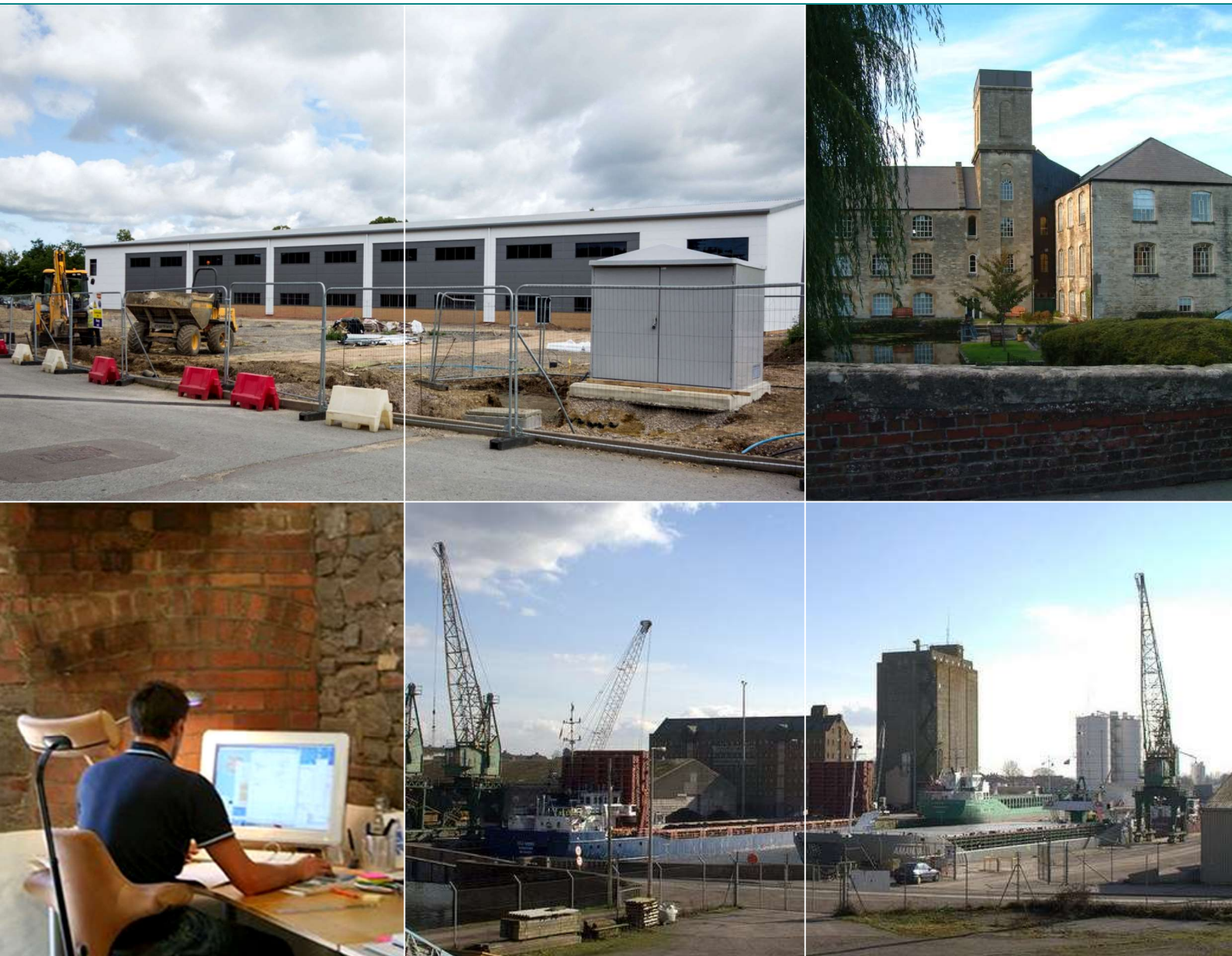


Stroud District Employment Land Availability

As at 1st April 2023



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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 2022 to 31st March 2023.
- 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 draft Local Plan has been submitted and is currently subject to Examination. 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 between 1st April 2022 and 31st March 2023.
- 2.2 The Employment Land Availability Report focuses on Class B1 (Business), now part of use class E, Class B2 (General Industrial), Class B8 (Storage/Distribution).
- 2.3 This document contains information on committed and completed employment land gain and loss in the Stroud District at 1 April 2023.
- 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 had 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 2023 set against the submitted Draft Plan target.

