

Non-Residential Monitoring Report

An update on the 2018/19 Employment Monitoring Report

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Data for the years 2019/20 to 2022/23 (4 years)



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Section 1: Introduction and Overview

1.1 This is Gloucester City Council’s Non-Residential Monitoring Report for the period 2019/20 to 2022/23. It covers traditional ‘Employment’ uses such as offices, commercial uses, businesses and factories but it also covers all other non-residential uses requiring planning permission including retail.

1.2 Traditional ‘Employment’ monitoring has been undertaken by the City Council since 1991, providing an important means to understand the delivery and loss of employment land and employment generating uses, inform emerging planning policies, and understand the effectiveness of existing planning policies.

1.3 For completeness this report covers commitments (planning permissions) detailed in the 2018/19 Employment Monitoring Report about which there had been no information as to whether these had completed or not. It also covers all non-residential applications permitted in the 4 years 2019/20 to 2022/23. Residential permissions are detailed in separate Housing Monitoring Reports available on the City Council’s website [here](#).

1.4 The last published Employment Monitoring Report is the 2018/19 report, and so this report fills the gap to the end of March 2023. Why has there been this gap? There are two key reasons. Firstly the Covid pandemic in the UK starting in January 2020 was hugely disruptive. During lockdowns it was not possible to get out and undertake physical monitoring and on occasion planning staff were directed away from their normal work activities to assist with the crisis. Secondly, from December 2021 the City Council was subject to a ‘cyber incident’ that affected many of the usual planning functions. Data was lost and systems normally used for monitoring we’re no longer available.

1.5 From 1st September 2020 there were major changes to the Town and Country Planning (Use Classes) Order 1987. The main change was the introduction of Class E and also Class F2 which was introduced to ensure important community facilities are protected via the planning system.

Table 1 shows the main changes of uses from the old system to the new:

Table 1. Change in use classes before and after 1st September 2020		
Use	Use class until 31 August 2020	Use class from 1 September 2020
Shops	A1	E
Financial & Professional Services	A2	E
Food & Drink (mainly on the premises)	A3	E
Business (office, research and development and light industrial process)	B1	E
Non-residential institutions (medical or health services, crèches, day nurseries and centres)	D1	E
Assembly and Leisure (indoor sport, recreation or fitness, gyms)	D2	E
Non-residential institutions (education, art gallery, museum, public library, public exhibition hall, places of worship, law courts)	D1	F.1

Shop no larger than 280 sqm (selling mostly essential goods and at least 1km from another similar shop); community hall, outdoor sport/recreation area, indoor or outdoor swimming pool, skating rink	A1	F.2
Public House, wine bar, drinking establishment	A4	Sui generis
Hot Food Takeaway	A5	Sui generis
Cinema, Concert Hall, Bingo Hall, Dance Hall, Live music venue	D2	Sui generis

1.6 Data tables in this report showing permissions pre 1st September 2020 just show the use classes under the ‘old’ system, but data tables showing permissions from 1st September 2020 onwards show both the old and new use classes. This is for easy of comprehension and use, but in future iterations of this report just the new use classes will be used.

1.7 Monitoring is undertaken for a number of reasons but a key rationale is to see whether adopted development plans are effective in terms of their policies and the delivery of allocations. Table 2 below details the non-residential indicators in the adopted Joint Core Strategy (2017) and where they are covered in this report:

Table 2. Relevant Joint Core Strategy Monitoring Indicators	
Joint Core Strategy non-residential and broadly ‘Employment’ related monitoring indicators	Where in this report the information is available
1. Net amount of employment floorspace created by use-class (employment-generating uses)	The totals per use class are available in the Report Summary (Section 2) and further details are available in Sections 4 to 8 and in Appendix 1 to 5.
2. Amount of employment land lost to other non-employment generating uses	In terms of employment ‘land’ i.e. land that is allocated, see Section 2 for a summary and Section 3 for further details.
3. Net additional floorspace from retail, leisure, office and other main town centre uses created within defined city/town centres	Appendix 6, Table 18
4. Net additional floorspace from retail, leisure, office and other main town centre uses created outside designated centres/contrary to policy	Appendix 6, Table 19
5. Net additional employment floorspace created within the rural areas by use class per annum	Not applicable in Gloucester City
6. Net retail floorspace in rural area (Change of Use from A1)	Not applicable in Gloucester City

1.8 The following are the relevant non-residential monitoring indicators in the adopted Gloucester City Plan (2023) and where they are covered in this report:

Table 3. Relevant Gloucester City Plan Monitoring Indicators	
Gloucester City Plan Monitoring Indicators broadly related to 'Employment' delivery and monitoring	Where in this report the information is available
1. Public houses lost to alternative forms of Development.	Appendix 7, Table 20
2. Employment land allocations delivered.	Section 2 for a summary and Section 3 for further details.
3. Number of major developments with an agreed employment and Skills Plan.	Appendix 8, Table 21

Section 2: Report Summary

Table 4. Summary of the status of City Plan Employment Allocations

City Plan Reference	Site Name	Site Hectarage	Use and Update
SA01	Land at the Wheatridge	2.28 ha	The site is allocated for a school and a small amount of residential development, but as of summer 2024 there is no application.
SA06	Blackbridge Sports & Community Hub	9.7 ha	The site is allocated for sports use. Application 23/00103/FUL was granted on 07.06.2023. There is no loss of employment land and the community hub (including fitness studio) will be employment generating.
SA07	Former Quayside House - Greater Blackfriars	1.6 ha	The site is allocated for office/medical/residential use. Phase 1 is complete and operational. The new building is in use as offices, a pharmacy and GP hub. Phase 2 is yet to be permitted.
SA08	Former Fleece Hotel and Longsmith Street Carpark	1.6 ha	Allocated for main town centre uses and residential. A planning application has not yet been submitted. Longsmith Street Car park which was recently closed due to structural / safety issues is now back in use as of summer 2024.
SA14	Land south of Triangle Park (Southern Railway Triangle)	4.2 ha	Allocated for offices, or any other industrial process that can be carried out in a residential area without detriment to amenity only) and/or B8 Class (storage and distribution) employment use. An application for a waste use was recently submitted on a small part of the site.
SA15	Jordan's Brook House	0.85 ha	Allocated for residential use. No planning application has been submitted.
SA17	White City Replacement Community Facility	0.42 ha	Allocated for community use. An application for this use 22/00833/FUL was permitted on 16.11.2023.
SA18	Part of West Quay, the Docks	0.7 ha	Allocated for main town centre uses and residential development. As of summer 2024 no planning application has been submitted.

Table 5. Summary of completions and commitments as a remnant from the 2018/19 Employment Monitoring Report

COMPLETIONS			COMMITMENTS (not yet complete)		
Total from the 2018/19 Employment Monitoring Report			Total from the 2018/19 Employment Monitoring Report		
Use Class Pre- 1 Sept 2020	Use Class From 1 Sept 2020	Over-all NET (sqm)	Use Class Pre- 1 Sept 2020	Use Class From 1 Sept 2020	Over-all NET (sqm)
A1	E	-3,094	A1	E	0
A2	E	-1,153	A2	E	0

A3	E	1,360		A3	E	0
A4	SG	-552		A4	SG	0
A5	SG	150		A5	SG	0
B1	E	10,237		B1	E	-1,535
B2	B2	10,451		B2	B2	0
B8	B8	12,128		B8	B8	0
C1	C1	/		C1	C1	0
C2	C2	/		C2	C2	0
C3	C3	9,943		C3	C3	1,570
D1	E	12,127		D1	E	0
D2	SG	73		D2	SG	0
Other	Other	447		Other	Other	0
Sui Generis	Sui Generis	33		Sui Generis	Sui Generis	0

Table 6. Summary of completions and commitments for the years 2019/20 to 2022/23

COMPLETIONS			COMMITMENTS (not yet complete)		
Total for years 2019/20 to 2022/23			Total for years 2019/20 to 2022/23		
Use Class Pre- 1 Sept 2020	Use Class From 1 Sept 2020	Over-all NET (sqm)	Use Class Pre- 1 Sept 2020	Use Class From 1 Sept 2020	Over-all NET (sqm)
A1	E	5,429	A1	E	15,529
A2	E	204	A2	E	65
A3	E	-1,660	A3	E	606
A4	SG	-262	A4	SG	0
A5	SG	1,175	A5	SG	255
Mixed A1/D2	F.2/SG	-142	Mixed A1/D2	F.2/SG	0
Mixed A/B	E	13,792	Mixed A/B	E	0
B1	E	-4,062	B1	E	-1,987
B2	B2	8,336	B2	B2	7,746
B8	B8	2,179	B8	B8	7,211
Mixed B2/B8	Mixed B2/B8	142	Mixed B2/B8	Mixed B2/B8	0
Mixed B2/SG	Mixed B2/SG	360	Mixed B2/SG	Mixed B2/SG	0
C1	C1	-230	C1	C1	7,686

