

# Stroud District Employment Land Availability

As at 1<sup>st</sup> April 2017



**STROUD DISTRICT COUNCIL**  
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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 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017.
- 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 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 1<sup>st</sup> April 2016 and 31<sup>st</sup> March 2017.
- 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 2017 was 65.04 hectares (Tables 2a, 2b, 2e, and 2f). Of this, 24.80 hectares were developed for “B” uses. In terms of land with planning permission for employment use, this figure is now 45.56 hectares (Tables 3a & 3b). Of this, land with planning permission for “B” uses is now 44.31 hectares. With regard to losses, the amount of employment land lost to other uses between 2006 and 31 March 2017 was 37.50 hectares (Table 4a & 4b). The amount of “B” uses lost to other uses was 25.85 hectares.
- 3.2 Table 1 shows that, as at 31st March 2017 Stroud District has a net provision of employment land of about 94.50 hectares and a net provision of land for “B” uses of about 64.66 hectares. This compares with a requirement for “B” uses of 58 hectares, indicating a current surplus of 6.66 hectares.

## Summary of Employment Land Supply:

**Table 1: Position as at 31<sup>st</sup> March 2017**

	<b>B class uses (ha)</b>	<b>Other uses (ha)</b>	<b>Total (ha)</b>
Land developed 2006 - 31/03/2017 (Tables 2a, 2b, 2e and 2f)	24.80	40.24	65.04
Commitments at 31/03/2017 (Tables 3a and 3b)	44.31	1.25	45.56
Local Plan Allocations without permission (Table 5a)	21.40	-	21.40
<b>Gross Land Supply</b>	<b>90.51</b>	<b>41.49</b>	<b>132</b>
Losses 2006 to 31/03/2017 (Tables 4a and 4b)	25.85	11.65	37.50
<b>Net Land Supply</b>	<b>64.66</b>	<b>29.84</b>	<b>94.50</b>
<b>Local Plan Requirement 2006-2031</b>	<b>58</b>	-	-
Total surplus/shortfall	<b>+6.66</b>	-	-

# Completions 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017:

**Table 2a: Employment land gain with B use classes**

Parish	Site Address	Development Description	Use class	Area ha
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
EASTINGTON	Westend Courtyard Grove Lane Westend.	Proposed extension to Westend Courtyard to provide 10 additional offices (B1).	B1	0.59
HAMFALLOW	Billow Farm Breadstone	Change of use from agricultural to storage (B8).	B8	*0.03
HARDWICKE	Gateway 12 Davy Way Hardwicke	Development of two detached units (use classes B1(c) B2 and B8).	B1-B8	2.19
NYMPFIELD	Land At Tinkley Corner Nympsfield	Change of use from agriculture to wood processing yard and erection of buildings.	B2	0.31
PAINSWICK	Barns associated with Knapp House The Vatch Catswood Lane	Conversion of redundant barn & piggery to Micro-Distillery.	B2	0.21
SLIMBRIDGE	Wisloe Road Business Park Wisloe Road Cambridge.	Erection of 5 industrial units (B2 - General Industrial use).	B2	0.38
STROUD	West View Paganhill Lane	Proposed change of use from C3A (Dwelling) to B1 (Business).	B1	0.04
			<b>Total</b>	<b>3.79</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
ALKINGTON	Matford Cottage Matford Lane Woodford Berkeley	Barn conversion to live work unit.	SG	0.05
BROOKTHORPE WITH WHADDON	Selfwood Cottage Gilberts Lane Brookthorpe	Change of use from class C3 dwellinghouse to class C2 residential institution for up to 6 young persons.	C2	0.25
CAM	Upper Knapp Farm, Manor Avenue, Cam	Conversion of outbuilding into a baby nursery ancillary to the day nursery.	D1	0.02
DURSLEY	5 Kingsdown Dursley	Change of use from residential to mixed use of residential and child-minding.	D1	0.03
NORTH NIBLEY	Bassett Court North Nibley Dursley	Erection of 15 no. dog kennels for use as boarding kennels including change of use of agricultural yard to exercise area.	SG	0.01
STROUD	The Old Coach House Gunhouse Lane, Bowbridge	Erection of cattery.	SG	0.01
			<b>Total</b>	<b>0.37</b>