Table 1

| | B class uses (ha) |
|---|----------------------------|
| Land developed 2006 - 31/03/2023 (Tables 2a and 2c) | 50.11 |
| Commitments at 01/04/2023 (Tables 3a and 3b) | 34.92 |
| Adopted Local Plan 2015 Allocations without permission (Table 5a) | 6.40 |
| Gross Land Supply | 91.43 |
| Losses 2006 to 31/03/2023 (Tables 4a and 4c) | 37.37 |
| Potential losses (Tables 4d and 4e) | 3.71 |
| Net Land Supply | 50.35 |
| Local Plan Requirement 2006-2031 | 58 |
| Total surplus/shortfall (ha) | -7.65 |

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 31/03/2023 (Tables 4a and 4b) | 8.92 |
| | C | Potential losses at 1 April 2023 (extant planning permissions) (Tables 4d and 4e) | 3.71 |
| | D | Potential additional losses from windfall sites (based on District Local Plan methodology) | 9.37 |
| | E | Minimum employment requirement to 2040 (A + B + C + D) | 84.4-93.8 |
| Supply | F | Land developed 2020 - 31/03/2023 (Tables 2a and 2b) | 17.31 |
| | G | Commitments at 01/04/2023 (Tables 3a and 3b) | 34.92 |
| | H | Draft Plan Allocations without permission (Table 5b) | 79.00 |
| | I | Total available supply from 2020 (F + G + H) | 131.23 |
| J | Total surplus/shortfall (ha) (I - E) | +37.4-46.8 | |

4. Summary of results

Adopted Local Plan 2015

- 4.1 The amount of land developed for 'B' use employment between 2006 and 31 March 2023 was **50.11** hectares (Tables 2a and 2c). In terms of land with planning permission for 'B' use employment, this figure is now **34.92** hectares (Tables 3a & 3b). An additional **6.40** hectares of land (Table 5a) 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 2023 was **37.37** hectares (Table 4a & 4c). Potential losses as at 31st March 2023 (Tables 4d and 4e) stood at **3.71** hectares.
- 4.3 Table 1 shows that, as at 1st April 2023 Stroud District has a net provision of employment land for "B" uses of about **50.35** hectares. This compares with an adopted Local Plan requirement of **58** hectares, indicating a requirement to find an additional **7.65** 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 as 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 ENA projections assumed the loss of some **27** hectares of employment land over the plan period. With more up to date monitoring, it became apparent that the number of actual losses out-performed the projection and therefore a further **22** hectares of losses was assumed over the plan period. This **22** hectares comprises actual losses, potential losses from extant planning permissions and potential windfall losses, as set out below:
- The actual amount of employment land lost to other uses between 2020 and 31 March 2023 was **8.92** hectares (Table 4a and 4b). Potential losses from extant planning permissions as at 1st April 2023 (Tables 4d and 4e) is **3.71** hectares to occur within the next three-year period.
 - A residual figure for potential losses from windfall sites over the remaining 14yrs of the plan period is therefore **9.37** hectares (Table 2).
- 4.6 A resulting minimum employment requirement of **84.4 - 93.8** hectares is now needed to meet objectively assessed need for the Draft 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 2023 was **17.31** hectares (Tables 2a and 2b). In terms of land with planning permission, this figure is now **34.92** hectares (Tables 3a & 3b). The development strategy for the distribution of new employment land set out

in Core Policy CP2 of the draft Local Plan provides **79** hectares of employment land at eight strategic employment locations across the District.

