

EXAMINATION OF THE STROUD DISTRICT LOCAL PLAN REVIEW

INSPECTORS' MATTERS, ISSUES AND QUESTIONS

Response of Tritax Symmetry (Gloucester) Limited

Appendix 1 Comparison of ELS Site Scoring Matrix

Appendix 2 Assessment of 2015 Local Plan Allocations

Appendix 3 Site Appraisals of SDLPR Employment Allocation

Appendix 1

TSL Appendix 1 - Site Scoring

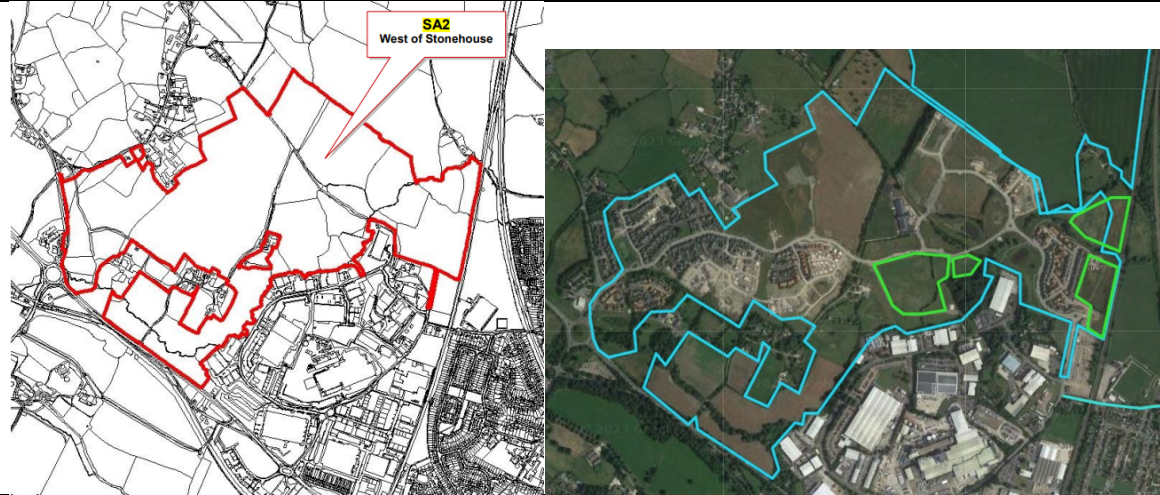
| Site Name | Size (ha) | Site Location & Access | | | | Planning Status | Site Conditions | | | | Site Availability | Total |
|--|-----------|------------------------|------------|------------------|-----------------|-----------------|-----------------------|-------------|-----------------------|-------------|-------------------|-------|
| | | Location | Prominence | Public Transport | Sequential test | | Services Availability | Constraints | Environmental Setting | Flexibility | | |
| Quedgeley East (SA4a) | 8.5 | 10 | 10 | 10 | 7 | 10 | 10 | 8 | 10 | 8 | 10 | 93 |
| Quedgeley East Extension (PS32) | 5 | 9 | 7 | 10 | 7 | 1 | 7 | 6 | 10 | 5 | 6 | 68 |
| Javelin Park (PS43) | 27 | 10 | 10 | 10 | 7 | 1 | 7 | 8 | 10 | 10 | 8 | 81 |
| Land east of Gloucester Road (B4008) | 15.8 | 9 | 6 | 10 | 7 | 1 | 7 | 8 | 10 | 10 | 8 | 76 |
| Sharpness Docks (SA5) | 6.6 | 1 | 6 | 5 | 3 | 4 | 7 | 0 | 3 | 3 | 2 | 34 |
| New settlement at Sharpness (PS36) | 10 | 1 | 6 | 5 | 3 | 1 | 7 | 4 | 10 | 9 | 2 | 48 |
| North West of Stonehouse (PS19a) | 5 | 3 | 4 | 5 | 7 | 1 | 3 | 2 | 9 | 7 | 6 | 47 |
| MS Junction 13 (PS20) | 10 | 10 | 10 | 5 | 3 | 8 | 7 | 10 | 10 | 8 | 8 | 79 |
| New settlement at Wisloe (PS37) | 5 | 10 | 9 | 10 | 3 | 1 | 7 | 2 | 9 | 3 | 2 | 56 |
| Renishaw New Mills (PS47) | 9 | 0 | 5 | 5 | 3 | 1 | 7 | 8 | 10 | 8 | 8 | 55 |
| West of Stonehouse (SA2) | 10 | 3 | 4 | 5 | 7 | 8 | 7 | 6 | 9 | 7 | 8 | 64 |
| North East Cam (SA3) | 10.72 | 8 | 4 | 10 | 7 | 8 | 7 | 4 | 7 | 6 | 8 | 69 |
| South of Severn Distribution Park (SA5a) | 9.8 | 1 | 6 | 5 | 3 | 10 | 7 | 4 | 8 | 7 | 10 | 61 |

ELS Appendix 8 - Site Scoring

| Site Name | Size (ha) | Site Location & Access | | | | Planning Status | Site Conditions | | | | | |
|--|-----------|------------------------|------------|------------------|-----------------|-----------------|-----------------------|-------------|-----------------------|-------------|-------------------|-----|
| | | Location | Prominence | Public Transport | Sequential test | | Services Availability | Constraints | Environmental Setting | Flexibility | Site Availability | ELR |
| Quedgeley East (SA4a) | 8.5 | 10 | 10 | 0 | 3 | 10 | 10 | 8 | 10 | 8 | 10 | 79 |
| Javelin Park (PS43) | 27 | 10 | 6 | 0 | 3 | 1 | 7 | 10 | 6 | 8 | 8 | 59 |
| MS Junction 13 (PS20) | 10 | 10 | 10 | 5 | 3 | 8 | 7 | 10 | 10 | 8 | 8 | 79 |
| Land east of Gloucester Road (B4008) | 15.8 | 9 | 6 | 0 | 3 | 1 | 7 | 8 | 6 | 8 | 6 | 54 |
| North East Cam (SA3) | 10.72 | 8 | 4 | 10 | 7 | 8 | 7 | 4 | 7 | 6 | 8 | 69 |
| Quedgeley East Extension (PS32) | 5 | 9 | 2 | 5 | 3 | 1 | 7 | 6 | 10 | 5 | 6 | 54 |
| West of Stonehouse (SA2) | 7 | 3 | 4 | 5 | 7 | 8 | 7 | 6 | 9 | 7 | 8 | 64 |
| South of Severn Distribution Park (SA5a) | 9.8 | 1 | 6 | 5 | 3 | 10 | 7 | 4 | 8 | 7 | 10 | 61 |
| New settlement at Wisloe (PS37) | 3 | 10 | 9 | 10 | 3 | 1 | 7 | 2 | 9 | 3 | 2 | 56 |
| Renishaw New Mills (PS47) | 1 | 0 | 6 | 5 | 3 | 1 | 7 | 8 | 19 | 8 | 8 | 65 |
| New settlement at Sharpness (PS36) | 0 | 1 | 6 | 5 | 3 | 1 | 7 | 4 | 10 | 9 | 2 | 48 |
| North West of Stonehouse (PS19a) | 6 | 3 | 4 | 5 | 7 | 1 | 3 | 2 | 9 | 7 | 6 | 47 |
| Sharpness Docks (SA5) | 6.6 | 1 | 6 | 5 | 3 | 4 | 7 | 0 | 3 | 3 | 2 | 34 |

