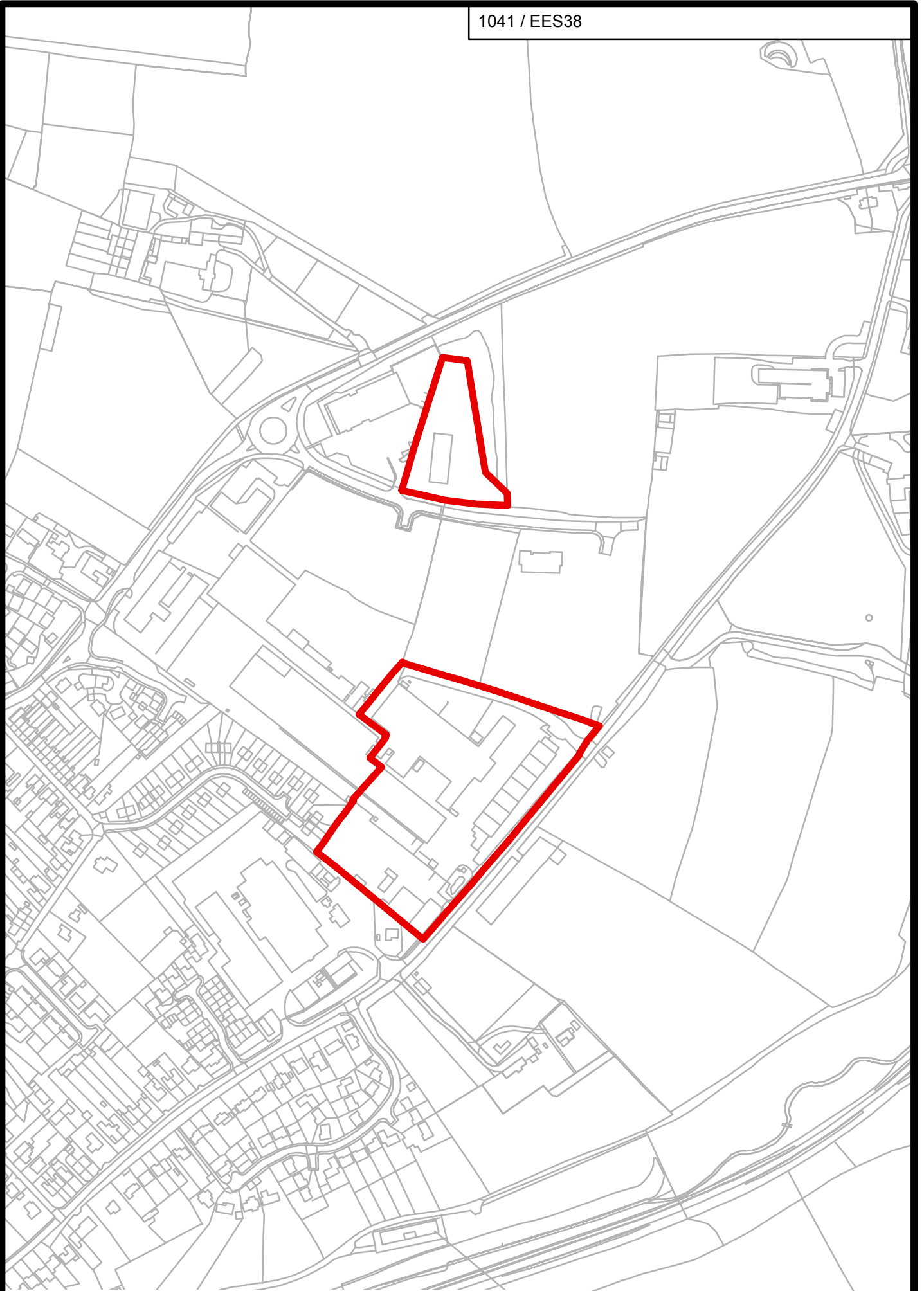


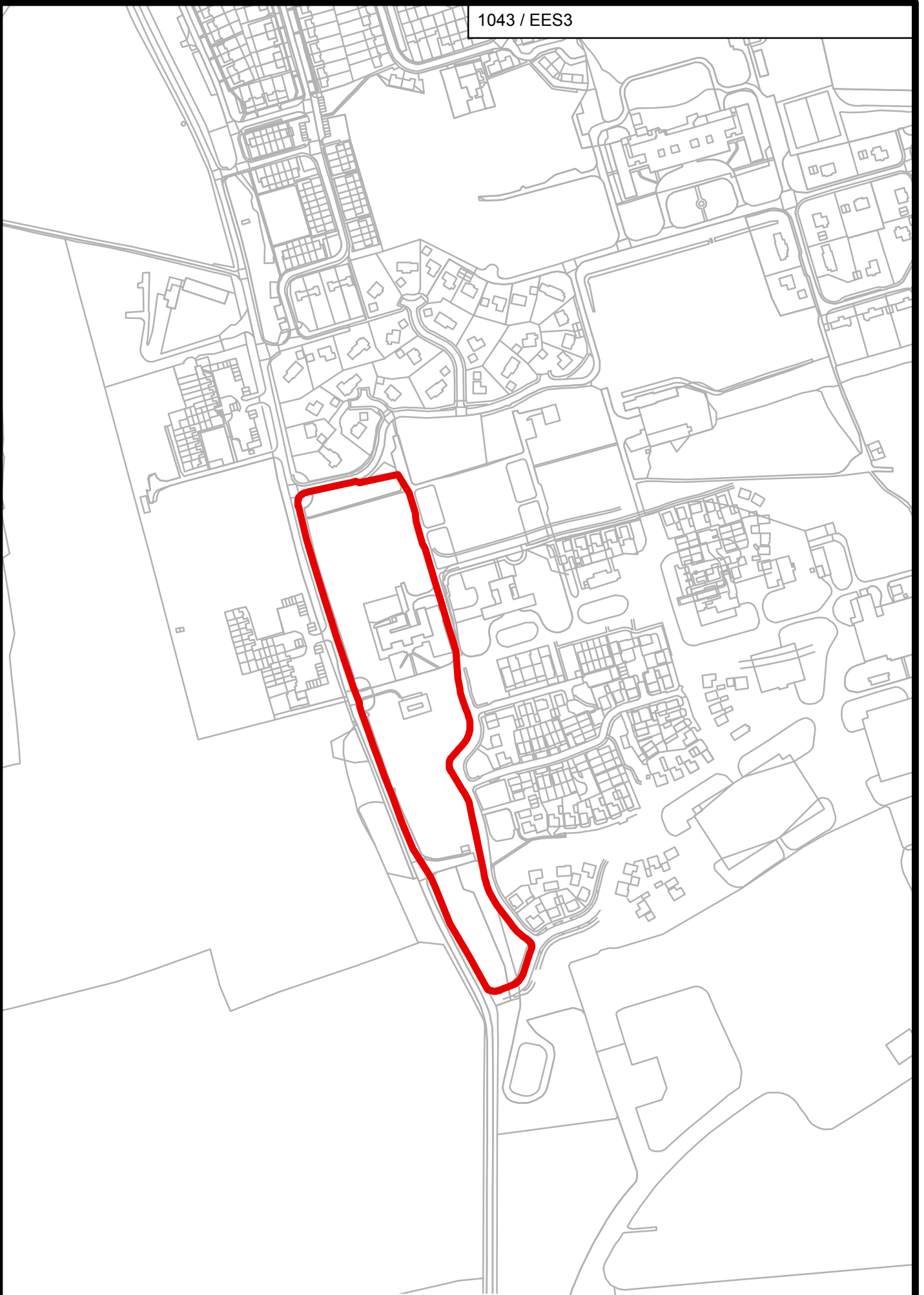
## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1041 / EES38	Tetbury	3.29
<b>Site Address</b>		<b>Site status:</b>
Tetbury Industrial Estate, Cirencester Road		Protect
<b>Description of site/surrounding uses</b>		
<p>Tetbury Industrial Estate is an older industrial development on the eastern edge of Tetbury. The site was formerly much larger than its current form and has been eroded by a succession of residential planning permissions, which have left two disconnected remnant parts of the industrial estate, the southern part occupied by Tetbury Shot Blasting Limited and the northern part by Timberpride Limited.</p> <p>The site is bounded to the north and south by Cirencester Road and London Road (A433). Residential land exists to the west and open countryside to the east.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The Timberpride building is of modern construction and has reasonably good environmental quality. The southern part of the site is an older industrial building, which is of lesser quality. The industrial estate also sits within the Cotswold AONB, is generally flat and has all utilities available.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site is highly accessible by car and pedestrians via Cirencester Road, which links with London Road (A433). The closest local facilities are located at the nearby Tesco or in Tetbury town centre. There are limited local and District wide bus services from the centre of Tetbury and on the main bus route from Kemble Railway Station. The nearest railway stations are located at Kemble (6 miles), Stroud (11 miles) and Gloucester (20 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>An area of land to the north is forms a proposed employment allocation in the emerging Local Plan (2011-31). This may be an area for future growth. However, there is little available land within the remaining existing parts of Tetbury Industrial Estate that could accommodate new employment development.</p>		
<b>Ownership / Planning History</b>		
<p>Ownership details unknown.</p>		
<b>Overall</b>		
<p>Established industrial estate within an exiting settlement area (out of centre). Scope for redevelopment and/or expansion as part of a wider development north of Tetbury. Could provide new employment premises and develop a better relationship with adjacent residential properties. Protect.</p>		



