

# **Employment Land Review (2010)**

## **Position Statement**

1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010

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## Introduction

This report outlines the supply of land for employment use 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 Local Development Framework.

At the time of writing, the amount of employment land to be provided at Gloucester is directed by two planning documents: Gloucestershire Structure Plan (1999) covering 1991 – 2011; and Draft Regional Spatial Strategy for the South West 2006 – 2026.

### Structure Plan

The Second Review of the Gloucestershire Structure Plan (adopted in 1999) covers the period 1991 to 2011. It 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 published June 2006 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 are not adversely affected by inappropriate development

elsewhere, and that provision is made for a mix of uses within town centres, including retail, cultural facilities, offices, other employment and housing.

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

The Draft Revised Regional Spatial Strategy for the South West Incorporating the Secretary of State’s Proposed Changes includes Policy HMA3 that outlines requirements for Gloucester Travel To Work Area to provide 11,700 jobs and about 79 hectares of employment land.

## **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.

The monitoring covers land and floorspace, in order that it may highlight how much new employment land has been provided as well as any changes in employment floorspace.

## Summary of Employment Land Supply

		Area (ha)
a	Land developed 1/04/2009 to 31/03/2010	3.45
b	Land developed 1991 to 31/03/2009	46.57
c	Commitments at 31/03/2009	15.38
d	<b>Gross land supply (a+b+c)</b>	<b>65.40</b>
e	Losses 01/04/2009 to 31/03/2010	0.33
f	Losses 1991 to 31/03/2009	30.06
g	<b>Total Losses (e+f)</b>	<b>30.39</b>
i	<b>Net Supply 2007/8 (a-e)</b>	<b>3.12</b>
j	<b>Total Net Land Supply (d-g)</b>	<b>43.24</b>
m	Structure Plan Requirement	95.00

## Completions 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010

**Table 2a**  
Completed development that has resulted in land gain

Ward	Site	Development Description	Use Class	Area (ha)	Floor space (m <sup>2</sup> )
Barnwood	Buildbase, Metz Way	Extension to existing yard to provide additional storage and additional staff car parking with the installation of new sustainable surface water drainage system.	A1	0.49	4950
Elmbridge	14 Cheltenham Road	Change of use from residential to health clinic.	D1	0.03	100
Grange	22 Holmleigh Parade	Change of use from residential to offices and training facility.	B1a	0.01	130
Quedgeley Fieldcourt	Land at Twenty Five Creative Ltd	Erection of a block of three industrial units together with creation of a sandwich bar associated parking and access onto Telford Way.	B1c	0.09	848
Quedgeley Fieldcourt	Land at Baird Road, Waterwells	Construction of 20 commercial units for B1 and B8. New access off Baird Road and associated parking.	B1, B8	0.74	4950
Quedgeley Fieldcourt	Land at Stephenson Drive	Proposed B8 distribution unit with associated ancillary offices parking access and landscaping.	B8	0.5	1686
Quedgeley Severnvale	The Orchard Olympus Park	Erection of a 3 storey hotel (56 bedrooms) with associated parking.	C1	0.66	1241
Westgate	Flat 1, Old Custom House	Change of use from residential to light storage and ancillary office	B8	0.01	63
Westgate	Land at Bakers Quay, St Anns Way	Erection of budget hotel (up to 106 bedrooms) including an additional 96 car parking spaces within Gloucester Quays outlet centre.	C1	0.89	3200
Westgate	109-111 Southgate Street	Erection of a 3 storey with attic building comprising 2 retail units and 12 residential units with a separate building at rear comprising 2 cottages.	A1	0.03	72
<b>Total</b>				<b>3.45</b>	<b>17,240</b>