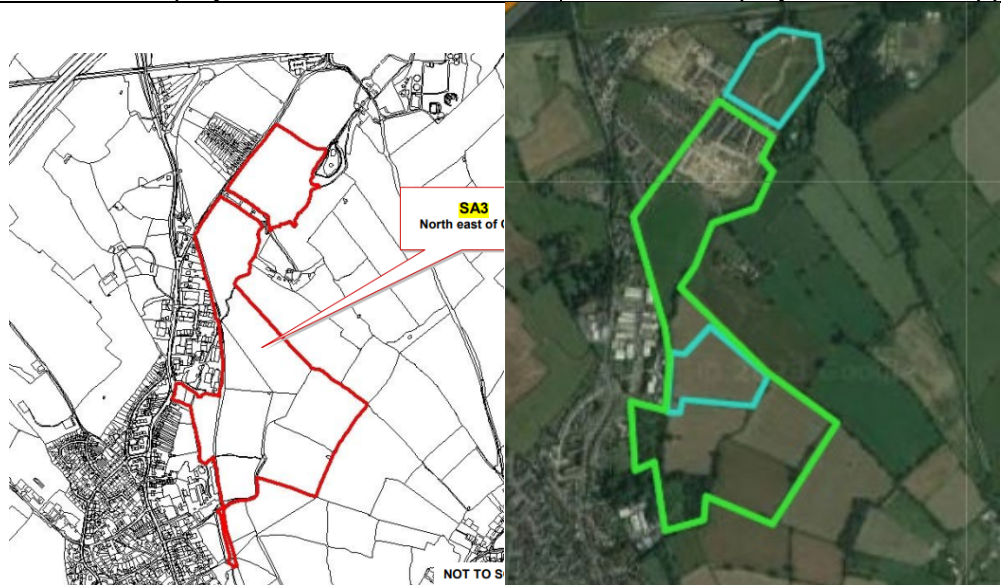
Appendix 2

2015 Local Plan Allocations (ELR 2021)

| Site Name: SA2 West of Stonehouse | |
|--|---|
| Baseline Employment Land : 10 ha | Realistic Employment Land Supply, 10 ha |
|  | |
| ELR 2021 Comments | <p>Robert Hitchins, Stroud District Council (part of site E5) are owners of the site. Five development plots, E1-5, north and north east of Oldends (Stroudwater) Industrial Estate and forming an extension to that estate and falling within the wider Great Oldbury strategic housing site. Allocated in 2015 Local Plan – Strategic Site SA2 Outline consent for a mixed use development comprising up to 1,350 dwellings and 9.3 hectares of employment land; a mixed use local centre comprising use classes E, F; primary school, open space and landscaping, parking and supporting infrastructure and utilities; and the creation of new vehicular accesses from Grove Lane, Oldends Lane and Brunel Way (App. No. S.14/0810/OUT). Main spine roads/access roads for wider Great Oldbury Scheme being delivered. Redrow progressing the Great Oldbury Housing scheme. Hitchins retain control of the employment plots. Currently marketing Plot E4 as Stroudwater 19, 2.43 ha at the end of Oldends Lane. Proposed for two buildings of 1,858 sqm (under offer) and 4,645 sqm as design and build options. Need to seek Reserved Matters consent. Hoping to develop in 2020/21. Then intend to develop E5, another 2.43 ha to the north, which would be opened up by the E4 development and accessed through it. Partly owned by Stroud Council. Plan would be for 2-3 units of 2,787 sqm each. E1-3 would then follow in 2022 plus. Overall, have Outline consent for 35,000 sqm of E/BClass space. Constraints: · Some sloping land may not be developable · Watercourses pass through some sites · Assumed other constraints addressed during planning.</p> |
| ELR 2021 Market Segments Met Evidence of Deliverability | <p>Meeting the growth needs of existing mid-sized/large local manufacturing and warehouse businesses in Stroud Valleys/Stonehouse. Meeting needs for larger offices in the Stonehouse area Land is under developer control and is being actively marketed, at least the initial plots. The proposed premises are attracting market interest as design and build options with one proposed property under offer. Key infrastructure, to site entrances is being delivered as part of the wider residential scheme. Good demand from large firms already in Stonehouse/Stroud and attracted by the existing critical mass of firms locally, plus some national businesses. Requirements are for B2 units of 1,858 sqm plus with rents of £7-7.50/sqft (£75-81/sqm) being achieved. Developer is confident of ultimate delivery of all sites in the short-mid term.</p> |


| | |
|----------------------------------|---|
| | |
| TSL Update 2023 | Allocated 2015 Local Plan, Outline Consent 2016, RM Consent for Employment May 2022 for c 6,000sqm on 1.8ha. |
| Colliers Feasibility Update 2023 | The developer is already committed to the first phase but it's unlikely the second phase will come forward anytime in the next 5 – 10 years. Any further development for employment will likely be smaller units, so not suitable for distribution. |
| Colliers Market Update 2023 | Robert Hitchins have already pre-sold 55,000 sq ft to Greiner, and then they are speculatively developing 22,000 sq ft next door. This will conclude the first phase of employment, which was mainly done to enable development of the residential. |

2015 Local Plan Allocations (ELR 2021)

| Site Name: SA3: North East Cam | |
|--|---|
| Baseline Employment Land : 11.40 ha | Realistic Employment Land Supply: 8.0 ha |
|  | |
| <p>ELR 2021 Comments</p> | <p>Bathurst Ltd own the site. Large mixed-use development site, on greenfield agricultural land north east of the Cam Settlement area. Comprises ten development plots, three along Box Road, seven east of Draycott/Middle Mills Industrial Estate and separated from the town by the River Cam. Two plots are proposed for employment uses – E1, off Box Road, and E2, east of Draycott/Middle Mills Industrial Estate. 2015 Local Plan Allocation – SA3 Outline Consent for a mixed use development of up to 450 dwellings, 10.7 ha of employment land with associated parking and servicing; open space and landscaping including riverside park; flood storage ponds and infrastructure; creation of new vehicular accesses to Draycott (A4135) and Box Road and supporting infrastructure and utilities (App. No. S.15/2804/OUT). · Site E1 – Consent for 14,500 sqm of floorspace, 4.17 ha · Site E2 – Consent for 20,165 sqm of floorspace, 6.55 ha. Gives a supply of 10.72 ha · Site E1 – Owner was planning to tender for a commercial development partner last spring but Covid-19 has delayed that. Will now go to the market in early 2021. · Site E2 – A new access across the River Cam will open up E2, which can then be marketed, as E1 will be. Assume a 2- 3 year window before E2 is accessed and can be brought to the market. Constraints: · E1 – Close to sewage works · E2 – Inaccessible without bridge over the River Cam. Partly in flood risk area, Flood Zone 3. Site E2 – The wider area of sites E2 and H3-8 requires a new access road off Draycott Road and a bridge over the River Cam at a cost of £2 million. Owner sought reserved matters consent for this (App. No. S.19/0758/REM), and owner assumes that consent can be secured within 3 months. The plan is then to pay for this by selling Sites H3-4 to a housebuilder, with an appropriate discount, in exchange for the housebuilder delivering the access.</p> |
| <p>ELR 2021 Market Segments Met Evidence of Deliverability</p> | <p>Local scale expansion Land is under the control of an experienced developer with a clear plan for bringing the two plots forward. Plans are also being progressed to overcome the access constraints to Plot E2, with the of funding for the River Cam bridge coming through the sale of the higher value housing plots rather than the employment uses This is the man development option for Cam/Dursley, towns with a sizable local</p> |


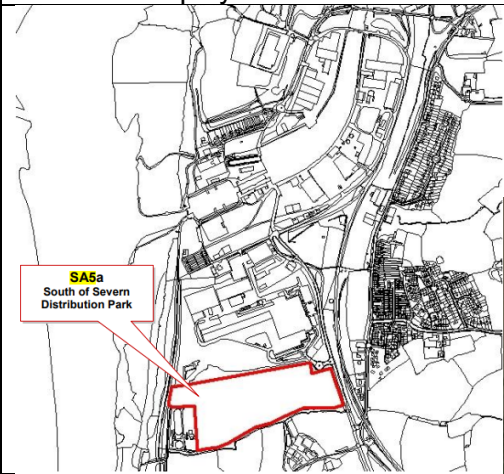
| | |
|----------------------------------|--|
| | <p>business base. Also close to M5. While the outline application was being agreed, the owner received several enquiries from local firms, looking for sites of around 0.4 ha. Mostly for storage or low grade industrial, but also some enquiries for higher value manufacturing and one for a large office. However, the owner does not want to see a low value, piecemeal development here, rather is looking for more comprehensive scheme of industrial or office uses. The recent experience of marketing new build industrial units at Littlecombe Business Park suggests that there is good local demand for freehold industrial units of up to 230 sqm, from mostly local firms. The local office market is largely limited to small Town Centre suites, with no evidence of strong demand for a large new office scheme in Cam/Dursley. Stonehouse, plus Stroud Town Centre, is the identified centre of the District's office market, with an existing E(g) (i) cluster and prospects for further growth. There is a reasonable chance Plot E1 will be taken up vary early in the Local Plan Period. Development E2 appears a longer term prospect given the need to provide new access across the River Cam.</p> |
| TSL Update 2023 | Allocated 2015 Local Plan, Outline Consent 2017, RM for Bridge 2021 |
| Colliers Feasibility Update 2023 | The site is large enough for scale, however the location is not suitable for distribution and there is limited potential for employment given the size of Cam. |
| Colliers Market Update 2023 | Not being actively marketed. I suspect the majority of interest will be from local occupiers, rather than national industrial or distribution users. |

2015 Local Plan Allocations (ELR 2021)

| Site Name: SA5: Sharpness Docks | |
|--|---|
| Baseline Employment Land : 6.60 ha | Realistic Employment Land Supply: 4.5 ha |
|  | |
| ELR 2021 Comments | <p>Canal and River Trust own the Docks. Area comprises two parcels of undeveloped land north west and south east of the southern entrance to the Docks, off the B4066 and close to Severn Distribution Park. Consent being sought for 12,000 sqm of E, B2, B8 industrial floorspace and 7,000 sqm of E(g) office or light industrial use as part of a larger scheme (App. No S.17/0798/OUT). Assuming consent, the owners will look to develop the scheme over a 10 year timeframe, with the employment later on in the period. Canal and River Trust have not tendered for development partners yet, have been awaiting consent. The delivery of E/B-Class uses does not appear a strong priority for the owner.</p> <p>Constraints:</p> <ul style="list-style-type: none"> • RAMSAR site • Docks is HSE Consultation site • Old rail infrastructure on north west site • Partly in flood risk area on north west site • Footpath on south east site • South east site is irregularly shaped |
| ELR 2021 Market Segments Met Evidence of Deliverability | <p>Motorway linked larger industrial/warehouse units, serving the wider Gloucestershire/regional market. Local scale expansion of established Employment Area. Planning consent is likely here, to be followed by a tender for development partners for the wider scheme. The owners have not planned for delivery beyond this and not marketed plots. Land could offer some further expansion plots for the adjacent Severn Distribution Park, which is an established and growing part of the M5 Corridor logistics market, however, no discussions have taken place between the Canal and River Trust and the owners of the Distribution Park, Howard Tenens, about this. Howard Tenens has not indicated it requires further expansion land, beyond what it already has. Given the area and site constraints it is more likely the land will be brought forward to support the growth of local Dock uses, including waste management, marine services and storage uses. In discussions, Canal and River Trust feel most existing Dock tenants are long established, with no growth needs, however, proposals have been received from Berkeley Vale Heritage Railway for heritage facilities/ engine sheds here.</p> |

| | |
|----------------------------------|---|
| TSL Update 2023 | Allocated 2005 Local Plan, Allocated in 2015 Local Plan, Allocated in Local Plan Review. Outline Application Outstanding. Plot A includes employment use, Plot B is irregular shape. |
| Colliers Feasibility Update 2023 | These plots are marginally more regular in shape, and therefore could support development, but the size of the plots wouldn't accommodate any large-scale logistics operators. These plots could however deliver available space within the next 5 years. |
| Colliers Market Update 2023 | As referred to above, the location is already established for industrial and distribution and does benefit from connectivity to the M5 motorway. Notwithstanding this, there are better located sites near Junction 12 of the M5 which has been the preference for occupiers compared to availability in this location. This was evident with the long void that Howard Tenens held on one of their units, which was being marketed by Savills, where as other logistics locations in the Gloucestershire area were leasing well. |