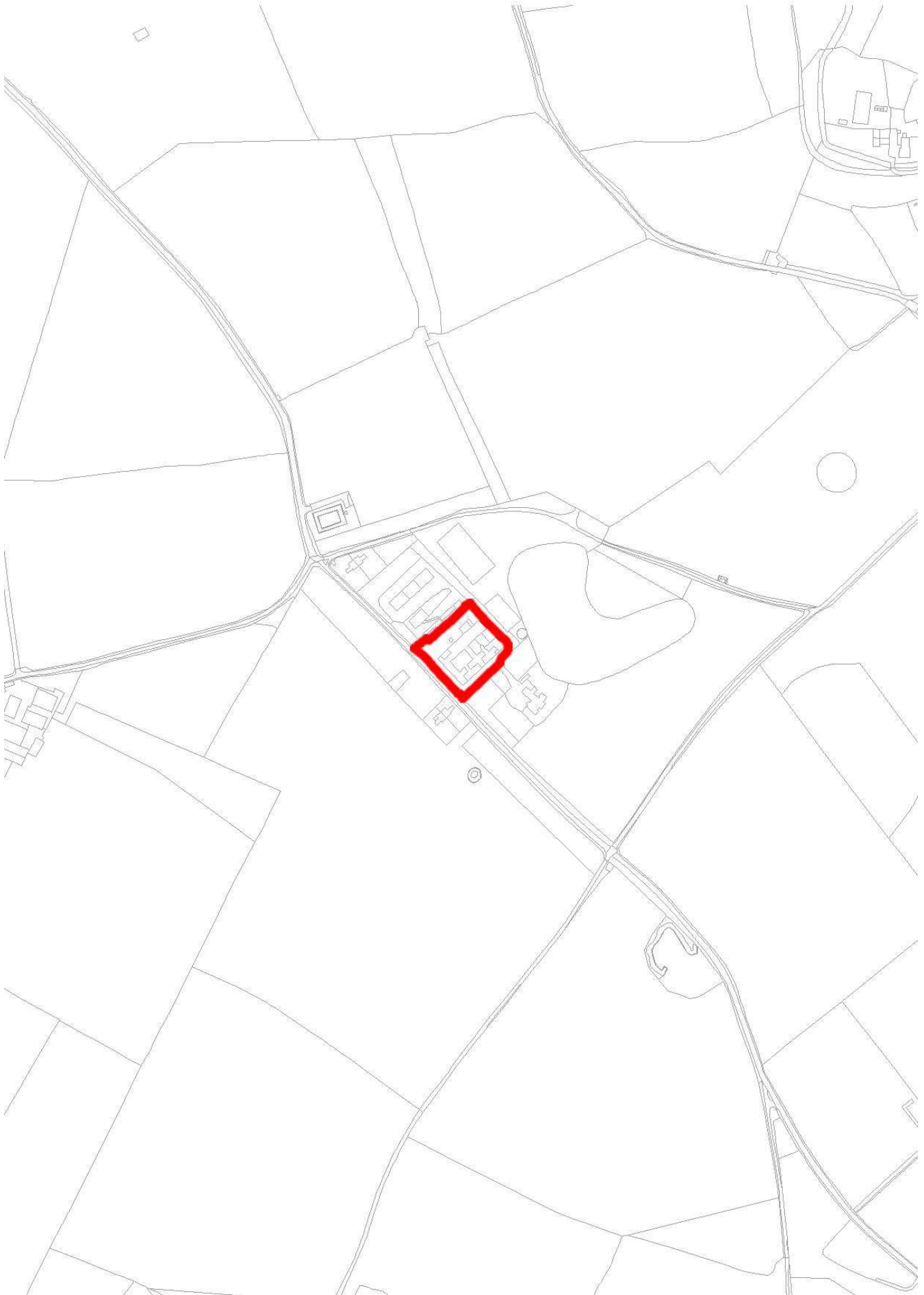
## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1043 / EES3	Upper Rissington	2.97
<b>Site Address</b>		<b>Site status:</b>
Upper Rissington Business Park		Protect
<b>Description of site/surrounding uses</b>		
<p>Upper Rissington Business Park is located on the site of a former military airfield and barracks. The site sits in a rural location to the south of the village of Upper Rissington and is surrounded by good quality open countryside to the south and west. The site was formerly a large employment estate comprising 143 units. However, a residential scheme of 368 dwellings and associated development was granted planning permission on the site in 2009, which is now nearing completion. Given the rural nature of Upper Rissington, the permission was granted on condition that a number of community facilities and jobs were also developed on the site. Part of this involved the creation of a new business park, albeit of a smaller scale, which could provide jobs for the local population. In so doing, the residential scheme could be self-sustaining. Consequently, the business park is now only a remnant of the former larger business park, which has been retained and is to be enhanced for future employment uses.</p> <p>The site area comprises three former barrack buildings, which are separated by expansive grassed areas with a dense tree line separating the site from the main road immediately to the west.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The external areas are typical of a former army barracks with generous green spaces between buildings and large hard surface areas now used for car parking. All modern utilities are available on-site. The site is situated within the Cotswold AONB and does not appear to suffer any adverse environmental issues.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site's isolated location makes it is likely to be accessed by private car only. The site is approximately 2 miles south of the primary route road network (A429), which is accessed via the unclassified Sopwith Road.</p> <p>There is a bus stop immediately outside the complex on the Sopwith Road and buses run 12 times a day to Bourton-on-the-Water and Great Rissington (802 Mon-Sat), where connection services can be caught. The nearest railway stations are located at Kingham (8 miles) and Moreton-in-Marsh (10 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>The three existing buildings on the site are to be retained but the external are to receive new development as part of the extant planning permission for a new business park (ref: 12/03811/REM).</p>		