### Summary

Use class	Total area gained
A1	0.52
B1	0.84
B8	0.51
C1	1.55
D1	0.03

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

Ward	Site	Development Description	Use Class	Floor space (m <sup>2</sup> )
Barnwood	48 Barnett Way	Erection of 5.4m prefabricated storage building for industrial use.	B8	27
Barnwood	Gloucester Enterprise Eastern Avenue	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 existing vehicle workshop.	B1a B1c	440 1900
Barnwood	Barnwood Church of England Primary School Colin Road	Erection of two extensions to existing classrooms	D1	46
Barnwood	Wotton Hall Club 138 Barnwood Road	Change of use of part social club to a post office.	A1	24
Barton & Tredworth	135 Barton Street	Change of use of shop to laundrette.	sui gen	57
Grange	Quedgeley Court Shepherd Road	Change of use of industrial building to a builders merchants with ancillary retail sales and hire, outside storage.	B8	2214
Hucclecote	SC & BS Cocks Funeral Directors Hucclecote Road	Replacement single storey extension to side - Expansion of existing funeral directors.	A1	90
Kingsholm & Wotton	Wotton Lawn Hospital	Extension to provide new assessment facility and provision of additional parking.	C2	135
Kingsholm & Wotton	107 Great Western Road	Change of use from children's play centre (D2) to a community centre and place of worship (D1) plus operation of a food bank.	D1	7525
Longlevens	46 Oxstalls Way	Change of use of flat on (1st and 2nd floors) to Hair and Beauty Salon and Chiropractors and Osteopaths.	A1	214
Matson & Robinswood	85 Matson Avenue	Change of use from shop (A1) to launderette (sui generis).	sui gen	30
Moreland	Gloucester Saab Clifton Road	Temporary use of land for car sales.	sui gen	200
Moreland	Unit F2 13-19 Stroud Road	Change of use of workshop/storage unit into a boxing/combat/fitness gym.	D1	114
Moreland	71 St Pauls Road	Change of use of part of dwelling house to a hairdressing salon.	A1	14
Podsmead	Units 4 & 5 279 Bristol Road	Change of use of units 4 & 5 from class B1 to Class B2 to allow the servicing repair and MOT of vehicles.	B8	296
Podsmead	Sparrows	Change of use from industrial/storage	D2	535

	Wharf Service Station 364 Bristol Road	(B2/ B8) to Health and Fitness Centre (D2).		
Podsmead	Unit 15 Tuffley Park Lower Tuffley Lane	Retrospective application for a change of use from B1 to B2 (repair and refurbishment of vintage motor vehicles).	B2	170
Quedgeley Fieldcourt	Unit 1A Quedgeley District Centre	Demolition and reinstatement of fire damaged non food retail unit.	A1	695
Quedgeley Fieldcourt	Unit 11A Kingsway Business Park Naas Lane	Change of use of part office building from use class B1 to D1 (educational use for young people aged 14-16)	D1	221
Quedgeley Fieldcourt	Unit 1 Quedgeley District Centre Olympus Park	Extension of mezzanine floor and increase in retail sales area.	A1	279
Tuffley	190 Reservoir Road	Construction of single storey extension to existing residential care home to provide additional bedrooms and communal space.	C2	175
Westgate	Unit 5 Llanthony Business Park	Change of use to B8 (1912 sq m) with ancillary B1 offices (36 sq m).	B8	1912
Westgate	LAT 4 - 6 Russell Street	Change of use from office to shop.	A1	100
Westgate	152 Southgate Street	Change of use from A1 to A5.	A5	128
Westgate	121-131 Eastgate Street	Change of use of part of ground floor offices (B1) to medical clinic (D1)	D1	318
Westgate	80 Eastgate Street	Change of use of ground floor from A1 shop to nail bar (sui generis)	sui gen	30
Westgate	19 St Aldate Street	Retrospective change of use from A1 retail to A3 cafe on ground floor and first floor with residential accommodation above.	A3	45
Westgate	St Michaels Tower Eastgate Street	Change of use from tourist information centre to Heritage Centre Multiple Community Centre and Assembly and Leisure (use D2).	D2	60
Westgate	9-13 St Johns Lane	Change of use of part ground floor of building to health and fitness centre.	D1	420
Westgate	9 Worcester Street	Change of use of ground floor shop to professional lettings office.	A2	411
Westgate	2A Southgate Street	Change of use of upper floors (1st 2nd & 3rd) of building from health and fitness centre into a cutting and sewing workroom for making shirts.	B1b	230
Westgate	49-51 Northgate Street	Change of use from a shop (A1) to an adult gaming centre (sui generis)	sui gen	77
Westgate	Gloucester Quays Designer Outlet	Use of upper deck structure for private functions events and exhibitions.	sui gen	1375
<b>Total</b>				<b>20,507</b>

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

<b>Use Class</b>	<b>Floor space (m<sup>2</sup>)</b>
A1	1,488
A2	411
A3	45
A5	128
B1a	5,520
B1b	230
B1c	2,748
B2	170
B8	6,198
C1	4,441
C2	310
D1	8,744
D2	595
Sui generis	1,769
<b>Total</b>	<b>32,797</b>

