

Stroud District Employment Land Availability

As at 1st April 2022



STROUD DISTRICT COUNCIL
www.stroud.gov.uk



The Planning Strategy Team
Development Services
Stroud District Council
Ebley Mill
Stroud
Gloucestershire
GL5 4UB

01453 754143
local.plan@stroud.gov.uk

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1. Background

- 1.1 All district councils in Gloucestershire undertake employment land availability (ELA) surveys to monitor the supply of employment land. This monitoring work is carried out annually and is essential for the evidence base supporting the adopted Local Plan.
- 1.2 This ELA survey covers the period 1st April 2020 to 31st March 2022.
- 1.3 The adopted Local Plan covers the period 2006 to 2031 with an employment land requirement for “B” uses over the plan period set at 58 hectares. Table 1 sets out the employment land supply for the plan period and compares supply with this requirement.
- 1.4 The adopted Local Plan has been reviewed and a new Local Plan was submitted for examination on 25 October 2021. The Draft Local Plan covers the period 2020 to 2040 with an employment land requirement for (E(g) (i/ii), E(g) (iii), B2 and B8 uses over the plan period set at 62.4-71.8 hectares. Table 2 sets out the employment land supply for the plan period and compares supply with this requirement.

2. Survey Methodology

- 2.1 This report involved researching all planning permissions for employment use gained over the two-year period between 1st April 2020 and 31st March 2022. Employment monitoring was not undertaken in 2021.
- 2.2 The Employment Land Availability Report focuses primarily on Class B1 (Business), now part of use class E, Class B2 (General Industrial), Class B8 (Storage and Distribution).
- 2.3 This document contains information on committed and completed employment land gain and loss in the Stroud District at 1 April 2022.
- 2.4 Sites which have received planning permission but have not yet been implemented were investigated to ascertain whether the permissions were still valid or lapsed.
- 2.5 Sites which have 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.
- 2.6 While accurate at the time of publication, this report is subject to change due to continuing monitoring.

3. Summary of Employment Land Supply:

3.1 Table 1 below illustrates the completions (site area ha), for the adopted Local Plan period since 2006, and commitments for Stroud District set against the adopted Local Plan 2015 employment target. Table 2 updates the completions, for the submitted Draft Plan period since 2020, and commitments at 01 April 2022 set against the submitted Draft Plan target.

Table 1

	B class uses (ha)
Land developed 2006 - 31/03/2022 (Tables 2a, and 2b)	47.32
Commitments at 01/04/2022 (Tables 3a and 3b)	37.39
2015 Local Plan Allocations without permission (Table 5a)	8.40
Gross Land Supply	93.11
Losses 2006 to 31/03/2022 (Tables 4a and 4b)	36.80
Potential losses (Tables 4c and 4d)	6.33
Net Land Supply	49.98
Local Plan Requirement 2006-2031	58
Total surplus/shortfall (ha)	-8.02

Table 2

		B / E class uses (ha)	
Requirement	A	Employment requirement for 1 April 2020 to 31 March 2040	62.4-71.8
	B	Losses 2020 to 31/03/2022 (Tables 4a)	8.35
	C	Potential losses at 1 April 2022 (extant planning permissions) (Tables 4c and 4d)	6.33
	D	Potential additional losses from windfall sites (based on District local Plan methodology)	7.32
	E	Minimum employment requirement to 2040 (A + B + C + D)	84.4-93.8
Supply	F	Land developed 2020 - 31/03/2022 (Tables 2a)	15.02
	G	Commitments at 01/04/2022 (Tables 3a and 3b)	37.39
	H	Pre-submission Draft Plan Allocations without permission (Table 5b)	79.00
	I	Total available supply from 2020 (F + G + H)	131.41
J	Total surplus/shortfall (ha) (I - E)	+37.6-47.0	

4. Summary of survey results

Adopted Local Plan 2015

- 4.1 The amount of land developed for 'B' use employment between 2006 and 31 March 2022 was **47.32** hectares (Tables 2a and 2b). In terms of land with planning permission for 'B' use employment, this figure is now **37.39** hectares (Tables 3a & 3b). **8.40** hectares of land remains without planning permission on 2015 Local Plan allocations.
- 4.2 With regards to losses, the amount of 'B' use employment land lost to other uses between 2006 and 31 March 2022 was **36.80** hectares (Table 4a & 4b). Potential losses as at 31st March 2022 (Tables 4c and 4d) stood at **6.33** hectares.
- 4.3 Table 1 shows that, as at 1st April 2022 Stroud District has a net provision of employment land for "B" uses of about **49.98** hectares. This compares with a requirement of **58** hectares, indicating a requirement to find an additional **8.02** hectares of land by 2031.

