

Employment Land Availability in Stroud District at 01 April 2015



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1. Background

- 1.1 All District Councils in Gloucestershire undertake Employment Land Availability Surveys to monitor the supply of employment land. This monitoring work is essential for the evidence base supporting the adopted Local Plan 2005 and the emerging Local Plan, submitted for examination in December 2013.
- 1.2 This ELA survey covers the period 1st April 2014 to 31st March 2015.
- 1.3 The adopted Local Plan reflects the previous Gloucestershire Structure Plan, Second Review allocation of 'about 100 hectares' of employment land for Stroud District for the period 1991-2011. Previous monitoring reports have reported progress against this figure.
- 1.4 The new emerging Local Plan covers the period 2006 to 2031. An employment land requirement for the plan period has yet to be finalised but in February 2015 the Inspector examining the Plan recommended a "B" uses requirement of 58 hectares. Therefore, Table 1 sets out the employment land supply using the new plan period and compares supply with this emerging requirement.
- 1.5 When the Local Plan is adopted, regular employment reports will show progress against the Local Plan employment target.

2. Survey Methodology

- 2.1 This report involved researching all planning permissions for employment use gained between 1st April 2014 and 31st March 2015.
- 2.2 Existing employment land commitments and other components of the employment land supply were updated from previous reports. Sites which had received planning permission previously, but had not been implemented, were investigated to ascertain whether the permissions were still valid, or had lapsed.
- 2.3 Those sites which had previously been in employment use but have since been redeveloped for other uses or demolished, are identified within the 'losses' section of the report. Potential losses are also indicated where planning consents have been given that will involve loss of employment land, but as yet have not been fully implemented.
- 2.4 While accurate at the time of publication, this report is subject to change due to continuing monitoring.

3. Summary of Survey Results

- 3.1 The amount of land developed for employment use between 2006 and 31 March 2015 was 34.74 hectares (Tables 2a, 2b, 2e, and 2f). Of this, 21.56 hectares were developed for “B” uses. In terms of land with planning permission for employment use, this figure is now 63.21 hectares (Tables 3a & 3b). Of this, land with planning permission for “B” uses is now 36.65 hectares. With regard to losses, the amount of employment land lost to other uses between 2006 and 31 March 2015 was 30.78 hectares (Table 4a & 4b). The amount of “B” uses lost to other uses was 24.99 hectares.
- 3.2 Table 1 shows that, as at 31st March 2015 Stroud District has a net provision of employment land of about 127.8 hectares and a net provision of land for “B” uses of about 93.85 hectares. This compares with an emerging requirement for “B” uses of 58 hectares, indicating a current surplus of 35.85 hectares.

Further information can be obtained from:

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Summary of Employment Land Supply

Table 1: Position at 31 March 2015

	B uses (ha)	Other uses (ha)	Total (ha)
Land developed 2006 - 31/03/2015 (Tables 2a, 2b, 2e and 2f)	21.56	13.18	34.74
Commitments at 31/03/2015 (Tables 3a and 3b)	36.65	26.56	63.21
Local Plan Allocations without permission (Tables 5a and 5b)	60.63	-	60.63
Gross Land Supply	118.84	39.74	158.58
Losses 2006 to 31/03/2015 (Tables 4a and 4b)	24.99	5.79	30.78
Net Land Supply	93.85	33.95	127.80
Local Plan Requirement 2006-2031	58	-	-
Total surplus/shortfall	+35.85	-	-

Completions

Completions 1st April 2014 to 31st March 2015

Table 2a: Employment land gain within Class B Use Classes

Parish	Site Address	Development Description	Use class	Area ha
ALKINGTON	Pickwick Farm, Berkeley Heath	Change of use from agricultural to a small business workshop for renovation of touring caravans.	B1	*0.01
BISLEY WITH LYPIATT	Oakridge Farm, Far Oakridge	Change of use of 2 agricultural buildings to office accommodation and joiner's workshop.	B1	*0.53
BISLEY-WITH-LYPIATT	Oakridge Farm, Far Oakridge	Conversion of stable building to farrier's forge.	B2	0.53
CAM	Upper Upthorpe Farm, Upthorpe	Conversion of former dairy to provide kitchen and service accommodation for catering business.	B1c	0.09
HAM AND STONE	Woodlands Farm, Clapton Berkeley	Retention of storage units & toilet unit.	B8	0.03
HORSLEY	Gate Willow Livery Yard Horsley	Change of use of barn and adjoining building to live-work unit including treatment plant and photovoltaic panels.	B1	1.35
KINGSWOOD	New Mills, Wotton Road Kingswood	Erection of building for research and development, associated parking and landscaping.	B1a/ B1b	4.91
STINCHCOMBE	5 The Buildings, The Street, Stinchcombe	Retrospective application for the erection of two garden room buildings and use as office space for small business.	B1a	0.01
STONEHOUSE	Land Lying To The South Of Albion Terrace, Stonehouse	Erection of office building.	B1a	0.03
STROUD	8 London Road, Stroud	Change of use from residential to a non-financial business premises.	B1a	0.01
			Total	**7.5

*Notification of change of use of agricultural building to employment use under the General Development Order.

** Includes two notifications of change of use of agricultural buildings to employment use under the General Development Order.