## Completions 1991 to 31<sup>st</sup> March 2009

Table 2d – Allocated sites\*

Site	Planning Permission	Remaining	Previously 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
<b>Totals</b>		<b>12.54</b>	<b>44.38</b>

\* Allocated in previous Local Plans

## Commitments

**Table 3 – Commitments at 31<sup>st</sup> 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	1455	N/S
Barnwood	Land off Corinium Avenue	Erection of two storey office building and three storey office building with associated parking and external works.	B1a	1.87	4649	N/S
Barnwood	Land To Southeast Corner Of Barnwood Park Saw Mill End	Erection of 2 storey office building with associated parking facilities	B1a	0.06	420	N/S
Barnwood	Land At Barnwood Park off Corinium Avenue and Barnwood Road	Demolition of buildings. Erection of 3000m <sup>2</sup> B1 offices, 100 bedroom hotel, 14 dwellings, and provision of football pitch and fully refurbished pavillion and replacement post office facility (All Matters Reserved)	B1a C1	2.96	3000 100	U/C
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 and engineering works.	B1a	No land gain	3480	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	267	N/S
Barnwood	Land At Barnwood Park	Construction of 127 bedroom hotel with access off Saw Mills End and associated works.	C1	0.56	3523	U/C
Barnwood	Eastbrook College 7 Eastbrook Road	Erection of modular building for use as an additional classroom and re-siting of cycle parking facility	D1	No land gain	74	N/S
Barnwood	108A Eastern Avenue	Proposed sub division of unit 2 into two smaller units of 941 sq metres and 950 sq metres, reconfiguration of 57 sq meters of existing mezzanine floor space and installation of additional 199 sq meters of mezzanine floorspace.	A1	No land gain	199	N/S
Barton & Tredworth	141 High Street	Conversion of existing store to office. Erection of a pitched roof	B1a	No land	647	N/S

Ward	Site	Development Description	Use Class	Size	Floor space	Status
	Tredworth	with two dormer windows above to provide additional office space.		gain		
Barton & Tredworth	178A - 180 Barton Street	Change of use of first floor flats to storage and facilities ancillary to the ground floor retail use. Single and two storey extension to rear and erection of a replacement 2 storey side extension.	A1	0.08	49	U/C
Barton & Tredworth	221 Barton Street	Change of use of former building society to a laundrette with a self contained 3 bed flat at first and second floor level.	sui gen	No land gain	181	N/S
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
Elmbridge	25 Barnwood Road	Change of use of C3 residential dwelling to C2 residential care home and creation of new vehicular access.	C2	0.09	267	N/S
Elmbridge	Sir Thomas Richs School Oakelaze	Erection of food technology building	D1	No land gain	157	N/S
Grange	Beaufort Community School Windsor Drive	Extension to and refurbishment of existing language block to create new facility comprising 6th form seminar spaces, 6 teaching rooms and associated support rooms and offices.	D1	No land gain	908	U/C
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	55 Worcester Street	Change of use of workshop to restaurant with 2 self-contained flats above. Internal alterations and new frontage.	A2	No land gain	129	N/S
Kingsholm & Wotton	Gloucestershire Royal Hospital	Construction of 3 storey extension for new women's services department.	C1	No land gain	8423	U/C
Kingsholm & Wotton	12B Mercia Road	Partial demolition of existing office and single storey extension to the northern elevation.	B1a	No land gain	26	N/S
Kingsholm & Wotton	1a Kingsholm Road	Change of use of the building to use class B2 (motorcycle maintenance business) and motorcycle MOT testing.	B2	No land gain	116	U/C
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	254 Painswick Road (former petrol filling station)	Construction of 10 residential units and retail space (217 sqm) with associated on-site parking.	A1	-0.16	217	N/S
Moreland	38 Bristol Road	Change of use from shop (use class A1) to accountant's	A2	No land	60	N/S