<b>Ownership / Planning History</b>		
<p>The ownership details are unknown. However, a reserved matters planning application was granted to Bovis Homes and Linden Homes in June 2013 for the business park, including conversion of existing buildings into offices, new build offices (Use Class B1) and new build light industry enterprise units (Use Class B1) pursuant to Outline permission ref. 08/03697/OUT (ref: 12/03811/REM).</p>		
<b>Overall</b>		
Remnant of former business park in an isolated rural location. Extant planning permission for intensification of employment uses. Protect		



## 5 Site proformas for existing employment sites

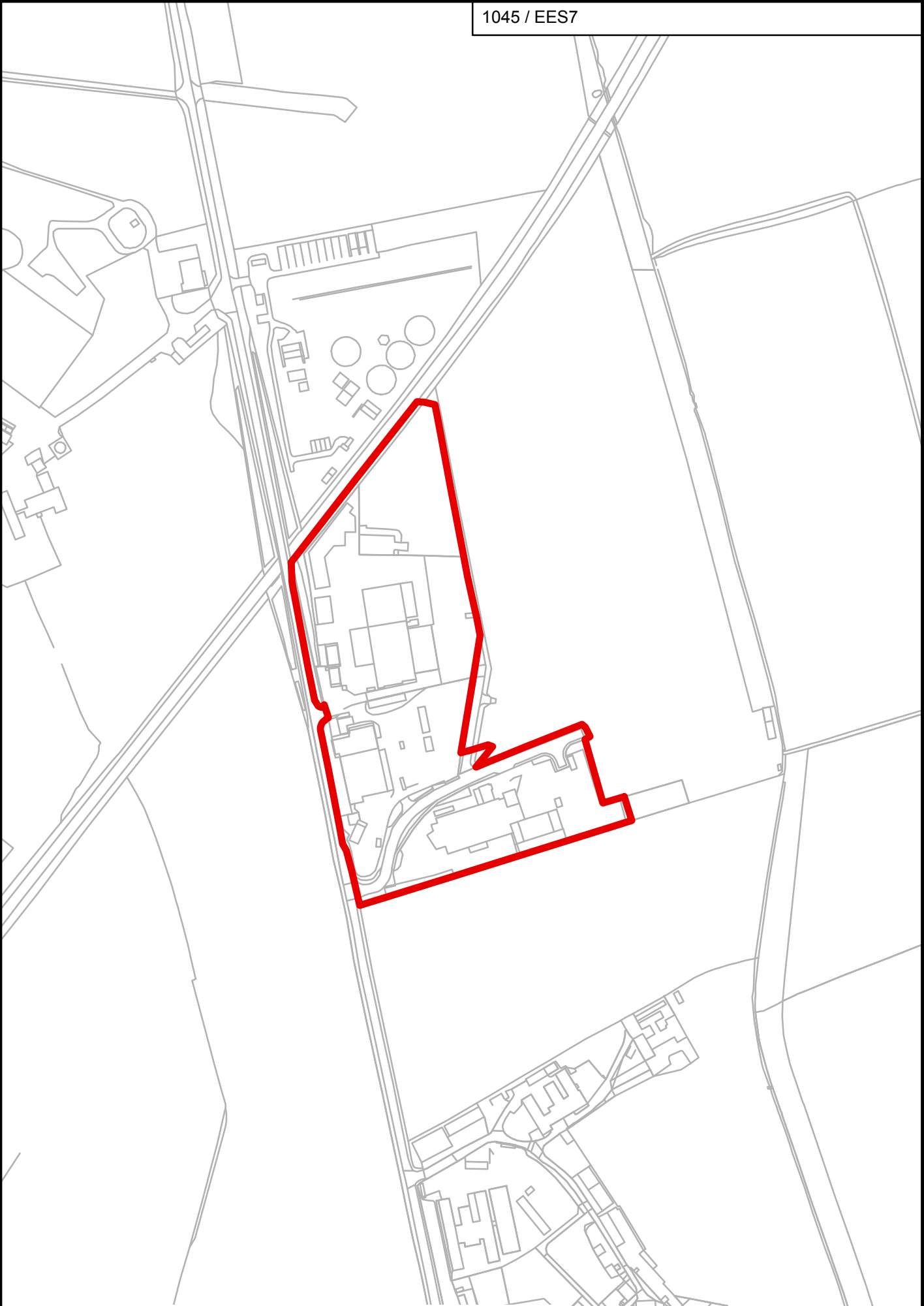
Site ref	Settlement	Overall site area (ha)
1044 / EES4	Upper Slaughter	0.51
<b>Site Address</b>		<b>Site status:</b>
Manor Farm		Protect
<b>Description of site/surrounding uses</b>		
<p>Manor Farm is a small complex of traditional, stone built farm buildings that have been converted and subdivided for employment use. The buildings are of high quality and are well maintained. There are approximately 10 units in the complex comprising office and workshop uses. Units range in size from approximately 300 sq. ft to 3,000 sq. ft.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site has flat topography and is square shaped with all modern utilities on the site. There are no noise or other obvious pollutants and internal areas around the buildings are a mixture of tarmac, concrete and gravel surfaces, which are well maintained. Adequate parking is provided and internal circulation and servicing are both good. The site sits within the Cotswold AONB and is surrounded by open farmland.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site's isolated location constrains its accessibility and makes access heavily reliant on private cars. There are a lack of facilities for the workforce on-site and the nearest town is Bourton-on-the-Water, which is 2.5 miles away and can only be accessed via a country road.</p> <p>Regular bus services operate from the centre of Upper Slaughter (1 mile) to Bourton-on-the-Water, Stow-on-the-Wold and Moreton-in-the-Marsh (812, 815 and 817). The nearest railway stations are at Moreton-in-Marsh (10 miles) and Cheltenham (16 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>There is scope for limited conversion but any new development must accord with the environmental quality of the location's setting. The site needs good ICT provision to broaden its appeal to the market.</p>		