**Table 2c: B use classes: gain of employment floorspace, no gain of employment land**

Parish	Site Address	Development Description	Use class	Area m <sup>2</sup>
EASTINGTON	K B Coaches Claypits Eastington	Siting of portakabin.	B1	45
FRAMPTON ON SEVERN	Shipton Mill Ltd Frampton On Severn Industrial Park Bridge Road Frampton on Severn	Proposed rear extension to existing warehouse for storage of bagged flour.	B2	558
HARDWICKE	Land at Sellars Road Hardwicke	Proposed toilet facility at studio building.	B1	3
LONGNEY	Sevenside Park Epney	Proposed free standing steel portal frame building with mono-pitch roof.	B1	72
			<b>Total</b>	<b>678</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>
ALKINGTON	Michaelwood Services M5 Northbound Mule Street Woodford	Erection of extension to provide additional seating.	A3	35
CAM	Jubilee Playing Fields Jubilee Close Cam	Proposed replacement outbuildings forming changing facilities.	D2	55
DURSLEY	Dursley Pool And Sports Centre Castle Street Dursley	Two storey fitness extension to the north-west end of Dursley swimming pool.	D2	452
EASTINGTON	William Morris House Chipmans Platt Eastington Stonehouse	Extension to the existing residential college.	C2	1646
FRAMPTON ON SEVERN	Frampton Sailing Club Water Lane Frampton On Severn	Two storey extension and alterations to clubhouse. Erection of boat store and associated works.	D2	323
HAM AND STONE	Stone With Woodford Church Of England Primary School Stone	Creation of a new accessible entrance lobby to the school.	D1	18
HAM AND STONE	Berkeley Technology Centre Hamfield Lane Berkeley	Use of building as engineering workshop with ancillary offices on the ground floor and teaching space at first floor.	D1	1170
HARDWICKE	Hardwicke Parochial Primary School Poplar Way	Erection of single storey extension providing two classrooms toilets and infilled entrance area.	D1	205
MINCHINHAMPTON	Land At Hollybush Farm Crackstone	Construction of new clubhouse and store building.	D2	379
NAILSWORTH	Egypt Mill Stroud Road Nailsworth	Covered timber structure to provide wedding facility (retrospective).	C1	28
SLIMBRIDGE	Gossington Truckstop	Demolition of existing buildings, erection of new waste transfer depot and offices	SG	1314
SLIMBRIDGE	Narles Farm Dursley Road Cambridge	Part demolition and extension to existing nursing home.	C2	1612

Parish	Site Address	Development Description	Use class	Area m <sup>2</sup>
STONEHOUSE	56 High Street Stonehouse	Timber structure extension. (Retrospective).	A3	10
STROUD	64 Cainscross Road Stroud	New craft room building in rear garden.	C2	32
STROUD	Dirleton House Cainscross Road Stroud	Detached pitched roof single storey garage building for funeral directors.	A1	36
STROUD	Dirleton House Cainscross Road Stroud	Erection of proposed detached pitched roof single storey building for funeral directors facility with link building to existing store and workshop.	A1	45
WHITESHILL AND RUSCOMBE	The Mount Cottage Main Road	Change of use from residential to part of the attached care home.	C2	55
			<b>Total</b>	<b>7415</b>

## Completions October 2006 to 31<sup>st</sup> March 2017:

Table 2e: Employment land gain with B use classes

Parish	Site Name	Notes	Use class	Area (ha)
ALDERLEY	Alderley Trout Farm, Alderley		B1	0.16
ALDERLEY	Grindstone Mill, Alderley		B1c	0.05
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		B2	0.33
ALKINGTON	Barn at Goldwick Farm Wick Dursley		B1c	0.03
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 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. Conversion of stable building to farrier's forge.	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