Ward	Site	Development Description	Use Class	Size	Floor space	status
		premises (use class A2).		gain		
Moreland	Unit F1 13-19 Stroud Road	Change of use from storage/light industrial to music practice room.	sui gen	No land gain		N/S
Moreland	St Pauls C of E Primary School New Street	Erection of nursery building	D1	No land gain	160	U/C
Moreland	Linden Primary School Linden Road	Single storey extensions to day centre and crèche facility	D1	No land gain	277	U/C
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 Way	Two and a half storey extension to create a new industrial unit.	B1a	No land gain	194	N/S
Podsmead	Bybrook House	Extension to offices and enlarged car park (demolition of workshops)	B1a	No land gain		N/S
Podsmead	Unit 7 Woodrow Way	Extension of existing Industrial Unit at the back and side to provide more workshop and storage area.	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	Change of use from B2 to B8 storage warehouse.	B1c	No land gain	4384	N/S
Podsmead	Pets At Home Woodrow Way	Change of use of part of retail warehouse to pet care and treatment facility.	sui gen	No land gain		N/S
Podsmead	Former Wellman Graham St Gobain Industrial sites Bristol Road	Mixed use development comprising residential, employment (B1 and showroom) and D1 (community building) with open space, new acceses.	B1	Full data not available		N/S
Podsmead	Former Contract Chemicals Site Bristol Road	Mixed use development comprising residential B1 employment use public open space.	B1	Full data not available		N/S
Quedgeley Fieldcourt	Land At Baird Road	Construction of 2 buildings comprising 11units for light industrial uses (Class B1) and warehouse use (Class B8), the extension of Baird Road associated parking and landscaping. One building complete, one building not started.	B8	0.65	2500	N/S
Quedgeley Fieldcourt	Land south of Naas Lane	Erection of 4 three and four storey office buildings (B1)	B1a	1.13	10852	U/C

Ward	Site	Development Description	Use Class	Size	Floor space	itatus
	and east of Telford Way					
Quedgeley Fieldcourt	Land south of Waterwells Drive and Marconi Drive	Erection of 2 buildings comprising 1 block of 2 units and 1 block of 4 units for uses within Use Classes B1, B2 and B8 (light industrial offices general industrial storage and distribution)	B1A B2 B8	1.38	1239 3718 1239	U/C
Quedgeley Fieldcourt	Land east of Waterwells Business Park	Site for class B1 (office/light industrial) development	B1a	3.2	11985	N/S
Quedgeley Fieldcourt	Land at 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. NOTE: Principal use is B8 with ancillary B1 office. Permission for erection of 2 storey building to accomodate medical supplies business and snooker academy.	B8	1.37	3780	U/C
Quedgeley Fieldcourt	Severn Vale School School Lane	New 2 storey design and technology block including associated external works and demolition of existing single storey accommodation.	D1	No land gain	706	U/C
Quedgeley Fieldcourt	Land to east of A38 and Naas Lane Quedgeley	Construction of part of Local Centre including the erection a food store, 15 retail units and 2 cafe/restaurant units with parking, draingage and landscaping.	A1	0.82	1860	N/S
Quedgeley S'vale	Pegasus Buildings Olympus Park	Construction of 2 no. industrial units (B1 and B8) with associated parking.	B2 B8	0.46	142 620	N/S
Quedgeley S'vale	Day Nursery Meadowside Primary School	Erection of nursery building to replace existing temporary building and relocation of temporary building for duration of contruction period.	D1	No land gain	238	U/C
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	129 - 133 Westgate Street	Change of Use of shop units to either Use Class B1 (Business) or Use Class A2 (Financial and Professional Services) - Renewal of Application Reference 01/00497/COU	A2	No land gain	600	U/C
Westgate	Tesco Store St Oswalds Road	Internal works to provide a mezzanine floor.	A1	No land gain	2361	N/S
Westgate	Land Off Worcester Street Including Former Kwik Save And 103	Erection of buildings comprising 98 apartments ground floor office, food and drink or retail units with associated car parking and amenity areas.	B1a	No land gain	520	N/S

