

# Employment Land Availability in Stroud District at 01 April 2016





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## **1. Background**

- 1.1 All District Councils in Gloucestershire undertake Employment Land Availability Surveys to monitor the supply of employment land. This monitoring work is carried out annually and is essential for the evidence base supporting the adopted Local Plan.
- 1.2 This ELA survey covers the period 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016.
- 1.3 The adopted Local Plan covers the period 2006 to 2031. An employment land requirement for “B” uses over the plan period has been set at 58 hectares. Therefore, Table 1 sets out the employment land supply using the new 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 1<sup>st</sup> April 2015 and 31<sup>st</sup> March 2016.
- 2.2 Existing employment land commitments are updated by undertaking site visits. Sites which have received planning permission but have not yet been implemented were investigated to ascertain whether the permissions were still valid or lapsed.
- 2.3 Those sites which had previously been in employment use but have since been redeveloped for other uses or demolished, are identified within the ‘losses’ section of the report. Potential losses are also indicated where planning consents have been given that will involve loss of employment land, but as yet have not been fully implemented.
- 2.4 While accurate at the time of publication, this report is subject to change due to continuing monitoring.

### **3. Summary of Survey Results**

- 3.1 The amount of land developed for employment use between 2006 and 31 March 2016 was 70.02 hectares (Tables 2a, 2b, 2e, and 2f). Of this, 30.92 hectares were developed for “B” uses. In terms of land with planning permission for employment use, this figure is now 35.45 hectares (Tables 3a & 3b). Of this, land with planning permission for “B” uses is now 34.33 hectares. With regard to losses, the amount of employment land lost to other uses between 2006 and 31 March 2016 was 31.78 hectares (Table 4a & 4b). The amount of “B” uses lost to other uses was 25.39 hectares.
- 3.2 Table 1 shows that, as at 31st March 2016 Stroud District has a net provision of employment land of about 106.52 hectares and a net provision of land for “B” uses of about 72.69 hectares. This compares with an emerging requirement for “B” uses of 58 hectares, indicating a current surplus of 14.69 hectares.

Further information can be obtained from:

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## Summary of Employment Land Supply

Table 1: Position at 31 March 2016

	<b>B uses (ha)</b>	<b>Other uses (ha)</b>	<b>Total (ha)</b>
Land developed 2006 - 31/03/2016 (Tables 2a, 2b, 2e and 2f)	30.92	39.10	70.02
Commitments at 31/03/2016 (Tables 3a and 3b)	34.33	1.12	35.45
Local Plan Allocations without permission (Table 5a)	32.83	-	32.83
<b>Gross Land Supply</b>	<b>98.08</b>	<b>40.22</b>	<b>138.30</b>
Losses 2006 to 31/03/2016 (Tables 4a and 4b)	25.39	6.39	31.78
<b>Net Land Supply</b>	<b>72.69</b>	<b>33.83</b>	<b>106.52</b>
<b>Local Plan Requirement 2006-2031</b>	<b>58</b>	-	-
Total surplus/shortfall	<b>+14.69</b>	-	-

## Completions

**Completions 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016**

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

Parish	Site Address	Development Description	Use class	Area ha
ALKINGTON	Sunnyways, Woodford Berkeley	Erection of a Live/Work unit.	B1a	0.13
ARLINGHAM	The Mill House, Westend Farm, Church Road Arlingham	Change of use of agricultural building to office with storage.	B1	*0.01
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
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
HAMFALLOW	TCS County Supplies, New Store, Berkeley Heath	Change of use from agricultural land to storage yard.	B8	0.6
SLIMBRIDGE	Land Parcel, Wisloe Road, Cambridge, Dursley	Outline application for the erection of 4 industrial units	B2	0.1
STONEHOUSE	Stonehouse Park, Sperry Way, Stonehouse	Hybrid application for the construction of B1, B2 and B8 use classes.	B1a, B2, B8	8.42
			<b>Total</b>	<b>9.36</b>

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

**Table 2b: Employment land gain with other Use Classes**

Parish	Site Address	Development Description	Use class	Area ha
BROOKTHORPE WITH WHADDON	Land adjacent to Ongers Farm, Upton Lane, Brookthorpe	Proposed north and south bound Motorway Service Area	SG	25
FRAMPTON	New Shop, The Green, Frampton On Severn	New village shop.	A1	0.02
KINGS STANLEY	Benoni, St Georges Avenue, Kings Stanley	Change of use of dwelling to accommodation for 8 adults with independent and supported living	SG	0.12
MINCHINHAMPTON	The Collian, Magnolia Cottage And Carpenters Box, Minchinhampton	Change of use of C3 dwelling houses to residential accommodation associated with the Cotswold Chine School	C2	0.39
NAILSWORTH	Jeanage Youth Club, Northfields Road, Forest Green, Nailsworth	Erection of a storage shed.	D1	0.01
NAILSWORTH	Beaundesert Park School, Box, Stroud.	Conversion of loft space to create new library internal remodelling / refurbishment	D1	0.01
RODBOROUGH	Cotswold Brow, Rodborough, Common Stroud.	Change of use of two rooms to mixed use of child day care/domestic.	D1	0.07
STANDISH	Homeward, Oxlynch Lane	Part change of use of ground floor level to create a commercial kitchen	SG	0.001
STINCHCOMBE	Land At Lorrige Farm, Bristol Road, Berkeley	Change of use of former farmyard to B8 open storage and internet sales of used light commercial vehicles.	SG	0.15