Table 2b: Employment land gain with other Use Classes

Parish	Site Address	Development Description	Use class	Area ha
BROOKTHORPE WITH WHADDON	Ellis Crane Hire, Stroud Road, Brookthorpe	Change of use of land (retrospective), formation of new access and staff parking area.	SG	0.05
DURSLEY	3 Parsonage Street, Dursley	Change of use of Manse from residential to Youth Centre at ground floor level and church rooms at upper floor level.	D1	0.21
ELMORE	Elmore Court, Elmore	Single-storey wedding and function venue building to the rear of the main house. Change of use of agricultural land to use in connection with wedding/function venue building and associated car parking and access. Use of house as wedding/function venue.	D2	3.07

Parish	Site Address	Development Description	Use class	Area ha
HAMFALLOW	Berkeley Heath Farmstead, Berkeley Heath	Erection of farm and country supplies shop storage building and outside storage area.	A1	0.57
HAMFALLOW	Dovedale, Bristol Road Berkeley	Convert the existing dwelling into additional bedrooms for the Vale of Berkeley Guest House.	C1	0.13
HORSLEY	Tickmorend House, Horsley	Change of use of barn to exercise studio.	D2	0.01
MINCHINHAMPTON	Finials, 8 High Street, Minchinhampton	Change of use from residential to residential with a small shop unit at the front.	A1	0.01
PAINSWICK	The Rectory, Stroud Road, Edge	Proposed change of use to care home including conversion of the Coach House to provide living accommodation.	C2	0.2
PAINSWICK	Courtside, Hale Lane Painswick	Change of use from dwelling to guest house.(4 bedrooms)	C1	0.13
STROUD	Stafford House, London Road, Thrupp	Change of use of existing domestic residence to house in multiple occupation (HMO) residence for up to 10 residents and associated alterations.	SG	0.03
UPTON ST LEONARDS	Prinknash Bird Park, Cranham	Erection of a visitor centre and animal welfare building including staff facilities.	SG	3.39
Total				7.8

Table 2c: Class B Use Classes - gain of employment floorspace, no gain of employment land

Parish	Site Address	Development Description	Use class	Area m ²
HARDWICKE	Unit L (Units L & M), Quedgeley Trading Estate, West Hardwicke	Demolition of existing buildings. Construction of 1 x B2 industrial unit & 1 x B1c/B2/B8 industrial unit with ancillary offices, loading and storage areas car parking, landscaping and drainage.	B2/ B8	6701
HARDWICKE	Units J and K, Quedgeley Trading Estate, West Hardwicke	Construction of 1 x B1(c)/B8 Unit and 1 x B1/B8 unit with associated offices, loading and storage areas, car parking & landscaping.	B1c/ B8	6094
KINGSWOOD	Charfield Works, Charfield Road Kingswood	Erection of two storey building for offices, research and development including car parking.	B1a/ B1b	4645
MINCHINHAMPTON	Unit S2a Inchbrook Trading Estate, Woodchester	Change of use of first floor to offices.	B2	648
MINCHINHAMPTON	Loudspeaker Technology Ltd, Chalford	Erection of an extension to existing storage area.	B2	192
MINCHINHAMPTON	Building 15 Aston Down,	Change of use of Building 15 to B1, B2 or B8 uses.	B1	812
PAINSWICK	12 Ashwell House, Painswick	Renovation of property and conversion of garage into office space.	B1a	13
STROUD	7 Parliament Street, Stroud	Change of use from scrap metal business to a commercial garage providing servicing and MOT testing.	B2	130

Parish	Site Address	Development Description	Use class	Area m ²
STROUD	Site of former Wicliffe Motor Co Ltd, Stroud	Two new buildings on existing industrial centre to accommodate a plant hire company and 3 no. general industrial units.	B2/ B(SG)	498
WHITMINSTER	Attwoolls Whitminster	Extension to existing tent storage area and cleaning facility. Creation of attenuation pond.	B1c	82
Total				19815

Table 2d: Other Use Classes - gain of employment floorspace, no gain of employment land

Parish	Site Address	Development Description	Use class	Area m ²
BISLEY-WITH -LYPIATT	Eastcombe Scouts & Guides Building, Middle Hill, Eastcombe	Single storey extension to provide additional storage.	D2	13
CAINSCROSS	Ebley Mill, Ebley Wharf, Stroud	Erection of 8 treatment rooms within the open plan space, installation of sound proof wall to create dance studio facility & internal alterations.	D1	4400
CAINSCROSS	H & L Trading Estate, Westward Road, Cainscross	Demolition of existing buildings. Erection of a two storey, 86 bedroom care home (Use Class C2 with associated car/ cycle parking, amenity space and landscaping	C2	3848
CAINSCROSS	Unit D Greenaways, Ebley Wharf, Stroud	Change of use from A1 to A3 (coffee bar).	A3	80
CAM	47 High Street, Cam	Change of use from shop (A1) to sandwiches hot (take away) shop (A3).	A3	75
CAM	Manheim Auctions, Bristol Road, Cam	Erection of extension to valet bay.	SG	111
CHALFORD	Seventh Day Adventist Church, Chalford	Change of use from a place of worship to a community run village shop and post office.	A1	42
DURSLEY	80 Parsonage Street, Dursley	Change of use of former bank (A2) to Delicatessen (A1) and Coffee Shop (A3) and associated works.	A1	158
EASTINGTON	Old Badger Inn, Alkerton Road Eastington	External extensions to facilitate storage/preparation areas.	A4	14
HORSLEY	The Bell and Castle, Horsley	Partial demolition, rebuilding/ refurbishment of the Bell & Castle Pub to include Bed and Breakfast facilities associated parking and three new family houses with stone frontage.	A4	69