Ward	Site	Development Description	Use Class	Size	Floor space	status
	- 111 Northgate Street					
Westgate	21 - 23A Worcester Street	Alteration and conversion of building to provide a total of five residential units and alteration to ground floor to provide 3 separate shop units.	A1	No land gain	53	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 A3	No land gain		N/S
Westgate	25 Northgate Street	Change of use from retail to amusement arcade and tanning salon	sui gen	No land gain		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	Gloucestershire College Llanthony Road	Erection of a single extension to main reception area to college.	D1	No land gain	425	N/S
Westgate	Historic Lightship Llanthony Wharf Llanthony Road	Mooring of historic lightship for use as a complementary health centre with ancillary sales and living accommodation.	A1 D1		30 95	N/S
Westgate	Lister Building Station Road	Change of use of ground floor from financial services (A2) to automated solarium (sui generis)	sui gen	No land gain		N/S
Westgate	2A 2B 2C Clarence Street	Change of use to flats including erection of mansard roof plus change of use of part of ground floor to A3/A4 with installation of internal extraction flue and new shop fronts.	A3	0.02		N/S
Westgate	79-81 Northgate Street	Single storey rear extension to shop, construction of external staircase/ walkway and conversion of first and second floors of building into 2 flats with retained storage space for ground floor shop.	A1	No land gain	75	N/S
Westgate	Merchants Quay The Docks	Demolition of The Merchants Quay shopping centre and erection of a building comprising	A1	No land gain	508	N/S

Ward	Site	Development Description	Use Class	Size	Floor space	Status
		48 residential units with ground floor uses within Classes A1 A2 A3 A4 and A5.				
Westgate	114-118 Eastgate Street	External alterations to and change of use of the building from a shop (A1) and vehicle repair workshop (B2) to a sports bar and soft play area (A4 and D2)	D2	No land gain		U/C
<b>Total</b>				<b>15.38</b>	<b>78,266</b>	

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
Barnwood	1A Stanway Road	B1a	0.07	Data not available	Residential
Barton & Tredwirth	64 Brook Street	sui gen	0.02	64	Residential
Hucclecote	1 Lynmouth Road	A1	0.02	63	Residential
Kingsholms & Wotton	Tartaglia's Of Gloucester Ltd	B1a	0.06	611	Residential
Kingsholm & Wotton	56 Kingsholm Road	A1	0.01	16	Residential
Moreland	62 Tredworth Road	A1	0.02	40	Residential
Moreland	84 Robinhood Street	A1	0.01	68	Residential
Westgate	28A Brunswick Square	D1	0.07	652	Residential
Westgate	25 Worcester Street	D1	0.02	206	Residential
Westgate	140 Hempsted Lane	A1	0.02	122	Residential
Westgate	22 Brunswick Road	A2	0.01	156	Residential
<b>Total</b>			<b>0.33</b>	<b>1,998</b>	

**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	Gloucester Enterprise, Eastern Avenue	B1a B1c	200 2300	Redeveloped for same use in different proportions
Barnwood	Wotton Hall Club 138 Barnwood Road	D2	24	A1
Barton & Tredworth	135 Barton Street	A1	57	Sui gen - Laundrette
Grange	Quedgeley Court Shepherd Road	B2	2214	B8
Kingsholm & Wotton	107 Great Western Road	D2	7525	D1 place of worship
Matson & Robinswood	85 Matson Avenue	A1	30	Sui gen – laundrette
Moreland	Unit F2 13-19 Stroud Road	B8	114	D2 – gym
Podsmead	Units 4 & 5 279 Bristol Road	B1c	296	B2
Podsmead	Sparrows Wharf Service Station 364 Bristol Road	B8	535	D1 – health and fitness centre
Quedgeley Fieldcourt	Unit 1A Quedgeley District Centre	A1	695	Redevelopment of fire damaged site
Quedgeley Fieldcourt	Unit 11A Kingsway Business Park Naas Lane	B1a	221	D1 – educational facility
Westgate	105 Southgate Street	B1a	262	Conversion of upper floors to

				residential
Westgate	Unit 5 Llanthony Business Park	B1	1948	B8
Westgate	LAT 4 - 6 Russell Street	A2	100	A1
Westgate	152 Southgate Street	A1	128	A5
Westgate	121-131 Eastgate Street	B1a	318	D1 – medical centre
Westgate	14 Worcester Street	A1	49	Upper floors to residential
Westgate	80 Eastgate Street	A1	30	Sui gen – nail bar
Westgate	19 St Aldate Street	A1	45	A3
Westgate	St Michaels Tower Eastgate Street	A1	60	D1 D2 – Heritage community centre
Westgate	9-13 St Johns Lane	B1	420	D1 – health and fitness centre
Westgate	9 Worcester Street	A1	411	A2
Westgate	2A Southgate Street	D2	230	B1c – cutting and sewing workroom
Westgate	49-51 Northgate Street	A1	77	Sui gen – amusements

