

Gloucester City Council



Employment Land Supply 2005



Policy, Design & Conservation Service



GLOUCESTER
CITY COUNCIL
Sustainable Development

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. It 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.”

In line with this approach, the Council’s Revised Deposit Draft Local Plan (August 2002) adopts a relatively qualitative approach identifying a range of different sites in order to ensure a sufficient supply of employment land comes forward within the plan period.

More recently Gloucestershire First and the South West Regional Development Agency commissioned DTZ Piedad Consulting to undertake the ‘Gloucestershire Workspace Strategy’. The strategy makes an assessment of the changing nature of economic activity and current and future property market requirements throughout Gloucestershire in order to develop a workspace strategy to meet the needs of occupiers and to maintain and enhance business competitiveness to 2016 and beyond. The conclusions of the study do not specify the amount of floor space to be provided but point towards the potential for new sectors of employment based on the existing institutions within the City. It is therefore a qualitative assessment. In parallel with this, the latest version of the Structure Plan, the Third Alteration, assumes an entirely qualitative approach with no specified amount of employment land to be identified in each district.

Given the increasing importance of employment ‘type’ rather than ‘amount’, the City Council will need to look increasingly at whether the locational needs of businesses are being met and the right type of premises provided as well as the total amount of employment land coming forward.

For now however this update provides the latest ‘snapshot’ of employment land availability in Gloucester. The research was undertaken in March 2005 and the results show that at the end of March 2005 Gloucester had an overall shortfall of 31.48 hectares of employment land compared to the indicative level of provision set out 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 both of 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 allocating new employment land or new business parks in Gloucester is relatively limited due to the fixed city boundary and the surrounding green belt. Moreover, the demand for housing in the urban area is high, coupled with the drive to reuse sustainable brownfield sites for housing, pressure on the existing supply of employment land is high, especially for central sites adjacent to existing residential areas.

Given the identified shortfall in employment land the City Council will only permit in exceptional circumstances the loss of land currently in use or identified for employment purposes.

It should also be noted that this employment land review only considers the development of new sites. It does not take into account extensions to existing employment premises that will result in additional employment floor space being provided nor does it include the redevelopment of existing employment sites where there is no net gain in employment land provided.

Summary of Major Sites

Local Plan Allocations

Second Stage Deposit Draft (August 2002) (not adopted)

EC.1 Waterwells Business Park

Over the past 12 months this site has been the focus for the construction of employment accommodation within the City. The Business Park comprises predominantly B1 uses with a small amount of B8. A green field site with excellent access to the all ways junction 12 of the M5, the site has proved popular with both speculative developers and businesses relocating from within the City and elsewhere. 20.31 Ha have now been developed at the site with only 2.26 Ha benefiting from planning permission that is yet to be implemented. The local plan allocation E2.2 to the north of the site also benefits from outline planning permission and it is anticipated that reserved matters applications for this site will be forthcoming in the near future.

EC.2 Rear of 2-28 Hempstead Road

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

EC.4 Telecom House, Great Western Road

This central site is still vacant.

EC.5 Metz Way

This site has an extant planning permission for a builders yard and merchants, including some retail sales.

Second Stage Deposit Draft (August 2002) (not adopted)

Old Employment Sites

All four sites, British Gas on Bristol Road, The Railway Triangle, Sidings at Great Western Road and Sidings at Horton Road are yet to come forward. It is anticipated that the interventions of the Heritage Urban Regeneration Company may result in some of these sites coming forward.

Second Stage Deposit Draft (August 2002) (not adopted)

Mixed Use Sites

MU.2 Western Waterfront

This area is currently undergoing regeneration with new retail warehouses, restaurants, and residential uses being permitted and under construction. The study period April '04 – March '05 has seen no new employment uses being permitted within this area. The Gloucester Quays application is currently being considered by ODPM.

MU.3 Bus Station & Market Parade

An application to regenerate this part of Gloucester is still awaited.

MU.5 RAF Quedgeley

The Inspectors decision for this site stated that the site should yield 20 Ha for employment. (Previously the site provided 47.5 Ha of employment land). The residential element of this scheme has commenced but no applications have been received for the redevelopment of the employment sites to date.

MU.8 Land on Bristol Road

A planning application to comprehensively bring forward this site for redevelopment is still awaited. It is anticipated that it will yield approx 1 Ha B1.