<b>Ownership / Planning History</b>		
<p>Ownership details are unknown although the site is likely to be freehold. Recent planning history has seen the change of use of Unit 1 to form a saddlery workshop (B1) with storage and retail facilities (A1) (ref: 11/05772/FUL), which was completed in 2012/13.</p>		
<b>Overall</b>		
Established employment area within a working farm complex. Protect		



## 5 Site proformas for existing employment sites

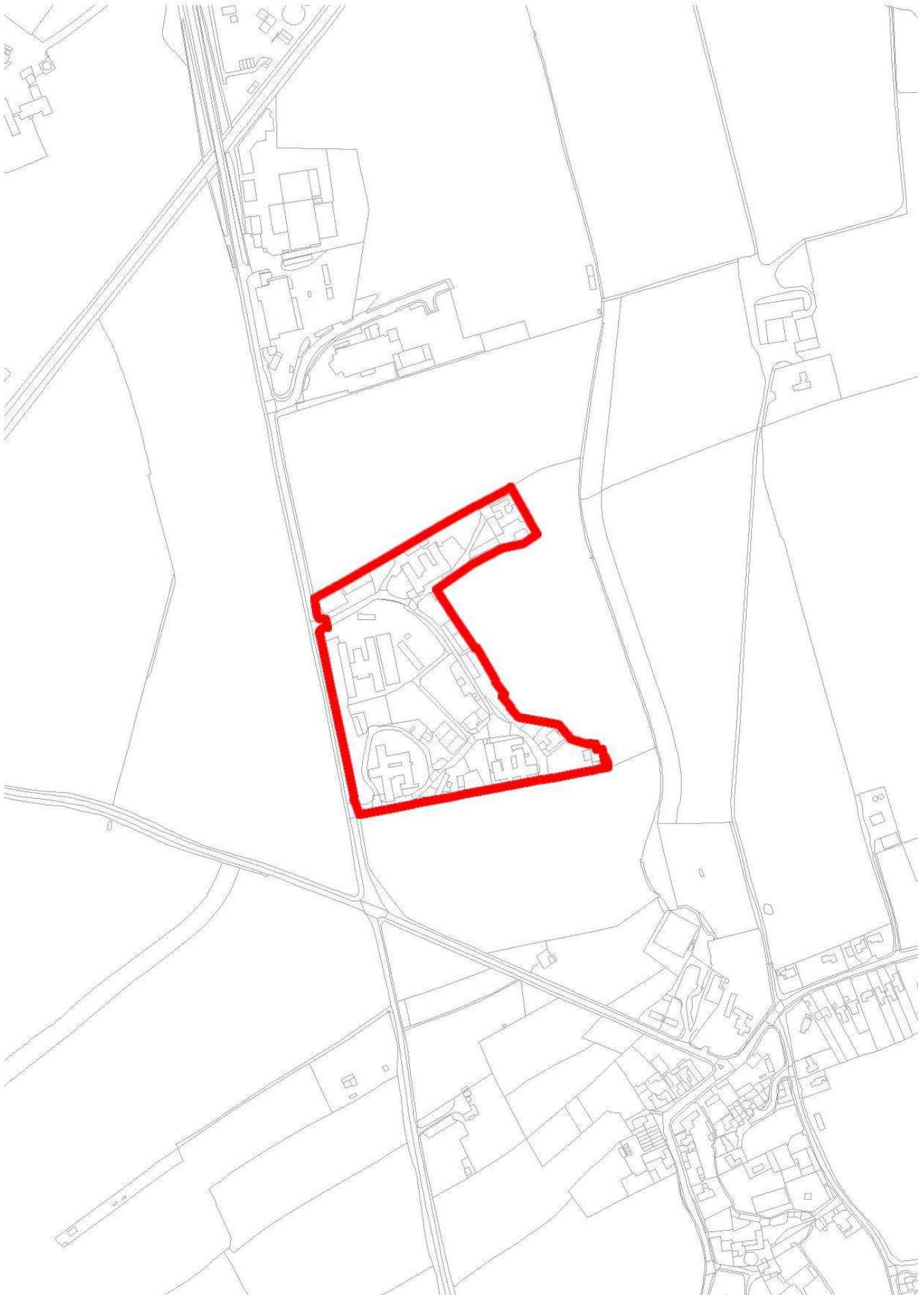
Site ref	Settlement	Overall site area (ha)
1045 / EES7	Weston-sub-Edge	5.16
<b>Site Address</b>		<b>Site status:</b>
Honeybourne Airfield Trading Estate		Protect
<b>Description of site/surrounding uses</b>		
<p>The industrial estate is a converted military airfield situated approximately 0.5 miles north of Weston Industrial Estate. The estate consist of a series of large, medium and small industrial and office units of various ages. The northern part of the site has become a waste storage facility.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The external areas include large expanses of service yard and grass joined by tarmac circulation roads. External areas and public realm appear tired and in need of investment. The building layout, however, is spacious and low density surrounded by open grassed areas and gravel parking. There is good parking provision, circulation, and modern servicing. The site also offers all the modern utilities and there are no obvious contamination issues. The site is surrounded by open countryside and sits within the Cotswold AONB.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site is readily accessible by car or HGV via the B Class Honeybourne Road and is approximately 4 miles from the A44. There are a lack of local facilities on-site for the workforce. Weston-sub-Edge village centre (1 mile) has a bank but the nearest convenience stores are located in either Honeybourne (1 miles) or Willersey (3 miles).