- 4.8 Table 2 shows that, as at 1st April 2023 Stroud District has a provision of employment land for (E(g) (i/ii), E(g) (iii), B2 and B8 uses of about **131.23** hectares. This compares with a requirement of **62.4 - 71.8** hectares, indicating a surplus of **37.4 – 46.8** hectares up to 2040.

Completions 1st April 2022 to 31st March 2023:

Table 2a: B/E use Employment land gain

| Parish | Site Address | Development Description | Use class | Area ha |
|--------------------|--|--|------------|-------------|
| 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 | 0.02 |
| CAMBRIDGE | Elm Farm Bristol Road Cambridge | Proposed change of use to B8 storage & external storage hardstanding. | B8 | 0.06 |
| FRAMPTON ON SEVERN | Land Near Walk Farm Frampton on Severn | Change of use from agricultural land to a boat yard use class B2 | B2 | 0.10 |
| HORSLEY | Hay Lane Farm, Hay Lane, Horsley | Change of Use of agricultural building to B8 Storage for up to 20 caravans | B8 | 0.09 |
| KINGSWOOD | Land at Day House Farm Wickwar Road | Change of use of 2 agricultural buildings to B8 storage. | B8 | 0.19 |
| STONEHOUSE | Land Adjacent to Oldends Lane, | Construction of two storey B1, B2 and B8 production unit | B1, B2, B8 | 1.83 |
| Total | | | | 2.29 |

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

Completions 1 April 2020 to 31st March 2022:

Table 2b: B/E use Employment land gain

| Parish | Site Name | Notes | Use class | Area (ha) |
|----------------------|---|--|------------|--------------|
| FREATHERNE WITH SAUL | Dunstalls Farm, Arlingham Road, Saul | Replacement barn and change of use from agricultural building to additional office accommodation | B1 | 0.02 |
| HARESFIELD | Land at Quedgeley Trading Estate East, | Application for a business park comprising B1, B2 and B8 | B1, B2, B8 | 14.8 |
| HORSLEY | Unit 1 Hay Lane Farm Hay Lane Horsley | Change of use of existing agricultural 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 |
| NYMPSFIELD | 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 2022:

Table 2c: 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 | 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 |
| 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 |
| 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 |

| Parish | Site Name | Notes | Use class | Area (ha) |
|----------------------|--|--|-----------|-----------|
| 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 |
| 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 |
| 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 |
| 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 |

| Parish | Site Name | Notes | Use class | Area (ha) |
|-----------------|---|--|-------------|-----------|
| 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 |
| HARESFIELD | Land at Quedgeley Trading Estate East, Haresfield | Application for a business park comprising B1, B2 and B8 | B1, B2, B8 | 14.8 |
| 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 | 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 |
| 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 |
| HUNTS GROVE | Gateway 12, Davy Way, Hardwicke | Development of two detached units (use classes B1(c) B2 and B8). | B1-B8 | 2.19 |
| HUNTS GROVE | Units 4,5 and 6 Gateway 12, Davy Way | Development of three detached units | B1, B8 | 3.69 |
| HUNTS GROVE | Gateway 12 Business Park, Davy Way, Hardwicke | Construction of 1 building | B1, B2, B8 | 1.43 |
| 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 |
| 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 |
| MISERDEN | Land at Wayside Farm, Calf Way, The Camp, | Erection of a B8 storage building | B8 | 0.06 |
| 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 | Thumbstone Farm, Tinkley Lane, Nympsfield | Change of use of agricultural building to B8 storage with ancillary B1 office. | B8, B1 | 0.02 |

| Parish | Site Name | Notes | Use class | Area (ha) |
|-------------|---|---|-------------|-----------|
| 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 | Newhouse Farm, Ryalls Lane, Cambridge | Change of use of agricultural to B1 office use. | B1 | *0.01 |
| 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 |
| 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 |

| Parish | Site Name | Notes | Use class | Area (ha) |
|-------------------------|---|--|--------------|--------------|
| STONEHOUSE | Land at A419, Oldends Lane, Nastend | Change of use to low key open storage/employment base (B8) | B8 | 0.08 |
| 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 |
| 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 | 47.82 |