Submitted Draft Plan 2021

- 4.4 Paragraph 2.6.3 of the draft Plan sets out an objectively assessed requirement of between **62.4 and 71.8** hectares of employment land (E(g) (i/ii), E(g) (iii), B2 and B8 for the plan period recommended by the Gloucestershire Economic Needs Assessment (GENA), based on expected labour supply and a growth scenario supporting further growth in the key Local Industrial Strategy sectors.
- 4.5 The amount of employment land lost to other uses between 2020 and 31 March 2022 was **8.35** hectares (Table 4a). Potential losses from extant planning permissions as at 1st April 2022 (Tables 4c and 4d) stood at **6.33** hectares. Potential losses from windfall sites, based on Local Plan methodology, will be **7.32** hectares over the remaining 15yrs of the plan period.
- 4.6 The resulting minimum employment requirement of **84.4 - 93.8ha** is now needed to meet objectively assessed need for the plan period to 2040.
- 4.7 On the supply side, the amount of land developed for (E(g) (i/ii), E(g) (iii), B2 and B8 employment between 2020 and 31 March 2022 was **15.02** hectares (Tables 2a). In terms of land with planning permission, this figure is now **37.39** hectares (Tables 3a & 3b). The development strategy for the distribution of new employment land set out in Core Policy CP2 provides **79** hectares of employment land at eight strategic employment locations across the District.

4.8 Table 2 shows that, as at 1st April 2022 Stroud District has a provision of employment land for (E(g) (i/ii), E(g) (iii), B2 and B8 uses of about **131.41** hectares. This compares with a requirement of **62.4 - 71.8ha**, indicating a current surplus of **37.6 - 47.0ha** up to 2040.

Completions 1st April 2020 to 31st March 2022:

Table 2a: B/E use Employment land gain

Parish	Site Address	Development Description	Use class	Area ha
FREATHERNE WITH SAUL	Dunstalls Farm, Arlingham Road, Saul	Revised replacement barn and change of use from agricultural building to additional office accommodation	B1	0.02
HARESFIELD	Land at Quedgeley Trading Estate East, Haresfield	Application for a business park comprising B1, B2 and B8	B1, B2, B8	14.8
HORSLEY	Unit 1 (The Stone Studio) Hay Lane Farm Hay Lane Horsley	Change of use of an existing agricultural steel portal farm building to B8 Storage - retrospective	B8	0.07
MISERDEN	Land at Wayside Farm, Calf Way, The Camp,	Erection of a B8 storage building	B8	0.06
NYMPFIELD	Thumbstone Farm, Tinkley Lane, Nympsfield	Change of use of agricultural building to B8 storage with ancillary B1 office.	B8, B1	0.02
SLIMBRIDGE	Newhouse Farm, Ryalls Lane, Cambridge	Change of use of agricultural to B1 office use.	B1	*0.01
STROUD	Units 6-9 Salmon Springs Trading Estate, Painswick Road, Stroud	Change of use of Units 6 to 9 from cafe (A3) to an office (B1(a))	B1	0.04
			Total	15.02

Completions October 2006 to 31st March 2020:

Table 2b: B/E Employment land gain

Parish	Site Name	Notes	Use class	Area (ha)
ALDERLEY	Alderley Trout Farm, Alderley	Change of use of Hatchery Building to printing works for Clarendon Press	B1	0.16
ALDERLEY	Grindstone Mill, Alderley	Change of use of store to business packing room (B1)	B1c	0.05
ALKINGTON	Agricultural Building at Damery Lane, Wotton Under Edge	Change of use under class M of agricultural building to business.	B8	*0.01
ALKINGTON	Agricultural Building At Crendon Farm, Lower Wick, Dursley	Change of use of agricultural building to storage and distribution (B8).	B8	*0.03
ALKINGTON	Sunnyways, Woodford, Berkeley	Erection of a live/work unit.	B1a	0.13
ALKINGTON	Pickwick Farm, Berkeley Heath	Change of use from agricultural to small business workshop for renovation of touring caravans.	B1	*0.01