Parish	Site Name	Notes	Use class	Area (ha)
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	0.16
DURSLEY	Buildings at Mill Farm, Uley Road		B8	0.34
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, Westend		B1a/c	0.33
EASTINGTON	Westend Barns, Westend Farm, Westend	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	0.4
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	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
HARDWICKE	Land At Elm Farm, Bristol Road	Change of use of land to form extension to existing B8 storage facility.	B8	0.06
HARDWICKE	Quadrant Distribution Centre, Bristol Road		B8	2.64
HARDWICKE	Former Milking Parlour, Pound Lane		B2	0.66
HORSLEY	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

Parish	Site Name	Notes	Use class	Area (ha)
MORETON VALENCE	Carillion Site Office, Old Airfield Farm		B1a	0.4
PAINSWICK	Meister Masonry Ltd, Painswick	Erection of a storage building.	B8	0.14
PAINSWICK	Packhurst Farm, Edge		B8	0.03
SLIMBRIDGE	Land Parcel, Wisloe Road, Cambridge, Dursley	Outline permission for the erection of 4 industrial units.	B2	0.1
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	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		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>21.01</b>

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

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

Parish	Site Address	Development Description	Use class	Area ha
ALKINGTON	Barn at Crendon Farm Lower Wick	Change of use of barn to veterinary practice building.	SG	0.16
ALKINGTON	Wick Court, Lower Wick	Change of use of agricultural building to dog training facility.	SG	0.06
BERKELEY	Berkeley Castle, High Street	Erection of a yurt tearoom/ restaurant & kitchen compound.	A3	0.05
BROOKTHORPE WITH WHADDON	Land adjacent to Ongers Farm, Upton Lane, Brookthorpe	Proposed north and south bound Motorway Service Area.	SG	25
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
DURSLEY	Sheephouse Farm, Uley Road		SG	0.17
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	New Shop, The Green, Frampton On Severn	New village shop.	A1	0.02
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	TCS County Supplies, New Store, Berkeley Heath	Change of use from agricultural land to storage yard.	A1	0.6
HAMFALLOW	Berkeley Heath Farmstead, Berkeley Heath	Erection of farm and country supplies shop storage building and outside storage	A1	0.57

Parish	Site Address	Development Description	Use class	Area ha
		area.		
HAMFALLOW	Dovedale, Bristol Road Berkeley	Conversion of 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 preparation area and servery.	A5	0.01
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
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
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	Jeanage Youth Club, Northfields Road, Forest Green, Nailsworth	Erection of a storage shed.	D1	0.01
NAILSWORTH	Beaudesert Park School, Box, Stroud.	Conversion of loft space to create new library internal remodelling / refurbishment	D1	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 plant.	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

Parish	Site Address	Development Description	Use class	Area ha
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
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
STINCHCOMBE	Lorrige 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	Land at Typhoon Way, Brockworth	New community centre.	D1	0.15
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>39.87</b>

# Commitments:

Table 3a: Commitments on non-allocated sites as at 1<sup>st</sup> April 2017

Parish	Site Address	Development Description	Use class	Floor space m <sup>2</sup>	Area ha
ALKINGTON	Land At Actrees Farm Heathfield Alkington	Provision of a spare parts container.	SG	30	0.003
ALKINGTON	Kitts Green Nursery Heathfield Alkington	Change of use from residential store outbuilding to garden centre tearoom.	SG	81	0.008
ALKINGTON	Actrees Farm Heathfield Alkington	Change of use of agricultural building to mixed B2/B8 use with ancillary office space.	B2, B8	1326	0.14
ALKINGTON	Land adjacent To Chapel Hill Newport Berkeley	Outline permission for 3 industrial units.	B8	449	0.46
CAINSCROSS	1 Kingley Villas Cashes Green Road Stroud	Extensions of dance studio and change of use of residential land to D2 use.	D2	119	0.02
CAM	Barns At Woodend Lane Cam	Change of use of two agricultural buildings to an office use (Class B1).	B1	480	*0.11
COALEY	Cambridge House Farm Elmcote Lane Cambridge	Demolition of the existing poultry sheds & erection of an office block.	B1a	659	0.95
DURSLEY	Farm Buildings At Chestal Farm Drake Lane Cam	Conversion of existing farm buildings to form 1 dwelling and 1 office with store.	B1	205	0.1
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.	B2	166	0.1
HARDWICKE	Colethrop Farm Haresfield Stonehouse	Change the use of the buildings to the storage of caravans on a temporary basis.	B8	0	0.5
HARDWICKE	Units 4 5 and 6 Gateway 12 Davy Way	Development of three detached units.	B8	12790	3.69
HARDWICKE	Colethrop Farm (Hunts Grove - LP Allocation)	Outline app for 105ha for 1750 dwellings, neighbourhood centre, 5.75ha employment dev within use classes B1 B2 and B8.	B1, B2, B8	0	0.69
HINTON	Daunceys Farm Purton Berkeley	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	620	0.9
HORSLEY	Hay Lane Farm Hay Lane Horsley	Change use of storage/livestock building from agricultural to flexible commercial use (B8 - storage).	B8	475	*0.05
LEONARD STANLEY	Former Saxon Church	Change of use of former saxon	D	85	0.2