C2	C2	12,231		C2	C2	180
C3	C3	2,621		C3	C3	1,787
C4	C4	887		C4	C4	0
D1	E	-1067		D1	E	20,000
D2	SG	14,867		D2	SG	1,914
Other	Other	1,617		Other	Other	80
Sui Generis	Sui Generis	2,326		Sui Generis	Sui Generis	13,930

Section 3: City Plan Site Allocations: Non-Residential Uses

Table 7. Gloucester City Plan Site Allocations			
Sites in blue are for traditional Employment uses or Employment generating uses.			
City Plan Reference	Site Name	Site Hectarage	Use and Update
SA01	Land at the Wheatridge	2.28 ha	The site is allocated for a school and a small amount of residential development, but as of summer 2024 there is no application pending.
SA02	Land at Barnwood Manor	1.95 ha	Permission has been granted (19/00672/FUL) for net 23 dwellings and construction is underway. This is not a loss of employment land, it's an increase of residential numbers on land providing sheltered accommodation.
SA03	Former Prospect House, 67-69 London Road	0.4 ha	Allocated for residential use but no permission as yet. If permission is granted this will be a loss of office space, but the site has been redundant/vacant for many years. The Council is actively working to bring this site back into productive use.
SA04	Wessex House, Great Western Road	0.3 ha	Allocated for residential use but no permission as yet. If permission is granted this will be a loss of a retail unit (electrical wholesale) but the site has been redundant for many years and the former showroom has been demolished. The site is currently in use storing building materials for the construction of 'The Forum'. The Council is actively working to bring this site back into use once it is no longer needed for construction storage.
SA05	Land at Great Western Road Sidings	4.3 ha	The site is allocated for residential use, The application 22/00770/FUL is with the Council but yet to be decided.
SA06	Blackbridge Sports & Community Hub	9.7 ha	The site is allocated for sports use. Application 23/00103/FUL was granted on 07.06.2023. There is no loss of employment land and the community hub (including fitness studio) will be employment generating.
SA07	Former Quayside House - Greater Blackfriars	1.6 ha	The site is allocated for office/medical/residential use. Phase 1 is complete and operational. The new building is in use as offices, a pharmacy and GP hub. Phase 2 is yet to be permitted.
SA08	Former Fleece Hotel and Longsmith Street Carpark	1.6 ha	Allocated for main town centre uses and residential. A planning application has not yet been submitted. Longsmith Street Car park which was recently closed due to structural / safety issues is now back in use as of summer 2024.
SA09	Land at St Oswalds	6.44 ha	Allocated for housing. No planning permission has been submitted.
SA10	Former Colwell Youth & Community Centre	0.18 ha	Allocated for housing. 22/00211/FUL is pending consideration.
SA11	Land off New Dawn View	0.8 ha	Allocated for housing. The site is complete, and the houses are occupied.

SA12	Land south of Winneycroft Allocation	0.86 ha	Allocated for housing. No planning application has been submitted.
SA13	Land off Lower Eastgate Street	0.13 ha	Allocated for housing. No planning application has been submitted.
SA14	Land south of Triangle Park (Southern Railway Triangle)	4.2 ha	Allocated for offices, or any other industrial process that can be carried out in a residential area without detriment to amenity only) and/or B8 Class (storage and distribution) employment use. An application for a waste use was recently submitted on a small part of the site.
SA15	Jordan's Brook House	0.85 ha	Allocated for residential use. No planning application has been submitted.
SA16	Land off Myers Road	0.36 ha	Allocated for residential use. No planning application has been submitted.
SA17	White City Replacement Community Facility	0.42 ha	Allocated for community use. Application 22/00833/FUL was permitted on 16.11.2023.
SA18	Part of West Quay, the Docks	0.7 ha	Allocated for main town centre uses and residential development. As of summer 2024 no planning application has been submitted.

Section 4: Completions and Commitments from the 2018/19 Employment Monitoring Report

Table 8. Summary of Completions and Commitments from the 2018/19 Employment Monitoring Report						
Use Class	Completions (sq.m)			Commitments (sq.m)		
	Net loss (from application figures)	Net gain (from application figures)	Overall NET	Net loss (from application figures)	Net gain (from application figures)	Overall NET
A1	3,495	401	-3,094	0	0	0
A2	1,353	200	-1,153	0	0	0
A3	43	1,403	1,360	0	0	0
A4	552	0	-552	0	0	0
A5	0	150	150	0	0	0
B1	5,365	15,602	10,237	1,570	35	-1,535
B2	0	10,451	10,451	0	0	0
B8	667	12,795	12,128	0	0	0
C1	/	/	/	0	0	0
C2	/	/	/	0	0	0
C3	0	9,943	9,943	0	1,570	1,570
D1	138	12,265	12,127	0	0	0
D2	0	73	73	0	0	0
Other	0	447	447	0	0	0
Sui Generis	10	43	33	0	0	0

For detail see Appendix 1.

Section 5: Applications permitted in 2019/20

Table 9. Summary of Applications permitted in 2019/20						
Use Class	Completions (sq.m)			Commitments (sq.m)		
	Net loss (from application figures)	Net gain (from application figures)	Overall NET	Net loss (from application figures)	Net gain (from application figures)	Overall NET
A1	5,819	7,129	1,310	0	0	0
A2	81	285	204	0	0	0
A3	355	893	538	0	0	0
A4	206	396	190	0	0	0
A5	0	0	0	0	0	0
B1	150	186	36	0	0	0
B2	0	7,568	7,568	0	0	0
B8	3,563	5,385	1,822	0	0	0
C1	230	0	-230	0	0	0
C2	0	11,530	11,530	0	363	363
C3	572	835	263	0	0	0
D1	439	508	69	0	0	0
D2	0	14,949	14,949	0	0	0
Other	0	365	365	0	0	0
Sui Generis	0	275	275	0	0	0

For detail see Appendix 2.

Section 6: Applications permitted in 2020/21

Table 10. Summary of Applications permitted in 2020/21							
Use Class Pre- 1 Sept 2020	Use Class From 1 Sept 2020	Completions (sq.m)			Commitments (sq.m)		
		Net loss (from application figures)	Net gain (from application figures)	Overall NET	Net loss (from application figures)	Net gain (from application figures)	Overall NET
A1	F.2	550	897	347	113	4,703	4,590
A2	E	0	0	0	0	65	65
A3	E	2,227	0	-2,227	0	606	606
A4	SG	533	81	-452	0	0	0
A5	SG	61	799	738	0	255	255
B1	E	3,688	396	-3292	550	0	-550
B2	B2	0	768	768	0	0	0
B8	B8	768	233	-535	4,174	11,385	7,211
C1	C1	0	0	0	0	1,412	1,412
C2	C2	0	805	805	353	0	-353
C3	C3	0	1,842	1,842	0	401	401
D1	E	805	0	-805	0	0	0
D2	SG	82	0	-82	0	0	0
Other	Other	0	0	0	0	0	0
Sui Generis	Sui Generis	0	2,498	2,498	0	550	550

For detail see Appendix 3.

Section 7: Applications permitted in 2021/22

Table 11. Summary of Applications permitted in 2021/22							
Use Class Pre- 1 Sept 2020	Use Class From 1 Sept 2020	Completions (sq.m)			Commitments (sq.m)		
		Net loss (from application figures)	Net gain (from application figures)	Overall NET	Net loss (from application figures)	Net gain (from application figures)	Overall NET
A1	E	1,432	1,391	-41	0	0	0
A2	E	0	0	0	0	0	0
A3	E	0	0	0	0	0	0
A4	SG	0	0	0	0	0	0
A5	SG	0	0	0	0	0	0
Mixed A1/D2	F.2/SG	142	0	-142	0	0	0
Mixed A/B	E	0	13,792	13,792	0	0	0
B1	E	300	0	-300	1,437	0	-1,437
B2	B2	0	0	0	0	0	0
B8	B8	4,625	5,517	892	0	0	0
Mixed B2/B8	Mixed B2/B8	0	142	142	0	0	0
Mixed B2/SG	Mixed B2/SG	0	360	360	0	0	0
C1	C1	0	0	0	0	6,274	6,274
C2	C2	0	0	0	0	0	0
C3	C3	0	103	103	0	1,437	1,437
C4	C4	0	357	357	0	0	0
D1	E	460	0	-460	0	0	0
D2	SG	0	0	0	0	1,840	1,840
Other	Other	0	0	0	0	80	80
Sui Generis	Sui Generis	0	41	41	0	12,617	12,617

For detail see Appendix 4.