Parish	Site Address	Development Description	Use class	Area ha
UPTON ST LEONARDS	Land at Typhoon Way, Brockworth	New community centre.	D1	0.15
<b>Total</b>				<b>25.92</b>

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

Parish	Site Address	Development Description	Use class	Area m <sup>2</sup>
CAINSCROSS	Public Convenience, Cainscross, Car Park Westward Road	Change of use of existing public conveniences to storage with public toilet cubicle.	B8	27
DURSLEY	Unit 1B(A And B) Mill Farm, Uley Road, Dursley	Extension to workshop.	B1c	85
EASTINGTON	Unit 13 Eastington Ind Est, Eastington Trading Estate	Erection of commercial building.	B2	500
HARDWICKE	Unit E Quedgeley Trading Estate West, Bristol Road, Hardwicke	Permit the use of second floor mezzanine for additional office space and ancillary facilities.	B1a	217
LONGNEY	The Grain Store, Castle Lane, Epney	Proposed Security Office with Welfare and Toilet facilities with covered storage for agricultural plant.	B1a, B1c	148
MORETON VALENCE	C M Downton Haulage Contractors Ltd, Moreton Valence	Erection of a single storey extension to existing offices and internal alterations.	B1a	50
MORETON VALENCE	Waste Transfer Station, The Old Airfield, Moreton Valence	Erection of staff welfare facility.	B2	38
<b>Total</b>				<b>1065</b>

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

Parish	Site Address	Development Description	Use class	Area m <sup>2</sup>
CAINCROSS	Dudbridge (Avocet) Industrial Estate, Dudbridge, Stroud,	Demolition of existing buildings on site and erection of a new retail foodstore with ancillary cafe	A1	5349
CAM	The Orchard Medical Centre, Fairmead	Extension & alterations to existing medical centre.	D1	143
CAM	Tesco, 2 High Street Cam, Dursley	Change of use for nine parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy.	SG	105
CHALFORD	Kings Head, France Lynch	Single storey extension to incorporate new toilet areas kitchen store/beer cellar	A4	26
HARDWICKE	Grove End Farm, Bungalow, Longney Road, Hardwicke	Change of use from agricultural storage to dog grooming (retrospective)	SG	16



MINCHINHAMPTON	Minchinhampton School Bell Lane Minchinhampton.	The installation of a prefabricated temporary classroom building.	D2	78
MISERDEN	Miserden Church Of England Primary School, Miserden	Retention of existing Elliott Building classroom	D1	176
NAILSWORTH	Second Step The Steppes Residential Care Home, Cossack Square, Nailsworth	Proposed two storey extension.	C2	90
NAILSWORTH	Beaudesert Park School, Box, Stroud	Construction of three storey part sub-terrain performing arts centre	D1	1183
PITCHCOMBE	Resthaven Nursing Home, Pitchcombe	Proposed 7 bedroom extension.	C2	225
STONEHOUSE	38 High Street, Stonehouse	Construction of 2 upper floors above existing commercial premises to create residential units and ground floor extension to commercial premises	A2	19
STROUD	20 Ben Grazebrooks Well, Stroud	Change of use from a single residential dwelling to that of mixed use - residential and childminding (Retrospective)	D1	0
ULEY	Community Arts Centre, South Street, Uley	Internal alterations re-roofing and conservatory extension	D1	8
WHITESHILL AND RUSCOMBE	Star Inn, Main Road Whiteshill, Stroud	Erection of single storey garden room extension to provide a dining area leading off the public bar.	A4	25
WOTTON UNDER EDGE	Park Mill Farm, Vineyard Lane, Kingswood	Change of use of The Cow Byre to include a part time function and event room.	D1	37
			<b>Total</b>	<b>7480</b>