Parish	Site Address	Development Description	Use class	Floor space m <sup>2</sup>	Area ha
	To West Of Priory House Church Road Leonard Stanley	chapel to function buildings (weddings funeral wakes and private parties) and change of use of agricultural land to ancillary car park.			
LONGNEY	Land adjacent to Scotch Firs House Longney	Notification of change of use of building A and building B from agricultural to office use.	B1	131	*0.29
MINCHINHAMPTON	Grain Crushing Barn Gatcombe Park Estate	Change of use (permitted development) from currently agricultural barn to class B1 office (meeting space).	B1	156	*0.01
MINCHINHAMPTON	Land at Gypsy Lane Chalford	Enlargement of curtilage of class B8 premises.	B8	1013	0.1
MINCHINHAMPTON	Land at Gypsy Lane Chalford	Change of use of agricultural building to a class B8 use (storage and distribution).	B8	180	*0.14
MISERDEN	Barns at Camp Farm Calf Way The Camp Miserden	Conversion of barns to B1 office use.	B1	229	0.02
NAILSWORTH	Forge Cottage Bath Road	Change of use of garden building to office use and extension.	B1a	35	0.15
PAINSWICK	Hammonds Farm Wick Street	Change of use of existing farmhouse (C3) to an 8 bed guest house (C1).	C1	160	0.02
RODBOROUGH	Farm Building Butterrow Lane Stroud	Change of use of agricultural building to B1 office.	B1	81	*0.01
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	525	0.1
STONEHOUSE	Land to south of Albion Terrace Downton Road Stonehouse	Erection of 6 light industrial units.	B1	179	0.11
STONEHOUSE	Land Adjacent To Stonehouse Commercial Centre	Erection of 5 buildings (B1 B2 & B8)	B1, B2 & B8	532	0.3
STONEHOUSE	Land Adjacent To Oldends Lane Stonehouse	Construction of a two storey B1 B2 B8 production unit.	B1, B2 & B8	8077	1.85
STONEHOUSE	Land Adjacent To Schlumberger (Building F) Brunel Way Stonehouse	Construction of a two storey B1 office unit .	B1	1324	4.74
				<b>Total</b>	<b>**15.76</b>

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

\*\* Includes six 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<sup>st</sup> April 2017**

Parish	Site Address	Development Description	Use class	Floor space m <sup>2</sup>	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 (use classes B1 and B8).	B1 ,B8	46400	9.80
<b>Total</b>					<b>29.80</b>