Parish	Site Address	Development Description	Use class	Area m ²
KING'S STANLEY	Bell Inn, Selsley	Demolition of existing toilet block. Erection of new toilet, bar and dining area. Enlarge kitchen storage area. New external staircase. Re-instate shop.	A4	33
NAILSWORTH	Inchbrook Court, Nailsworth	Single storey extension and new front canopy.	D1	42
PAINSWICK	Butchers Arms, Sheepscombe	Internal and external alterations and extension to provide new toilet facilities and extended dining area. Provision of cold store with shelter and demolition of existing lean-to store.	A4	25
PAINSWICK	Land adjacent to Dean Rise, Painswick	Change of use from storage hut to Painswick tourist office.	A2	13
PAINSWICK	Old Bakery, New Street, Painswick	Change of use of ground floor A1 (Retail) unit to A2 (Professional and financial services).	A2	35
RANDWICK	Randwick Village Hall, Chapel Fields, Randwick	Single storey extension to provide additional changing room and shower/WC facilities.	D2	59
SLIMBRIDGE	Unit 2 Wisloe Road, Cambridge	Change of use of Unit 2 to use as a builders merchant, goods wholesale storage and distribution centre.	SG	405
STONEHOUSE	79 Regent Street, Stonehouse	Change of use from residential to HMO. (House of Multiple Occupation).	SG	180
STONEHOUSE	20 High Street, Stonehouse	Internal and external alterations to existing ground floor commercial use to convert one commercial unit into two units.	A1	183
STONEHOUSE	Wycliffe College Preparatory School, Stonehouse	Erection of two storey classroom block and associated landscaping.	D1	811
STONEHOUSE	10 High Street, Stonehouse	Change of use of ground floor to A3 with an element of A1.	A3	40
STROUD	Tesco, Stratford Road Stroud	Installation of dry cleaning, key cutting, shoe & watch repairs pod to Class 1 Retail Premises.	A1	18
STROUD	Museum in the Park, Stratford Road, Stroud	Open the derelict walled garden adjoining the museum to the community, new access point and erection of multi-use learning centre.	D2	107
STROUD	(Former) BVM Moto, London Road, Stroud	Change of use to allow storage, distribution and sale of hard wall and floor finishes and associated products and/or Class B8 use.	SG	428

Parish	Site Address	Development Description	Use class	Area m²
STROUD	9 - 17 King Street , Stroud	Change of use from Use Class A1 (Retail) to Use Class A3 (Cafe/Restaurant) and alterations to shop front.	A3	470
STROUD	6 Union Street , Stroud	Change the current usage of the building to sole use as cafe/restaurant (A3).	A3	118
STROUD	Waitrose, London Road Stroud	Extension to existing cafe and provision of external seating area.	A1	43
THRUPP	Gordon House, London Road Brimscombe	Change of use from post office to hostel accommodation and reconstruction of existing double garage to create consultation rooms.	C2	55
WHITESHILL AND RUSCOMBE	Whiteshill Primary School, Whiteshill.	Erection of steel framed canopy shelter and erection of green-roofed outdoor learning building.	D1	18
WOTTON UNDER EDGE	White Lion Hotel , 51 Long Street Wotton Under Edge	Change of use of public house bars on ground floor to two retail units and conversion of the remainder of the building to provide 6 x 1 bedroom flats.	A1	78
			Total	11971

Completions October 2006 to 31 March 2014

Table 2e: Employment land gain with Class B Use Class

Parish	Site Name	Notes	Use Class	Area (ha)
ALDERLEY	Alderley Trout Farm, Alderley		B1	0.16
ALDERLEY	Grindstone Mill, Alderley		B1c	0.05
ALKINGTON	Land at Chapel Hill Newport		B2	0.33
ALKINGTON	Barn at Goldwick Farm Wick Dursley		B1c	0.03
BERKELEY	Land Lorridge Farm, Berkeley Heath	Change of use of building and part farm yard to B8 Storage.	B8	0.45
BRIMSCOMBE & THRUPP	Bourne Mills, London Road		A1, B1a, sui gen	0.65
CAM	Pear Orchard Farm, Upthorpe Lane, Cam	Change of use of Barn to storage (B8) and associated access.	B8	0.38
CAM	Upthorpe Iron Works, Upthorpe Lane		B8	0.5
CAM	Opposite 8 Chapel Street, Cam.		A3 / B1a	0.72
DURSLEY	Sheephouse Farm, Uley Road		B1a	0.17
DURSLEY	Buildings at Mill Farm, Uley Road		B8	0.34
EASTINGTON	Westend Barns, Westend Farm, Westend		B1a/c	0.33
EASTINGTON	Westend Farm, Westend	Conversion of outbuilding to office (B1) Use.	B1a	0.12
FRAMPTON ON SEVERN	Netherhills Transport Depot, Perry Way	Erection of portacabin site office and provision of associated parking	B1a	0.4
FRAMPTON ON SEVERN	Walk Farm, Whitminster Lane	Change of use of farm buildings to office accommodation	B1a	0.2
FRAMPTON ON SEVERN	Walk Farm, Whitminster Lane	Change of use from agricultural barn to B8 Storage (retrospective).	B8	0.13
HAM AND STONE	Porch House, Stone	Change of use of part of the building from residential to a business/office use (B1a).	B1a	0.14
HARDWICKE	Land At Elm Farm, Bristol Road	Change of use of land to form extension to existing B8 storage facility.	B8	0.06
HARDWICKE	Quadrant Distribution Centre, Bristol Road		B8	2.64
HARDWICKE	Former Milking Parlour, Pound Lane		B2	0.66
HORSLEY	The Gables Farm Tittups End, Horsley		B1c	0.27
KINGSWOOD	Land adjoining Charfield Road, Charfield Road		B1c	0.15
MORETON VALENCE	Unit 2 Old Airfield, Moreton Valence		B8	0.24