Section 8: Applications permitted in 2022/23

Table 12. Summary of Applications permitted in 2022/23							
Use Class Pre- 1 Sept 2020	Use Class From 1 Sept 2020	Completions (sq.m)			Commitments (sq.m)		
		Net loss (from application figures)	Net gain (from application figures)	Overall NET	Net loss (from application figures)	Net gain (from application figures)	Overall NET
A1	E	187	4,000	3,813	20,119	0	-20,119
A2	E	0	0	0	0	0	0
A3	E	286	315	29	0	0	0
A4	SG	0	0	0	0	0	0
A5	SG	0	437	437	0	0	0
B1	E	682	176	-506	0	0	0
B2	B2	0	0	0	0	7,746	7,746
B8	B8	0	0	0	4,500	4,500	0
C1	C1	0	0	0	0	0	0
C2	C2	104	0	-104	0	170	170
C3	C3	0	413	413	170	119	-51
C4	C4	0	530	530	0	0	0
D1	E	157	286	129	180	20,180	20,000
D2	SG	0	0	0	0	74	74
Other	Other	0	1,252	1,252	0	0	0
Sui Generis	Sui Generis	565	77	-488	0	763	763

For detail see Appendix 5.

Appendix 1: Detailed figures - Applications from the 2018/19 Employment Monitoring Report

Table 13. Detail of 2018/19 Applications							
Reference	Permission Date	Site Address	Development	Use Class	Net Loss Sqm	Net Gain Sqm	Status
16/00815/FUL	10.02.2017	Norville Optical Co Ltd, Paul Street	Factory	B1	3,700		Complete
16/00815/FUL	10.02.2017	Norville Optical Co Ltd, Paul Street	Residential	C3		3,700	Complete
17/00203/COU	10.05.2017	The Victory Hotel, 167 High Street	Public house	A4	144		Complete
17/00203/COU	10.05.2017	The Victory Hotel, 167 High Street	Nursery	D1		144	Complete
17/00320/FUL	01.06.2017	27 Brunswick Road	Offices	A2	189		Complete
17/00320/FUL	01.06.2017	27 Brunswick Road	Residential	C3		189	Complete
17/00588/FUL	19.09.2017	28B Hempsted Lane	Offices	A2	268		Complete
17/00588/FUL	19.09.2017	28B Hempsted Lane	Residential	C3		268	Complete
17/00968/COU	05.10.2017	79-81 Northgate Street	Offices	A2	65		Complete
17/00968/COU	05.10.2017	79-81 Northgate Street	Residential	C3		65	Complete
16/00655/FUL	07.06.2018	108 High Street Gloucester	Retail	A1	234		Complete
16/00655/FUL	07.06.2018	108 High Street Gloucester	Residential	C3		234	Complete
16/00142/FUL	30.09.2016	Former Kwik Save 103 Northgate Street	Retail	A1	2,250		Complete
16/00142/FUL	30.09.2016	Former Kwik Save 103 Northgate Street	Residential	C3		2,250	Complete
18/00165/FUL	27.04.2018	Former 32-34 Massey Road Gloucester	Factory/Business	B1	240		Complete
18/00165/FUL	27.04.2018	Former 32-34 Massey Road Gloucester	Residential	C3		240	Complete
18/00991/FUL	16.10.2018	Beechwood Funeral Services, 7A Highfield Place	Retail	A1		401	Complete
17/00975/FUL	02.11.2017	St Nicholas House, 47 London Road	Offices	A2	651		Complete
17/00975/FUL	02.11.2017	St Nicholas House, 47 London Road	Residential	C3		651	Complete
18/00267/FUL	05.09.2018	Railway Triangle Site, Metz Way	Storage & Distribution	B8		1,600	Complete
15/01190/OUT	28.07.2016	University of Gloucestershire, Oxstalls Lane	Business school	D1		10,000	Complete
16/00100/FUL	03.08.2016	Land Opposite SMH Fleet Solutions, Naas Lane	Workshop	B1		565	Complete
18/00267/FUL	05.09.2018	Railway Triangle Site, Metz Way Gloucester	Storage	B8		1,600	Complete
18/00432/DCC	30.04.2018	111 Westgate Street	Offices	A2		200	Complete
18/00884/FUL	05.12.2018	Pressweld, 30 Spinnaker Road	Factory	B2		122	Complete
18/00963/FUL	24.10.2018	Swinton Insurance, 35 Westgate Street	Offices	A2	180		Complete
18/00963/FUL	24.10.2018	Swinton Insurance, 35 Westgate Street	Food & Drink	A5		180	Complete
18/01395/FUL	08.02.2019	Tanners Hall, 37 - 39 Worcester Street	Residential	C3		185	Complete
16/00455/COU	21.06.2016	Buildit Gloster, Quedgeley Court, Shepherd Road	Storage	B8	594		Complete
16/00455/COU	21.06.2016	Buildit Gloster, Quedgeley Court, Shepherd Road	Factory/Business	B2		594	Complete
18/00144/FUL	15.03.2019	The PATA Centre, Grange Road	Residential	C3		580	Complete

16/00322/FUL	03.08.2016	Milestone School, Longford	School	D1		1,430	Complete
16/01041/FUL	21.11.2016	Fusion, 1 Station Road	Public house	A4	408		Complete
16/01041/FUL	21.11.2016	Fusion, 1 Station Road	Nursery	D1		408	Complete
17/00468/COU	11.07.2017	Roebuck House, 37A Brunswick Road	Food & Drink	A3	43		Complete
17/00468/COU	11.07.2017	Roebuck House, 37A Brunswick Road	Sui Generis	SG		43	Complete
18/01353/COU	28.03.2019	Field View, West Lodge Drive	Business	B1	132		Complete
18/01353/COU	28.03.2019	Field View, West Lodge Drive	Residential	C3		132	Complete
17/00567/FUL	12.03.2018	101 High Street	Business	B1	97		Complete
17/00567/FUL	12.03.2018	101 High Street	Residential	C3		97	Complete
17/00586/COU	03.05.2018	64 - 68 High Street	Retail	A1	249		Complete
17/00586/COU	03.05.2018	64 - 68 High Street	Residential	C3		249	Complete
17/00032/FUL	19.06.2018	Proposed hall, Valley Gardens, Kingsway	Place of Worship	D1		283	Complete
18/01176/FUL	09.01.2019	Dulverton Building Robinswood Hill Country Park	Business	B1		412	Complete
18/00082/FUL	19.04.2018	Sainsbury's Supermarket, Barnett Way	Sui Generis	SG	10		Complete
18/00082/FUL	19.04.2018	Sainsbury's Supermarket, Barnett Way	Business	B1		10	Complete
17/00597/FUL	19.01.2018	98 Eastgate Street	Business	B1	500		Complete
17/00597/FUL	19.01.2018	98 Eastgate Street	Residential	C3		500	Complete
18/00270/FUL	04.10.2018	37-41 Southgate Street	Retail	A1	465		Complete
18/00984/FUL	12.11.2018	26 Westgate Street	Storage	B8	73		Complete
18/00984/FUL	12.11.2018	26 Westgate Street	Gym	D2		73	Complete
17/01364/FUL	03.10.2018	Jessop Court Quedgeley Gloucester	Business	B1		898	Complete
17/01364/FUL	03.10.2018	Jessop Court Quedgeley Gloucester	Industrial	B2		356	Complete
17/01364/FUL	03.10.2018	Jessop Court Quedgeley Gloucester	Storage & Distribution	B8		5,717	Complete
17/01364/FUL	03.10.2018	Jessop Court Quedgeley Gloucester	Other	Other		397	Complete
18/01260/FUL	21.12.2018	23 - 29 Commercial Road Gloucester	Business	B1	696		Complete
18/01260/FUL	21.12.2018	23 - 29 Commercial Road Gloucester	Business	B1		696	Complete
18/00455/FUL	19.10.2018	Barnwood Link Road adjacent to Walls Factory	Business	B1		11,973	Complete
18/00455/FUL	19.10.2018	Barnwood Link Road adjacent to Walls Factory	Industrial	B2		6,671	Complete
18/00455/FUL	19.10.2018	Barnwood Link Road adjacent to Walls Factory	Storage & Distribution	B8		1,170	Complete
18/01395/FUL	08.02.2019	Tanners Hall, 37 - 39 Worcester Street	Monument (dilapidated) to Residential	Other	/	/	Complete
18/00842/FUL	08.10.2018	53 Wellington Street	Dental Lab	D1	138		Complete
18/00842/FUL	08.10.2018	53 Wellington Street	Residential	C3		138	Complete
15/00892/FUL	02.12.2015	Land South of Waterwells Drive	Offices	B1		636	Complete
15/00892/FUL	02.12.2015	Land South of Waterwells Drive	Industrial	B2		2708	Complete
15/00892/FUL	02.12.2015	Land South of Waterwells Drive	Storage & Distribution	B8		2708	Complete
18/00515/FUL	05.12.2018	Kings Walk Shopping Centre	Retail	A1		-297	Complete
18/00515/FUL	05.12.2019	Kings Walk Shopping Centre	Public house / Drinking establishment	A3		707	Complete