\* Subject to s106 legal agreement



# Losses:

**Table 4a: Actual loss of employment land 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017**

Parish	Site Address	New Development Description	Former Use	Area ha
ALKINGTON	Taylers Of Woodford Ltd Woodford Berkeley	Demolition of existing garage and erection of six dwelling.	B2	0.34
ARLINGHAM	Arlingham Free Church Friday Street Arlingham	Convert listed chapel into dwelling and single storey extension.	D1	0.08
BERKELEY	12 Market Place Berkeley	Change of use of first floor offices to a residential flat.	B1	0.005
CAM	Ambulance Station Marmont Road Cam	Conversion and extension of old ambulance station to create 3 dwellings.	SG	0.06
DURSLEY	13 Woodland Avenue Dursley	Change of use from residential institution (C2) to dwelling (C3).	C2	0.06
DURSLEY	25 Uley Road Dursley	Change of use of basement from commercial (A1) to residential (C3).	A1	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	0.11
HARDWICKE	Cross Keys House Bristol Road Hardwicke	Demolition of former public house building currently used as an office.	B1	0.18
HINTON	Miles Garage Gloucester Road Newtown	Demolition of existing buildings and erection of two detached four bed houses.	SG	0.1
KINGS STANLEY	Central Garage High Street Kings Stanley	Demolition of redundant vehicle repair and storage building.	B2	0.02
KINGS STANLEY	Kings Stanley Butchers High Street Kings Stanley	Change of use to form a one bed residential unit.	A1	0.01
KINGS STANLEY	Kings Stanley Church Of England Primary School Church Street	Change of use to form three new dwellings with detached garaging.	D1	0.1
MINCHINHAMPTON	52 West End Minchinhampton	Retrospective change of use application to return the whole property to a domestic dwelling.	A1	0.01
NAILSWORTH	Crown Inn Valley Road Inchbrook	Conversion of former pub into two dwellings and the erection of five new dwellings.	A4	0.21
PAINSWICK	Meadow Bank Kings Mill Lane Painswick	Change of use from mental health residential care home (C2) to dwelling (C3).	C2	0.2
RODBOROUGH	Bownham Park School Bownham Mead Rodborough Common	Redevelopment of former school site for housing.	D1	3.45
STONEHOUSE	Stonehouse Youth Centre Elm Road Stonehouse	Demolition of existing building and erection of 8	D2	0.12

Parish	Site Address	New Development Description	Former Use	Area ha
		dwelling.		
STONEHOUSE	The Ryeford Arms 12 Ebley Road Stonehouse	Change of use of buildings from C2 (residential institution) to 3x C3b private dwellings (with care provided).	C2	0.39
WOODCHESTER	Woodchester Garage Bath Road	Conversion to create 8 flats and erection of a single storey rear extension.	SG	0.15
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	0.19
WOTTON UNDER EDGE	10 High Street Wotton-Under-Edge	Change of use from financial and professional (A2) to residential (C3).	A2	0.01
			<b>Total</b>	<b>5.805</b>

**Table 4b: Actual loss of employment land October 2006 to 31<sup>st</sup> March 2016**

Parish	Site Address	New Development Description	Former Use	Area ha
ALDERLEY	Rose Hill School, Alderley	Residential	D1	3.75
BERKELEY	12 Market Place, Berkeley	Residential	B1a	0.31
BERKELEY	Police Station, Canonbury Street, Berkeley	Residential	SG	0.07
BERKELEY	Building opposite 4 Station Road, Berkeley	Demolition	B8	0.01
BISLEY	Bathurst House, Bisley Road,	Residential	B1a	0.1
BISLEY WITH LYPIATT	Methodist Chapel, Oakridge Lynch	Residential	D1	0.07
BISLEY-WITH-LYPIATT	Middle Lypiatt House, Middle Lypiatt	Residential	B1a/ B1c	0.27
BISLEY-WITH-LYPIATT	Methodist Church, Bisley	Residential	D2	0.07
CAINSCROSS	37 Westward Road	Residential	B2	0.03
CAINSCROSS	265 Westward Rd	Residential	A1	0.03
CAINSCROSS	Gardeners Rest, Cashes Green	Residential	A4	0.14
CAINSCROSS	284 Westward Road	Residential	A5	0.01
CAM	St Bartholomews Church Hall, Cam Pitch, Cam, Dursley	Residential	D1	0.04
CAM	20 Rock Road, Cam	Residential	B1c	0.09
CAM	25 - 27 High Street, Cam	Residential	A1	0.03
CAM	18 Draycott, Cam	Residential	A1	0.01
CHALFORD	Bew House, Bussage	Residential	B1a	0.03
CHALFORD	Police Station, Bussage	Residential	SG	0.3
CHALFORD	The Post House, Chalford	Residential	A1	0.01
DURSLEY	54 Silver Street, Dursley	Residential	SG	0.01
DURSLEY	Wisteria House, 13 May Lane, Dursley	Residential	A2	0.02
DURSLEY	Lister Petter Works, Dursley	Redevelopment for mixed uses	B2	5.13
DURSLEY	33 Silver Street, Dursley	Residential	A1	0.01
DURSLEY	Land at Whiteway Hill Garage,	Residential	SG	0.05