Parish	Site Name	Notes	Use Class	Area (ha)
MORETON VALENCE	Carillion Site Office, Old Airfield Farm		B1a	0.4
PAINSWICK	Meister Masonry Ltd, Painswick	Erection of a storage building.	B8	0.14
PAINSWICK	Packhurst Farm, Edge		B8	0.03
STANDISH	Horsemarling Farm, Standish		B8	0.3
STANDISH	Standish Moreton Farm Standish Lane		B1	0.23
STONEHOUSE	Messrs Stonehouse Paper and Bag Mills Ltd, Lower Mills Bridgend	Change of use of land from agricultural to industrial re-siting of storage containers. (Retrospective)	B8	0.01
STONEHOUSE	Units 100 & 200, Stonehouse Park, Bristol Road		B1a	0.61
STONEHOUSE	Land adj Bonds Mill (Plot B), Stonehouse Business Park		B1a	0.64
STONEHOUSE	Plot C (units 600 & 700), Stonehouse Park, Sperry Way		B1a	0.45
STONEHOUSE	Land at Stroudwater Business Park, Brunel Way		B1	1.9
WHITESHILL AND RUSCOMBE	Hill Farm, Main Road, Whiteshill, Stroud	Conversion and part redevelopment of two existing out buildings into a living/work family home.	B1	0.23
Total				14.06

Table 2f: Employment land gain with A, C, D or Sui Generis use classes

Parish	Site Address	Development Description	Use class	Area ha
ALKINGTON	Barn at Crendon Farm Lower Wick	Change of use of barn to veterinary practice building	SG	0.16
ALKINGTON	Wick Court, Lower Wick	Change of use of agricultural building to dog training facility	SG	0.06
BERKELEY	Berkeley Castle High Street	Erection of a yurt tearoom/ restaurant & kitchen compound	A3	0.05
CAINSCROSS	Land at Dudbridge	Indoor bowls centre with adjacent car park	D1	0.2
CAINSCROSS	Srinager Church Road Cainscross	Erection of single storey extensions and change of use of dwelling (C3) to form additional accommodation for care home (C2).	C2	0.03
DURSLEY	Land to North of Castle Street, Dursley	Erection of a food store, ancillary storage and service areas	A1	1.69
EASTINGTON	2 Chipmans Platt Eastington	Change of use from C3 to C2	C2	0.05
FRAMPTON ON SEVERN	Tanhouse Farm	Retrospective COU from disused slurry pit to storage area for building materials/ building waste and sorting management area	SG	0.05

Parish	Site Address	Development Description	Use class	Area ha
HAMFALLOW	Pool Farm, Breadstone	Change of use to a cattery and the erection of a new building	SG	0.09
HAMFALLOW	Bushy Farm, Breadstone	Change of use (422sqm) and extension (1007sqm) of existing agricultural building to provide additional equine veterinary facilities.	SG	0.46
HAMFALLOW	Berkeley Heath Farm, Berkeley Heath	Change of use of existing building to food and drink preparation area and servery.	A5	0.01
HORSLEY	The Gables, Tittups End, Horsley	Change of use from residential (C3) to residential institution (C2).	C2	0.35
HORSLEY	The Gables, Tittups End, Horsley	Erection of building for use as biodynamic research and study centre.	D1	0.2
NAILSWORTH	Land at Prices Mill, Newmarket Road	Erection of funeral parlour with garages and parking area	SG	0.08
NYMPSFIELD	Area of land behind Tinkley Farmers House, Tinkley Lane Nympsfield	Use of land for training for construction operatives using excavation plants.	SG	0.3
PAINSWICK	Painswick Rococo Garden Trust, Painswick House, Painswick	Construction of new visitor centre, re-siting of machinery store, construction of new staff building and replacement glasshouse.	SG	0.32
STINCHCOMBE	Lorridge Farm, Bristol Road, Berkeley	Change of use of land and buildings to municipal plant depot	SG	1.06
STONEHOUSE	Oldends Lane Playing Field, Oldends Lane Stonehouse	Proposed youth centre development including the relocation of existing 'pod' and new modular building	D2	0.09
STROUD	Land adjacent 13 Summer Street	Proposed youth housing assessment centre	C2	0.09
STROUD	Marling School, Cainscross Road Stroud	New science block to form two classrooms with new external link corridor	D1	0.03
WOTTON UNDER EDGE	Baptist Church, Rope Walk Wotton Under Edge	Proposed change of use of derelict cottage from domestic to D1 (Non Residential Institution) and erection of single storey link building and entrance.	D1	0.01
Total				5.38