2015 Local Plan Allocations (ELR 2021)

| Site Name: SA5a: South of Severn Distribution Park | |
|--|--|
| Baseline Employment Land : 9.80 ha | Realistic Employment Land Supply:9.80 ha |
|  | |
|  | |
| ELR 2021 Comments | <p>Owned by Howard Tenens. Rectangular expansion site for Severn Distribution Park, south of the existing Park and sharing an access east onto the B4066. The land has been cleared, at least in part, for development. Strategic Allocation SA5a in the adopted 2015 Local Plan. Site has Outline and Reserved Matters consent (App. No. S.13/2153/OUT) for the erection of two buildings for light industrial/storage and distribution purposes. Consented for 46,400 sqm of primarily B8 Space. Long term proposal to meet the growth needs of a Gloucestershire Company that wants to combine three facilities together here. Site appears cleared and it is understood that development is underway.</p> <p>Constraints:</p> <ul style="list-style-type: none"> • RAMSAR site • Partly in flood risk area • Water treatment plant to the west. |
| ELR 2021 Market Segments Met Evidence of Deliverability | <p>Motorway linked larger industrial/warehouse units, serving the wider Gloucestershire/regional market. Local scale expansion of established Employment Area. Identified growth option now under development to meet specific occupier needs, so clearly deliverable. Despite distance from the M5 Severn Distribution Park has established itself as a key element of the sub-regional and regional logistics market attracting companies from across the county and beyond. Take up likely in the short-mid term.</p> |
| TSL Update 2023 | <p>Allocated 2015 Local Plan, Outline Consent 2016, RM Consent 2017, RM Variation Consent 2018.</p> |
| Colliers Feasibility Update 2023 | <p>This is a deliverable scheme that's being actively marketed by Savills. The plot is regular in shape and could provide some scale reasonably immediately.</p> |
| Colliers Market Update 2023 | <p>There's potential that Howard Tenens end up developing their own unit on the site, rather than offering it out to other end users.</p> |

Appendix 3

Site Appraisal

Date 09/01/2023

Ref: PS47 Renishaw New Mills

1. SUMMARY

The allocation is solely justified as expansion to the existing business which has grown on the site after being founded in 1973 as a small niche engineering firm. The original mill buildings developing due to the river power source.

Allocated for 10 ha campus style development.

[LandInsight](#)



2. INDUSTRIAL AGENT VIEW

Unfeasible in terms of deliverability for industrial and logistics occupiers. This site solely benefits Renishaw and any potential expansion of their scheme but does not present a feasible opportunity for other end users. It's unlikely development will materialise on this site in the next 15 years due to the limited demand for space in this location. It's simply too remote.

This site is not being actively marketed but regardless, it's situated in the wrong location for industrial and logistics occupiers due to poor connectivity and limited supply of labour.

3. DESCRIPTON

Renishaw is one of the world's leading engineering and scientific technology companies, with expertise in precision measurement and healthcare.

They have a strong global presence, with 77 locations in 36 countries and over 90% of sales are made outside the UK. The majority of R&D and manufacturing is carried out in the UK, primarily in the county of Gloucestershire where the headquarters is based. There are also manufacturing bases in France, Germany, India, Ireland and the USA.

Renishaw's main offices are situated in Gloucestershire in an old watermill, with several new buildings on a 26-acre (110,000 m²) site. The company has a machine shop located at Stonehouse, Gloucestershire, and an assembly facility at Woodchester, both near Stroud. There are further assembly facilities in Dublin (Ireland) and Pune (India). Renishaw also has research facilities located in Wotton-under-Edge, Edinburgh and Ljubljana.

In 2021, David McMurtry and John Deer indicated that they wished to dispose of their entire holdings in Renishaw. The Renishaw board then announced that it was launching a formal sale process for the entire company. This process was terminated on 7 July 2021, the board concluding that none of the proposals met their objectives.

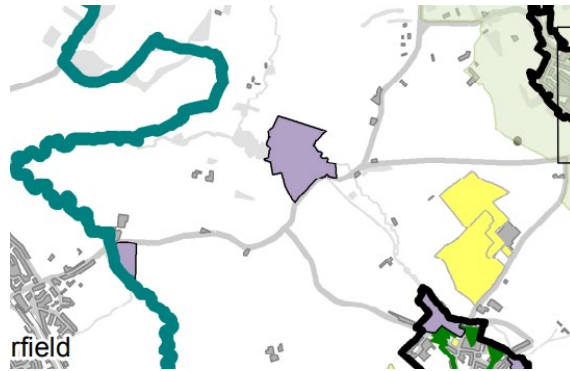



Rising undulating ground. Area of farmland west of existing Renishaw PLC New Mills complex set in open countryside between Wotton under Edge, Kingswood and Charfield. The land rises northwards from the B4058 Wotton Road to the Grade II listed Lower Barns Farm before falling again to Marlees Brook. Access from existing Renishaw roundabout junction with B4058 Wotton Road and B4062 Charfield Road. The site is crossed by footpaths and hedged field boundaries. Long distance views to Tyndale Monument to the north east. 500m from Cotswold AONB

4. PLANNING

Current Use: Agricultural, open land, farm complex.

Existing site allocated.



 Key Employment Sites

Delivery Policy EI1 Key Employment Sites

The key employment sites listed below will be retained for B Class Uses. Redevelopment for alternative uses or changes of use from employment use will not be permitted on these sites.

Stroud District Local Plan November 2015

Local Service Centres – Second Tier

Berkeley, Frampton on Severn, Hunts Grove (anticipated)
Minchinhampton, Nailsworth, Wotton Under Edge

These market towns, large villages and planned urban extension have the ability to support sustainable patterns of living in the District because of their current levels of facilities, services and employment opportunities. They have the potential to provide for modest levels of jobs and homes in order to help sustain and, where necessary, enhance their services and facilities, promoting better levels of self containment and viable, sustainable communities.

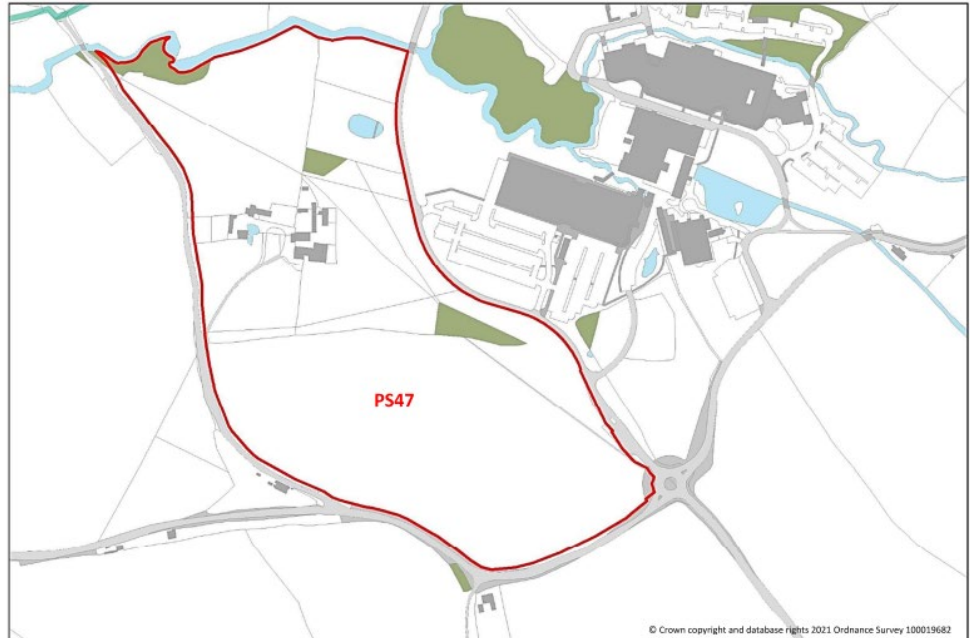
This is a largely rural area (population 8,000+, with 5,500 based in Wotton itself) on the western escarpment of the Cotswolds, overlooking the Severn Vale. Wotton-under-Edge sits on a ledge below the Cotswold Escarpment and is crossed by the Cotswold Way national trail and Monarchs Way long distance path. The centre of the town (one of the District's former market towns, which grew as a wool and cloth-trading centre) is a Conservation Area and sits within the Cotswolds AONB.

Surrounding villages and hamlets look towards Wotton-under-Edge as a local service centre. Renishaw Ltd is a major employer, based just outside the village of Kingswood. 74% of working people commute to surrounding towns and cities (it is relatively close to Bristol and to Oldbury Power Station, another major employer), but the town itself is still commercially active. There are a good range of shops and services in the town including an agricultural market, a local cinema and swimming pool.