Parish	Site Address	New Development Description	Former Use	Area ha
	Woodmancote			
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
FRAMPTON ON SEVERN	Top Shop House, The Green, Frampton	Residential	A1	0.01
HAM AND STONE	Berkeley Vale Hotel, Stone	Mixed use	C1	0.08
HAM AND STONE	Pines Courtyard, Stone	Car park	SG	0.17
HAMFALLOW	Ivy Farm, Breadstone	Residential	B1	0.13
HILLESLEY AND TRESHAM	Former Dairy, Chapel Lane , Hillesley	Residential	B2	0.05
HINTON	1 Gloucester Rd, Newtown	Residential	A1	0.03
KINGS STANLEY	The Stores, The Green, Kings Stanley	Residential	A1	0.06
MISERDEN	Office at Camp Farm Miserden	Residential	B1	0.25
NAILSWORTH	Hazelwood's Foods factory site	Residential	B2	0.7
NAILSWORTH	3 Bridge Street	Residential	B1a	0.01
PAINSWICK	Painswick Library, Stroud Road	Residential	D2	0.04
PAINSWICK	Little Fleece, Bisley Street, Painswick	Holiday cottage	A1	0.04
RANDWICK	Waterlane Farm, Paganhill	Residential	B2/B8	0.11
RODBOROUGH	Part Redlars Mill, Dudbridge Road	Residential	B2	0.85
SLIMBRIDGE	White Lion PH, Bristol Road, Cambridge	Residential	A4	0.16
STONEHOUSE	Spa Inn, Oldends Lane Stonehouse	Residential	A4	0.19
STONEHOUSE	Elgin Mall, High Street, Stonehouse	Residential	B1a	0.02
STONEHOUSE	34 High Street	Residential	B1	0.4
STROUD	Timms garage, Cainscross Road	'Later Living' apartments including communal facilities	B2	0.31
STROUD	60 - 62 Horns Road, Stroud	Residential	Mixed	0.009
STROUD	K Young & Sons Ltd, Gainneys Well, Upper Leazes, Stroud	Residential	B2	0.3
STROUD	Stafford Cottage Shop, Stafford Mill, Stroud.	Residential.	A1	0.01
STROUD	48 Lansdown, Stroud	Residential	D1	0.02
STROUD	86 - 90 Cainscross Road, Stroud	Residential	A1	0.02
STROUD	Whittington House	Residential	C2	0.06
STROUD	Delmonts Lot, 57A High Street	Residential	B1	0.04
STROUD	Slad Valley House, 203 Slad Road	Residential.	B1	0.4
STROUD	3/4 Lansdown	Residential	A2	0.01
STROUD	Acre Street Rooms,	Residential	D2	0.08
ULEY	Former Stables, 7 The Green, Uley	Residential	B1a	0.01
WHITESHILL & RUSCOMBE	Woodcutters Arms, Whiteshill	Residential	A4	0.08
WHITMINSTER	The Old Courthouse, School Lane, Whitminster	Residential	A1	0.06
WOODCHESTER	The Old Post Office, High Street	Residential	A1	0.08
WOTTON UNDER EDGE	15 Market Street, Wotton under Edge	Residential	A2	0.02
WOTTON UNDER EDGE	Former Professionals Shop, Canons Court Golf Club, Bradley Green, Wotton-Under-Edge	Residential	A1	0.06
WOTTON UNDER EDGE	Manners Farm, Wortley Road	Residential	A1	0.08