Parish	Site Name	Notes	Use class	Area (ha)
ALKINGTON	Land at Chapel Hill, Newport	Erection of Industrial unit for joinery workshop. Change of use of land to builders yard and offices.	B2	0.33
ALKINGTON	Barn at Goldwick Farm, Wick	Change of use of buildings to form Studio workshop (B1c)	B1c	0.03
ALKINGTON	Actrees Farm, Heathfield, Alkington	Retrospective Planning Consent for B2 - General Industrial Use	B2	0.04
ALKINGTON	Actrees Farm, Heathfield Alkington	Change of use of agricultural building to mixed B2/B8 use with ancillary office space	B2, B8	0.14
ARLINGHAM	Milton End Farm, Arlingham	Erection of a timber clad portal cabin farm office unit.	B1	0.13
ARLINGHAM	The Mill House, Westend Farm, Church Road, Arlingham	Change of use of agricultural building to office with storage.	B1	*0.01
BERKELEY	Land Lorridge Farm, Berkeley Heath	Change of use of building and part farmyard to B8.	B8	0.45
BISLEY WITH LYPIATT	Land associated with Fourways Farm, Waterlane, Oakridge	Change of use of existing agricultural building to Veterinary office (B1)	B1	0.06
BISLEY WITH LYPIATT	Oakridge Farm, Far Oakridge	Change of use of 2 agricultural buildings to office accommodation and joiner's workshop.	B1/ B2	*0.01
CAM	Upper Upthorpe Farm, Upthorpe	Conversion of former dairy to provide kitchen and service accommodation for catering business.	B1c	0.09
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.	Erection of Parish Council Offices and Cafe.	A3 / B1a	0.16
CAM	Barns at Woodend Lane, Cam	Change of use from agricultural barns to B8 storage and distribution	B8	*0.05
CHALFORD	Dark Lane House, Dark Lane, Chalford	Change of use of part of building from A1 to B1.	B1	0.08
DURSLEY	Buildings at Mill Farm, Uley Road		B8	0.34
DURSLEY	Farm Buildings at Chestal Farm, Drake Lane, Cam	Conversion of existing farm buildings to form 1 dwelling and 1 office with store	B1	0.10
DURSLEY	Land North of The Hollies Care Home, Drake Lane, Dursley	Stationing of a 20ft steel storage container and associated hard standing	B8	0.02
EASTINGTON	Westend Courtyard Grove Lane, Westend	Proposed extension to Westend Courtyard to provide 10 additional offices (B1).	B1	0.59
EASTINGTON	KB Coaches, Hillview Garage, Claypits, Eastington	Change of use of agricultural land to the rear of depot and garage to parking and storage of vehicles.	B8	0.09
EASTINGTON	Westend Barns, Westend Farm	Change of use of barns to B1 office and light industrial use.	B1a/c	0.33
EASTINGTON	Westend Barns, Westend Farm	Conversion of outbuilding to office (B1) Use.	B1a	0.12
FRAMPTON ON SEVERN	Netherhills Transport Depot, Perry Way	Erection of portakabin site office and provision of associated parking.	B1a	0.40

Parish	Site Name	Notes	Use class	Area (ha)
FRAMPTON ON SEVERN	Walk Farm, Whitminster Lane	Change of use of farm buildings to office accommodation.	B1a	0.20
FRAMPTON ON SEVERN	Walk Farm, Whitminster Lane	Change of use from agricultural barn to B8 Storage (retrospective).	B8	0.13
HAM AND STONE	Unit 4, The Laurels, Stone, Berkeley	Change of use to a catering kitchen to provide food for outside functions.	B1	0.01
HAM AND STONE	Woodlands Farm, Clapton, Berkeley	Retention of storage units & toilet unit.	B8	0.03
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
HAMFALLOW	Billow Farm, Breadstone	Change of use from agricultural to storage (B8).	B8	*0.03
HAMFALLOW	Ivy Farm Breadstone Berkeley	Change of use of agricultural building to B1 office.	B1	*0.02
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	Provision of 5 blocks of warehouse/distribution units	B8	2.64
HARDWICKE	Former Milking Parlour, Pound Lane	Change of use of former milking parlour to fencing contractor's business.	B2	0.66
HARDWICKE	Gateway 12 Davy Way Hardwicke	Development of two detached units (use classes B1(c) B2 and B8).	B1-B8	2.19
HARDWICKE	Units 4,5 and 6 Gateway 12 Davy Way	Development of three detached units	B1, B8	3.69
HARDWICKE	Gateway 12 Business Park Davy Way Hardwicke	Construction of 1 building	B1, B2, B8	1.43
HARDWICKE	New Industrial Unit Quadrant Distribution Centre Quadrant Way	No. 2 new buildings providing 14 new units for B1(c) and/or B8 use	B8	0.89
HINTON	Land off Severn Road, Sharpness, Berkeley	Change of use of land to use for storage & distribution (Use class B8 of the Use Classes Order) and erection of boundary wall (retrospective).	B8	0.25
HORSLEY	Hay Lane Farm, Hay Lane, Horsley	Change use of storage/livestock building from agricultural to flexible commercial use (B8 - storage).	B8	*0.05
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
HORSLEY	The Gables Farm Tittups End, Horsley	Development of a purpose-built smokehouse and processing facility	B1c	0.27
KINGSWOOD	New Mills, Wotton Road Kingswood	Erection of building for research and development, associated parking and landscaping.	B1a/ B1b	4.91
KINGSWOOD	Land adjoining Charfield Road	Erection of 3 industrial units.	B1c	0.15
MINCHINHAMPTON	Land at Gypsy Lane, Chalford	External alterations and enlargement of curtilage to lawful Class B8 premises.	B8	0.10