18/00515/FUL	05.12.2020	Kings Walk Shopping Centre	Offices	B1		1,108	Complete
18/00515/FUL	05.12.2021	Kings Walk Shopping Centre	Other	Other		50	Complete
17/01385/FUL	27.04.2018	61 Southgate Street	Retail storage	A1	/	/	Under construction
15/00420/FUL	11.05.2015	Friary House, Southgate Street	First & Second floor offices	B1	1,570		Under construction
15/00420/FUL	11.05.2015	Friary House, Southgate Street	Residential	C3		1,570	Under construction
17/01260/FUL	26.02.2018	92 Barnwood Road	Office	B1		35	Under construction
16/00163/FUL	30.06.2016	Places Trading, 28 Hempsted Lane	/	/	/	/	Lapsed / superseded
18/00672/FUL	18.12.2018	17 St James Close	/	/	/	/	Lapsed / superseded
15/01400/FUL	08.01.2016	The Lodge, 19 Brunswick Square	/	/	/	/	Lapsed / superseded
17/00514/COU	20.07.2017	Queens Fish & Chips, London Road	/	/	/	/	Lapsed / superseded
16/00957/FUL	22.03.2017	Gillmans Electrical, St Oswalds Road	/	/	/	/	Lapsed / superseded
17/00144/FUL	25.04.2017	Winfield Medical Centre, Tewkesbury Road	/	/	/	/	Lapsed / superseded
17/00123/FUL	11.08.2017	106-108 Finlay Road	/	/	/	/	Lapsed / superseded
16/01016/FUL	19.04.2017	First Call Auto Rentals, Lower Tuffley Lane	/	/	/	/	Lapsed / superseded
17/00159/COU	05.04.2017	8 School Lane	/	/	/	/	Lapsed / superseded
16/00152/FUL	16.06.2016	106 Eastgate Street	/	/	/	/	Lapsed / superseded
16/00890/FUL	15.11.2017	Upper floors 23A St Aldate St	/	/	/	/	Lapsed / superseded
18/01279/FUL	20.02.2019	The Trust Centre, Conduit Street	/	/	/	/	Lapsed / superseded
18/00490/FUL	19.09.2018	Bennetts Coaches, Eastern Avenue	/	/	/	/	Lapsed / superseded
18/00699/FUL	31.08.2018	6a Capital Park, Pearce Way	/	/	/	/	Lapsed / superseded
18/00071/FUL	18.04.2018	47 Brunswick Rd	/	/	/	/	Lapsed / superseded
18/00641/FUL	10.01.2019	12-16 Quay Street	/	/	/	/	Lapsed / superseded
18/00814/FUL	24.09.2018	47 Brunswick Rd	/	/	/	/	Lapsed / superseded
16/00948/OUT	19.12.2018	Allstone Recycling, Myers Road	/	/	/	/	Lapsed / superseded
16/00288/FUL	15.06.2016	Vauxhall Mart, 174 Barton Street	/	/	/	/	Lapsed / superseded

Appendix 2: Detailed figures - Applications permitted in 2019/20

Table 14. Detail of 2019/20 Applications							
Reference	Permission Date	Site Address	Development	Use Class	Net Loss Sqm	Net Gain Sqm	Status
18/01433/DEM	31/01/2019	Kings Quarter, Grosvenor House & bus station	Demolition	/	/	/	Complete
19/00137/FUL	09/04/2019	Carluccios, Gloucester Quays	Restaurant	A3	/	/	Lapsed
19/00143/FUL	09/04/2019	Pressweld, 30 Spinnaker Road	Factory	B2		131	Complete
19/00020/FUL	26/04/2019	Screwfix Direct, 22 - 23 Eastville Close	Pod	A1	/	/	Not significant
19/00135/FUL	29/04/2019	Former Gloucester Prison, Barrack Square	Prison	C2	11,530		Complete
19/00135/FUL	29/04/2019	Former Gloucester Prison, Barrack Square	Prison	D2		11,530	Complete
19/00082/FUL	02/05/2019	Gloucester City Football Club, Sudmeadow Road	Clubhouse	D2		1,169	Complete
19/00199/FUL	03/05/2019	St James Dental Practice, Quedgeley	Dental Practice	A2		161	Complete
19/00166/FUL	16/05/2019	Bristol Street Ford, Bristol Road	Valet Building	SG		275	Complete
18/01450/FUL	20/05/2019	24 Clarence Street	Chiropodist	D1	33		Complete
18/01450/FUL	20/05/2019	24 Clarence Street	Chiropodist	D1		33	Complete
19/00268/FUL	05/06/2019	69 Alma Place	Dwelling	C3	496		Complete
19/00268/FUL	05/06/2019	69 Alma Place	Retail	A1		496	Complete
19/00398/FUL	07/06/2019	Land at Bakers Quay etc	Highway area	A3	/	/	Not significant
18/01187/FUL	12/06/2019	Unit 9, Kingsway Business Park	Health and fitness / Retail	A1		3,019	Complete
18/01187/FUL	12/06/2019	Unit 9, Kingsway Business Park	Health and fitness / Retail	D2		1,312	Complete
19/00300/FUL	13/06/2019	94 Linden Road	Retail Storage	A1	82		Complete
19/00300/FUL	13/06/2019	94 Linden Road	Residential	C3		82	Complete
18/00423/FUL	18/06/2019	Therapy Centre, Goodridge Avenue	Therapy Centre	D1	/	/	Not implemented
19/00247/FUL	18/06/2019	Farmers Store, 175 - 179 Westgate Street	Retail	A1	5,085		Complete
19/00247/FUL	18/06/2019	Farmers Store, 175 - 179 Westgate Street	Retail	B8		5,085	Complete
19/00240/FUL	18/06/2019	Sainsbury's Supermarket, Barnett Way	Distribution	B8		300	Complete
19/00411/COU	25/06/2019	19 Spa Road	Dwelling	C3	68		Complete
19/00411/COU	25/06/2019	19 Spa Road	Clinic	D1		68	Complete
19/00029/FUL	03/07/2019	Unit A, Merchants Quay, The Docks	Restaurant	A3		92	Complete
19/00573/COU	11/07/2019	Unit 2, 325 Bristol Road	Wholesaler	B8	522		Complete
19/00573/COU	11/07/2019	Unit 2, 325 Bristol Road	Wholesaler	D2		522	Complete
19/00375/FUL	23/07/2019	Pillar And Lucy House, Merchants Road	Restaurant	A3		409	Complete
19/00331/FUL	01/08/2019	Bablake Wines, Corolin Road	Storage	B8	2,088		Complete
19/00331/FUL	01/08/2019	Bablake Wines, Corolin Road	Vehicle repairs	B2		2,088	Complete
19/00293/JPA	02/08/2019	27 Brunswick Road	Retail	A2	81		Complete