## Completions October 2006 to 31 March 2015

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

Parish	Site Name	Notes	Use Class	Area (ha)
ALDERLEY	Alderley Trout Farm, Alderley		B1	0.16
ALDERLEY	Grindstone Mill, Alderley		B1c	0.05
ALKINGTON	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		B2	0.33
ALKINGTON	Barn at Goldwick Farm Wick Dursley		B1c	0.03
BERKELEY	Land Lorrige Farm, Berkeley Heath	Change of use of building and part farm yard to B8	B8	0.45
BISLEY WITH LYPIATT	Oakridge Farm, Far Oakridge	Change of use of 2 agricultural buildings to office accommodation and joiner's workshop.	B1	*0.53
BISLEY-WITH-LYPIATT	Oakridge Farm, Far Oakridge	Conversion of stable building to farrier's forge.	B2	0.53
BRIMSCOMBE & THRUPP	Bourne Mills, London Road		A1, B1a, sui gen	0.65
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.		A3 / B1a	0.72
DURSLEY	Sheephouse Farm, Uley Road		B1a	0.17
DURSLEY	Buildings at Mill Farm, Uley Road		B8	0.34
EASTINGTON	Westend Barns, Westend Farm, Westend		B1a/c	0.33
EASTINGTON	Westend Farm, Westend	Conversion of outbuilding to office (B1) Use.	B1a	0.12
FRAMPTON ON SEVERN	Netherhills Transport Depot, Perry Way	Erection of portacabin site office and provision of associated parking	B1a	0.4
FRAMPTON ON SEVERN	Walk Farm, Whitminster Lane	Change of use of farm buildings to office accommodation	B1a	0.2
FRAMPTON ON SEVERN	Walk Farm, Whitminster Lane	Change of use from agricultural barn to B8 Storage (retrospective).	B8	0.13
HAM AND STONE	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
HARDWICKE	Land At Elm Farm,	Change of use of land to	B8	0.06

Parish	Site Name	Notes	Use Class	Area (ha)
	Bristol Road	form extension to existing B8 storage facility.		
HARDWICKE	Quadrant Distribution Centre, Bristol Road		B8	2.64
HARDWICKE	Former Milking Parlour, Pound Lane		B2	0.66
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		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		B1c	0.15
MORETON VALENCE	Unit 2 Old Airfield, Moreton Valence		B8	0.24
MORETON VALENCE	Carillion Site Office, Old Airfield Farm		B1a	0.4
PAINSWICK	Meister Masonry Ltd, Painswick	Erection of a storage building.	B8	0.14
PAINSWICK	Packhurst Farm, Edge		B8	0.03
STANDISH	Horsemarling Farm, Standish		B8	0.3
STANDISH	Standish Moreton Farm Standish Lane		B1	0.23
STINCHCOMBE	5 The Buildings, The Street , Stinchcombe	Retrospective application for the erection of two garden room buildings and use as office space for small business.	B1a	0.01
STONEHOUSE	Land Lying To The South Of Albion Terrace, Stonehouse	Erection of office building.	B1a	0.03
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		B1a	0.61
STONEHOUSE	Land adj Bonds Mill (Plot B), Stonehouse Business Park		B1a	0.64
STONEHOUSE	Plot C (units 600 & 700), Stonehouse Park, Sperry Way		B1a	0.45
STONEHOUSE	Land at Stroudwater Business Park, Brunel Way		B1	1.9
STROUD	8 London Road, Stroud	Change of use from residential to a non-financial business premises.	B1a	0.01
WHITESHILL AND RUSCOMBE	Hill Farm, Main Road, Whiteshill, Stroud	Conversion and part redevelopment of two existing out buildings into a living/work family home.	B1	0.23
			<b>Total</b>	<b>21.56</b>

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

<b>Parish</b>	<b>Site Address</b>	<b>Development Description</b>	<b>Use class</b>	<b>Area ha</b>
ALKINGTON	Barn at Crendon Farm Lower Wick	Change of use of barn to veterinary practice building	SG	0.16
ALKINGTON	Wick Court, Lower Wick	Change of use of agricultural building to dog training facility	SG	0.06
BERKELEY	Berkeley Castle High Street	Erection of a yurt tearoom/ restaurant & kitchen compound	A3	0.05
BROOKTHORPE WITH WHADDON	Ellis Crane Hire, Stroud Road, Brookthorpe	Change of use of land (retrospective), formation of new access and staff parking area.	SG	0.05
CAINSCROSS	Land at Dudbridge	Indoor bowls centre with adjacent car park	D1	0.2
CAINSCROSS	Srinager Church Road Cainscross	Erection of single storey extensions and change of use of dwelling to form additional accommodation for care home	C2	0.03
DURSLEY	Land to North of Castle Street, Dursley	Erection of a food store, ancillary storage and service areas	A1	1.69
DURSLEY	3 Parsonage Street, Dursley	Change of use of Manse from residential to Youth Centre at ground floor level and church rooms at upper floor level.	D1	0.21
EASTINGTON	2 Chipmans Platt Eastington	Change of use from C3 to C2	C2	0.05
ELMORE	Elmore Court, Elmore	Single-storey wedding and function venue building to the rear of main house. Change of use of agricultural land to use in connection with wedding/function venue	D2	3.07
FRAMPTON ON SEVERN	Tanhouse Farm	Retrospective COU from disused slurry pit to storage area for building materials/ building waste and sorting management area	SG	0.05
HAMFALLOW	Berkeley Heath Farmstead, Berkeley Heath	Erection of farm and country supplies shop storage building and outside storage area.	A1	0.57
HAMFALLOW	Dovedale, Bristol Road Berkeley	Convert the existing dwelling into additional bedrooms for the Vale of Berkeley Guest House.	C1	0.13
HAMFALLOW	Pool Farm, Breadstone	Change of use to a cattery and the erection of a new building	SG	0.09
HAMFALLOW	Bushy Farm, Breadstone	Change of use (422sqm) and extension (1007sqm) of existing agricultural building to provide additional equine veterinary facilities.	SG	0.46
HAMFALLOW	Berkeley Heath Farm, Berkeley Heath	Change of use of existing building to food and drink	A5	0.01