Emerging Local Planning Policy

Employment Allocation PS47

Land west of Renishaw New Mills



Land west of Renishaw New Mills (10 hectares), as identified on the policies map, is allocated as an extension to the key employment site EK17 Renishaw New Mills for office, B2 and B8 employment uses.

The high quality 'campus' style development will retain key open spaces to the immediate north and south of the farm group, re-use the farm buildings of heritage value and include new buildings sited so as to minimise any potential impact upon heritage assets and key views of and from the AONB.

Structural landscaping buffers will be provided at the southern tip of the site, along the B4058, and between development and Marlees Brook.

Development will include a positive strategy for attenuating and disposing of surface water through sustainable drainage systems (SuDS) and will not exacerbate existing flooding within the area.

Development will provide sustainable transport measures to link the site with Charfield, Kingswood and Wotton-under-Edge including contributions towards the completion of the Wotton – Charfield – Kingswood Greenway, enhancing local bus services and to the reopening of Charfield rail station.

A masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

Land west of Renishaw New Mills, located adjacent to the existing Renishaw New Mills global headquarters, is allocated for a mix of office, B2 and B8 uses, providing opportunities to extend and improve the employment offer at the existing Key Employment site particularly within the advanced manufacturing sector and associated uses. Access to be achieved from the existing Renishaw roundabout access on to the B4058. Development will need to involve sensitive re-use of, and minimise any potential negative impact upon, heritage assets and key views of and from the AONB and include strategic landscaping. Development will include delivery of sections of the Wotton – Charfield – Kingswood Greenway together with improved public transport provision at the main access and contributions towards the re-opening of Charfield Station to enhance sustainable transport access and improve connectivity of the site to the wider local area.

Planning History

None in respect of allocation site.

Stroud District
Employment Land
Review 2021

Significant heritage constraints. Grade II listed Lower Barnes Farmhouse (currently disused) sits on a gentle plateau at the centre of the site, amongst a small complex of farm buildings. The value of this site is in providing a setting and context for the farm group and in the wider setting of Grade II* New Mills. The impact on the setting and significance of the listed buildings would be likely to preclude built development on some key areas of the site, and constrain the developable area by up to half, in order to protect key views and to retain a sense of the open rural landscape context of both the mill and the farm. There is scope for development that could bring about positive heritage benefits subject to its scale, massing and detailed design. Some new build could enable the conservation and adaptive re-use of the existing listed farmhouse and other farm buildings of heritage value. The wider site offers scope for some 'campus' style development, along similar lines to the existing Renishaw site, with generous areas of open space. There are several key open spaces, which should be kept free of built development: to the immediate north and south of the farm group, and a generous swathe of land at the southern tip of the site, along the B4058. An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site. The site is located beyond the land parcels around Kingswood assessed as part of the Landscape Sensitivity Assessment. The site lies within the Kingswood Vale characterised by undulating farmland, hedged boundaries and small streams providing a rural setting to the Cotswold escarpment. Long distance views to Tyndale Monument.

Although not currently policy compliant, there are no overriding physical constraints or potential impacts preventing employment uses within a well landscaped campus environment as an extension to the existing New Mills complex subject to careful consideration of the impact on the listed Grade II Lower Barnes Farm farmhouse, wider setting of the listed Grade II* New Mills building and long distance views to Tyndale Monument should the Local Plan strategy identify the need for growth in this location. Transport mitigation measures are likely to be required to facilitate sustainable transport links between Kingswood, Wotton under Edge and the wider area including the Wotton, Charfield, Kingswood Greenway.

Taking account of the character of the site and its surroundings, the wider site offers scope for some 'campus' style development, along similar lines to the existing Renishaw site, with generous areas of open space. The northern field, east of the public footpath, and northern half of the field adjoining the B4058 could be developed for low/medium density employment development typically comprising a mix of single storey/two storey offices and light industrial units within a well landscaped campus environment. Scope for the adaptive re-use of the listed farmhouse and other farm buildings of heritage value and/or the redevelopment of existing nonhistoric buildings on a similar footprint and/or some infill within the farm group subject to its scale, massing and detailed design

Flood Risk and Constraints



Access

M6 J14 is 3 miles via B4509 a minor road through small villages.

Site Appraisal

Date 09/01/2023

Ref: PS36 Sharpness

1. DESCRIPTION

The allocated sites are firstly dependent on the development of the new settlement. Thereafter will need to prove viable for employment use. Site C is to irregular in shape to provide a feasible scheme. Site B is on rising land which will cause constraints.

Sites have poor access for commercial use to the SLR. Adjacent serviced land has failed to be developed despite allocation for 15 plus years.

Similar proposals at Sharpness Docks, Sharpness and SA5a.

LandInsight



2. INDUSTRIAL AGENT VIEW

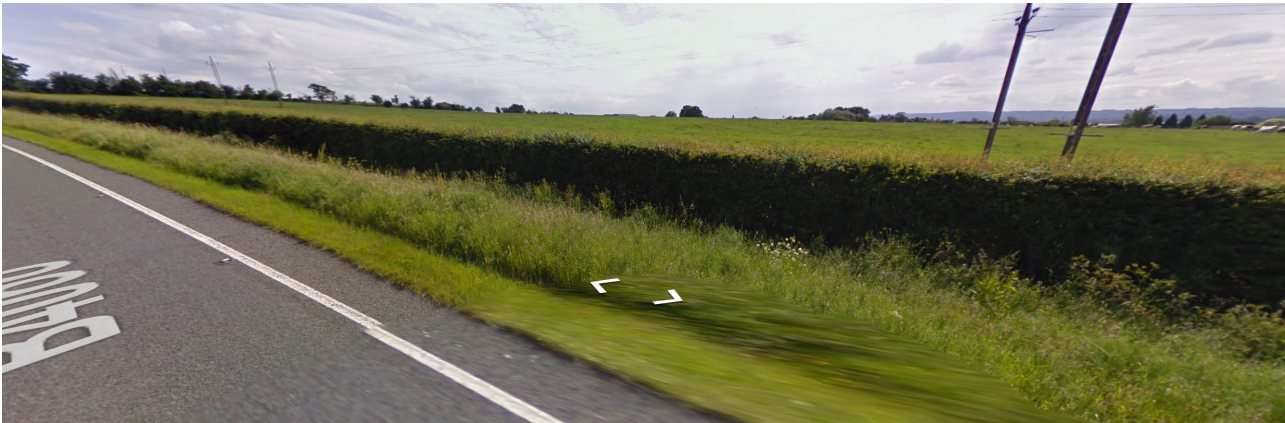
The shape of the sites is not conducive for development of a larger industrial/warehouse units. Nevertheless, given the locality to an existing established industrial estate, this does provide a natural extension to the existing buildings that could be deliverable in the next few years.

3. DESCRIPTION

Site A – 2.1ha (5.3 acres)



Site B – 8.3 ha (20.5 acres)



Site C – 2.6 ha (6.5 acres)



A flat fairly regular, B sloping, C 50 m wide, sloping.

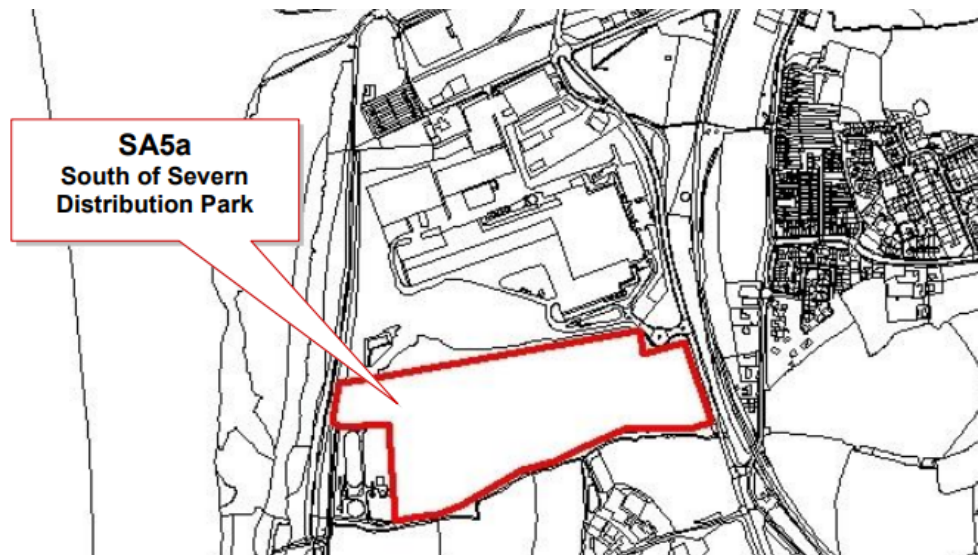
4. PLANNING

Current Use:

Agricultural, open land
Not allocated,

SA5a, to North, was allocated and remains undeveloped. The site has received outline planning permission for 2 no. buildings for light industrial/storage and distribution purposes (Use Classes B1 and B8) and associated works, as an extension to Severn Distribution Park.

Stroud District
Local Plan
November 2015



PS36 Sharpness new settlement:

Up to 2,400 dwellings by year 2040, 10 ha employment, local centre, community uses (including new secondary school) and open space.