Commitments

Table 3a: Commitments on non-allocated sites as at 1 April 2015

Parish	Site Address	Development Description	Use class	Area ha	Floor space m ²
ALKINGTON	Matford Cottage, Woodford	Barn conversion to live work unit.	B1a	0.05	43
ALKINGTON	Agricultural Building at Damery Lane, Wotton Under Edge	Change of Use under Class M of agricultural building to business.	B8	*0.01	150
ALKINGTON	Land adjacent to Chapel Hill, Newport	Outline application for 3 industrial units.	B8	0.46	449
ALKINGTON	Agricultural building at Crendon Farm, Lower Wick	Change of use of agricultural building to storage and distribution (B8).	B8	*0.03	320
ALKINGTON	Sunnyways, Woodford	Erection of a Live/Work unit.	B1a	0.13	19
ARLINGHAM	The Mill House, Westend Farm, Arlingham	Change of use of agricultural building to office with storage.	B1	*0.01	130
BROOKTHORPE WITH WHADDON	Land adjacent to Ongers Farm, Upton Lane, Brookthorpe	Proposed north and south bound Motorway Service Area including a cafe, toilet and shower facilities, tourist information point, retail use and fuel station.	SG	25	7050
CAM	33B Springfields Court, Cam	Adaptation of 3 bedroom house to form 2 x 1 bedroom flats, conversion of 2 x garages to form new offices for Stroud District Council scheme manager and support staff.	B1a	0.02	35
COALEY	Cambridge House Farm, Elmcote Lane, Cambridge	Demolition of the existing poultry sheds. Extension to dwelling and residential curtilage. Erection of a domestic outbuilding and erection of an office block.	B1a	0.95	659
EASTINGTON	John Stayte Services Ltd, Eastington	Proposed commercial units.	B1a/B1c	0.09	935
FRAMPTON ON SEVERN	New Shop, The Green, Frampton On Severn	New village shop.	A1	0.02	90
HAM AND STONE	Berkeley Nuclear Power Station, Berkeley.	Erection of office accommodation and workshop.	B1a/B1c	0.74	981
HAM AND STONE	Unit 4, The Laurels, Stone	Change of use to a catering kitchen to provide food for outside functions.	B1	0.01	41
HAMFALLOW	TCS County Supplies New Store, Berkeley Heath	Change of use from agricultural land to storage yard.	B8	0.6	0
HARDWICKE	Gateway 12, Davy Way Hardwicke	Development of two detached units.	B1c/B2/B8	2.19	7562

Parish	Site Address	Development Description	Use class	Area ha	Floor space m ²
HINTON	Daunceys Farm, Purton	Replacement of existing barn with a new building to accommodate the relocation of the existing Class D1 chiropractic practice and private medical practice at the adjacent Timber Pond House. Transfer of existing occupational tie from Timber Pond House to Daunceys Farm.	D1/D2	0.9	620
LONGNEY	Land adjacent To Scotch Firs House, longney	Change of use of building A and Building B from agricultural to office use.	B1	0.29	131
MINCHINHAMP- TON	The Collian, Magnolia Cottage and Carpenters Box, Minchinhampton	Change of use of C3 dwelling houses to residential accommodation associated with the Cotswold Chine School.	C2	0.39	560
MISERDEN	Barns at Camp Farm, Miserden	Conversion of Barns to B1 Office use along with provision of new access point.	B1	0.02	229
NAILSWORTH	Land opposite Waterside Garden Centre, Nailsworth	Provide additional B1 Units to land.	B1	0.39	1041
NAILSWORTH	Beaudesert Park School Box	Conversion of loft space to create new library and associated alterations.	D1	0.01	157
NAILSWORTH	Jeanage Youth Club, Forest Green	Erection of a storage shed.	D1	0.01	12
NORTH NIBLEY	Bassett Court, North Nibley	Erection of 15 no. dog kennels for use as boarding kennels and change of use of agricultural yard to exercise area.	SG	0.01	170
RODBOROUGH	Farm Building, Butterow Lane, Stroud	Change of use of agricultural building to B1 office.	B1	0.01	81
RODBOROUGH	Cotswold Brow, Rodborough Common	Change of use of two rooms to mixed use child day care/domestic.	D1	0.07	47
SLIMBRIDGE	Land Parcel, Wisloe Road, Cambridge	Outline application for the erection of 4 industrial units (B2 General Industrial use).	B2	0.1	1100
STINCHCOMBE	Land at Lorridge Farm, Berkeley	Change of use of former farmyard to B8 open storage and internet sales of used light commercial vehicles.	B8	0.15	0
STONEHOUSE	Land to South of Albion Terrace, Stonehouse	Erection of 6 light industrial units.	B1c	0.11	179

Parish	Site Address	Development Description	Use class	Area ha	Floor space m ²
STONEHOUSE	Stonehouse Park, Sperry Way, Stonehouse	Construction of 4 847sqm building for B1/B2/B8 use classes and associated parking/landscaping. Outline permission for the construction of a building of up to 3 344 sqm for B1/B2/B8 use classes.	B1/B2/B8	8.42	7897
STONEHOUSE	Land adjacent to Schlumberger (Building F) Brunel Way, Stonehouse	Construction of a two storey B1 office unit, associated car parking and vehicle access.	B1	4.74	1324
UPTON ST LEONARDS	Land at Typhoon Way, Brockworth	New community centre.	D1	0.15	690
WOTTON UNDER EDGE	17 Synwell Lane, Wotton Under Edge	Change of use from residential outbuilding to vending machine repair place.	B1c	0.01	45
Total				**46.09	

*Notification of change of use of agricultural building to employment use under the General Development Order.

** Includes three notifications of change of use of agricultural buildings to employment use under the General Development Order.

NB: The commitments indicated do not represent all new employment development committed within Stroud. This table only includes sites where new land has been given planning consent for employment purposes. Some premises have permissions for extensions on land within their existing sites.