19/00293/JPA	02/08/2019	27 Brunswick Road	Retail	C3		81	Complete
18/01338/COU	12/08/2019	Unit 5, 151 Bristol Road	Storage	B8	9		Complete
18/01338/COU	12/08/2019	Unit 5, 151 Bristol Road	Storage	A1		9	Complete
19/00538/FUL	15/08/2019	Wotton Lawn, Horton Road	Mental health unit	D1		47	Complete
18/01343/FUL	28/08/2019	5 - 7 Brunswick Road	Night club store	B8	457		Complete
18/01343/FUL	28/08/2019	5 - 7 Brunswick Road	Residential	C3		457	Complete
19/00640/FUL	13/08/2019	BHS, 27 - 31 Eastgate Street	Retail	A1		117	Complete
19/00640/FUL	13/08/2019	BHS, 27 - 31 Eastgate Street	Retail	A3		186	Complete
19/00537/FUL	05/09/2019	Next, Quedgeley District Centre	Retail	A1	/	/	Not implemented
19/00537/FUL	05/09/2019	Next, Quedgeley District Centre	Gym	D2	/	/	Not implemented
19/00784/FUL	17/09/2019	Sula Lightship, Llanthony Wharf	Ship	C1	230		Complete
19/00784/FUL	17/09/2019	Sula Lightship, Llanthony Wharf	Ship	D1		230	Complete
19/00749/COU	24/09/2019	100 Northgate Street	Offices	B1	50		Complete
19/00749/COU	24/09/2019	100 Northgate Street	Residential	C3		50	Complete
19/00058/FUL	03/10/2019	Plot J Kingsway Gate, Newhaven Road	Retail	A1		2,125	Complete
19/00603/FUL	04/10/2019	Roechling Materials Ltd, Waterwells Drive	Warehouse	B2		459	Complete
19/00603/FUL	04/10/2019	Roechling Materials Ltd, Waterwells Drive	Warehouse	B8	487		Complete
19/00603/FUL	04/10/2019	Roechling Materials Ltd, Waterwells Drive	Warehouse	B1		186	Complete
19/00652/FUL	15/10/2019	Cycle shop, 1 Kingsholm Road	Retail	A1	396		Complete
19/00652/FUL	15/10/2019	Cycle shop, 1 Kingsholm Road	Bar	A4		396	Complete
17/01428/FUL	16/10/2019	The Old Log Pond, Bristol Road	Commercial uses	A1		720	Complete
17/01428/FUL	16/10/2019	The Old Log Pond, Bristol Road	Commercial uses	A2		116	Complete
17/01428/FUL	16/10/2019	The Old Log Pond, Bristol Road	Commercial uses	A1		97	Complete
19/00775/FUL	15/11/2019	109 - 113 Barton Street	Community Centre	D1	406		Complete
19/00775/FUL	15/11/2019	109 - 113 Barton Street	Retail	A1		406	Complete
19/00977/FUL	06/12/2019	9 Willowcroft Close	Garage of house	C3	8		Complete
19/00977/FUL	06/12/2019	9 Willowcroft Close	Beauty room	A2		8	Complete
19/00893/FUL	19/12/2019	Unit 1B & 1C Provender, Bakers Quay	Restaurant	A3	290		Complete
19/00893/FUL	19/12/2019	Unit 1B & 1C Provender, Bakers Quay	Gym	D2		290	Complete
19/01011/FUL	23/12/2019	37 - 39 Southgate Street	Retail	A1	126		Complete
19/01011/FUL	23/12/2019	37 - 39 Southgate Street	Leisure	D2		126	Complete
19/01187/FUL	07/01/2020	Domino's Pizza, Northbrook Road	Retail	A1	/	/	Not implemented
19/01187/FUL	07/01/2020	Domino's Pizza, Northbrook Road	Retail	SG	/	/	Not implemented
19/01119/DEM	31/01/2020	Kings Quarter, car park, nightclub, offices	Demolition	/	/	/	Complete
19/01235/FUL	26/02/2020	124 - 126 Barton Street	Retail	A1	130		Complete
19/01235/FUL	26/02/2020	124 - 126 Barton Street	Ultrasound clinic	D1		130	Complete
19/01072/FUL	28/02/2020	York House, 76 London Road	Pub	A4	206		Complete

19/01072/FUL	28/02/2020	York House, 76 London Road	Café	A3		206	Complete
19/01311/FUL	02/03/2020	93 Bristol Road	Café/takeaway	A3	65		Complete
19/01311/FUL	02/03/2020	93 Bristol Road	Residential	C3		65	Complete
18/01454/FUL	04/03/2020	Kings Quarter, Kings Square - hybrid app	Various	Various			See 20/01286/FUL
19/01096/FUL	04/03/2020	Land at Spinnaker Road	Factory	B2		4,890	Complete
19/00926/FUL	10/03/2020	8 Beaufort Buildings, Spa Road	Offices	B1	100		Complete
19/00926/FUL	10/03/2020	8 Beaufort Buildings, Spa Road	Residential	C3		100	Complete
19/00262/FUL	17/03/2020	Triangle Park, Triangle Way	Drive through etc	A1		140	Complete
19/00262/FUL	17/03/2020	Triangle Park, Triangle Way	Other	Other		365	Complete
19/00833/FUL	23/03/2020	162 Barnwood Road	Manor House	C2		363	Not complete
19/01224/FUL	31/03/2020	Upstairs Downstairs, 2 Severn Road	Offices	B1	/	/	Not implemented

Appendix 3: Detailed figures - Applications permitted in 2020/21

Table 15. Detail of 2020/21 Applications								
Reference	Permission Date	Site Address	Development	Pre 1st Sept 2020 Use Class	Post 1st Sept 2020 Use Class	Net Loss Sqm	Net Gain Sqm	Status
19/01179/FUL	05/11/2020	2 Heathville Road	Offices	B1	E	157		Complete
19/01179/FUL	05/11/2020	2 Heathville Road	Funeral Directors	A1	F.2		157	Complete
20/00014/FUL	14/05/2020	Unit 7, Empire Way	Retail	A1	F.2	75		Complete
20/00014/FUL	14/05/2020	Unit 7, Empire Way	Auction	SG	SG		75	Complete
19/01238/FUL	04/06/2020	Brighthouse Court, Barnett Way	Offices	B1	E	543		Complete
19/01238/FUL	04/06/2020	Brighthouse Court, Barnett Way	Medical	D1	E		543	Complete
20/00305/FUL	04/06/2020	Unit H, Spinnaker Park, Hempsted Lane	Storage	B8	B8	508		Complete
20/00305/FUL	04/06/2020	Unit H, Spinnaker Park, Hempsted Lane	Garage	B2	B2		508	Complete
20/00345/FUL	09/06/2020	Sports / Social Club, Fox Elms Road	Sports Club	D2	SG	82		Complete
20/00345/FUL	09/06/2020	Sports / Social Club, Fox Elms Road	Hairdresser	A1	F.2		82	Complete
19/00578/FUL	12/06/2020	220 Barton Street	Retail	A1	F.2	216		Complete
19/00578/FUL	12/06/2020	220 Barton Street	Takeaway	A5	SG		216	Complete
18/01406/FUL	18/06/2020	20 Spinnaker Road	Warehouse	B8	B8		233	Complete
20/00327/FUL	07/07/2020	Cafe Rene, Southgate Street	Storage	A1	F.2	81		Complete
20/00327/FUL	07/07/2020	Cafe Rene, Southgate Street	Pub/café	A4	SG		81	Complete
20/00215/FUL	08/07/2020	Units 1 & 1A, Quedgeley District Centre	Retail	A1	F.2	/	/	Complete
20/00373/JPA	09/07/2020	Burleigh House, 34 Russell Street	Offices	B1	E	152		Complete
20/00373/JPA	09/07/2020	Burleigh House, 34 Russell Street	Residential	C3	C3		152	Complete
20/00421/COU	23/07/2020	Sanctus House, 1 Olympus Park	Offices	B1	E	417		Complete
20/00421/COU	23/07/2020	Sanctus House, 1 Olympus Park	Clinic	D1	E		417	Complete
20/00083/PRIOR	24/07/2020	18 Armscroft Road	Retail	A1	F.2	/	/	Not implemented
19/00296/FUL	31/07/2020	5-7 Park Road	Pub	A3	E	1,330		Complete
19/00296/FUL	31/07/2020	5-7 Park Road	Residential	C3	C3		1,330	Complete
20/00316/FUL	03/08/2020	Unit 2, Corolin Road	Factory	B2	B2	/	/	Not implemented
20/00550/PRIOR	25/08/2020	1 St Aldwyn Road	Retail	A1	F.2	48		Not implemented
20/00550/PRIOR	25/08/2020	1 St Aldwyn Road	Residential	C3	C3		48	Started, not complete
20/00515/FUL	15/09/2020	Pillar And Lucy House, Merchants Road	Restaurant	A3	E	583		Complete
20/00515/FUL	15/09/2020	Pillar And Lucy House, Merchants Road	Restaurant	A5	SG		583	Complete
18/01444/FUL	17/09/2020	Former Interbrew, Eastern Avenue	Vacant Industrial	B8	B8	4,174		Demolition phase
18/01444/FUL	17/09/2020	Former Interbrew, Eastern Avenue	Retail	A1	F.2		4,703	Demolition phase