		preparation area and servery.		
HORSLEY	Tickmorend House, Horsley	Change of use of barn to exercise studio.	D2	0.01
HORSLEY	The Gables, Tittups End, Horsley	Change of use from residential (C3) to residential institution (C2).	C2	0.35
HORSLEY	The Gables, Tittups End, Horsley	Erection of building for use as biodynamic research and study centre.	D1	0.2
MINCHINHAMPTON	Finials, 8 High Street, Minchinhampton	Change of use from residential to residential with a small shop unit at the front.	A1	0.01
NAILSWORTH	Land at Prices Mill, Newmarket Road	Erection of funeral parlour with garages/ parking area	SG	0.08
NYMPSFIELD	Area of land behind Tinkley Farmers House, Tinkley Lane	Use of land for training for construction operatives using excavation plants.	SG	0.3
PAINSWICK	The Rectory, Stroud Road, Edge	Proposed change of use to care home incl. conversion of the Coach House to provide living accommodation.	C2	0.2
PAINSWICK	Courtside, Hale Lane Painswick	Change of use from dwelling to guest house.	C1	0.13
PAINSWICK	Painswick Rococo Garden Trust, Painswick House, Painswick	Construction of new visitor centre, re-siting of machinery store, construction of new staff building and replacement glasshouse.	SG	0.32
STINCHCOMBE	Lorridge Farm, Bristol Road, Berkeley	Change of use of land and buildings to municipal plant depot	SG	1.06
STONEHOUSE	Oldends Lane Playing Field, Oldends Lane Stonehouse	Proposed youth centre development including the relocation of existing 'pod' and new modular building	D2	0.09
STROUD	Stafford House, London Road, Thrupp	Change of use of existing domestic residence to house in multiple occupation (HMO)	SG	0.03
STROUD	Land adjacent 13 Summer Street	Proposed youth housing assessment centre	C2	0.09
STROUD	Marling School, Cainscross Road Stroud	New science block to form two classrooms with new external link corridor	D1	0.03
UPTON ST LEONARDS	Prinknash Bird Park, Cranham	Erection of a visitor centre and animal welfare building including staff facilities.	SG	3.39
WOTTON UNDER EDGE	Baptist Church, Rope Walk Wotton Under Edge	Proposed change of use of derelict cottage from domestic to D1 (Non Residential Institution) and erection of single storey link building and entrance.	D1	0.01
<b>Total</b>				<b>13.18</b>

## Commitments

**Table 3a: Commitments on non-allocated sites as at 1 April 2016**

Parish	Site Address	Development Description	Use class	Area ha	Floor space m <sup>2</sup>
ALKINGTON	Matford Cottage Matford Lane Woodford Berkeley Gos.	Barn conversion to live work unit.	B1a	0.05	43
ALKINGTON	Land At Actrees Farm Heathfield Alkington	Provision of a Spare Parts Container	SG	0.003	30
ALKINGTON	Kitts Green Nursery Heathfield Alkington	Change of use from residential store outbuilding to garden centre tearoom with alterations.	SG	0.008	81
ALKINGTON	Agricultural Building at Damery Lane Wotton Under Edge Gos.	Change of Use under Class M of agricultural building to business	B8	*0.01	150
ALKINGTON	Agricultural Building At Crendon Farm Lower Wick Dursley.	Change of use of agricultural building to storage and distribution (B8).	B8	*0.03	320
ALKINGTON	Land Adjacent To Chapel Hill Newport Berkeley Gos.	Outline application for 3 industrial units.	B8	0.46	449
CAM	33B Springfields Court, Cam	Adaptation of 3 bedroom house to form 2 x 1 bedroom flats, conversion of 2 x garages to form new offices for Stroud District Council scheme manager and support staff.	B1a	0.02	35
CAM	Upper Knapp Farm	Conversion of outbuilding into a baby nursery to be used ancillary to the day nursery	D1	0.02	159
COALEY	Cambridge House Farm Elmcote Lane Cambridge Dursley Gos.	Demolition of the existing poultry sheds. Erection of an office block.	B1a	0.95	659
DURSLEY	Land at Littlecombe (Lister Petter Site)		B1, B2 and B8	1.7	0
EASTINGTON	Westend Courtyard Grove Lane Westend.	Proposed extension to westend courtyard to provide 10 additional offices (B1 use).	B1a	0.59	337
EASTINGTON	John Stayte Services Ltd Puddlesworth Lane Eastington.	Erection of building on existing site and change complete site to B2 vehicle servicing and repair including MOT testing and Sui generis car sales use.	B1a/B1c	0.1	166
HAM AND STONE	Berkeley Nuclear Power Station, Hamfield Lane, Berkeley.	Erection of office accommodation and workshop.	B1a/B1c	0.74	981
HARDWICKE	Hardwicke Farm Haywicks Lane	Erection of a single storey agricultural building	SG	0.02	168
HARDWICKE	Gateway 12 Davy Way Hardwicke Gos.	Development of two detached units (Use Classes B1(c) B2 and B8) comprising 40 925 sq ft and 40 480 sq ft respectively	B8	2.19	7562
HARDWICKE	Units 4 5 and 6 Gateway 12 Davy Way	Development of three detached units	B8	3.69	12790