Parish	Site Name	Notes	Use class	Area (ha)
MINCHINHAMPTON	Grain Crushing Barn, Gatcombe Park Estate, Hampton Fields	Change of use from agricultural barn to Class B1 office	B1	*0.01
MISERDEN	Barns at Camp Farm, Calf Way, The Camp Miserden	Conversion of barns to B1 office use	B1	0.02
MORETON VALENCE	Parkend Farm, Moreton Valence	Erection of 1no. steel frame vehicle storage building and regularise the use of the land to commercial	B1	0.17
MORETON VALENCE	Unit 2 Old Airfield, Moreton Valence	Change of use from agricultural land to form extension to haulage yard	B8	0.24
MORETON VALENCE	Carillion Site Office, Old Airfield Farm	Retention of office building.	B1a	0.40
NYMPFIELD	Land At Tinkley Corner Nympsfield	Change of use from agriculture to wood processing yard and erection of buildings.	B2	0.31
NYMPFIELD	Thumbstone Farm, Tinkley Lane, Nympsfield	Conversion from agricultural use to B8 storage.	B8	0.01
PAINSWICK	Meister Masonry Ltd, Painswick	Erection of a storage building.	B8	0.14
PAINSWICK	Packhurst Farm, Edge	Change of use from barn to document & record storage.	B8	0.03
PAINSWICK	Barns associated with Knapp House The Vatch Catswood Lane	Conversion of redundant barn & piggery to Micro-Distillery.	B2	0.21
RODBOROUGH	Farm Building Butterrow Lane, Stroud.	Change of use of agricultural building to B1 office.	B1	0.01
SLIMBRIDGE	Land Parcel, Wisloe Road, Cambridge, Dursley	Outline permission for the erection of 4 industrial units.	B2	0.10
SLIMBRIDGE	Wisloe Road Business Park Wisloe Road Cambridge.	Erection of 5 industrial units (B2 - General Industrial use).	B2	0.38
STANDISH	Horsemarling Farm, Standish	Change of use of four farm buildings and adjoining yard for storage of caravans & camper vans	B8	0.30
STANDISH	Standish Moreton Farm Standish Lane	Conversion of existing barn and outbuildings into new residential dwelling and commercial unit.	B1	0.23
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 to south of Albion Terrace, Downton Road Stonehouse	Erection of 6 light industrial units.	B1	0.11
STONEHOUSE	Stonehouse Park, Sperry Way, Stonehouse	Hybrid permission for the construction of B1, B2 and B8 use classes.	B1a, B2, B8	1.54
STONEHOUSE	Land Lying to The South of Albion Terrace, Stonehouse	Erection of office building.	B1a	0.03
STONEHOUSE	Messrs Stonehouse Paper & Bag Mills Ltd, Lower Mills Bridgend	COU of land from agricultural to re-siting of storage containers (retrospective).	B8	0.01

