Rochling Materials	0.72	0.72	0	00/00085/FUL	28/3/00
Alpha Colour Printers	0.3	0.3	0	00/00345/FUL	11/7/00
Industrial Fasteners	1.49	1.49	0	00/00509/FUL	3/10/00
Paper House (includes extension of 0.21 ha)	0.76	0.76	0	00/00501/FUL 02/00695/FUL	3/10/00 02/10/02
Tri Services Workshop	0.73	0.73	0	02/00634/FUL	3/9/02
Former Bungalow (formerly Elite Extrusions now Fire Vehicle Service)	0.24	0.24		01/00735/FUL 02/01061/FUL 03/00989/COU	11/12/01 17/1/03 21/10/03
On Line Packaging	0.47	0.47	0	00/00780/FUL	9/1/01
Serck Baker	0.44	0.44	0	00/00804/FUL	16/7/01
Fire and Ambulance (Phase 1 of Tri service)	1.20	1.20	0	01/00032/REM	28/6/01
Police HQ (Phase 2 of Tri Service)	2.36	0	2.36 (under construction)	01/00115/REM 03/00874/REM	28/6/01 7/10/03
IK.Com	1.18	0	1.18 (not started)	01/00169/FUL	3/7/01
Stewart Concepts Ltd. (now vacant)	0.62	0.62	0	01/00376/FUL	18/9/01
Speculative Development of 8 units Stephensons Court	2.13 gross (1.11 remaining)	0	(2.13 gross (1.11 remaining)	01/00675/FUL	9/4/02
Plot B (4 units)	0.23	0	0.23 (n/s)	04/00058/FUL	15/3/04
Plot C (8 units)	0.26	0	0.26 (u/c)	03/00253/FUL	20/5/03
Plot D (7 units)	0.53	0	0.53 (n/s)	03/01412/REM	3/2/04
Secure Computer Systems	0.67	0.67	0	02/00659/FUL	4/9/02
Land South of Waterwells Drive	2.38	0	2.38	03/00555/REM	23/12/04
Land without full planning permission **	5.77	0	5.77	-	-
Total	22.73	8.91	13.82		

*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.

**Land included in totals: 0.38 (South of Schlumberger Reed Hycalog) 5.12 Schlumberger Reed Hycalog 0.27 (land adjacent to Elite Extrusions)

Extension to Waterwells Site

Occupier	Site Area (ha)	Take-Up (ha)	Land Available (ha)	Application Number	Decision Date
RMC Site, South of Naas Lane (previous Local Plan allocation)	7.8	0	7.8	01/00776/OUT	17/2/04
Total:	7.8	0	7.8		

APPENDIX 2

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/FUL	13/08/96
Westbury Homes Offices	0.29	0.29	0	97/00505/FUL	21/10/97
Oakey Ltd	0.44	0.44	0	02/00230/FUL	8/10/02
Leapfrog day nursery	(0.21)*	0	0	98/00112/FUL	11/11/98
Vodafone	0.72	0.72	0	99/00560/FUL	3/11/99
Cooke Sheet Metals, Window Fitters Mate, REM Systems, Abbeydale Glass	0.26	0.26	0	99/00487/FUL	23/1/99
Bruton Knowles, Tandy Building Supplies	0.45	0.45	0	00/00101/FUL	18/4/00
Sally Hair& Beauty, Neptune Building Services, NIG (Web) Dideco	0.27	0.27	0	00/00363/FUL	8/8/00
Office Depot & Advantica Limbrick Architects	0.24	0.24	0	01/00030/FUL	3/4/01
Brabon Properties4 vacant units Jeeves Petticoat Project Management	0.46	0.46	0	02/00261/FUL	30/4/02
Land East of Vodafone	0.78	0	0.78	-	-
Total	4.37	3.59	0.78		

*Not included in total figures as it is not employment land but is part of the Green Farm Site.

APPENDIX 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/FUL	17/11/1994
Hitachi Zosen Europe Ltd.	0.22	0.22	0	97/00050/FUL	25/2/1997
Nissan	(0.26)*	0	0	-	-
Proactive Business Supplies	0.27	0.27	0	98/00357/FUL	8/9/1998
Wendland	2.4	2.4	0	99/00122/FUL	16/6/1999
Arrk Formation; Park and Rack	1.41	1.41	0	97/00443/FUL	18/11/1997
Shell Garage and Spar Shop	(0.21)*	0	0	-	-
Furniture Importers Warehouse	0.18	0.18	0	00/00637/FUL	22/11/2000
Animal Hospital	(0.4)*	0	0	-	-
Renault Truck Centre**	0.58	0	0.58	02/00710/FUL	15/8/2002
Royal Mail	0.6	0.6	0	99/00711/FUL 99/00708/FUL	XX 29/2/2000
Medical Centre	(0.27)*	0	0	-	-
Proposed B1 building (or dental surgery)	0.17	0	0.17	00/00151/OUT	24/5/2000
133 Bristol Road	0.68	0	0.68	01/324/OUT	3/11/2001
Fabrication & Design (Pegasus)	0.46	0.46	0	01/00152/FUL	20/8/2001
Total	8.10	6.67	1.43		

*Not included in total figures as it is not employment land but is part of the Olympus Park Site.

** See list of potential losses on page 6