Parish	Site Address	Development Description	Use class	Area ha	Floor space m <sup>2</sup>
HARDWICKE	Colethrop Farm (Hunts Grove - LP Allocation)	Outline app for 105ha for 1750 dwellings neighbourhood centre (including primary school parking floorspace within use classes A1 A2 A3 A4 A5 C2 C3 D1 D2 and B1) 5.75ha employment dev within use classes B1 B2 and B8 rec open space	-	5.75	0
HINTON	Daunceys Farm Purton Berkeley Gos.	Replacement of existing barn with a new building to accommodate the relocation of the existing Class D1 chiropractic practice and private medical practice at the adjacent Timber Pond House.	D1, D2	0.9	620
HORSLEY	Hay Lane Farm Hay Lane Horsley	Change use of storage/livestock building from agricultural to flexible commercial (B8) use	B8	*0.05	475
KINGSWOOD	Kites Farm Chase Lane Wickwar	Construction of hay and straw barn	SG	0.05	460
LONGNEY	Land Adjacent To Scotch Firs House Longney Gloucester.	Notification of change of use of building A and Building B from agricultural to office use.	B1	*0.29	131
MINCHINHAMPTON	Land at Gypsy Lane Chalford	External alterations and enlargement of curtilage to lawful Class B8 premises.	B8	0.1	1013
MINCHINHAMPTON	Land At Gypsy Lane Chalford.	Change of use of Agricultural Building to a Class B8 use	B8	*0.14	180
MISERDEN	Barns at Camp Farm Calf Way The Camp	Conversion of Barns to B1 use	B1	0.02	229
NAILSWORTH	Forge Cottage Bath Road	Change of use of garden building to office use and extension	B1a	0.15	35
NAILSWORTH	Land Opposite Waterside Garden Centre Avening Road Nailsworth	Provide additional B1 Units to land.	B1	0.39	1041
NORTH NIBLEY	Bassett Court North Nibley Dursley Gos.	Erection of 15 no. dog kennels for use as boarding kennels including change of use of agricultural yard to exercise area.	SG	0.01	170
PAINSWICK	Barns associated with Knapp House The Vatch Catswood Lane	Conversion of redundant barn & piggery to Micro-Distillery	B2	0.21	94
RODBOROUGH	Farm Building Butterrow Lane Stroud.	Change of use of agricultural building to B1 office.	B1	0.01	81
SLIMBRIDGE	Wisloe Road Business Park Wisloe Road Cambridge.	Erection of 5 industrial units (B2 - General Industrial use)	B2	0.38	1320
STONEHOUSE	Land Adjacent To Oldends Lane Stonehouse.	Construction of a two storey B1 B2 B8 production unit with ancillary car parking loading yard and vehicular access.	B1, B2 & B8	1.85	8077
STONEHOUSE	Land Adjacent To Schlumberger (Building F) Brunel Way Stonehouse Gos.	Construction of a two storey B1 office unit with associated car parking and vehicle access.	B1	4.74	1324

Parish	Site Address	Development Description	Use class	Area ha	Floor space m <sup>2</sup>
STONEHOUSE	Lyndian Oldends Lane Stonehouse.	Demolition of existing dwelling house erection of new buildings and change of use to C2 to provide a care facility.	C2	0.1	525
STONEHOUSE	Land to south of Albion Terrace Downton Road Stonehouse Glos.	Erection of 6 light industrial units.	B1c	0.11	179
STONEHOUSE	Land Adjacent To Stonehouse Commercial Centre	Erection of 5 Buildings (B1 B2 & B8)	B1, B2, B8	0.3	532
STROUD	The Old Coach House Gunhouse Lane Bowbridge.	Erection of cattery.	SG	0.01	65
WOTTON UNDER EDGE	17 Synwell Lane Wotton Under Edge Glos.	Change of use from residential outbuilding to vending machine repair place	B1c	0.01	45
<b>Total</b>				<b>26.15ha</b>	

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

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

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

**Table 3b: Commitments on allocated sites as at 1 April 2016**

Parish	Site Address	Development Description	Use class	Area ha	Floor space m <sup>2</sup>
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	-
<b>Total</b>				<b>9.30</b>	