20/00327/FUL	07/07/2020	Cafe Rene, Southgate Street	Storage	A1	F.2	81		Complete
20/00327/FUL	07/07/2020	Cafe Rene, Southgate Street	Pub/café	A4	SG		81	Complete
20/00215/FUL	08/07/2020	Units 1 & 1A, Quedgeley District Centre	Retail	A1	F.2	/	/	Complete
20/00373/JPA	09/07/2020	Burleigh House, 34 Russell Street	Offices	B1	E	152		Complete
20/00373/JPA	09/07/2020	Burleigh House, 34 Russell Street	Residential	C3	C3		152	Complete
20/00421/COU	23/07/2020	Sanctus House, 1 Olympus Park	Offices	B1	E	417		Complete
20/00421/COU	23/07/2020	Sanctus House, 1 Olympus Park	Clinic	D1	E		417	Complete
20/00083/PRIOR	24/07/2020	18 Armscroft Road	Retail	A1	F.2	/	/	Not implemented
19/00296/FUL	31/07/2020	5-7 Park Road	Pub	A3	E	1,330		Complete
19/00296/FUL	31/07/2020	5-7 Park Road	Residential	C3	C3		1,330	Complete
20/00316/FUL	03/08/2020	Unit 2, Corolin Road	Factory	B2	B2	/	/	Not implemented
20/00550/PRIOR	25/08/2020	1 St Aldwyn Road	Retail	A1	F.2	48		Not implemented
20/00550/PRIOR	25/08/2020	1 St Aldwyn Road	Residential	C3	C3		48	Started, not complete
20/00515/FUL	15/09/2020	Pillar And Lucy House, Merchants Road	Restaurant	A3	E	583		Complete
20/00515/FUL	15/09/2020	Pillar And Lucy House, Merchants Road	Restaurant	A5	SG		583	Complete
18/01444/FUL	17/09/2020	Former Interbrew, Eastern Avenue	Vacant Industrial	B8	B8	4,174		Demolition phase
18/01444/FUL	17/09/2020	Former Interbrew, Eastern Avenue	Retail	A1	F.2		4,703	Demolition phase
18/01444/FUL	17/09/2020	Former Interbrew, Eastern Avenue	Takeaway	A5	SG		255	Demolition phase
18/01444/FUL	17/09/2020	Former Interbrew, Eastern Avenue	Hotels	C1	C1		1412	Demolition phase
18/01444/FUL	17/09/2020	Former Interbrew, Eastern Avenue	Restaurants /cafes	A3	E		606	Demolition phase
20/00738/COU	09/10/2020	Unit 2/3, Oakhill Court, Telford Way	Storage	B8	B8	260		Complete
20/00738/COU	09/10/2020	Unit 2/3, Oakhill Court, Telford Way	Gym	B2	B2		260	Complete
20/00391/FUL	12/10/2020	Upstairs Downstairs, 2 Severn Road	Storage	B1	E		396	Complete
20/00669/FUL	21/10/2020	330 Bristol Road	Factory	B1	E	2,215		Complete
20/00669/FUL	21/10/2020	330 Bristol Road	Dog Daycare	SG	SG		2,215	Complete
20/00771/FUL	22/10/2020	F.W Trading Estate, Barton Street	Offices	B1	E	/	/	Not significant
20/00760/FUL	27/10/2020	Unit 1, Kingsway Local Centre, Kingsway	Retail	A1	F.2	84		Complete
20/00760/FUL	27/10/2020	Unit 1, Kingsway Local Centre, Kingsway	Tanning salon	SG	SG		84	Complete
20/00815/FUL	21/10/2022	76 Church Road	Care home	C2	C2	353		Not started
20/00815/FUL	21/10/2022	76 Church Road	Residential	C3	C3		353	Not started
20/00906/PRIOR	03/11/2020	Rear of 98 Insley Gardens	Retail	A1	F.2	/	/	Not known
20/00775/REM	06/11/2020	Land at Barnwood Link Road	Storage	B8	B8		11,385	Almost complete
20/00441/FUL	09/11/2020	The Nelson Inn, 166 Southgate Street	Pub	A4	SG	125		Complete
20/00441/FUL	09/11/2020	The Nelson Inn, 166 Southgate Street	Residential	C3	C3		125	Complete
20/00679/FUL	19/11/2020	The Old Log Pond, Bristol Road	New Commercial	A1	F.2		184	Complete
20/00963/JPA	20/11/2020	Lister House, Station Road	Offices	B1	E	/	/	Complete

20/00799/FUL	01/12/2020	Fusion, 1 Station Road	Pub	A4	SG	408		Complete
20/00799/FUL	01/12/2020	Fusion, 1 Station Road	Nursery	D1	E		408	Complete
20/01125/FUL	21/12/2020	51 The Holly Grove, Quedgeley	Study in dwelling	Other	Other	/	/	Not significant
20/00931/FUL	22/12/2020	1 Old Elmore Lane, Quedgeley	Residential	C3	C3	/	/	Not given
20/00931/FUL	22/12/2020	1 Old Elmore Lane, Quedgeley	Supported living	SG	SG	/	/	Not given
20/00915/FUL	12/01/2021	220 Bristol Road	Mobile repair	A1	F.2	64		Complete
20/00915/FUL	12/01/2021	220 Bristol Road	Mobile repair	SG	SG		64	Complete
20/00718/PRIOR	18/01/2021	2A Hopewell Street	Offices	B1	E	/	/	Complete
20/00539/JPA	09/02/2021	26 Station Road	Offices	B1	E	/	/	Complete
20/00839/FUL	16/02/2021	8 Wellington Street	Takeaway	A5	SG	61		Complete
20/00839/FUL	16/02/2021	8 Wellington Street	Residential	C3	C3		61	Complete
20/01006/FUL	24/02/2021	The Old Bakery, Lower Tuffley Lane	Offices	B1	E	60		Complete
20/01006/FUL	24/02/2021	The Old Bakery, Lower Tuffley Lane	Takeaway	SG	SG		60	Complete
19/01280/FUL	02/03/2021	49 - 51 Northgate Street	Offices	B1	E	150		Not started
19/01280/FUL	02/03/2021	49 - 51 Northgate Street	7 bed HMO	SG	SG		150	Not started
19/01281/FUL	19/03/2021	49 - 51 Northgate Street	Retail	A1	F.2	65		Not started
19/01281/FUL	19/03/2021	49 - 51 Northgate Street	Financial services	A2	E		65	Not started
21/00061/PRIOR	24/03/2021	W N Gordon, 38 Millbrook Street	Retail	A1	F.2	30		Complete
21/00061/PRIOR	24/03/2021	W N Gordon, 38 Millbrook Street	Residential	C3	C3		30	Complete
20/01294/FUL	31/03/2021	5-7 Hare Lane	Offices	B1	E	400		Not started
20/01294/FUL	31/03/2021	5-7 Hare Lane	HMO	SG	SG		400	Not started

Appendix 4: Detailed figures - Applications permitted in 2021/22

Table 16. Detail of 2021/22 Applications								
Reference	Permission Date	Site Address	Development	Pre 1st Sept 2020 Use Class	Post 1st Sept 2020 Use Class	Net Loss Sqm	Net Gain Sqm	Status
20/00224/FUL	06/04/2021	77 - 79 Frampton Road	Offices	B1	E	300		Complete
20/00224/FUL	06/04/2021	77 - 79 Frampton Road	Youth club	D1	E		300	Complete
20/01188/FUL	14/04/2021	Apsley House, 2 Spa Road	Dentist	D1	E	357		Complete
20/01188/FUL	14/04/2021	Apsley House, 2 Spa Road	HMO	C4	C4		357	Complete
21/00139/COU	14/04/2021	3 Grange Road	Nursery	D1	E	103		Complete
21/00139/COU	14/04/2021	3 Grange Road	Residential	C3	C3		103	Complete
21/00188/FUL	16/04/2021	The Outdoor Inn, Cross Keys Lane	Café	A3	E	/	/	Not significant
21/00362/FUL	07/05/2021	Designer Outlet, St Ann Way	Retail	A1	E	1,391		Complete
21/00362/FUL	07/05/2021	Designer Outlet, St Ann Way	Fitness etc	A1	E		1,391	Complete
21/00129/JPA	11/05/2021	4 - 6 St Michaels Court, St Michaels Square	Offices	B1	E	/	/	Complete
21/00129/JPA	11/05/2021	4 - 6 St Michaels Court, St Michaels Square	Residential	C3	C3	/	/	Complete
20/01286/FUL	18/05/2021	Kings Quarter, Kings Square	Hotel	C1	E		6,274	Almost complete
20/01286/FUL	18/05/2021	Kings Quarter, Kings Square	Commercial	Mixed A/B	E		13,792	Almost complete
20/01286/FUL	18/05/2021	Kings Quarter, Kings Square	Car Parking	SG	SG		12,617	Almost complete
20/01286/FUL	18/05/2021	Kings Quarter, Kings Square	Other	Other	Other		80	Almost complete
20/01224/FUL	28/05/2021	Elmore Lane West	Fishing lakes	D2	F.2	/	/	Complete
21/00575/PRIOR	05/07/2021	159 Barton Street	Barber Shop	A1	E	/	/	Complete
21/00575/PRIOR	05/07/2021	159 Barton Street	Restaurant	A3	E	/	/	Complete
21/00533/FUL	07/07/2021	Former GB Card Co, Waterwells Drive	Storage	B8	B8	4,123		Complete
21/00533/FUL	07/07/2021	Former GB Card Co, Waterwells Drive	R & D	B8	B8		4,123	Complete
21/00833/JPA	02/09/2021	55 Northgate Street	Storage	A1	E	/	/	Not started
21/00833/JPA	02/09/2021	55 Northgate Street	Residential	C3	C3	/	/	Not started
21/00639/FUL	07/09/2021	4 West Quay, the Docks	Warehouse	B8	B8	502		Complete
21/00639/FUL	07/09/2021	4 West Quay, the Docks	Mixed Use	Mixed B2/B8	B2/B8		142	Complete
21/00639/FUL	07/09/2021	4 West Quay, the Docks	Mixed Use	Mixed A1/D2	F.2/SG	142		Complete
21/00639/FUL	07/09/2021	4 West Quay, the Docks	Mixed Use	Mixed B2/SG	B2/SG		360	Complete
21/00298/FUL	09/09/2021	Adventure Playground, Northfield Road	Community Centre	D2	E		1,840	Not started
21/00652/FUL	28/09/2021	14 Westgate Street	Retail	A1	E	/	/	Complete
21/00652/FUL	28/09/2021	14 Westgate Street	Residential	C3	C3	/	/	Complete
21/00846/FUL	03/11/2021	Plot H, Kingsway Business Park	Builders Merchant	B8	B8		1,394	Complete
21/00858/JPA	10/11/2021	Friary House, 46 - 50 Southgate Street	Offices	B1	E	660		Started
21/00858/JPA	10/11/2021	Friary House, 46 - 50 Southgate Street	Residential	C3	C3		660	Started