**Table 4c - Floorspace of use classes lost**

<b>Use Class</b>	<b>m<sup>2</sup> lost</b>
A1	1,582
A2	256
B1	2,368
B1a	1,612
B1c	2,596
B2	2,214
B8	649
D1	858
D2	7,779
Sui generis	64

**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 <sup>nd</sup> 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
3 Lynmouth Road	Retail	0.02
55 Brunswick Road	Office	0.02
117-119 Southgate Street	Office	0.02
	<b>Total</b>	<b>27.90</b>

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

Ward	Site	Development Description	Use Class	Area	Floor space
Barton & Tredworth	256 Barton Street	Internal and external alterations to building including two storey rear extension, increased roof height new windows and roof lights; and change of use of vacant A1 retail shop to form two residential dwelling units.	A1	0.01	
Barton & Tredworth	217 Barton Street	Change of use from a financial and professional service office (A2) to residential (C3) plus alterations to the front elevation including removal of the shop window.	A2	0.08	794
Barton & Tredworth	202 Barton Street	Change of use of part of the ground floor retail unit to form 1 self contained flat. Demolition of existing garage and formation of one parking space. Plus elevational alterations and re-roofing of existing single storey flat roof extension.	A1	0.01	12
Barton & Tredworth	221 Barton Street	Change of use of former building society to a laundrette with a self contained 3 bed flat at first and second floor level. Installation of anew first floor window to the north-western side elevation.	A2	No area loss	181
Elmbridge	18 Armscroft Road	Change of use of ground floor shop (class A1) to estate agents office (class A2)	A1	No area loss	44
Hucclecote	2 Silverdale Parade Hillview Road	Change of use from beauty salon to 3 flats (upper floors)	sui gen	0.02	167
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).		No area loss	
Kingsholm & Wotton	55 Worcester Street	Change of use of workshop to Restaurant with 2 self-contained flats above. Internal alterations and new frontage.	A1 B1c	No area loss	129 129
Kingsholm & Wotton	12B Mercia Road	Partial demolition of	B1a	No area	23

Ward	Site	Development Description	Use Class	Area	Floor space
		existing office and single storey extension to the northern elevation.		loss	
Kingsholm & Wotton	Victoria Inn 22 Oxford Street	Conversion of public house into 6 no. self contained flats. Demolition of the rear projection that encloses the existing staircase. Plus the erection of a first and second floor rear extension.	A4	0.02	246
Kingsholm & Wotton	1a Kingsholm Road	Change of use of the building to use class B2 (motorcycle maintenance business) and motorcycle MOT testing.	A1	No area loss	116
Matson & R'wood	Ramada Hotel And Resort Matson Lane	Conversion and restoration of farmhouse and long Barn from staff accommodation to residential use (4 no. Flats and 3 no. cottages). Change of use, restoration and conversion of restaurant and bar to 4 residential units and demolition of modern extensions. New access, car parking and landscaping.	A3	0.45	438
Matson & R'wood	254 Painswick Road (former petrol filling station)	Construction of 10 residential units and retail space (217 sqm) with associated on-site parking. 2010 petrol station demolished and tanks being dug out, but no construction.	A1	-0.16	167
Matson & R'wood	Musket Inn Matson Lane	Demolition of Musket Inn and erection of 13 dwelling units plus new access road and parking.	A4	0.33	
Moreland	38 Bristol Road	Change of use from shop (use class A1) to accountant's shop (use class A2).	A1	No area loss	60
Moreland	199 Linden Road	Conversion of detached dwelling with a two storey extension to create 4 self contained flats involving removal of rear office/store.	B1a	0.03	106
Moreland	Unit F1 13-19 Stroud Road	Change of use from storage/light industrial to music practice room.	B2	No area loss	49
Podsmead	19 Scott Avenue	Part conversion of existing convenience store and first floor extension to create a residential care home (9	A1	No area loss	130