## Losses

**Table 4a: Actual loss of employment land 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016**

Parish	Site Address	Area ha	New Development Description	Former Use
BISLEY WITH LYPIATT	Methodist Chapel, Oakridge Lynch	0.07	Conversion of chapel and old schoolroom to residential dwelling	D1
CAM	St Bartholomews Church Hall, Cam Pitch, Cam, Dursley	0.04	Conversion of hall to dwelling	D1
DURSLEY	54 Silver Street, Dursley	0.01	Change of use from funeral directors to one bedroomed flat.	SG
FRAMPTON ON SEVERN	Top Shop House, The Green, Frampton On Severn.	0.01	Change of use from a mixed use (Classes C3 and A1) to residential use (Class C3)	A1
HAM AND STONE	Berkeley Vale Hotel, Stone, Berkeley	0.08	Change of Use and conversion/redevelopment of outbuildings to form a new public house/restaurant with managers accommodation and houses.	C1
PAINSWICK	Painswick Library, Stroud Road, Painswick	0.04	Change of use and conversion of disused library building to form 4 dwellings.	D2
STONEHOUSE	Spa Inn, Oldends Lane Stonehouse	0.19	Change of use of public house to a single dwelling and erection of two pairs of semi detached dwellings on the existing car park.	A4
STROUD	Timms garage, Cainscross Road Stroud	0.31	Redevelopment to form 32 'Later Living' Retirement Apartments for older persons including communal facilities	B2
STROUD	60 - 62 Horns Road, Stroud	0.09	Change of use from office and shop to dwelling (RETROSPECTIVE)	A1, B1a
WOTTON UNDER EDGE	15 Market Street, Wotton-Under-Edge	0.02	Proposed change of use from Office to Residential.	A2
WOTTON UNDER EDGE	Former Professionals Shop, Canons Court Golf Club, Bradley Green, Wotton-Under-Edge.	0.06	Change of use of former professional's shop club fitting laboratory green-keeper's store together with immediately adjoining land to dwelling.	A1
WOTTON UNDER EDGE	Manners Farm, Wortley Road, Wotton-Under-Edge	0.08	Change of use of building from farm shop with student accommodation to dwelling	A1
<b>Total</b>		<b>**1.00</b>		

**Table 4b: Actual loss of employment land October 2006 to 31<sup>st</sup> March 2015**

Parish	Site Address	Area ha	New Development Description	Former Use
ALDERLEY	Rose Hill School, Alderley	3.75	Residential	D1
BERKELEY	12 Market Place, Berkeley	0.31	Residential	B1a
BERKELEY	Police Station, Canonbury Street, Berkeley	0.07	Residential	SG
BERKELEY	Building opposite 4 Station Road, Berkeley	0.01	Demolition	B8
BISLEY	Bathurst House, Bisley Road,	0.10	Residential	B1a
BISLEY-WITH-	Middle Lypiatt House, Middle Lypiatt	0.27	Residential	B1a/ B1c

LYPIATT				
BISLEY-WITH-LYPIATT	Methodist Church, Bisley	0.07	Residential	D2
CAINSCROSS	37 Westward Road	0.03	Residential	B2
CAINSCROSS	265 Westward Rd	0.03	Residential	A1
CAINSCROSS	Gardeners Rest, Cashes Green	0.14	Residential	A4
CAINSCROSS	284 Westward Road	0.01	Residential	A5
CAM	20 Rock Road, Cam	0.09	Residential	B1c
CAM	25 - 27 High Street, Cam	0.03	Residential	A1
CAM	18 Draycott, Cam	0.01	Residential	A1
CHALFORD	Bew House, Bussage	0.03	Residential	B1a
CHALFORD	Police Station, Bussage	0.3	Residential	SG
CHALFORD	The Post House, Chalford	0.01	Residential	A1
DURSLEY	Wistaria House, 13 May Lane, Dursley	0.02	Residential	A2
DURSLEY	Lister Petter Works, Dursley	5.13	Redevelopment for mixed uses	B2
DURSLEY	33 Silver Street, Dursley	0.01	Residential	A1
DURSLEY	Land at Whiteway Hill Garage, Woodmancote	0.05	Residential	SG
DURSLEY	The Royal British Legion, 4 May Lane,	0.11	Residential	B8
DURSLEY	Lister Petter Works, Long Street	14.72	Mixed Use	B2
DURSLEY	Plots 8 & 9 Manor View, Woodmancote, Dursley	0.04	Residential	B1a
HAM AND STONE	Pines Courtyard, Stone	0.17	Car park	SG
HAMFALLOW	Ivy Farm, Breadstone	0.13	Residential	B1
HILLESLEY AND TRESHAM	Former Dairy, Chapel Lane, Hillesley	0.05	Residential	B2
HINTON	1 Gloucester Rd, Newtown	0.03	Residential	A1
KINGS STANLEY	The Stores, The Green, Kings Stanley	0.06	Residential	A1
MISERDEN	Office at Camp Farm Miserden	0.25	Residential	B1
NAILSWORTH	Hazelwood's Foods factory site	0.7	Residential	B2
NAILSWORTH	3 Bridge Street	0.01	Residential	B1a
PAINSWICK	Little Fleece, Bisley Street, Painswick	0.04	Holiday cottage	A1
RANDWICK	Waterlane Farm Paganhill	0.11	Residential	B2/B8
RODBOROUGH	Part Redlars Mill, Dudbridge Road	0.85	Residential	B2
SLIMBRIDGE	White Lion PH, Bristol Road, Cambridge	0.16	Residential	A4
STONEHOUSE	Elgin Mall, High Street, Stonehouse	0.02	Residential	B1a