Emerging Local
Planning Policy



- The site map for a new settlement at Sharpness includes the following indicative information:
- Potential access point(s)
 - Strategic landscaping, including green infrastructure (indicative)
 - Open spaces / food production areas including allotments and community orchards
 - New primary school
 - New secondary school
 - Existing primary school
 - New local centre, including shops, employment and community uses
 - Community uses
 - Housing / Employment
 - Nature reserve
 - New rail station
 - PS36 Site boundary (Phase 1)
 - Stroud District boundary

A new garden community at Sharpness will support and complement regeneration initiatives within the Berkeley/Sharpness area, by providing for housing and employment development supported by a range of social and environmental infrastructure including a new secondary school and by improving sustainable

transport links for new and existing communities, including re-opening the rail branchline to passenger and tourism services.

The principal physical constraint is the tidal floodplain to the west and southwest of the settlement.

The Conservation Area covers the Sharpness Old Dock and Sharpness canal to the north.

There are a few listed buildings within the Docks and within the surrounding rural area.

The Severn Estuary to the west is a SAC/SPA/RAMSAR site. The Sharpness Docks.

Key Wildlife Site lies between Sharpness Docks and Newtown.

There are protected open spaces within the settlement.

The site comprises primarily agricultural land which will be developed to accommodate approximately 2,400 dwellings and 10 hectares of office, B2 and BB employment land and a local centre comprising retail and new community uses, primary schools and secondary schools, to meet the day to day needs of the new community. Phasing arrangements will be put in place to ensure that employment land and schools are developed and completed in parallel with housing land completions and that other community uses are provided in a timely manner.



| | |
|--|---|
| <p>Planning History</p> | <p>Site C - Part of Land to east, refused. S.15/0735/OUT Development of B1 and B2 employment, Creche, shop, Country Park to include football ground and open spaces together with up to 375 dwellings including affordable housing. Land Adjacent To B4066 Bays Hill Newtown Berkeley Gloucestershire.</p> |
| <p>Stroud District Employment Land Review 2021</p> | <p>The 10 ha of E/B-Class employment is intended for a Knowledge Based business park, aimed at the high-tech sectors to attract graduates and companies from Cheltenham and Gloucester. It would be delivered close to the new Station in the north east of the scheme. As both developers are housebuilders it is not clear who would develop the employment and at what stage in the process, although it is intended to come forward before 2040 as part of Phase 1. There is also no agreement to apportion the development of lower values uses, such as employment between the housebuilders.</p> <p>Constraints:</p> <ul style="list-style-type: none"> • Ramsar site on River Severn – Environmental buffer proposed • Woodland on site, assumed several ecological issues will need to be mitigated • South and west is in a flood risk area, Flood Zone 3, albeit with existing flood defences in place. <p>The proposed Knowledge Based business park is an ambitious proposal and would be an asset to the District if it could be delivered. In terms of market demand, the site is close to GSTP, Berkeley which has been meeting most demand for accommodation from technology sectors over the last few years, particularly from micro-small businesses looking for affordable premises. One key attraction here is the onsite skills/training facilities provided by owner/operator South Gloucestershire and Stroud College. The College intends to expand GSTP into areas of the facility now being decommissioned allowing it to meet demand for around the next decade. Mostly comprising refurbishments of existing buildings, GSTP does not provide new, modern space for larger established firms. Local access restrictions also mean it cannot accommodate larger manufacturing or logistics businesses, which generate extensive HGV traffic. To meet larger business requirements in the shortmid term, the College is looking to the Eco Park proposal at Junction 13, M5. Over the longer term, approx. 10-15 years in the future, however, development of a Knowledge Based business park at Sharpness could allow ongoing growth of local firms which began at GSTP and attract further inward investment.</p> <p>The proposed bid to locate STEP (Spherical Tokamak for Energy Production) – a fusion prototype plant – at Oldbury/Berkeley was unsuccessful.</p> <p>There are some practical barriers to delivery, however:</p> <ul style="list-style-type: none"> • Delivery/Management – A Knowledge Based business park would require a specialist developer to deliver, to market and to manage |

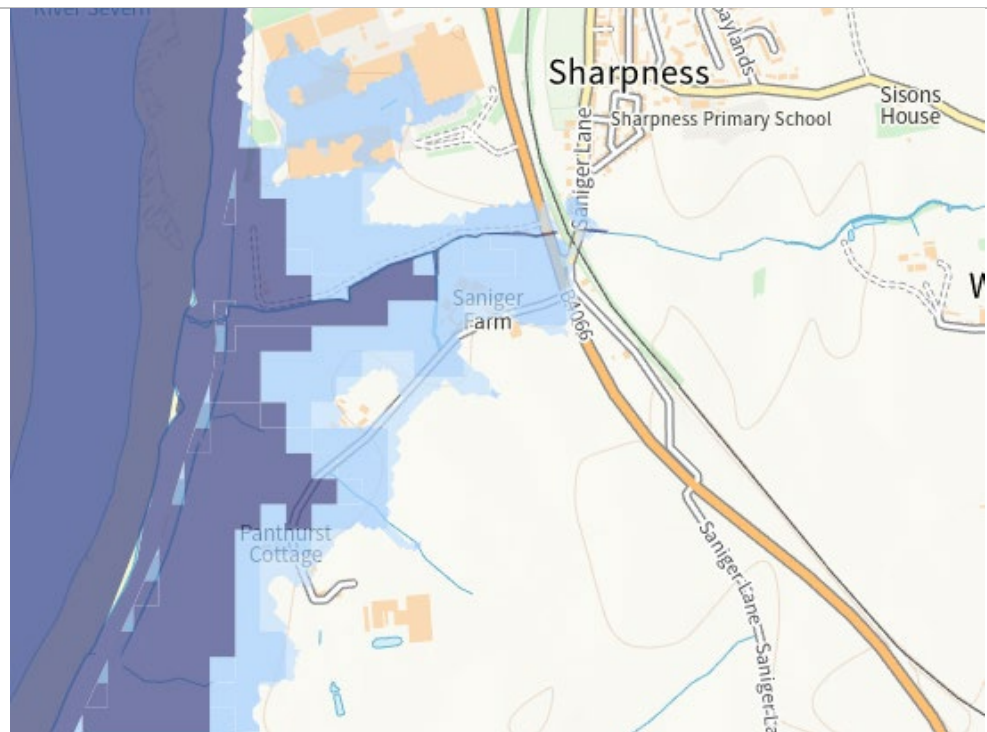
premises over the long term to maintain high standards. No such partner has been secured or is understood to have shown an interest at this time

- Anchor Occupier – The two other specialist business park schemes proposed in the District, the Eco Park (Junction 13, M5) and the expansion of Renishaw New Mills, both have anchor occupiers secured, Ecotricity and the Renishaw linked company.

These businesses will take up a high proportion of the space, ensure development occurs and attract other occupiers from their supply chains/customer base to the sites.

At Quedgeley and Stonehouse development will build on an extensive critical mass of existing businesses. However, no equivalent anchor exists at Sharpness and existing companies at Sharpness Dock are unrelated to those which might be accommodated at the Knowledge Park. The most likely alternative to the Knowledge Park would be a traditional development of B1/B2/B8 industrial and warehousing, building on the established cluster of the Docks/Severn Distribution Park, reflecting local demand while also meeting the needs of the new households of the Sharpness Eco Settlement. The most likely need would be for modern smaller industrial units to compliment the older stock and larger premises which already exists locally and allow those who are, or would be, homeworking in the area to expand into premises.

Flood Risk and Constraints



Access

Access to SRN via B4066 5 miles to A34 via small settlements. M5 is a further 5-7 miles in either direction.

Site Appraisal

Date 09/01/2023

Ref: PS34 Sharpness Docks

1. SUMMARY

The allocated employment land has been allocated since the Adopted 2005 Local Plan and 2015 Local Plan. The land also benefits from PDR for marina related uses. The principle of development for employment uses can not be questioned.

Road access is acknowledged as being poor and the sites have poor access to the SRN.

The land is constrained as being within Flood Risk Zone 2 and within a HSE exclusion zone.

The two sites are a maximum gross area of 6ha including green space previously excluded (1.7 acres) and existing buildings

2. INDUSTRIAL AGENT VIEW

These plots are marginally more regular in shape, and therefore could support development, but the size of the plots wouldn't accommodate any large-scale logistics operators. Given the locality to an existing established industrial estate, this does provide a natural extension that could be deliverable in the next 5 years.

Similar to the site at Sharpness Docks that had already been allocated in the previous plan, the location is already established for industrial and distribution and does benefit from connectivity to the M5 motorway. Notwithstanding this, there are better located sites near Junction 12 of the M5 which has been the preference for occupiers compared to availability in this location.

LandInsight



3. DESCRIPTON



Site A – 3.5ha (8.5 acres) 7,150sqm (includes green space and existing buildings)



Site B – 2.5 ha (6.1 acres) 4,900sqm



4. TOPOGRAPHY

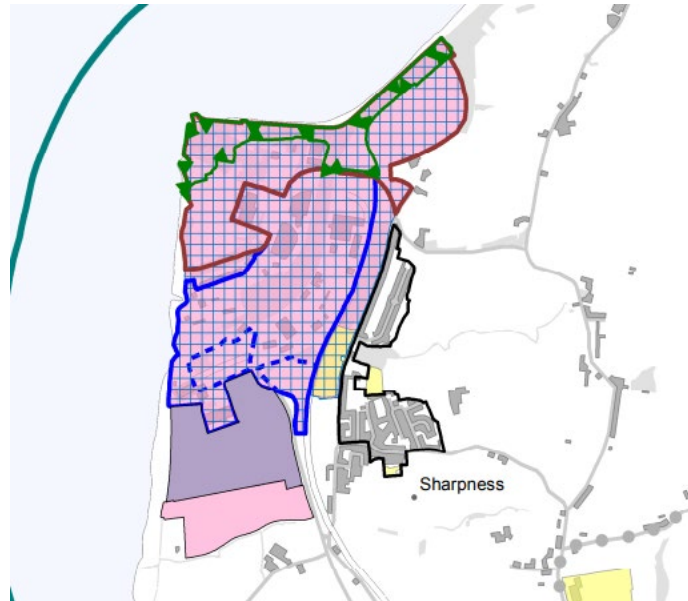
Flat, regular.