Table 3b: Commitments on allocated sites as at 1 April 2015

Parish	Site Address	Development Description	Use class	Area ha	Floor space m ²
CAM	Land East of disused railway line, Draycott EA1	Outline application for the erection of buildings for B1, B2 and B8 use.	B1a, B1c, B2, B8	9.67	34890
DURSLEY	Former Lister Petter works MU3	Outline application for mixed use development.	B1, B2 and B8	1.7	
HARDWICKE	Hunts Grove, Colethrop Farm, Hardwicke MU1	Outline app for 105ha for 1750 dwellings, neighbourhood centre (including primary school, parking, floorspace within use classes A1, A2, A3, A4, A5, C2, C3, D1, D2 and B1), 5.75ha employment dev within use classes B1, B2 and B8.		5.75	
Total				17.12	

Losses

Table 4a: Actual loss of employment land 1st April 2014 to 31st March 2015

Parish	Site Address	Area ha	New Development Description	Former Use
BERKELEY	12 Market Place, Berkeley	0.31	Change of use of part upper floor accommodation from offices to flat.	B1a
BISLEY-WITH-LYPIATT	Middle Lypiatt House, Middle Lypiatt	0.27	Proposed conversion of barns to dwelling and annexe (Barn 1 and Long Barn)	B1a/ B1c
BISLEY-WITH-LYPIATT	Methodist Church, Bisley	0.07	Conversion of a former Methodist Chapel into a residential dwelling.	D2
CAM	20 Rock Road, Cam	0.09	Erection of 8 residential units and associated works.	B1c
CAM	25 - 27 High Street, Cam	0.03	Conversion of shop unit to 2no residential units (ground floor only).	A1
DURSLEY	Wistaria House, 13 May Lane, Dursley	0.02	Change of use from offices (A2) to dwelling (C3).	A2
DURSLEY	Lister Petter Works, Dursley	5.13	Redevelopment for mixed uses	B2
HAM AND STONE	Pines Courtyard, Stone	0.17	To use a builders yard for an overspill car park.	SG
HAMFALLOW	Ivy Farm, Breadstone	0.13	Change of Use of existing domestic workshop/ commercial office to single dwelling house	B1
HILLESLEY AND TRESHAM	Former Dairy, Chapel Lane, Hillesley	0.05	Erection of a single dwelling (dairy building to be demolished).	B2
MISERDEN	Office at Camp Farm Miserden	*0.25	Notification of a proposed change of use of a building from Office (Use Class B1) Use to a use as a dwelling.	B1
PAINSWICK	Little Fleece, Bisley Street, Painswick	0.04	Proposal to bring the 'Little Fleece' - mixed use of residential and retail - back into use as a National Trust holiday cottage	A1
SLIMBRIDGE	White Lion PH, Bristol Road, Cambridge	0.16	Change of use of Grade II listed former Public House and associated building to provide three self contained dwellings.	A4
STROUD	K Young & Sons Ltd, Gainey's Well, Upper Leazes, Stroud	0.3	Outline application for the demolition of existing buildings and erection of 8 dwellings.	B2
STROUD	Stafford Cottage Shop, Stafford Mill, Stroud.	0.01	Change of use of Stafford Cottage from vacant retail to residential.	A1
STROUD	48 Lansdown, Stroud	0.02	Change of use from dental practice to residential	D1
STROUD	86 - 90 Cainscross Road, Stroud	0.02	Erection of 14 dwellings.	A1

Parish	Site Address	Area ha	New Development Description	Former Use
ULEY	Former Stables , 7 The Green, Uley	0.01	Change of use from B1 Business to C3 Dwelling.	B1a
WOTTON UNDER EDGE	Land at Mitre Pitch, Wotton Under Edge	0.36	Demolition of existing dwelling together with outbuildings and erection of 10 dwellings with parking, landscaping and associated works.	B1c
Total		**7.44		

*Notification of change of use of an office to a dwelling under the General Development Order.

**Includes one notification of change of use of an office to a dwelling under the General Development Order.

Table 4b: Actual loss of employment land October 2006 to 31st March 2014

Parish	Site Address	Area ha	New Development Description	Former Use
ALDERLEY	Rose Hill School, Alderley	3.75	Residential	D1
BERKELEY	Police Station, Canonbury Street, Berkeley	0.07	Residential	SG
BERKELEY	Building opposite 4 Station Road, Berkeley	0.01	Demolition	B8
BISLEY	Bathurst House, Bisley Road,	0.10	Residential	B1a
CAINSCROSS	37 Westward Road	0.03	Residential	B2
CAINSCROSS	265 Westward Rd	0.03	Residential	A1
CAINSCROSS	Gardeners Rest, Cashes Green	0.14	Residential	A4
CAINSCROSS	284 Westward Road	0.01	Residential	A5
CAM	18 Draycott, Cam	0.01	Residential	A1
CHALFORD	Bew House, Bussage	0.03	Residential	B1a
CHALFORD	Police Station, Bussage	0.3	Residential	SG
CHALFORD	The Post House, Chalford	0.01	Residential	A1
DURSLEY	33 Silver Street, Dursley	0.01	Residential	A1
DURSLEY	Land at Whiteway Hill Garage, Woodmancote	0.05	Residential	SG
DURSLEY	The Royal British Legion, 4 May Lane,	0.11	Residential	B8
DURSLEY	Lister Petter Works, Long Street	14.72	Mixed Use	B2
DURSLEY	Plots 8 & 9 Manor View, Woodmancote, Dursley	0.04	Residential	B1a
HINTON	1 Gloucester Rd, Newtown	0.03	Residential	A1
KINGS STANLEY	The Stores, The Green, Kings Stanley	0.06	Residential	A1
NAILSWORTH	Hazelwood's Foods factory site	0.7	Residential	B2
NAILSWORTH	3 Bridge Street	0.01	Residential	B1a