STONEHOUSE	34 High Street	0.4	Residential	B1
STROUD	K Young & Sons Ltd, Gainey's Well , Upper Leazes, Stroud	0.3	Residential	B2
STROUD	Stafford Cottage Shop, Stafford Mill, Stroud.	0.01	Residential.	A1
STROUD	48 Lansdown, Stroud	0.02	Residential	D1
STROUD	86 - 90 Cainscross Road, Stroud	0.02	Residential	A1
STROUD	Whittington House	0.06	Residential	C2
STROUD	Delmonts Lot, 57A High Street	0.04	Residential	B1
STROUD	Slad Valley House, 203 Slad Road	0.4	Residential.	B1
STROUD	3/4 Lansdown	0.01	Residential	A2
STROUD	Acre Street Rooms,	0.08	Residential	D2
ULEY	Former Stables , 7 The Green, Uley	0.01	Residential	B1a
WHITESHILL & RUSCOMBE	Woodcutters Arms, Whiteshill	0.08	Residential	A4
WHITMINSTER	The Old Courthouse, School Lane, Whitminster	0.06	Residential	A1
WOODCHESTER	The Old Post Office, High Street	0.08	Residential	A1
WOTTON UNDER EDGE	Land at Mitre Pitch, Wotton Under Edge	0.36	Residential	B1c
WOTTON UNDER EDGE	Carlton House, 4 Long Street	0.06	Residential	B1
WOTTON UNDER EDGE	Land off Pack Horse Lane Haw Street, Wotton-Under-Edge	0.25	Residential	B2
WOTTON UNDER EDGE	Land adjoining Water Lane Wotton Under Edge	0.21	Residential	B1c
WOTTON UNDER EDGE	The Court, Culverhay	0.37	Residential	C2
WOTTON UNDER EDGE	Youth Club, Rope Walk	0.04	Residential	D1
<b>Total</b>		<b>30.78</b>		

**Table 4c: Actual loss of employment floorspace, no loss of employment land  
1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016**

Parish	Site Address	Floorspace m <sup>2</sup>	New Development Description	Former Use
CAINSCROSS	Coronation Hall Brewery Yard Paganhill Lane Cainscross Stroud Glos.	14	Change of use from Cainscross Sports and Social club	D2
STONEHOUSE	Unit 1 Reliance Works Downton Road Bridgend	436	Demolition of 1950's unit	B2
STROUD	Cotswold Chambers, John Street Stroud.	250	Conversion of office premises to form 2 houses	A2
<b>Total</b>		<b>700</b>		

**Table 4d: Potential loss of employment land**

Parish	Site Address	Development Description	Use Class	Floor space m <sup>2</sup>	Area ha
ALKINGTON	Newport Towers, Newport	Mixed use development including residential and a shop.	C1	2750	1.4
ALKINGTON	Taylers Of Woodford Ltd, Woodford	Demolition of existing garage and erection of six dwellings.	B2	277	0.34
ARLINGHAM	Arlingham Free Church, Friday Street	Convert listed chapel into dwelling with new single storey extension.	D1	106	0.08
BERKELEY	12 Market Place, Berkeley	Change of use of first floor offices to a dwelling flat	B1	46	0.005
CAINSCROSS	175 & 177 Westward Road	Alterations, sub-division and change of use of existing buildings to 6 dwellings.	B1	430	0.07
CAM	16A Chapel Street, Cam Dursley	Erection of dwelling formation of access and demolition of existing shop.	A1	60	0.04
CAM	Summerhayes General Stores, The Crescent	Demolition of stores and erection of five dwellings.	A1	84	0.11
DURSLEY	54 Long Street Dursley	Change of use of the ground floor area and rear extension to 2 x residential units.	D1	260	0.04
DURSLEY	25 Uley Road Dursley Gloucestershire.	Change of Use of Commercial Use (Basement Only) to Residential.	A1	86	0.01
DURSLEY	13 Woodland Avenue Dursley	Change of use from C2 to C3	C2	309	0.06
DURSLEY	Dursley Garage, 29 – 31 Kingshill Road	Demolition of existing showroom and offices. Erection of 8 x 3 bedroom town houses and 2 x 2 bedroom flats, creation of two office spaces.	SG	641	0.06
DURSLEY	The Electric Garage, Prospect Place	Demolition of existing industrial building. Erection of 2 x 2 bedroom flats and associated works.	SG	88	0.01
FRAMPTON ON SEVERN	Perryway Garage Perry Way Frampton On Severn.	Change of use from Auto repair to residential and construction of 4 dwellings.	SG	300	0.11
HAM AND STONE	Outbuilding at The Laurels Stone	Change of use of building from offices to residential use	B1/B8	279	0.05
HARDWICKE	Purton Cottage Bristol Road Hardwicke.	The erection of 4 dwellings, 1 live/work unit, associated access garages & landscaping.	B1	112	0.37
HORSLEY	The Coach House The Street Horsley	Change of use from Coach Hire Business to 4 x Residential Units	SG	350	0.08
KINGS STANLEY	Central Garage High Street Kings Stanley	Demolition of redundant vehicle repair and storage building	B2	213	0.02
KINGS STANLEY	Kings Stanley Butchers, High Street	Change of use to form a one bed residential unit.	A1	48	0.01
KINGS STANLEY	Stanley Mills, Ryeford	Provision of new factory, conversion of mill to 65 dwellings and 81 new build dwellings.	B2	13232	1.49
MINCHINHAMP-TON	Dark Mills, Knapp Lane, Brimscombe	Approval of reserved matters for the erection of 36 houses and flats for people over 50 years of age.	B2	-	1.4