Parish	Site Name	Notes	Use class	Area (ha)
STONEHOUSE	Units 100 & 200, Stonehouse Park, Bristol Road	Erection of a courtyard office development and associated landscaping.	B1a	0.61
STONEHOUSE	Land adj. Bonds Mill (Plot B), Stonehouse Business Park	Development consisting of 3 B1 units	B1a	0.64
STONEHOUSE	Plot C (units 600 & 700), Stonehouse Park, Sperry Way	Erection of 2 units	B1a	0.45
STONEHOUSE	Land at Stroudwater Business Park, Brunel Way		B1	1.90
STONEHOUSE	Land at A419, Oldends Lane, Nastend	Change of use to low key open storage/employment base (B8)	B8	0.08
STROUD	8 London Road, Stroud	Change of use from residential to a non-financial business premises.	B1a	0.01
STROUD	West View Paganhill Lane	Proposed change of use from C3A (Dwelling) to B1 (Business).	B1	0.04
UPTON ST LEONARDS	Agricultural Barn, Upton St Leonards Bridleway 63 Upton St Leonards	Change of use of part of the existing agricultural barn to use B8 (storage and distribution)	B8	*0.01
WHITESHILL AND RUSCOMBE	Hill Farm, Main Road, Whiteshill, Stroud	Conversion and part redevelopment of two existing outbuildings into a living/work family home.	B1	0.23
WOTTON UNDER EDGE	Symn Lane Clinic Symn Lane Wotton Under Edge	Change of Use from Clinic (D1) To Office (B1).	B1	0.03
			Total	32.30

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

Commitments:

Table 3a: Commitments on non-allocated sites as at 1 April 2022

Parish	Site Address	Development Description	Use class	Floor space m ²	Area ha
ALKINGTON	Land adjacent To Chapel Hill, Newport	Permiss0.030.03ion for 3 industrial units.	B8	449	0.46
BISLEY	Parlour Farm Bisley Road Stancombe Bisley	Change of use of0.190 agricultural land with the erection of a Class E (Part G i,ii and iii) building,	Eg (I,ii,iii)	374	0.09
CAM	Barns at Woodend Lane, Cam	Change of use of land and former agricultural buildings to mixed use B1, B2 and B8	B1, B2, B8	673	0.02
CAM	Sunnyside Nurseries Cam Dursley	Redevelopment of the site for an industrial and storage use (Use Class B2/B8) retail use (Use Class A1 now E(a)) and change of use of the existing dwelling to office use (E(g)(i))	B2/B8	1,652	0.41
CAMBRIDGE	Elm Farm Bristol Road Cambridge	Proposed change of use to B8 storage building & B8 external open air storage hardstanding.	B8	233	0.06
COALEY	Cambridge House Farm, Elmcote Lane, Cambridge	Demolition of the existing poultry sheds & erection of an office block.	B1a	659	0.95
COALEY	Site Adjacent To Cambridge House Farm Elmcote Lane, Cambridge	Conversion of former agricultural building into B8 storage use.	B8	500	*0.13
COALEY	Lapley Farm Bungalow Coaley,	Change of use of three existing agricultural buildings to B1 use.	B1	415	*0.09
FREATHERNE WITH SAUL	Barns at Dunstalls Farm Arlingham Road Saul	Conversion of agricultural barns to business use.	B1	494	*0.14
HAMFALLOW	Land North of Pool Farm Breadstone Berkeley	Prior notification for the change of use of agricultural building (A) to flexible commercial use with Class E(g) and B8 (Storage).	E(g)/ B8	120	*0.03
HORSLEY	Hay Lane Farm, Hay Lane, Horsley	Change of Use of agricultural building to B8 Storage for up to 20 caravans	B8	891	0.09
KINGS STANLEY	Court Farm Broad Street Kings Stanley	Change of use of agricultural building to a B1 business use	B1	121	*0.03
KINGSWOOD	Land At Day House Farm Wickwar Road Kingswood	Change of use of 2 no. agricultural buildings to B8 storage.	B8	750	0.19
LEONARD STANLEY	Priory Farm Church Road Leonard Stanley	Use the barn for use Class B8 (Storage and Distribution)	B8	500	*0.13
LONGNEY	Land adjacent to Scotch Firs House Longney	Notification of change of use of building A&B from agricultural to office use.	B1	131	0.29
STONEHOUSE	Land Adjacent to Oldends Lane,	Construction of two storey B1, B2 and B8 production unit	B1, B2, B8	7,340	1.83

Parish	Site Address	Development Description	Use class	Floor space m ²	Area ha
STONEHOUSE	A B B Limited Oldends Lane Stonehouse	Extension of outdoor storage yard and erection of replacement fencing along southwest boundary	B2	663	0.03
STONEHOUSE	Plot D Stonehouse Park Sperry Way Stonehouse	One new use class E(g) building (Unit 1000) and one new use classes E(g) and B8 building (unit 800)	B8	1,757	1.07
STONEHOUSE	Plot F Stonehouse Park Sperry Way Stonehouse	An application for full planning permission for the construction of a 4,881 sq. m. (gross external area) extension to existing premises for B1, B2, B8 use classes	B1, B2, B8	4,881	1.03
WHITMINSTER	Grove End Farm, Grove Lane, Whitminster	Change of use of agricultural and industrial buildings to B1 B2 B8.	B1, B2, B3	1,800	0.52
				Total	7.59