</p> <p>Regular bus services run from the top of Honeybourne road (0.5 miles) to Evesham, Badsey, Bretforton and Pebworth. Buses also run 3 times a day from Weston Subedge village centre (1 mile) to Moreton-in-Marsh railway station, Bourton-on-the-Hill, Blockley, Broadway, Willersey, Chipping Campden and Stratford-upon-Avon (M21 Mon-Sat). However, both the bus stops can only be accessed on foot by walking along a national speed limit country road with no footway. The first bus from Weston-sub-Edge village centre also arrives just after 10am and the last service departs just after 5pm. The nearest railway station is located at Honeybourne (1 mile).</p>		
<b>Developable Space / Vacancy</b>		
<p>The northern part of the site has now been developed and there is now only limited scope for expansion over the previous floorspace.</p>		
<b>Ownership / Planning History</b>		
<p>Ownership details unknown. Recent planning history has included the redevelopment of an industrial unit to provide a modern 2,572sq.m light industrial unit (B1c use class), which was completed in 2012/13 (ref: 08/03036/FUL). A scheme has also been completed to the north of the industrial estate to convert 0.78ha of agricultural land to a storage area for inert waste as an extension to the existing transfer facility. This scheme also created new access from the east side of the site (ref: 10/02418/CPO). There is also extant planning permission for a 561sq.m fruit ripening store (use class B8) (ref: 14/02298/FUL).</p>		
<b>Overall</b>		
<p>Established industrial estate in rural location. The site should be protected for future employment use.</p>		





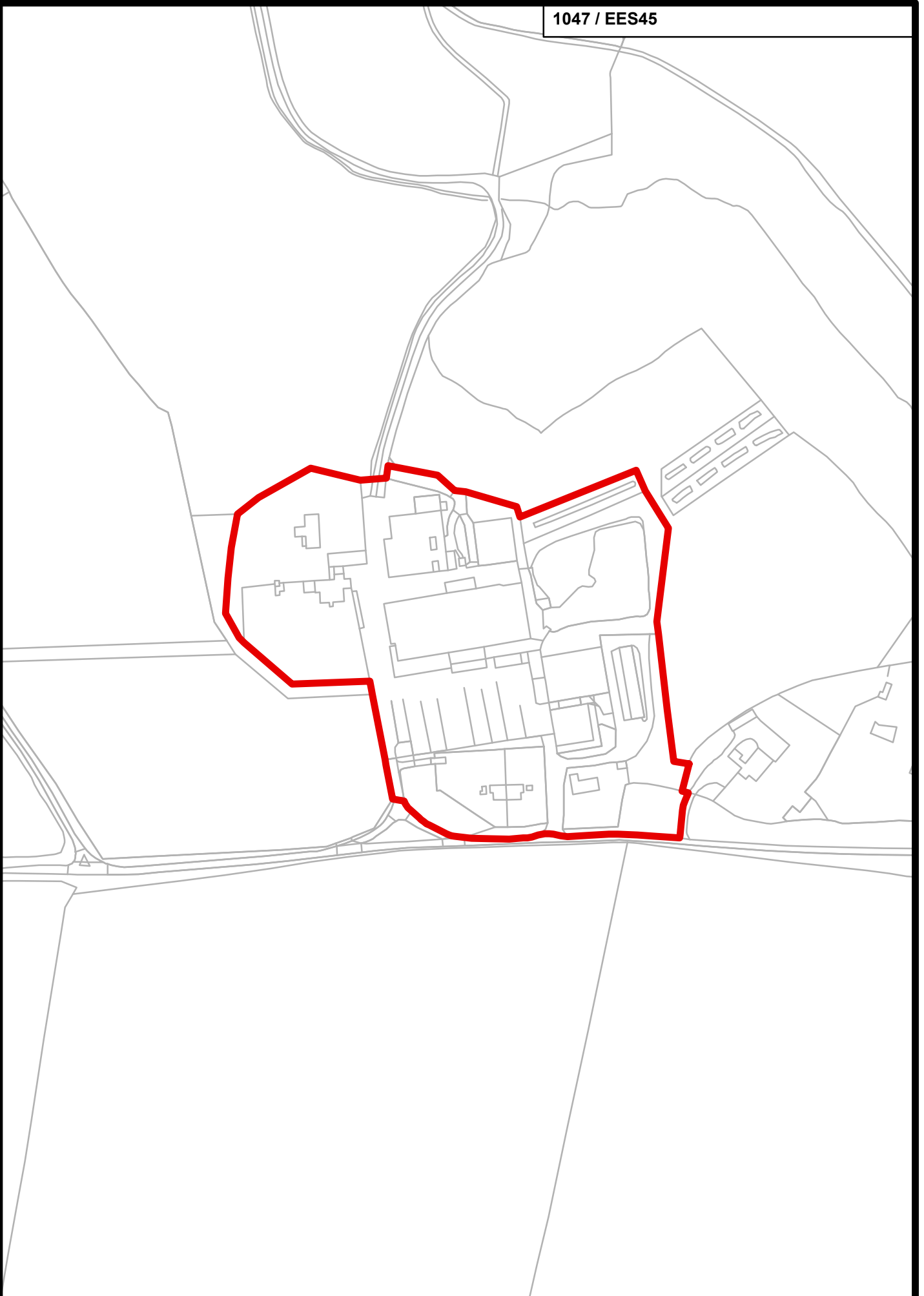
## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1046 / EES6	Weston-sub-Edge	5.08
<b>Site Address</b>		<b>Site status:</b>
Weston Industrial Estate		Protect
<b>Description of site/surrounding uses</b>		
<p>Weston Industrial Estate is a large industrial estate situated in a rural setting, surrounded by attractive open countryside. The buildings vary in age, the majority of which are small, single storey converted barrack buildings but the site also offers more modern, medium sized and purpose built steel framed industrial sheds. There are approximately 30 units that have a variety of occupiers such as stone mason, farm machinery, motor sport and distribution businesses.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site is a typical industrial estate environment with no obvious constraints or contamination issues. External areas are well maintained with have adequate parking, good circulation and no obvious noise or other pollutants. The site also offers all modern utilities and is readily accessible from the road network, although the isolated rural location is unsustainable in terms of planning policy. The site is large and has flat topography. One environmental constraint might be its rural location within the Cotswold AONB.