5. PLANNING

Current Use:

Green Space
 Site Allocations Policy SA5 Sharpness Docks

Stroud District
 Local Plan
 November 2015



Development within the Sharpness Docks Estate, as identified on the policies map, will deliver, in accordance with an approved masterplan:

a) In the Sharpness Docks South, dock uses and dock related industrial and distribution uses, including:

1. Expansion land (7 hectares) for new development

“Whilst Sharpness Docks is a thriving and busy port, the former employment allocations have not been taken up as envisaged in the 2005 Local Plan and accessibility remains an issue.”

Emerging Local
 Planning Policy

PS34 Sharpness Docks

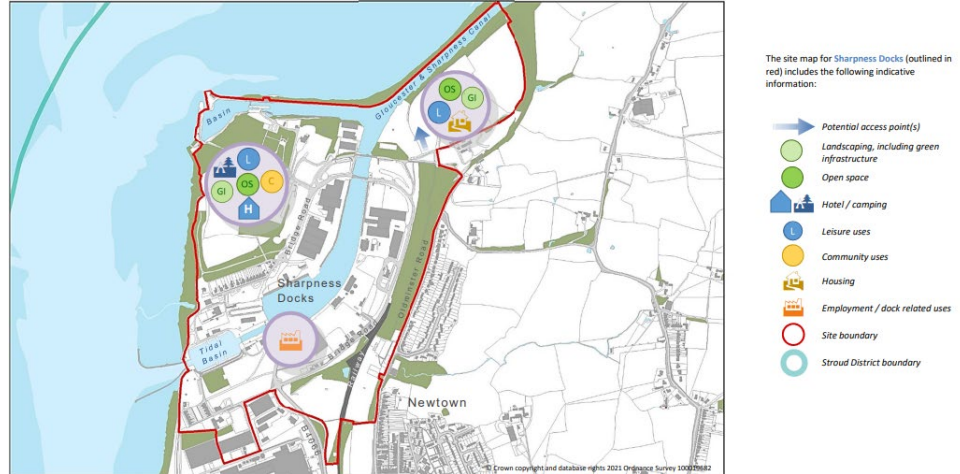
A vision for the regeneration of Sharpness Docks will be progressed including up to 300 new homes over the plan period in association with a leisure and recreation strategy for the north of the Docks and intensified and upgraded employment provision on new and existing sites within the commercial Docks to the south.

A vision for the Sharpness Docks Estate has been prepared by the owners, the Canal and River Trust, a charitable trust. Whilst land to the south of the Docks is envisaged to remain a consolidated dock operation with opportunities to expand onto adjoining allocated land, the vision for the north of the Docks envisages a tourism-led mixed use development, benefiting existing communities and taking advantage of the marina, canal, heritage, natural environment and undeveloped land. The allocation of land for mixed uses in this area is specifically to achieve these objectives. The site comprises a number of parcels reflecting existing resources and historic

activities, including the marina and land for new housing, a new camp and area for tourism development and amenity grounds.

In the Sharpness Docks South, dock uses and dock related industrial and distribution uses, including:

1. Expansion land (7 hectares) for new development
2. Vehicular access via the internal dock roads below / including the low level bridge.



S.17/0798/OUT, submitted April 2017, not determined - Mixed use development which includes up to 300 dwellings (C3), industrial and distribution development (B1c,B2,B8) on 6.6 hectares of land 2 no. marinas, up to 1250m² of ancillary retail / food and drink uses (A1,A2,A3 and A4) up to 7,000m² of commercial floor space (B1 office/light industrial of which no more than 4300m² to be B1 office), up to 100 holiday lodges/camping pitches, hotel, public open space, landscaping, visitor parking, new access road and associated infrastructure.

Planning History

HSE objection

2. The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development which lies within the consultation distance of a major hazard site – Sharpness Dock Ltd - which has hazardous substances consent under the Planning (Hazardous Substances) Act 1990 to hold up to a specified quantity of ammonium nitrate. The most recent hazardous substances consent was granted by Stroud District Council in 2005 under application S.04/1703/HAZ25544.

b) no buildings involving industrial or distribution use (B1/B2/B8), shall have more than two occupied storeys or 100 or more occupants

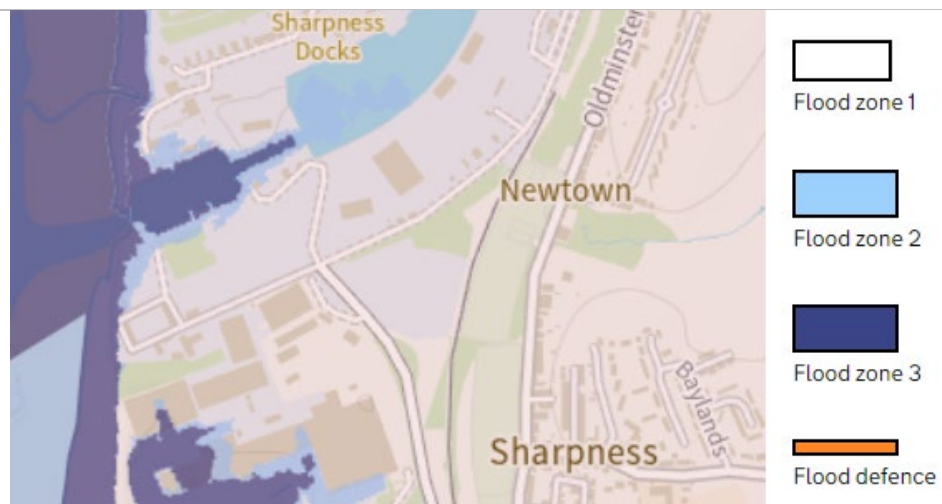
Stroud District Employment Land Review 2021

Assuming consent, the owners will look to develop the whole scheme over a 10 year timeframe, with the employment later on in the period. Canal and River Trust have not tendered for development partners yet, have been awaiting consent. The delivery of E/B-Class uses does not appear a strong priority for the owner.
Constraints:

- RAMSAR site
- Docks is HSE Consultation site
- Old rail infrastructure on north west site
- Partly in flood risk area on north west site
- Footpath on south east site
- South east site is irregularly shaped

Motorway linked larger industrial/warehouse units, serving the wider Gloucestershire/regional market. Local scale expansion of established Employment Area. Planning consent is likely here, to be followed by a tender for development partners for the wider scheme. The owners have not planned for delivery beyond this and not marketed plots. Land could offer some further expansion plots for the adjacent Severn Distribution Park, which is an established and growing part of the M5 Corridor logistics market, however, no discussions have taken place between the Canal and River Trust and the owners of the Distribution Park, Howard Tenens, about this. Howard Tenens has not indicated it requires further expansion land, beyond what it already has. Given the area and site constraints it is more likely the land will be brought forward to support the growth of local Dock uses, including waste management, marine services and storage uses. In discussions, Canal and River Trust feel most existing Dock tenants are long established, with no growth needs, however, proposals have been received from Berkeley Vale Heritage Railway for heritage facilities/ engine sheds here

Flood Risk and Constraints



Access

Access to SRN via B4066 5.6km to A34 via small settlements. M5 is a further 5-7 miles in either direction.

Site Appraisal

Date 09/01/2023

Ref: PS20 Stonehouse Eco Park

1. SUMMARY

The allocated sites are part of a larger mixed use development centred on the new football stadium.

Similar employment allocations at Stonehouse Eco-Park, Stonehouse North West and SA2 West of Stonehouse

2. INDUSTRIAL AGENT VIEW

Good size plots capable of delivering logistics facilities, however I understand the target audience is R&D occupiers and other uses, as opposed to offering space for logistics. In reality, I can't see this plot being developed for employment for another 10 years, unless they secure an R&D user on a pre-let, however these operators are more likely to be focused around Bristol or Cheltenham, where there's a supply of skilled labour.

Good site in terms of connectivity given the proximity to the M5 motorway. The plots are owned by Robert Hitchins who will have no intention to speculatively develop in this location. Stroud/Stonehouse also considered a secondary market compared to Gloucester in terms of employment..