Parish	Site Address	New Development Description	Former Use	Area ha
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
WOTTON UNDER EDGE	The Court, Culverhay	Residential	C2	0.37
WOTTON UNDER EDGE	Youth Club, Rope Walk	Residential	D1	0.04
			<b>Total</b>	<b>31.70</b>

**Table 4c: Actual loss of employment floorspace, no loss of employment land: 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017**

Parish	Site Address	New Development Description	Former Use	Floorspace m <sup>2</sup>
DURSLEY	23 Long Street Dursley	Change of use of first floor commercial unit (A1 Hairdressing salon) to residential flat.	A1	30
NAILSWORTH	Second Floor 2 Market Street Nailsworth	Change of use from a health clinic to a 1 bed flat.	D1	45
NAILSWORTH	Days Mill Fountain Street Nailsworth	Conversion of the top two floors into 4 flats.	A1	196
STONEHOUSE	Reliance Works Downton Road	Demolition of unit 2.	B2/ B8	520
STROUD	20 High Street Stroud	Change of use of first, second and third floor offices to form five residential units.	B1	310
STROUD	18 Kendrick Street Stroud	Change of use from first floor office to residential.	A2	50
STROUD	22 George Street Stroud	Proposed conversion of upper two floors above existing shop into four apartments.	A1	232
			<b>Total</b>	<b>1383</b>

**Table 4d: Potential loss of employment land as at 1<sup>st</sup> April 2017  
(non-allocated sites)**

Parish	Site Address	Development Description	Use Class	Floor space m <sup>2</sup>	Area ha
ALKINGTON	Newport Towers Hotel Newport Berkeley	Mixed Use development including residential (use class C3) and a community shop (use class A1).	C1	5,195	1.41
BERKELEY	Berkeley Hospital Marybrook Street	Conversion of former hospital building to residential.	C2	608	0.36
CAINSCROSS	175 & 177 Westward Road Stroud Gloucestershire.	Alterations, sub-division and change of use of existing buildings to 6 dwellings.	B1	430	0.07
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
CAM	Sumerhayes General Stores The Crescent Summerhayes Cam Dursley Glos.	Demolition of stores and erection of five dwellings	A1	84	0.11
CAM	16A Chapel Street Cam Dursley.	Erection of dwelling, formation of access and demolition of existing shop.	A1	60	0.04
DURSLEY	The Electric Garage prospect place Dursley Glos.	Demolition of existing industrial building. Erection of 2no. two-bedroom flats and associated works..	SG	88	0.01
DURSLEY	54 Long Street Dursley Gloucestershire.	Change of use of the ground floor area and rear extension from D1 (Place of worship) to two residential units.	D1	260	0.04
DURSLEY	18 Woodmancote Dursley	Demolition of existing buildings and erection of ten dwellings.	SG	417	0.19
DURSLEY	Dursley Garage 29 - 31Kingshill Road Dursley.	Demolition of existing showroom and offices. Erection of 8 no. x 3 bedroom town houses and 2no. two bedroom flats, creation of two offices spaces. Alterations to existing access and associated works.	SG	641	0.06
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	Stanley Mills Ryeford Kings Stanley Glos.	Provision of new factory conversion of Mill to 65 dwellings, 81 new build dwellings. Material commencement..	B2	13,232	1.49
MINCHINHAMPTON	Dark Mills Knapp Lane Brimscombe	Approval of reserved matters following outline permission for the erection of 36 houses and flats for people over 50 years of age and over.	B2	0	1.4