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site is readily accessible by car or HGV via the B Class Honeybourne Road and is approximately 3 miles from the A44. There are a lack of local facilities on-site for the workforce, the nearest convenience store is in either Willersey (2.5 miles) or Mickleton (3.5 miles).</p> <p>Buses run 3 times a day from the centre of Weston-sub-Edge to Moreton-in-Marsh railway station, Bourton-on-the-Hill, Blockley, Broadway, Willersey, Chipping Campden and Stratford-upon-Avon (M21 Mon-Sat). However, the village centre can only be accessed on foot by walking along a national speed limit country road with no footway. The first bus also arrives just after 10am and the last service departs just after 5pm. The nearest railway station is located at Honeybourne (2 miles)</p>		
<b>Developable Space / Vacancy</b>		
<p>There is scope for limited expansion. The site has average levels of take up and is dominated by a good variety of local occupiers. Vacant units are being marketed.</p>		
<b>Ownership / Planning History</b>		
<p>Ownership details unknown. Recent planning history has seen a number of implemented planning permissions, which have intensified the on-site employment uses. Amongst others, these schemes have included a 216sq.m class B1 unit and a 170sq.m class B1/B8 unit, which were completed in 2012 (ref: 09/00848/FUL), a 209sq.m office scheme (class B1a), which also completed in 2013 (ref: 12/00242/FUL) and a 329sq.m industrial unit (class B1c), which was also completed in 2016.</p>		
<b>Overall</b>		
<p>Established industrial estate in rural location. Generally in good use, protect.</p>		



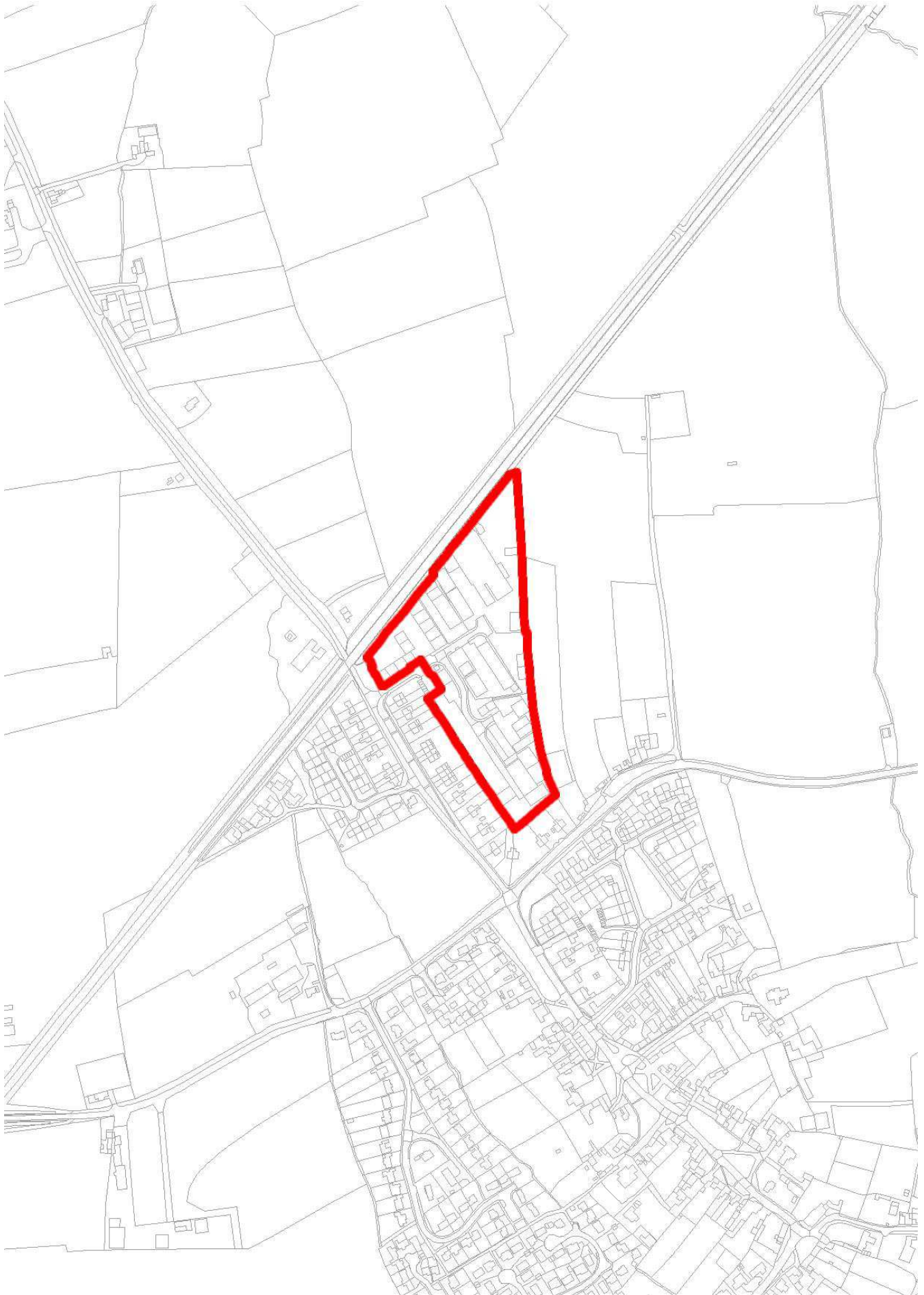
## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1047 / EES45	Whittington	3.31
<b>Site Address</b>		<b>Site status:</b>
Whalley Farm		Protect
<b>Description of site/surrounding uses</b>		
<p>The Whalley Farm business units consist of a single storey office building constructed of yellow brick and a pitched roof, located within the grounds of Whalley Farm. There are four office units, converted from agricultural use, with a range of sizes totalling approximately 2,000 sq. ft. The business units are of high quality given constraints of the surrounding countryside. The site sits north west of the village of Whittington.