*Notification of change of use of agricultural building 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 1st April 2022

Parish	Site Address	Development Description	Use class	Floor space m ²	Area ha
CAM	Land north east of Draycott, Cam	A mixed-use development comprising of up to 450 dwellings, 10.7 hectares of employment land for use classes B1, B2 and B8.	B uses	-	10.70
EASTINGTON	Land West of Stonehouse, Nastend Lane	A mixed-use development comprising up to 1 350 dwellings and 9.3 hectares of employment land for use classes B1, B2 and B8.	B1, B2, B8,	-	9.30
HINTON	Howard Tenens (Sharpness) Ltd, Sharpness Distribution Centre	Erection of 2 no. buildings for light industrial/storage and distribution purposes	B1, B8	46,400	9.80
				Total	29.80

Losses:

Table 4a: Actual loss of employment land 1st April 2020 to 31st March 2022

Parish	Site Address	New Development Description	Former Use	Area ha
ALKINGTON	Land adjacent to Heathfield Garage, Heathfield, Alkington	Change of use to B8 storage for agricultural machinery and erection of single storey storage/workshop	B8	0.50
CAINSCROSS	Dudbridge Industrial Estate, Dudbridge Road Stroud	Hybrid application for retail foodstore and residential development	B2	2.80
CAM	The Old Goods Shed, Coaley Junction, Cam	Proposed Change of Use to C3 (Dwelling house)	B2	0.14
HAMFALLOW	The Cider House Halmore Lane Halmore	Barn 1: Prior approval notification for conversion from B1(a) to C3.	B1	*0.08
LEONARD STANLEY	Workshop, Downton Farm, Stanley Downton	Demolition of existing industrial building (class B2 use) and erection of one single dwelling	B2	0.10
MINCHINHAMPTON	Wimberley Mill, Knapp Lane, Brimscombe	Demolition and clearance of the existing buildings and hard standing, residential development of up to 104 dwellings	B1a/ B2	4.50
STONEHOUSE	14 High Street Stonehouse	Conversion of first floor offices above 14 High Street and storage unit 14B High Street into two separate dwellings. Retail unit will be retained.	B1	0.01
STROUD	48C High Street, Stroud	Change of use of office premises to residential	B1	*0.01
WHITESHILL AND RUSCOMBE	The Healthy House, Lower Street, Ruscombe	Proposed change of use of existing building from offices to three cottages.	B1	0.03
WHITMINSTER	Belvedere, Bristol Road, Whitminster	Change of use of art studio (B1) to early years nursery	B1	*0.08
WOTTON UNDER EDGE	12 Haw Street, Wotton under Edge	Change of use from an office to a single residential dwelling.	B1	0.10
Total				8.35