Parish	Site Address	Development Description	Use Class	Floor space m <sup>2</sup>	Area ha
MINCHINHAMPTON	Cooper Brimscombe Hill Burleigh	Removal of stone outbuilding, change of use from builder's yard to residential and erection of dwelling.	SG	0	0.14
MINCHINHAMPTON	The Trumpet 37 - 39 West End	Change of use to make the whole of the property a domestic dwelling.	A1	45	0.03
NAILSWORTH	21 Market Street Nailsworth Stroud.	Demolition of existing building. Construction of three live/work units and one two bedroom dwelling.	A1	450	0.01
PAINSWICK	Fiery Beacon New Street Painswick Glos.	Change of use from mixed retail / residential to fully residential.	A1	36	0.01
PAINSWICK	Fire Station Pullens Road Painswick	Conversion of former fire station into two dwellinghouses including required demolition and extension.	SG	167	0.08
RANDWICK	A S Cooke & Co Ltd Acre Place Park End Paganhill	Re-development of former building yard for two dwellings.	SG	0	0.13
RODBOROUGH	Land At Spillmans Road Stroud	Demolition of existing garage.	SG	195	0.13
STONEHOUSE	Land at Station Road Bristol Road Stonehouse Glos.	Proposed residential development for up to 49 units, new access way and associated works	SG	0	1.51
STONEHOUSE	Old Station Yard Bristol Road Stonehouse Glos.	Demolition of existing warehouse building and the erection of 15 residential dwellings with associated car parking and landscaping.	B8	324	0.31
STROUD	Thompson First Ltd Butterrow Hill Bowbridge	Approval of reserved matters for the erection of 24 dwellings. Material commencement therefore won't lapse.	B1	641	0.49
STROUD	Uplands Garage Springfield Road Stroud.	Erection of single dwelling.	B2	40	0.01
STROUD	Barn 3 Lypiatt Hill Farm	Change of use of barn from work unit to residential use.	B1	0	0.08
STROUD	The Hut Folly Lane Stroud	Demolition of former scouts hut and erection of two new dwellings.	D2	115	0.05
STROUD	118 Cainscross Road Stroud	Change of use from B1 business back to residential use.	B1	358	0.07
THRUPP	S T B Engineering Toadsmoor Road Thrupp Stroud Glos.	Demolition of existing buildings and erection of 11 dwellings and an office block (use class B1).	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	B1	0	0.46
WHITESHILL AND RUSCOMBE	The Healthy House Lower Street Ruscombe	Proposed change of use of existing building from offices to three cottages.	B1	243	0.03
WOODCHESTER	Woodchester Mill Selsley Road North Woodchester	Retention of former piano factory for B1 use, demolition of redundant industrial buildings. Erection of 6 no. dwellings and conversion of stone building to 4 dwellings.	B2	1,777	0.26

Parish	Site Address	Development Description	Use Class	Floor space m <sup>2</sup>	Area ha
WOTTON UNDER EDGE	14 Synwell Lane Wotton-Under-Edge Gloucestershire.	Outline permission for residential development.	B1	80	0.14
WOTTON UNDER EDGE	22 Bradley Street Wotton-Under-Edge Gloucestershire.	Change of use of offices and workshop to form 4 no. dwellings, car port with associated parking and amenity areas.	B1	478	0.01
WOTTON UNDER EDGE	11 Haw Street Wotton-Under-Edge	Conversion of existing workshop into a two bedroom house.	B2	142	0.01
				<b>Total</b>	<b>10.34</b>

\*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 1<sup>st</sup> April 2017 (allocated sites)**

Parish	Site Address	Development Description	Use Class	Floor space m <sup>2</sup>	Area ha
CAINSCROSS	Dudbridge (Avocet) Industrial Estate, Dudbridge, Stroud	Demolition of existing buildings on site and erection of a new retail foodstore.	B1 /B2	16461	3.25
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	35189	4.50
				<b>Total</b>	<b>7.75</b>

# Employment Allocations:

**Table 5a: Employment allocations in the adopted Local Plan as at 1<sup>st</sup> April 2017**

Site		with permission - not completed (ha)	Area completed (ha)	Area remaining (ha)	Total area (ha)
<b>SA2</b>	West of Stonehouse	9.3	0	0.7	10.0
<b>SA3</b>	North East Cam	*10.7	0	0.7	11.4
<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	9.8	0	0	9.8
<b>Total</b>		<b>29.80</b>	<b>0</b>	<b>21.40</b>	<b>51.20</b>

\* Subject to s106 legal agreement



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