21/01069/FUL	11/11/2021	111 Eastgate Street	Offices	B1	E	777		Started
21/01069/FUL	11/11/2021	111 Eastgate Street	Residential	C3	C3		777	Started
21/01277/COU	09/03/2022	4 College Court	Retail	A1	E	41		Complete
21/01277/COU	09/03/2022	4 College Court	Tattoo parlour	SG	SG		41	Complete
22/00019/FUL	25/03/2022	Meteor Court, Edison Close	Offices	B1	E	/	/	Complete
22/00019/FUL	25/03/2022	Meteor Court, Edison Close	Mixed use	B8	Mixed B8 / E	/	/	Complete

Appendix 5: Detailed figures - Applications permitted in 2022/23

Table 17. Detail of 2022/23 Applications								
Reference	Permission Date	Site Address	Development	Pre 1st Sept 2020 Use Class	Post 1st Sept 2020 Use Class	Net Loss Sqm	Net Gain Sqm	Status
22/00008/FUL	12/05/2022	Old Gas Works, Bristol Road	Engineering works	Other	Other	/	/	Not significant
21/01323/FUL	13/05/2022	Kings Quarter, Debenhams building	Retail	A1	E	20,000		Almost complete
21/01323/FUL	13/05/2022	Kings Quarter, Debenhams building	University use	D1	F.1		20,000	Almost complete
21/01204/FUL	10/06/2022	SMH Fleet solutions, Naas Lane	MOT facilities	B2	B2		1,485	Not implemented
21/01256/FUL	15/06/2022	12 Grosvenor Road	Retail	A1	F.2	/	/	Not given
22/00684/FUL	28/09/2022	Unit 3, Chancel Close	Industry	B1	E	/	/	Not started
22/00684/FUL	28/09/2022	Unit 3, Chancel Close	Education	D1	F.1	/	/	Not started
22/01059/FUL	03/11/2022	Severn Farm, Elmore Lane West	Open land	Other	Other	/	/	No information
22/01059/FUL	03/11/2022	Severn Farm, Elmore Lane West	Manege	Other	Other	/	/	No information
22/01066/LAW	18/11/2022	28 Northgate Street	Shop	A1	E	119		Not started
22/01066/LAW	18/11/2022	28 Northgate Street	Class E	C3	C3		119	Not started
22/00899/FUL	28/11/2022	55 Podsmead Road	Workshop	SG	SG		24	Not started
22/01029/FUL	02/12/2022	39 Alexandra Road	Residential	C3	C3	89		Not started
22/01029/FUL	02/12/2022	39 Alexandra Road	Residential	C2	C2		89	Not started
20/01080/FUL	02/12/2022	21 Appleton Way	Outbuilding	SG	SG		27	Not started
21/00758/FUL	09/12/2022	Liberty House, St Catherine Street	Warehouse	B8	B8	4,500		Not started
21/00758/FUL	09/12/2022	Liberty House, St Catherine Street	Sports training	B8	E		4,500	Not started
22/00386/FUL	12/01/2023	Ashmore House, Lower Tuffley Lane	Workshop	B2	B2		6,261	Not started
22/00352/FUL	18/01/2023	228 Painswick Road	Vet extension	SG	E		712	Started
22/01212/PRIOR	08/02/2023	281 Stroud Road	Nursery	D1	E	180		Not implemented
22/01212/PRIOR	08/02/2023	281 Stroud Road	Special school	D1	E		180	Not implemented
23/00010/DEM	13/02/2023	Permal Gloucester Ltd, 170 Bristol Road	Demolition	B2	B2	/	/	Not started
22/01030/FUL	14/03/2023	The Barge Arm, the Docks	Boat as café	A3	E	/	/	Not started
23/00002/FUL	24/03/2023	8 Bittern Avenue	Residential	C3	C3	81		Not started
23/00002/FUL	24/03/2023	8 Bittern Avenue	Residential	C2	C2		81	Not started
23/00020/FUL	24/03/2023	Longlevens AFC, Saw Mills End	Sports seating	D2	F2		74	Not started