Parish	Site Address	Development Description	Use Class	Floor space m <sup>2</sup>	Area ha
MINCHINHAMP-TON	The Trumpet, 37 - 39 West End	Change of use to make the whole of the property a domestic dwelling	A1	45	0.005
MINCHINHAMP-TON	Cooper, Brimscombe Hill, Burleigh	Removal of stone outbuilding change of use from builder's yard to residential and erection of dwelling	SG	-	0.14
NAILSWORTH	21 Market Street	Demolition of existing building. Construction of 3 x live/work units and one two bedroom dwelling.	A1	450	0.01
PAINSWICK	Old Fleece, Bisley Street Painswick.	Change the use from office to C3 residential.	B1	43	0.01
PAINSWICK	Fiery Beacon New Street Painswick Glos.	Change of use from mixed retail / residential to fully residential.	A1	36	0.01
RANDWICK	A S Cooke & Co Ltd Acre Place Park End Paganhill	Re-development of former building yard for two dwellings	SG	-	0.13
RODBOROUGH	Rodborough Court, Walkley Hill	Internal and external alterations to facilitate the provision of 10 no. Apartments.	B1	943	0.8
RODBOROUGH	Bownham Park School, Bownham Mead, Rodborough Common.	Outline application for provision of community sports field car parking ancillary building and 11 dwellings.	D1	1730	3.45
STONEHOUSE	Stonehouse Youth Centre, Elm Road	Demolition of existing building and erection of 8 dwellings, car parking and landscaping.	D2	568	0.12
STONEHOUSE	Land at Station Road, Bristol Road	Proposed residential development for up to 49 units new access way and associated works.	SG	-	1.51
STONEHOUSE	Old Station Yard, Bristol Road	Demolition of existing warehouse building and the erection of 15 residential dwellings.	B8	324	0.31
STROUD	Uplands Garage, Springfield Road	Erection of single dwelling.	B2	40	0.01
STROUD	Thompson First Ltd Butterow Hill, Bowbridge	Approval of reserved matters for the erection of 24 dwellings.	B1	641	0.49
THRUPP	S T B Engineering, Toadsmoor Road	Demolition of existing buildings and erection of 11 dwellings and an office block.	B2	918	0.34
THRUPP	Lewiston Mill Toadsmoor Road Brimscombe	Demolition/ conversion of existing building to create a mixed commercial/residential development including 20 apartments and 10 townhouses		-	0.46
WOODCHESTER	The Woodchester Piano Co , Woodchester Mill, North Woodchester	Retention of former piano factory for B1 use redevelopment of redundant industrial buildings to residential use comprising 5 dwellings and conversion of stone building to 2 dwellings	B2	-	0.65
WOTTON UNDER EDGE	14 Synwell Lane	Outline application for residential development.	B1	80	0.14
WOTTON UNDER EDGE	22 Bradley Street, Wotton-Under-Edge	Change of use of offices and workshop to form 4 no. dwellings car port with associated parking and amenity areas.	B1	478	0.01

Parish	Site Address	Development Description	Use Class	Floor space m <sup>2</sup>	Area ha
WOTTON UNDER EDGE	The Clubhouse, Canons Court Golf Club, Bradley Green	Change of use of existing clubhouse and immediately adjoining land to a dwelling.	D2	240	0.19
<b>Total</b>					<b>14.54</b>

**Table 4e: Potential losses on allocated sites as at 1 April 2016**

Parish	Site Address	Development Description	Use class	Area ha	Floor space m <sup>2</sup>
MINCHINHAMP-TON	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	35189
<b>Total</b>				<b>4.50</b>	

## Allocations

**Table 5a: Allocations in adopted Local Plan as at 1 April 2016**

	Site	with permission - not completed (ha)	Area completed (ha)	Area remaining (ha)	Total area (ha)
<b>SA1</b>	Stroud Valleys - Intensification	-	-	-	-
	Wimberley Mills	- 4.5	0	0	-4.5
<b>SA2</b>	West of Stonehouse	9.3	0	0.7	10.0
<b>SA3</b>	North East Cam	9.67	0	2.33	12.0
<b>SA4a</b>	Quedgeley East	0	0	13.0	13.0
<b>SA5</b>	Sharpness	0	0	7.0	7.0
<b>SA5a</b>	South of Severn Distribution Park	0	0	9.8	9.8
<b>Total</b>			<b>0</b>	<b>32.83</b>	<b>47.3</b>