LandInsight



3. DESCRIPTON

Site A – 3.5ha (8.5 acres) 7,150sqm (includes green space and existing buildings)



4. TOPOGRAPHY

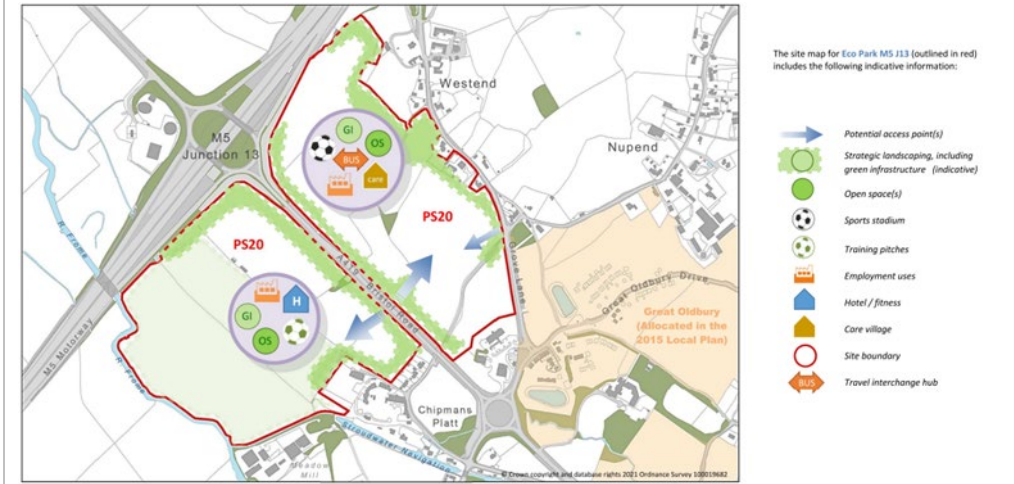
Flat

5. PLANNING

| | |
|--|-------------------------|
| Current Use: | Agricultural, open land |
| Stroud District Local Plan November 2015 | Not allocated |

Strategic Site Allocation Policy PS20
Stonehouse - Eco Park M5 Junction

Emerging Local Planning Policy



Land north east and south east of M5 Junction 13, as identified on the policies

map, is allocated for a strategic mixed use development, including employment, sports stadium, sports pitches, 70 bed care village, hotel, canal and open space uses.

2. Approximately 10 hectares of business uses associated with the green technology and low carbon sector, including office, B2, B8 and ancillary uses,

S.22/0206/OUT | Proposed Eco-Park development comprising a 5,000 capacity football stadium, indoor and outdoor playing pitches, an Academy building, up to 37,700sqm of Class E offices and 18,000 sq. metres of B2/B8 employment floorspace with up to 2,750 sq. metres of ancillary Class E food/retail/creche, a hotel with up to 100 beds, a Care Village including a 70 bed Care Home, as well as associated access, parking, landscaping and other ancillary works. Outline with access details submitted. | Land At M5 Junction 13 West Of Stonehouse Eastington Gloucestershire.



Planning History



Green Technology Employment Cluster
 8a Class E - 11670m2 Class B2/B8 - 6500m2
 8b Class E - 8110m2 Class B2/B8 - 4300m2
 8c Class E - 11,130m2
 8d Class E - 6790m2 Class B2/B8 - 7200

The site will feature 38k sq metres of office space and 18k sq metres of industrial space, designed to host companies working in the zero carbon economy.

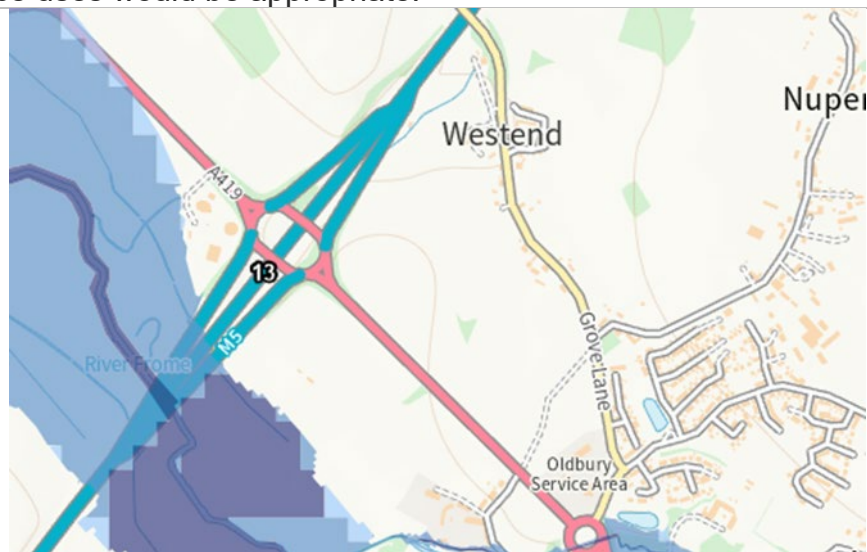
Stroud District Employment Land Review 2021

Potential impact summary: In terms of heritage impact, there is scope for development to the north of the A419; but the likely impacts could preclude development on the majority or entirety of the land south of the A419. This part of the site forms a setting for Meadow Mill in a key view from the west (from the A419 / M5 and public footpath south of the Frome). Part of the special interest of the conservation area is the historic juxtaposition of agriculture and industry and the rhythmic pattern of mills and settlement, sited along the watercourses and

separated by open space. Development might enable the reinstatement or re-routing of the historic canal and the restoration of Westfield Bridge's context but heritage benefits may not outweigh the harm caused to the conservation area's character and the setting and significance of Meadow Mill. An initial desktop biodiversity and geodiversity assessment of the site has indicated that the site is partly within/adjoining a designated biodiversity interest site of local importance and contains particular species of flora/ species of fauna/ features of geological importance that are subject to special protection under Policy ES6 of the Local Plan. Note that the assessment does not consider whether there are protected species on this site. The Landscape Sensitivity Assessment has identified this site as including 3 land parcels with varying sensitivities to housing uses and employment uses ranging from High to Low. The most appropriate location for housing and employment uses would be to the north and, secondly, south of the A419 providing a large buffer is placed between development and the M5 and the A419 corridor was substantially landscaped and considered in the context of the overall road corridor through to, and including, Stroud. Also, a buffer would be needed with more sensitive buildings in Westend including the orchard and with the more sensitive buildings in Chapmans Platt including William Morris House. There are likely to be transport impacts at the M5 spur roads and A419 arising from a large development although mitigation measures are likely to be capable of resolving congestion issues.

Taking account of the character of the site and its surroundings, the northern part of the site and the southern part of the site outside of the conservation area could be developed for low/medium density employment development typically comprising a mix of single storey/two storey offices, light industrial and large format warehousing units, together with community and sports uses, within a well landscaped corridor. Within the conservation area, canal and open space uses would be appropriate.

Flood Risk and Constraints



Access

Immediately adjacent M5 J13.

Site Appraisal

Date 09/01/2023

Ref: PS19a Stonehouse North West

1. SUMMARY

The allocation is a further extension of a strategic site only partially developed to date. The employment requirement is a policy aspiration to achieve sustainability. It is not a pre-requisite.

Similar employment allocations at Stonehouse Eco-Park, Stonehouse North West and SA2 West of Stonehouse.

2. INDUSTRIAL AGENT VIEW

Similar to the above, the plot comprises a good size for development, however it will be at least 10 years before the land will be delivered for employment. Furthermore this will be focused on R&D occupiers and other uses, as opposed to offering space for logistics.

This site is slightly less accessible compared to Stonehouse Eco Park because access is only provided through an existing estate road, and employment traffic will need to navigate the new proposed residential at the front of the scheme, unless a new access road is factored into the scheme. A number of industrial and logistics occupiers will be deterred from this location due to the proximity to the residential, where there could be restrictions on use (hours or noise).

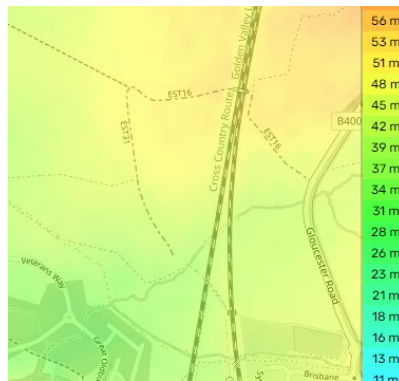
LandInsight



3. DESCRIPTON

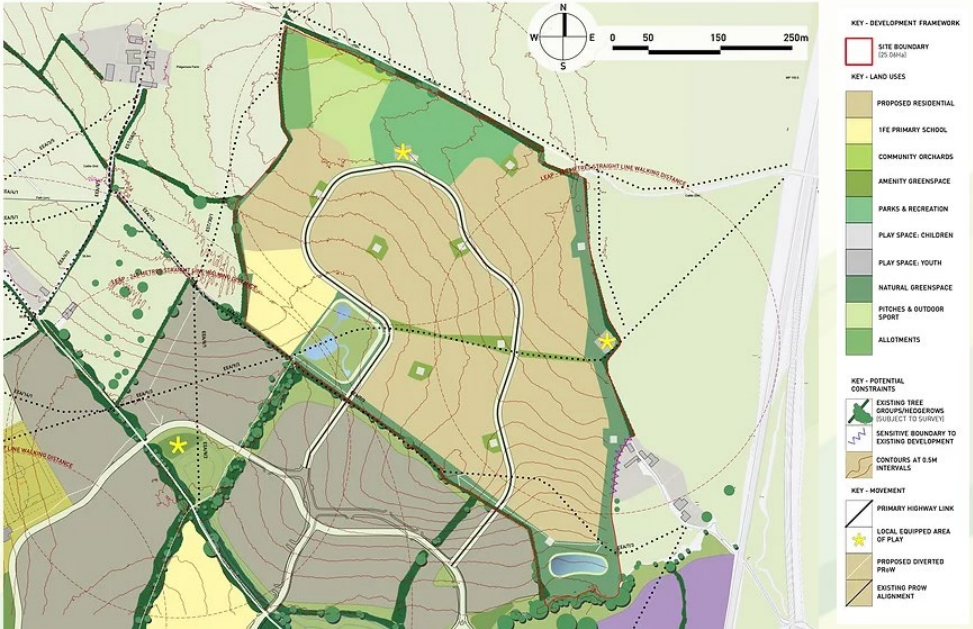
Large arable fields located to the north west of Stonehouse Town. The site borders the West of Stonehouse strategic allocation. The site rises gradually from east to west and is largely flat towards the north. The site is bisected by an unsurfaced track, which provides vehicular access to Stagholt Farm and fields. Fields are bounded by hedging; there are public footpaths across the site and a stream running along part of the southern boundary.