Appendix 6: Map of Gloucester City Centre Area & Main Town Centre Uses Data

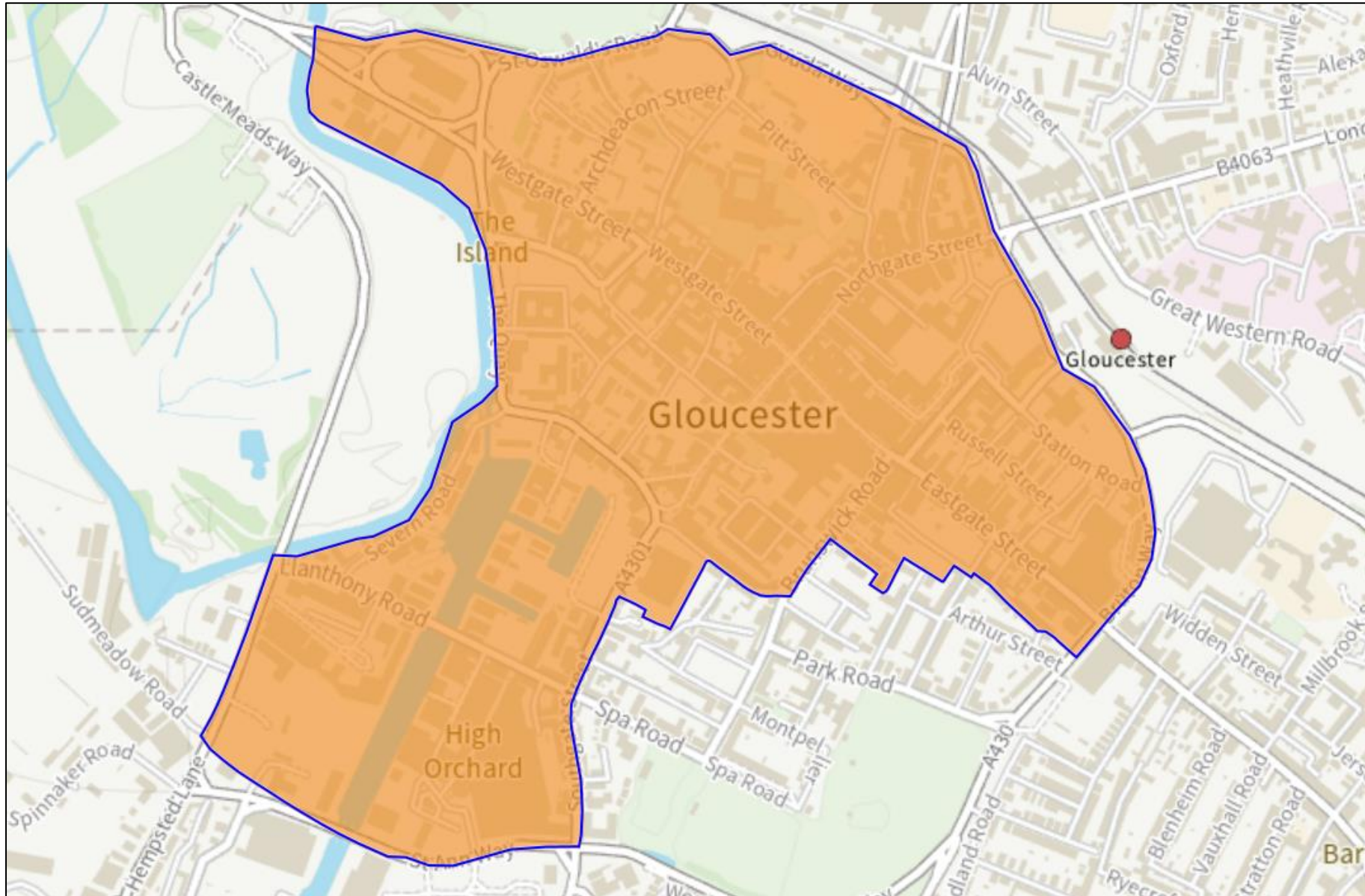


Table 18. Net additional floorspace from retail, leisure, office and other main town centre uses created within defined city/town centres

COMPLETIONS in City Centre			COMMITMENTS in City Centre		
Total from the 2018/19 Employment Monitoring Report			(not yet complete)		
Total from the 2018/19 Employment Monitoring Report			Total from the 2018/19 Employment Monitoring Report		
Use Class Pre- 1 Sept 2020	Use Class From 1 Sept 2020	Over-all NET (sqm)	Use Class Pre- 1 Sept 2020	Use Class From 1 Sept 2020	Over-all NET (sqm)
A1	E	-3,012	A1	E	0
A2	E	-45	A2	E	0
A3	E	1,403	A3	E	0
A4	SG	0	A4	SG	0
A5	SG	180	A5	SG	0
B1	E	-88	B1	E	-1,570
B2	B2	0	B2	B2	0
B8	B8	-73	B8	B8	0
C1	C1	0	C1	C1	0
C2	C2	0	C2	C2	0
C3	C3	3,465	C3	C3	1,570
D1	E	408	D1	E	0
D2	SG	73	D2	SG	0
Other	Other	50	Other	Other	0

Sui Generis	Sui Generis	0		Sui Generis	Sui Generis	0
COMPLETIONS in City Centre				COMMITMENTS in City Centre		
Total for years 2019/20 to 2022/23				(not yet complete)		
Total for years 2019/20 to 2022/23				Total for years 2019/20 to 2022/23		
Use Class Pre- 1 Sept 2020	Use Class From 1 Sept 2020	Over-all NET (sqm)		Use Class Pre- 1 Sept 2020	Use Class From 1 Sept 2020	Over-all NET (sqm)
A1	E	-4,558		A1	E	-20,184
A2	E	0		A2	E	65
A3	E	-1,245		A3	E	0
A4	SG	-452		A4	SG	0
A5	SG	833		A5	SG	0
Mixed A1/D2	F.2/SG	-142		Mixed A1/D2	F.2/SG	0
Mixed A/B	E	0		Mixed A/B	E	13,792
B1	E	50		B1	E	-1,987
B2	B2	0		B2	B2	0
B8	B8	4,126		B8	B8	0
Mixed B2/B8	Mixed B2/B8	142		Mixed B2/B8	Mixed B2/B8	0
Mixed B2/SG	Mixed B2/SG	360		Mixed B2/SG	Mixed B2/SG	0
C1	C1	0		C1	C1	6,274
C2	C2	-11,530		C2	C2	0

C3	C3	928		C3	C3	1,437
C4	C4	0		C4	C4	0
D1	E	694		D1	E	20,000
D2	SG	11,946		D2	SG	0
Other	Other	1,252		Other	Other	80
Sui Generis	Sui Generis	-524		Sui Generis	Sui Generis	33,167

Table 19. Net additional floorspace from retail, leisure, office and other main town centre uses created outside designated centres/contrary to policy

COMPLETIONS outside City Centre			COMMITMENTS outside City Centre		
Total from the 2018/19 Employment Monitoring Report			(not yet complete)		
Total from the 2018/19 Employment Monitoring Report			Total from the 2018/19 Employment Monitoring Report		
Use Class Pre- 1 Sept 2020	Use Class From 1 Sept 2020	<u>Over-all NET (sqm)</u>	Use Class Pre- 1 Sept 2020	Use Class From 1 Sept 2020	<u>Over-all NET (sqm)</u>
A1	E	-82	A1	E	0
A2	E	-1,108	A2	E	0
A3	E	0	A3	E	0
A4	SG	-144	A4	SG	0
A5	SG	0	A5	SG	0
B1	E	10,325	B1	E	35
B2	B2	10,451	B2	B2	0
B8	B8	12,201	B8	B8	0
C1	C1	0	C1	C1	0
C2	C2	0	C2	C2	0
C3	C3	6,478	C3	C3	0
D1	E	11,719	D1	E	0
D2	SG	0	D2	SG	0

Other	Other	397		Other	Other	0
Sui Generis	Sui Generis	33		Sui Generis	Sui Generis	0
COMPLETIONS outside City Centre				COMMITMENTS outside City Centre		
Total for years 2019/20 to 2022/23				(not yet complete)		
Total for years 2019/20 to 2022/23				Total for years 2019/20 to 2022/23		
Use Class Pre- 1 Sept 2020	Use Class From 1 Sept 2020	Over-all NET (sqm)		Use Class Pre- 1 Sept 2020	Use Class From 1 Sept 2020	Over-all NET (sqm)
A1	E	-230		A1	E	4,655
A2	E	80		A2	E	0
A3	E	-606		A3	E	606
A4	SG	0		A4	SG	0
A5	SG	342		A5	SG	255
Mixed A1/D2	F.2/SG	0		Mixed A1/D2	F.2/SG	0
Mixed A/B	E	0		Mixed A/B	E	0
B1	E	-3,925		B1	E	0
B2	B2	768		B2	B2	7,746
B8	B8	859		B8	B8	7,211
Mixed B2/B8	Mixed B2/B8	0		Mixed B2/B8	Mixed B2/B8	0
Mixed B2/SG	Mixed B2/SG	0		Mixed B2/SG	Mixed B2/SG	0

C1	C1	-230		C1	C1	1,412
C2	C2	701		C2	C2	-183
C3	C3	2,050		C3	C3	231
C4	C4	514		C4	C4	0
D1	E	-270		D1	E	0
D2	SG	-82		D2	SG	1,914
Other	Other	0		Other	Other	0
Sui Generis	Sui Generis	2,575		Sui Generis	Sui Generis	763

Appendix 7: Data on Public Houses

Table 20. Public houses lost to alternative forms of Development							
Reference	Permission date	Address	Development	Use Class	Net loss or gain (sq. m)	Status	Within City Centre
17/00203/COU (From 2018/19 Report)	10.05.2017	The Victory Hotel, 167 High Street	Public house	Loss of A4 Pub to	144 loss	Complete	No
16/01041/FUL	21.11.2016	Fusion, 1 Station Road	16/01041/FUL	Loss of A4 Pub to Nursery	408 loss	Complete	Yes
19/00652/FUL (Permitted in 2019/20)	15/10/2019	Cycle shop, 1 Kingsholm Road	Bar/Public house	Loss of Cycle shop to Bar A4	396 gain	Complete	No
19/01072/FUL (Permitted in 2019/20)	28/02/2020	York House, 76 London Road	Public house	Loss of A4 Pub	206 loss	Complete	No
20/00327/FUL (Permitted in 2019/20)	07/07/2020	Cafe Rene, Southgate Street	Pub/café	A4	81 gain	Complete	Yes
20/00441/FUL (Permitted in 2019/20)	09/11/2020	The Nelson Inn, 166 Southgate Street	Pub	A4	125 loss	Complete	Yes

Appendix 8: Data on Employment & Skills Plans

Table 21. Number of major developments with an agreed Employment & Skills Plan		
Address	Development	Status of E&SP (as per information from Gloucester City Council Economic Development Team)
Big Winnycroft, Winnycroft Lane	Housing	Ongoing
Old Hempsted Fuel Depot, Hempsted Lane	Housing	Ongoing
Costco site, Eastern Avenue	Commercial/Retail	Pipeline
Clapham Court Tower Block, Alvin Street	Housing	Pipeline
The Forum – Kings Quarter	Mixed commercial	(Social Value with ESP) Ongoing - near completion