Parish	Site Address	Area ha	New Development Description	Former Use
RANDWICK	Waterlane Farm Paganhill	0.11	Residential	B2/B8
RODBOROUGH	Part Redlars Mill, Dudbridge Road	0.85	Residential	B2
STONEHOUSE	Elgin Mall, High Street, Stonehouse	0.02	Residential	B1a
STONEHOUSE	34 High Street	0.4	Residential	B1
STROUD	Whittington House	0.06	Residential	C2
STROUD	Delmonts Lot, 57A High Street	0.04	Residential	B1
STROUD	Slad Valley House, 203 Slad Road	0.4	Residential.	B1
STROUD	3/4 Lansdown	0.01	Residential	A2
STROUD	Acre Street Rooms,	0.08	Residential	D2
WHITESHILL & RUSCOMBE	Woodcutters Arms, Whiteshill	0.08	Residential	A4
WHITMINSTER	The Old Courthouse, School Lane, Whitminster	0.06	Residential	A1
WOODCHESTER	The Old Post Office, High Street	0.08	Residential	A1
WOTTON UNDER EDGE	Carlton House, 4 Long Street	0.06	Residential	B1
WOTTON UNDER EDGE	Land off Pack Horse Lane Haw Street, Wotton-Under-Edge	0.25	Residential	B2
WOTTON UNDER EDGE	Land adjoining Water Lane Wotton Under Edge	0.21	Residential	B1c
WOTTON UNDER EDGE	The Court, Culverhay	0.37	Residential	C2
WOTTON UNDER EDGE	Youth Club, Rope Walk	0.04	Residential	D1
Total		23.34		

**Table 4c: Actual loss of employment floorspace, no loss of employment land
1st April 2014 to 31st March 2015**

Parish	Site Address	Floorspace m ²	New Development Description	Former Use
DURSLEY	12 - 16 Long Street, Dursley	280	Conversion of first and second floors to 5 x 2 bedroom flats.	B1a
DURSLEY	Dursley Church Of England Primary School, School Road, Dursley	288	Change of use of basement from commercial use to residential.	D1
HORSLEY	The Poultry Unit, Bath Road	146	Change of use of traditional agricultural building to a dwelling. Change of use of adjacent building to B1/B2 workshop to create a single live/work unit.	B1c
Total		714		

Table 4d: Potential loss of employment land

Parish	Site Address	Development Description	Use Class	Floor space m ²	Area ha
ALKINGTON	Newport Towers, Newport	Mixed use development including residential and a shop.	C1	2750	1.4
ALKINGTON	Taylers Of Woodford Ltd, Woodford	Demolition of existing garage and erection of six dwellings.	B2	277	0.34
ARLINGHAM	Arlingham Free Church, Friday Street	Convert listed chapel into dwelling with new single storey extension.	D1	106	0.08
BISLEY WITH LYPIATT	Methodist Chapel , Oakridge Lynch	Conversion of chapel and old schoolroom to residential dwelling.	D1	261	0.07
CAINSCROSS	175 & 177 Westward Road	Alterations, sub-division and change of use of existing buildings to 6 dwellings.	B1	430	0.07
CAM	Coaley Junction, Dursley Road, Cam	Erection of up to 39 residential dwellings and associated infrastructure works.	SG	0	1.75
CAM	St Bartholomew's Church Hall, Cam Pitch	Conversion of hall to dwelling including internal modifications and demolition of modern outbuilding.	D1	110	0.04
CAM	Summerhayes General Stores, The Crescent	Demolition of stores and erection of five dwellings.	A1	84	0.11
DURSLEY	54 Long Street Dursley	Change of use of the ground floor area and rear extension to 2 x residential units.	D1	260	0.04
DURSLEY	54 Silver Street, Dursley	Change of use from funeral directors to one bedroomed flat.	SG	54	0.01
DURSLEY	Dursley Garage, 29 – 31 Kingshill Road	Demolition of existing showroom and offices. Erection of 8 x 3 bedroom town houses and 2 x 2 bedroom flats, creation of two office spaces.	SG	641	0.06
DURSLEY	The Electric Garage, Prospect Place	Demolition of existing industrial building. Erection of 2 x 2 bedroom flats and associated works.	SG	88	0.01
FRAMPTON ON SEVERN	Top Shop House, The Green	Change of use from mixed use (C3/A1) to residential.	A1	85	0.01
HAM AND STONE	Berkeley Vale Hotel, Stone	Conversion/redevelopment of outbuildings to form a new public house/restaurant with manager's accommodation and 2 x one-bed houses. Conversion of the hotel to 2 x semi-detached houses. Construction of 7 x new dwellings and associated works.	C1	0	0.08
KINGS STANLEY	Kings Stanley Butchers, High Street	Change of use to form a one bed residential unit.	A1	48	0.01
KINGS STANLEY	Stanley Mills, Ryeford	Provision of new factory, conversion of mill to 65 dwellings and 81 new build dwellings.	B2	13232	1.49
MINCHINHAMP-TON	Dark Mills, Knapp Lane, Brimscombe	Approval of reserved matters for the erection of 36 houses and flats for people over 50 years of age.	B2	0	1.4
NAILSWORTH	21 Market Street	Demolition of existing building. Construction of 3 x live/work units and one two bedroom dwelling.	A1	450	0.01