</p> <p>Generous car parking is provided and external areas have a concrete surface with access through the farm grounds. Internal circulation is good and the site has all necessary servicing.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site has flat topography and offers all the modern utilities. A good quality environment is maintained on-site with no obvious constraints or contamination issues. Future development might be constrained by the site's location and close proximity to a working farmyard.</p> <p>The business units sit in a rural location within the Cotswold AONB and are on the boundary of a Conservation Area. The wider surrounding area consists of the attractive village of Whittington and agricultural land.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site has constrained access and the strategic road network (A40 - approximately 1 mile away) can only be accessed via narrow rural roads that run through the working farmyard and through the village.</p> <p>There are a lack of local facilities on-site for the workforce and the nearest shop is located in Andoversford (1.5 miles). The site is also served poorly by bus services and the nearest regular services are again located in Andoversford. The nearest railway stations area located at Cheltenham (5 miles) and Gloucester (15 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>Being a small site within a working farmyard constraints the scope for future expansion. Vacancy levels are unclear although there is only local demand. The site's continued use for employment purposes needs to be confirmed.</p>		
<b>Ownership / Planning History</b>		
<p>Freehold ownership. No recent planning history.</p>		
<b>Overall</b>		
<p>Employment use in a rural location. Unclear whether the site is still in employment use or has reverted back to agricultural use. Protect but keep under review.</p>		



## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1048 / EES5	Willersey	3.24
<b>Site Address</b>		<b>Site status:</b>
Willersey Industrial Estate		Protect
<b>Description of site/surrounding uses</b>		
<p>Willersey Industrial Estate is a medium sized industrial complex of approximately 15 units situated off Badsey Lane, north of the small village of Willersey. The estate is modern and provides B1 and B2 units. The site has a number of large, medium and small units of varying age and quality. The large brick built industrial shed adjacent to the entrance contrasts with the smaller steel frame sheds and starter units. There is also a new build, red brick building. The site's occupiers include security, joinery and engineering firms.</p>		