Ward	Site	Development Description	Use Class	Area	Floor space
		rooms) for adults with learning difficulties (revised propos			
Podsmead	Bybrook House	Extension to offices and enlarged car park (demolition of workshops)	B1	No area loss	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) uses together with access servicing car parking and landscaping (Revised Application - Amended External Design). 2009 application for change of use from B2 to B8 storage warehouse.	B2	No area loss	3850
Podsmead	Pets At Home Woodrow Way	Change of use of part of retail warehouse to pet care and treatment facility.	A1	No area loss	103
Podsmead	Former Wellman Graham St Gobain Industrial sites Bristol Road	Mixed use development comprising residential, employment (B1 and showroom) and D1 (community building) with open space new access	B2	Full data not available	
Podsmead	Former Contract Chemicals Site Bristol Road	Mixed use development comprising residential, B1 employment use public open space.	B2	Full data not available	
Podsmead	Jet & Whittle Shakespeare Avenue	Redevelopment of the former Jet and Whittle public house site to provide 30 residential dwellings.	A4	0.33	200
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
Westgate	Graphic House Greyfriars	Change of use of first floor office to a martial arts school for children and adults.	B1a	No area loss	110
Westgate	2 Clarence Street	Change of use of existing second floor offices to 6 student rooms and common room.	B1a	0.01	140
Westgate	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	A1	No area loss	1200

Ward	Site	Development Description	Use Class	Area	Floor space
		Reference 01/00497/COU			
Westgate	Land Off Worcester Street Including Former Kwik Save And 103 - 111 Northgate Street	Erection of buildings comprising 98 apartments ground floor office, food and drink or retail units with associated car parking and amenity areas.	A1	No area loss	1700
Westgate	21 - 23A Worcester Street	Alteration and conversion of building to provide a total of five residential units in all and alteration to ground floor to provide 3 separate shop units 21, 23 and 23A.	B8	No area loss	28
Westgate	Lock Warehouse 1 Severn Road	Refurbishment and conversion of building for 26 residential units and retail use on ground floor	A1	No area loss	1386
Westgate	Unit 2 The Mall	Change of use from Class A1 retail to class A3 cafe/ restaurant.	A1	No area loss	257
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 A3	No area loss	930
Westgate	53 Wellington Street	Demolition of existing two storey dental lab and erection of building for 3 residential units.	D1	0.02	233
Westgate	Curzon House 92-96 Northgate Street (above Buyology)	Conversion of first and second floor from offices to 2 one bed flats and 12 two bed flats	B1	No area loss	1028
Westgate	25 Northgate Street	Change of use from retail to amusement arcade and tanning salon	A1	No area loss	1500
Westgate	24 & 24A Southgate Street	Change of use of rear office area to create an enlarged retail unit.	B1	No area loss	46
Westgate	24 & 24A Southgate Street	Change of use of rear office area to create an enlarged retail unit.	B1	No area loss	46
Westgate	4 St Aldate Street	Change of use of vacant retail unit to restaurant and the erection of an extractor flue.	A1	No area loss	211
Westgate	Bastion House & 28 30 32 Brunswick Road	Change of use of offices to student accommodation comprising 29 bedrooms with communal facilities.	A2	No area loss	1150
Westgate	113 Southgate Street	Change of use to first and second floors and internal alterations from B1 office to a dwelling.	B1	0.01	100

Ward	Site	Development Description	Use Class	Area	Floor space
Westgate	3 - 5 Worcester Street	Change of use of premises at first floor level from office/hairdressers to residential (1 no. self contained flat)	B1	No area loss	67
Westgate	Discovery Court	Conversion of part of second floor from offices to 4 no. flats. Additional application for change of use of aprt of first floor from offices to 2 flats. Total loss 465sqm.	B1	No area loss	465
Westgate	Lister Building Station Road	Change of use of ground floor from financial services (A2) to Automated solarium (sui generis)	A2	No area loss	62
Westgate	28 Clarence Street	Change of use from vacant office to residential dwelling house, including external and internal alterations.	A2	0.01	213
Westgate	2A 2B 2C Clarence Street	Change of use to flats including erection of mansard roof plus change of use of part of ground floor to A3/A4 with installation of internal extraction flue and new shop fronts.	B1a	0.02	180
Westgate	2 Russell Street	Change of use from offices to 3 residential units with car parking facilities at rear	B1	0.02	210
Westgate	Merchants Quay The Docks	Demolition of The Merchants Quay shopping centre and erection of a building comprising 48 residential units with ground floor uses within Classes A1, A2, A3, A4 and A5.	A1	No area loss	1066
Westgate	114-118 Eastgate Street	External alterations to and change of use of the building from a shop (A1) and vehicle repair workshop (B2) to a sports bar and soft play area (A4 and D2)	A1 B2	No area loss	
<b>Total potential loss</b>				<b>1.44</b>	<b>20,736</b>