*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 2023

| Parish | Site Address | Development Description | Use class | Floor space m ² | Area ha |
|----------------------|---|---|-----------------|----------------------------|---------|
| ALKINGTON | Land adjacent To Chapel Hill, Newport | Permission for 3 industrial units. | B8 | 449 | 0.46 |
| ALKINGTON | Iron & Earth Equipment Ltd Heathfield Alkington | Erection of new barn & unloading/wash bay extension to main building change of use of adjacent land to additional yard area | B8 | 285 | 0.34 |
| BERKELEY | Home Farm Newport Berkeley | Change of use of agricultural barn to Class E (commercial business or service) | E | 240 | 0.10 |
| BISLEY | Parlour Farm Bisley Road Stancombe Bisley | Change of use of 0.190 agricultural land with the erection of a Class E (Part G i,ii and iii) building, | E(g) (i,ii,iii) | 374 | 0.09 |
| 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 |
| 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 |
| KINGS STANLEY | Court Farm Broad Street Kings Stanley | Change of use of agricultural building to a B1 business use | B1 | 121 | *0.03 |
| LEONARD STANLEY | Priory Farm Church Road Leonard Stanley | Use the barn for use Class B8 (Storage and Distribution) | B8 | 500 | *0.13 |
| DURSLEY | 5 Long Street Dursley | Change of use of a building to provide office space on a ground floor (Class E(g)) and 2no flats on upper two floors (Class C3). | E (g) (i) | 725 | 0.10 |
| EASTINGTON | John Stayte Services Ltd | Four no. commercial buildings (B8) | B8 | 2300 | 0.20 |
| SLIMBRIDGE | Hurst Farm Slimbridge | Change of use of a range of traditional agricultural buildings to Class E (commercial use (administration offices and sales with ancillary yard area) | E (g) (i) | 1636 | 0.20 |

| Parish | Site Address | Development Description | Use class | Floor space m ² | Area ha |
|-------------|--|--|------------|----------------------------|-------------|
| SLIMBRIDGE | Newhouse Farm Cambridge | Change of use of existing agricultural building into Class E (Business) and B8 (Storage). | E (g)/B8 | 187 | 0.02 |
| 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 | 5.12 |

*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 2023

| 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 | Outline Permission for mixed-use development comprising up to 1 350 dwellings and employment land for use classes B1, B2 and B8 – originally 9.3ha | B1, B2, B8, | - | 7.10 |
| | | Unit 1 Parcel E4 Land West Of Stonehouse | B8 | 2192 | 0.60 |
| | | Unit 2 Parcel E4 Land West Of Stonehouse | E (g) (i,ii,iii)/ B8 | 5215 | 1.60 |
| 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 2022 to 31st March 2023

| Parish | Site Address | New Development Description | Former Use | Area ha |
|------------|--|--|--------------|-------------|
| CAINSCROSS | Tricorn House | Notification for prior approval for a proposed change of use of existing office building into 44 individual residential units. | B1 | *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 | 0.14 |
| HAMFALLOW | Land at Hook Street Farm Lynch Road Berkeley | Change of use from B8 to 5 dwellings. | B8 | *0.12 |
| HAMFALLOW | The Cider House Halmore Lane Halmore | Barn 2: Change of use of B8 storage building to C3 residential | B8 | 0.37 |
| NAILSWORTH | 4 Bridge Street Nailsworth Stroud | Conversion of first & second floor offices (Class E) to form a dwelling at (Class C3). | E (g) | 0.01 |
| STROUD | 113 Stratford Road, Stroud | Change of use of B1 use and extension to create 4 flats | B1 | 0.05 |
| STROUD | 21A George Street Stroud | Change of use of the first and second floor from Class E to Class C3 (dwelling houses) | E (g) | 0.02 |
| | | | Total | 1.07 |