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

Table 4b: Actual loss of employment land October 2006 to 31st March 2020

Parish	Site Address	New Development Description	Former Use	Area ha
ALKINGTON	Office The Cider Mill, Blanchworth, Stinchcombe	Residential	B1	0.05
ALKINGTON	Unit 1B Whitehall Farm, Lower Wick, Dursley	D2 Gym	B1	0.03
ALKINGTON	Taylors Of Woodford Ltd Woodford Berkeley	Residential	B2	0.34
BERKELEY	12 Market Place Berkeley	Residential	B1	0.01
BERKELEY	12 Market Place, Berkeley	Residential	B1a	0.31
BERKELEY	Building opposite 4 Station Road, Berkeley	Demolition	B8	0.01
BISLEY	Bathurst House, Bisley Road,	Residential	B1a	0.10
BISLEY-WITH-LYPIATT	Middle Lypiatt House, Middle Lypiatt	Residential	B1a/ B1c	0.27
CAINSCROSS	175 & 177 Westward Road	Residential	B1	0.07
CAINSCROSS	37 Westward Road	Residential	B2	0.03
CAM	20 Rock Road, Cam	Residential	B1c	0.09
CHALFORD	Bew House, Bussage	Residential	B1a	0.03
DURSLEY	Lister Petter Works, Dursley	Redevelopment for mixed uses	B2	5.13
DURSLEY	The Royal British Legion, 4 May Lane	Residential	B8	0.11
DURSLEY	Lister Petter Works, Long Street	Mixed Use	B2	14.72
DURSLEY	Plots 8 & 9 Manor View, Woodmancote	Residential	B1a	0.04
DURSLEY	21-21a Parsonage Street Dursley	Retail	B1	0.01
DURSLEY	Bowers Court Broadwell Water Street	therapy centre	B1	0.02
HAM AND STONE	Outbuilding at The Laurels, Stone	Residential	B1	0.05
HAM AND STONE	Porch House, Stone	Residential	B1	0.14
HAMFALLOW	Ivy Farm, Breadstone	Residential	B1	0.13
HARDWICKE	Cross Keys House Bristol Road Hardwicke	Demolition	B1	0.18
HILLESLEY AND TRESHAM	Former Dairy, Chapel Lane, Hillesley	Residential	B2	0.05
KINGS STANLEY	Central Garage High Street Kings Stanley	Demolition	B2	0.02
KINGSWOOD	1 Charfield Barns, Kingswood	Clinic	B1	0.01
KINGSWOOD	4 Charfield Barns, Kingswood	Retail	B1	0.004
MINCHINHAMPTON	The Priory, 20 High St, Minchinhampton	Residential	B1	0.03
MINCHINHAMPTON	20 High Street, Minchinhampton	Residential	B1	0.02
MINCHINHAMPTON	20 High Street, Minchinhampton	Residential	B1	0.04
MISERDEN	Office at Camp Farm Miserden	Residential	B1	0.25
NAILSWORTH	7 Bridge Street, Nailsworth	delicatessen	B1	0.01
NAILSWORTH	Hazelwood's Foods factory site	Residential	B2	0.70
NAILSWORTH	3 Bridge Street	Residential	B1a	0.01
RANDWICK	Waterlane Farm, Paganhill	Residential	B2/B8	0.11
RODBOROUGH	Part Redlars Mill, Dudbridge Road	Residential	B2	0.85
RODBOROUGH	Bath Road Trading Estate	Retail	B2	1.42
STONEHOUSE	Elgin Mall, High Street, Stonehouse	Residential	B1a	0.02
STONEHOUSE	34 High Street	Residential	B1	0.40

Parish	Site Address	New Development Description	Former Use	Area ha
STROUD	Stratford Court Stables, Stratford Road	Retail	B1	0.06
STROUD	Uplands Garage, Springfield Road	Residential	B2	0.01
STROUD	Barn 3, Lypiatt Hill, Farm	Residential	B1	0.08
STROUD	7 Nelson Street, Stroud	Residential	B1	0.03
STROUD	Timms garage, Cainscross Road	'Later Living' apartments including communal facilities	B2	0.31
STROUD	K Young & Sons Ltd, Gainneys Well, Upper Leazes, Stroud	Residential	B2	0.30
STROUD	Delmonts Lot, 57A High Street	Residential	B1	0.04
STROUD	Slad Valley House, 203 Slad Road	Residential.	B1	0.40
STROUD	4 Russell Street, Stroud	Residential	B1	*0.01
THRUPP	Lewiston Mill, Toadsmoor Road Brimscombe	Residential	B1	0.46
THRUPP	Phoenix House, London Road, Thrupp	Clinic (D1)	B1	0.02
ULEY	Former Stables, 7 The Green, Uley	Residential	B1a	0.01
WOTTON UNDER EDGE	22 Bradley Street, Wotton-Under-Edge	Residential	B1	0.01
WOTTON UNDER EDGE	11 Haw Street, Wotton-Under-Edge	Residential	B2	0.01
WOTTON UNDER EDGE	22 Bradley Street, Wotton-Under-Edge	Residential	B1	0.01
WOTTON UNDER EDGE	Land at Mitre Pitch,	Residential	B1c	0.36
WOTTON UNDER EDGE	Carlton House, 4 Long Street	Residential	B1	0.06
WOTTON UNDER EDGE	Land off Pack Horse Lane, Haw Street	Residential	B2	0.25
WOTTON UNDER EDGE	Land adjoining Water Lane	Residential	B1c	0.21
Total				28.45

Table 4c: Potential loss of employment land as at 1st April 2022 (non-allocated sites)