Parish	Site Address	Development Description	Use Class	Floor space m ²	Area ha
PAINSWICK	Painswick Library, Stroud Road	Change of use and conversion of disused library building to form 4 x dwellings with car parking spaces	D2	377	0.04
RODBOROUGH	Rodborough Court Walkley Hill	Internal and external alterations to facilitate the provision of 10 no. Apartments.	B1	943	0.8
STONEHOUSE	Stonehouse Youth Centre, Elm Road	Demolition of existing building and erection of 8 dwellings, car parking and landscaping.	D2	568	0.12
STONEHOUSE	Land at Station Road, Bristol Road	Proposed residential development for up to 49 units new access way and associated works.	SG	0	1.51
STONEHOUSE	Old Station Yard, Bristol Road	Demolition of existing warehouse building and the erection of 15 residential dwellings.	B8	324	0.31
STONEHOUSE	Spa Inn, Oldends Lane	Change of use of public house to a single dwelling and erection of two pairs of semi detached dwellings on the existing car park.	A4	95	0.19
STROUD	Uplands Garage, Springfield Road	Erection of single dwelling.	B2	40	0.01
STROUD	Timms Garage, Cainscross Road	Redevelopment to form 32 'Later Living' Retirement Apartments for older persons including communal facilities, car parking and associated landscaping.	B2	567	0.31
STROUD	Thompson First Ltd Butterow Hill, Bowbridge	Approval of reserved matters for the erection of 24 dwellings.	B1	641	0.49
THRUPP	S T B Engineering, Toadsmoor Road	Demolition of existing buildings and erection of 11 dwellings and an office block.	B2	918	0.34
WOODCHESTER	The Woodchester Piano Co , Woodchester Mill, North Woodchester	Retention of former piano factory for B1 use redevelopment of redundant industrial buildings to residential use comprising 5 dwellings with associated parking and conversion of stone building to 2 dwellings with access from Paul's Rise.	B2	0	0.65
WOTTON UNDER EDGE	14 Synwell Lane	Outline application for residential development.	B1	80	0.14
WOTTON UNDER EDGE	15 Market Street	Proposed change of use from Office to Residential.	A2	92	0.02
WOTTON UNDER EDGE	Manners Farm, Wortley Road	Change of use of building from farm shop with student accommodation above to dwelling remaining in full ownership of Manner Farm.	A1	60	0.08
WOTTON UNDER EDGE	The Clubhouse, Canons Court Golf Club Bradley Green	Change of use of existing clubhouse and immediately adjoining land to a dwelling.	D2	240	0.19
WOTTON UNDER EDGE	Former Professionals Shop, Canons Court Golf Club Bradley	Change of use of former professional's shop, club fitting laboratory, green-keeper's store together with immediately adjoining land to dwelling.	A1	115	0.06
Total					12.24

Allocations

Table 5a: Allocations in Adopted Local Plan (Nov 2005) as at 1 April 2015

	Site	with permission - not completed (ha)	Area completed (ha)	Area remaining (ha)	Total area (ha)
EA1	Land east of Draycott Mills	9.67	0	1.93	11.6
EA2	Meadow Mill, Eastington	0	0	2.2	2.2
EA3	Sharpness Docks, Rear of Dock Road	0	0	9.2	9.2
EA4	Sharpness Docks, Land east of Dock	0	0	2.8	2.8
EA5	Sharpness Docks, Tidal Basin	0	0	4	4
EA6	Sharpness Docks, land between Bridge Road and Oldminster Road	0	0	3.4	3.4
EA7	Land off Charfield Road, Kingswood	0	0	0.3	0.3
EA9	North of Stroudwater Industrial Estate	0	6.70**	9.00	15.7
EA10	Stroudwater Business Park, Stonehouse	0	1.5	0	1.5
EA11	Land adj ABB Kent-Taylor, Oldends Lane, Stonehouse	0	0	1.4	1.4
EA12	Land adj Ham Mills, A419 London Road, Thrupp	0	0	0.6	0.6
MU1	Hunts Grove, Colethrop Farm, Hardwicke	*5.2	0	0	*5.2
MU3	Land at Lister-Petter, Long Street, Dursley	1.7	4.15	0	5.85
	Total	16.57	12.35	34.83	***63.75

* The planning application submitted for MU1 (Hunts Grove) was for a larger area (5.75ha) than the original allocation in the Local Plan (5.2ha).

** Note 3.45ha has been completed since adoption of the Local Plan.

*** The land area for employment at MU3 (Lister Petter) was not identified in the Local Plan but has been included in Table 5a.

Table 5b: Additional Allocations in Draft Local Plan (Dec 2013) as at 1 April 2015

	Site	with permission - not completed (ha)	Area completed (ha)	Area remaining (ha)	Total area (ha)
SA4a	East Quedgeley				13.00
SA5	Sharpness Docks				3.00
SA5a	South of Severn Distribution Park				9.80
	Total				*25.80

* In addition, EA1, EA5 and EA9 from the adopted Local Plan (Nov 2005) have been taken forward into the draft Local Plan (Dec 2013) but are not included in Table 5b, to avoid double counting.