The site rises gradually from east to west and is largely flat towards the north. There are no known ground contamination or land stability issues. There is access to the B4008 (Gloucester Road) from a narrow and unpaved unnamed road. There are public footpaths across the site; however the site is relatively remote from services and facilities in the local area. A very small portion of the site is within flood zones 2 and 3.



4. PLANNING

| | |
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| Current Use: | Agricultural, open land |
| Stroud District Local Plan November 2015 | Not allocated |
| Emerging Local Planning Policy Status and LDS of local plan | <p>Strategic Site Allocation Policy PS19a Stonehouse No</p> <p>The site map for Stonehouse North West (outlined in red) includes the following indicative information:</p> <ul style="list-style-type: none"> Potential access point(s) Strategic landscaping, including green infrastructure (indicative) Open space(s) New primary school Community uses Site boundary Housing / Employment uses <p>Land Northwest of Stonehouse (in Standish Parish), as identified on the policies map, is allocated for a strategic mixed use development, including employment, residential and community uses.</p> |

| | |
|--|---|
| | <p>3. Approximately 5 hectares of office, B2 and B8 employment land and ancillary uses to reflect the identified sectoral needs of the District and local area;</p> |
| <p>Planning History</p> | <p>Part ES Scoping for residential.</p> <p>An application is being prepared for outline planning permission for up to 700 dwellings, a primary school (if required), associated infrastructure, open space, landscaping, and access, on land northwest of Stonehouse. The consultation is running from Friday 12th February to Friday 12th March 2021</p> <p>No employment provision is included.</p>  |
| <p>Stroud District Employment Land Review 2021</p> | <p>The Landscape Sensitivity Assessment has identified this site as having a Medium sensitivity to housing uses and High/medium sensitivity to employment uses. The sensitivity of the area lies in the rising slopes to the north east which contain the lower landscape including Stonehouse to the south, the openness of the land parcel and its intervisibility with the escarpment to the east. The value of the area lies in the PROWs. Housing would definitely extend the current settlement form and if implemented on the rising slopes to the north may become visible further north. Housing could be implemented on the lower areas and employment on land to the south east. Consideration should be given to potentially implementing this with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse.</p> <p>Although not currently policy compliant, the lower land below the higher northern boundary may have future potential for housing, employment and community development as an extension to the planned West of Stonehouse development, should the Local Plan strategy identify the need for growth in this location. There is potential for planning development with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse.</p> |
| <p>Flood Risk and Constraints</p> | <p>None</p> |
| <p>Access</p> | <p>Access is only possible via southern development site and employment area.</p> |

Site Appraisal

Date 09/01/2023

Ref: PS37 Wisloe

1. SUMMARY

The employment allocation is simply to justify the residential development. The adjacent site has an allocation for 11 hectares where employment has not come forward.

2. INDUSTRIAL AGENT VIEW

The plots allocated for employment are irregular in shape and small in size, so wouldn't be able to accommodate larger distribution facilities. There is a lot of infrastructure and ground work required to bring this forward, and the cost to do so may make this unviable. On this basis, I can't see this being developed for employment anytime in the next 10 years.

The employment allocation appears to be ancillary to proposed residential development. Whilst the site is positioned adjacent to the M5, access onto the motorway can only be provided 4 miles to the north at Junction 13. In my view, this isn't a big box distribution location, but instead a smaller industrial market, whereby units of 2,000 – 5,000 sq ft are better suited to help promote employment in the near town of Cam & Dursley, rather than appeal to national logistics operators servicing the South West region.

[LandInsight](#)



3. DESCRIPTION

Site A – 4.5ha gross, triangular 250m sides.



Site B – 0.5 hectares, 130m x 40m



3. TOPOGRAPHY

Generally flat.

4. PLANNING

| | |
|---------------------|-------------------------|
| Current Use: | Agricultural, open land |
|---------------------|-------------------------|

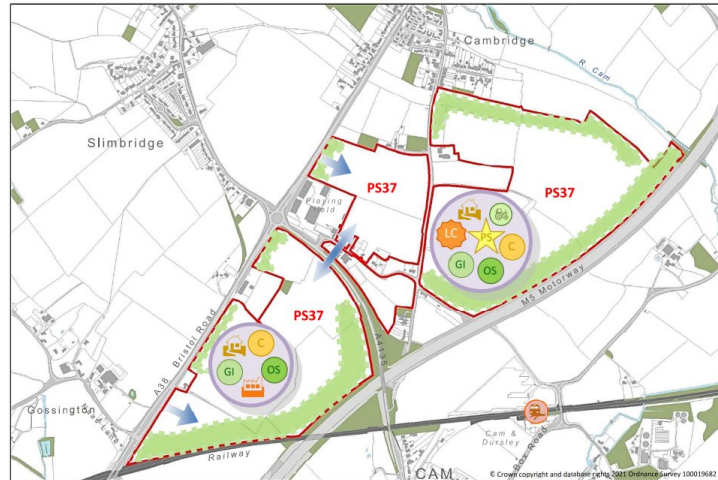
Stroud District Local Plan November 2015

Site not previously allocated.

Land to south SA3 allocated for 450 dwellings, including 135 affordable dwellings and 11.4 hectares of B1, B2 and B8 employment land

PS37 Wisloe new settlement:

Up to 1,500 dwellings, 5 ha employment, local centre, community uses and open space.



Land at Wisloe, as identified on the policies map, is allocated for a new garden community comprising employment, residential, retail, community and open space uses and strategic green infrastructure and landscaping. Development will be an exemplar for achieving carbon neutral development by 2030 and will take place in accordance with Garden City Principles.

Emerging Local Planning Policy

A range of tools including a community engagement and stewardship strategy, design codes and a spatial masterplan and implementation plan, to be approved

by the District Council, will detail the way in which the new community, land uses

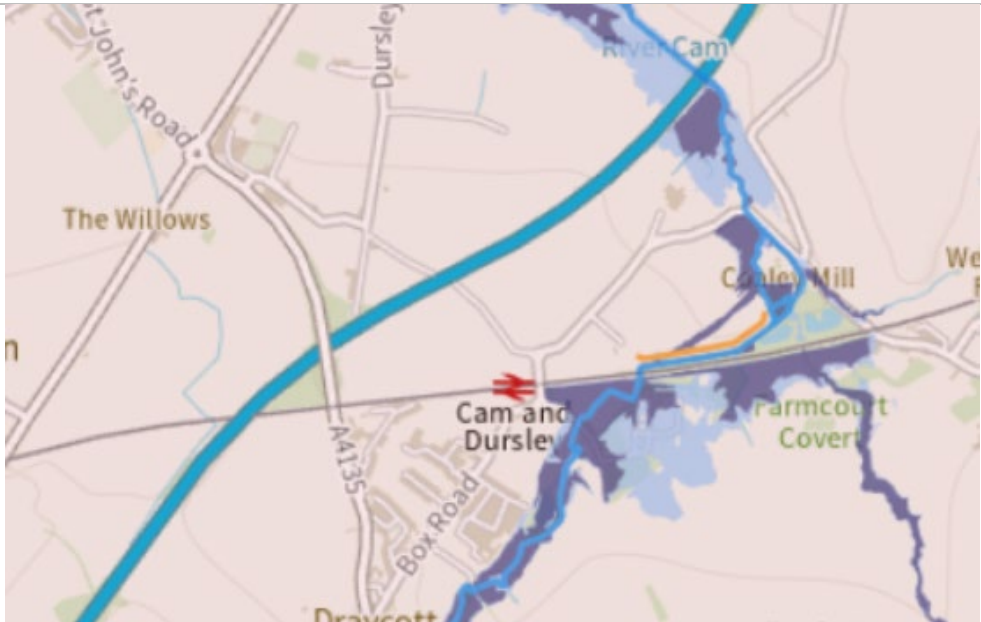
and infrastructure will be developed in an integrated and coordinated manner.

These will address the following:

1. Approximately 1,500 dwellings including 30% affordable dwellings, to address tenure, type and size of dwellings needed within the District and Berkeley Cluster areas;
2. Approximately 5 hectares of office, B2 and B8 employment land and ancillary employment uses, to reflect the identified sectoral needs of the District and local area;

At Wisloe the strategy envisages: delivery of a new garden village community incorporating housing, employment, shopping, community and open space uses, with the opportunity to improve access to Cam & Dursley rail station and to local facilities for existing residents and businesses whilst protecting the setting of existing villages.

Wisloe, development will be an exemplar for achieving carbon neutral development by 2030 and will take place in accordance with "Garden City Principles".

| | |
|---|--|
| | New communities at Sharpness and at Wisloe Green will help to meet the housing and employment needs of the District, whilst delivering a step change in services and facilities available to the local area. |
| Planning History | None |
| Stroud District Employment Land Review 2021 | Nothing relevant |
| Flood Risk and Constraints |  |
| Access | Both sites rely on internal access. Good access to A38 and 4 miles to M5 J13 |