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

updated 1/4/05

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 2005 (Table 1):	38.97 hectares
c) Remaining Requirement for Structure Plan Period up to mid 2011 (a-b):	56.03 hectares
Employment Land Lost to Other Uses (Table 2)	(14.76 hectares)
Employment Land Lost if Current Permissions Implemented: (Table 3)	(50.64 hectares)
Employment Land Lost if Allocations Implemented: (Table 3)	(8.13 hectares)
d) Total Employment Land Lost Between 1991-2005 (Table 2):	14.76 hectares
di) Total Employment Land Lost if Permissions/Allocations implemented (Table 3):	73.53 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):	(43.51 hectares)
e) Total Employment Land Available:	98.07 hectares
f) Total Employment Land Supply if Permission/Allocations Implemented (e-di):	24.54 hectares
<u>g) Relationship of Future Total Employment Land Supply to Structure Plan Requirement (f-c):</u>	<u>-31.49 hectares</u>

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 - 2005

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 04/01241/FUL	31/10/2000 12/8/03 21/04/05
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	22.57	20.31	2.26	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
Land to north of Corinium Avenue	1.87	0	1.87	03/00522/FUL	S.106
Land adj. Unit 6, Capitol Park	0.09	0	0.09	03/01142/FUL	26/12/03
Total	82.48	38.97	43.51	-	-

**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
46-50 Denmark Road (Builders Yard and 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 Street/ 5 Berkeley St	Postgraduate Accommodation	0.07	04/00438/COU
27 Park Road	Student Rooms	0.01	04/00410/COU
Eastgate House, 2 nd Floor	Dentists	0.01	04/00174/COU
Ladybellgate House	Residential	0.01	04/01232/COU
Total		14.76 Ha	

Table 3
Potential Loss (not started 31 March 2005)

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
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 Brunswick Road	Housing	0.02	02/01130/FUL	2003
161 Barton Street	HMO	0.01	04/01155/COU	02/11/04
78 Bristol Road	Betting Office	0.01	05/00069/COU	29/03/05
2 Russell Street	Residential	0.03	03/00988/COU	29/10/03
117-119 Southgate Street	Residential	0.02	03/00233/COU	23/05/03
1 Russell Street	Residential	0.01	04/01357/COU	25/01/05
Southgate Moorings	Dentists	0.02	04/00945/COU	06/09/04
Land at St. Catherine's Street	Residential	0.01	04/01353/FUL	22/02/05
Total		50.64 Ha		

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
	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	Floorspace & Use Class
BSAVA	0.32	0.32	0	97/00807/REM	29/7/98	B1
Francis and Lewis	0.71	0.71	0	98/00477/FUL	8/9/98	B1
ABA Photo Studios	0.24	0.24	0	98/00699/FUL	11/5/99	B1
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	B1
Alpha Colour Printers	0.3	0.3	0	00/00345/FUL	11/7/00	B2
Industrial Fasteners	1.49	1.49	0	00/00509/FUL	3/10/00	B2
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	B1
Tri Services Workshop	0.73	0.73	0	02/00634/FUL	3/9/02	B1
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	B1
On Line Packaging	0.47	0.47	0	00/00780/FUL	9/1/01	B1
Serck Baker	0.44	0.44	0	00/00804/FUL	16/7/01	B1
Fire and Ambulance (Phase 1 of Tri service)	1.20	1.20	0	01/00032/REM	28/6/01	B1
Police HQ (Phase 2 of Tri Service)	2.36	2.36	0	01/00115/REM 03/00874/REM	28/6/01 7/10/03	B1 8545 sq.m
Plot A Waterwells	1.13	1.13	0	04/0564/REM	03/08/04	B1 4494 sq.m
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) (0.88 remaining)		0.88	01/00675/FUL	09/04/02	B1/B2/B8
Plot B (4 units) – Phase 1	0.23	0.23	0	04/00058/FUL	15/03/04	B1
Plot B (6 units) – Phase 2	0.23	0.23	0	04/00789/FUL	06/07/04	B1
Plot C (8 units)	0.26	0.26	0	03/00253/FUL	20/05/03	B1
Plot D (7 units)	0.53	0.53	0	03/01412/REM	03/04/04	B1
Secure Computer Systems	0.67	0.67	0	02/00659/FUL	4/9/02	B1
Land South of Waterwells Drive	2.38	2.38	0	03/00555/REM	23/12/03	B1
Land adjacent to Infast, Waterwells Drive	1.63	1.63	0	04/00781/REM	03/08/04	B1 5750 sq.m
Land at Waterwells Drive	1.5	1.5	0	04/00796/FUL	07/09/04	B8 3425 sq.m
Land south of Waterwells Drive	1.15	1.15	0	04/00908/FUL	07/09/04	B1 & B8 6025 sq.m
Land south of Waterwells Drive	1.38	0	1.38	04/01619/FUL	08/03/05	B1 & B8 6196 sq.m
Total	22.57	20.31	2.26			

*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
RMC Site, South of Naas Lane (previous Local Plan allocation E 2.2)	7.8	0	7.8	01/00776/OUT	17/2/04	Outline
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 Properties 4 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