Parish	Site Address	Development Description	Use Class	Floor space m ²	Area ha
BISLEY	Unit 1A, 1B And 2 Parlour Farm Bisley Road Stancombe Bisley	Change of use & conversion of light industrial units to three dwelling	B1c	328	0.14
CAINSCROSS	Tricorn House	Notification for prior approval for a proposed change of use of existing office building into 44 individual residential units.	B1	3,000	*0.36
DURSLEY	Land To the Rear Of 25 - 26 Union Street Dursley	Conversion of B1a (offices) building to form two dwellings and a residential development of four dwellings	B1	300	0.14
HAMFALLOW	Land at Hook Street Farm Lynch Road Berkeley	Change of use from B8 to 5 dwellings.	B8	187	*0.02

Parish	Site Address	Development Description	Use Class	Floor space m ²	Area ha
HAMFALLOW	The Cider House Halmore Lane Halmore	Barn 2: Change of use of B8 storage building to C3 residential	B8	92	*0.12
HARDWICKE	Purton Cottage, Bristol Road	The erection of 4 dwellings, 1 live/work unit	B1	112	0.37
KINGS STANLEY	Stanley Mills, Ryeford Kings Stanley	Provision of new factory conversion of Mill to 65 dwellings, 81 new build dwellings.	B2	13,232	1.49
MINCHINHAMPTON	Dark Mills, Knapp Lane Brimscombe	Approval of reserved matters for erection of 36 houses & flats for people of 50 yrs of age and over.	B2	14,000	1.40
NAILSWORTH	4 Bridge Street Nailsworth Stroud	Conversion of first & second floor offices (Class E) to form a dwelling at (Class C3).	E (g)	64	0.01
STROUD	118 Cainscross Road, Stroud	Change of use from B1 business back to residential use.	B1	358	0.07
STROUD	113 Stratford Road, Stroud	Change of use of B1 use and extension to create 4 flats	B1	132	0.05
STROUD	1st Floor Offices, Clarendon Court, London Road, Stroud	Use of existing first floor office (Class B1(a)) to 6 residential (Class C3)	B1	705	*0.12
STROUD	21A George Street Stroud	Change of use of the first and second floor from Class E to Class C3 (dwelling houses)	E (g)	97	0.02
STROUD	New Imperial House Station Road Stroud	Change of use from offices (Class E) to 7no. residential flats (Class C3)	E (g)	438	*0.02
				Total	4.33

*Notification of change of use from offices (B1) to residential use under the General Development Order.

Table 4d: Potential loss of employment land as at 1st April 2022 (allocated sites)

Parish	Site Address	Development Description	Use Class	Floor space m ²	Area ha
THRUPP	Ham Mills, London Road, Brimscombe	Restoration and redevelopment for mixed use including 100 new homes and B1 offices	B2	9,058	2.00
				Total	2.00

Employment Allocations:

Table 5a: Employment allocations in the 2015 adopted Local Plan as at 1st April 2022

Site		with permission for B use - not completed (ha)	B use area completed (ha)	Area remaining (ha)	Total B use area (ha)
SA1	Stroud Valleys - Intensification				
	Dudbridge Industrial Estate	0	-2.80	0	-2.80
	Wimberley Mills	0	-4.50	0	-4.50
	Ham Mills	-2.00	0	0	-2.00
SA2	West of Stonehouse	9.30	0	0.70	10.00
SA3	North East Cam	10.70	0	0.70	11.40
SA4a	Quedgeley East	0	14.80	0	14.80
SA5	Sharpness	0	0	7.00	7.00
SA5a	South of Severn Distribution Park	9.80	0	0	9.80
Total		27.80	7.50	8.40	43.70

Employment Allocations:

Table 5b: Employment allocations in the 2021 Draft Pre-submission Draft Plan as at 1st April 2022

Site		with permission - not completed (ha)	area completed (ha)	Area remaining (ha)	Total area (ha)
PS19a	Stonehouse North West	5.0	0	5.0	5.0
PS20	Stonehouse Eco-Park (M5 J13)	10.0	0	10.0	10.0
PS32	Quedgeley East Extension	5.0	0	5.0	5.0
PS34	Sharpness Docks	7.0	0	7.0	7.0
PS36	Sharpness	10.0	0	10.0	10.0
PS37	Wisloe	5.0	0	5.0	5.0
PS43	Javelin Park	27.0	0	27.0	27.0
PS47	Renishaw New Mills	10.0	0	10.0	10.0
Total		79.0	0	79.0	79.0

Development Services
Stroud District Council
Ebley Mill
Stroud
Gloucestershire
GL5 4UB

The Planning Strategy Team
01453 754143
local.plan@stroud.gov.uk