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

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

| Parish | Site Address | New Development Description | Former Use | Area ha |
|-----------------|--|--|------------|---------|
| 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 |

| Parish | Site Address | New Development Description | Former Use | Area ha |
|-------------------------|---|--|--------------|-------------|
| 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 | 7.85 |

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

Table 4c: Actual loss of employment land October 2006 to 31st March 2022

| 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 |
| CAINSCROSS | Dudbridge Industrial Estate, Dudbridge Road Stroud | Retail/residential | B2 | 2.80 |
| CAM | The Old Goods Shed, Coaley Junction, Cam | Proposed Change of Use to C3 (Dwelling house) | B2 | 0.14 |
| 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 |

| Parish | Site Address | New Development Description | Former Use | Area ha |
|-----------------------|---|---|------------|---------|
| 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 | The Cider House Halmore Lane Halmore | Residential | B1 | *0.08 |
| 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 |
| LEONARD STANLEY | Workshop, Downton Farm, Stanley Downton | Residential | B2 | 0.10 |
| MINCHINHAMPTON | Wimberley Mill, Knapp Lane, Brimscombe | Residential | B1a/ B2 | 4.50 |
| 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 |
| STONEHOUSE | 14 High Street Stonehouse | Residential | B1 | 0.01 |
| STROUD | 48C High Street, Stroud | Residential | B1 | *0.01 |
| 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, Gainey's 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 |

| Parish | Site Address | New Development Description | Former Use | Area ha |
|-------------------------|---|-----------------------------|------------|--------------|
| THRUPP | Phoenix House, London Road, Thrupp | Clinic (D1) | B1 | 0.02 |
| ULEY | Former Stables, 7 The Green, Uley | Residential | B1a | 0.01 |
| WHITESHILL AND RUSCOMBE | The Healthy House, Lower Street, Ruscombe | Residential | B1 | 0.03 |
| WHITMINSTER | Belvedere, Bristol Road, Whitminster | nursery | B1 | *0.08 |
| WOTTON UNDER EDGE | 12 Haw Street, Wotton under Edge | Residential. | B1 | 0.10 |
| 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 | | | | 36.30 |

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

Table 4d: Potential loss of employment land as at 1st April 2023 (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 |
| 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 |
| STROUD | 118 Cainscross Road, Stroud | Change of use from B1 business back to residential use. | B1 | 358 | 0.07 |
| STROUD | 100 Bath Road, Stroud | Conversion from Class E to form 2no. dwellings | E(g) | 330 | 0.10 |
| STROUD | 1st Floor Offices, Clarendon Court, London Road, Stroud | Use of existing first floor office (Class B1(a)) to 6 residential | B1 | 705 | *0.12 |

| Parish | Site Address | Development Description | Use Class | Floor space m ² | Area ha |
|--------------|--|--|-----------|----------------------------|-------------|
| STROUD | New Imperial House Station Road Stroud | Change of use from offices (Class E) to 7no. residential flats | E(g) | 438 | *0.02 |
| Total | | | | | 3.71 |

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

Table 4e: Potential loss of employment land as at 1st April 2023 (allocated sites)

| Parish | Site Address | Development Description | Use Class | Floor space m ² | Area ha |
|--------------|--------------|-------------------------|-----------|----------------------------|-------------|
| - | - | - | - | - | - |
| Total | | | | | 0.00 |

Employment Allocations:

Table 5a: Employment allocations in the Adopted Local Plan 2015 as at 1st April 2023

| 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 | 0 | 0 | -2.00 | -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 | | 29.80 | 7.50 | 6.40 | 43.70 |

Employment Allocations:

Table 5b: Employment allocations in the 2021 Draft Local Plan as at 1st April 2023

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

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