<b>Environmental Quality / Constraints</b>		
<p>External areas are well used and predominantly consist of tarmac and concrete surfacing interspersed with chain link fencing and landscaping. The areas are well maintained although they appear tired in places. Internal circulation is good and off street parking is provided. However, parking has been highlighted as an issue as overspill parking occurs on the pavements around the site. The site offers modern utilities and has no obvious contamination issues.</p> <p>Residential land uses neighbour the estate to the immediate south, east and west. The site is bound to the north by the a disused railway embankment, which provides good screening from the open countryside to the north. The close proximity of neighbouring residential properties may pose an amenity constraint.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site is accessed via the narrow Badsey Lane and the 'B' Class Leamington Road and is approximately 2 miles from the strategic road network (A44 Evesham Road). Although the site is on the edge of Willersey, the residential access roads are a possible constraint to intensification of use or expansion of the industrial estate.</p> <p>There are a lack of on-site facilities for the workforce although there is a convenience store within the village centre. There are bus services to the majority of the surrounding areas. Some of these operate once daily, some at 2 hour intervals but there are very few that operate in hours that would enable commuting by public transport. The nearest railway station is at Honeybourne (4 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>There are very few vacant units and there is scope for limited expansion to the east. In the past the site has seen average levels of take up and a variety of local occupiers. Future development is constrained to one potential direction due to surrounding residential uses and the dismantled railway line to the north, which is protected for reuse in future.</p>		
<b>Ownership / Planning History</b>		
<p>Ownership details unknown. Recent planning history has included changes of use between employment uses (ref: 13/05150/FUL). There is also extant planning permission for the removal of a disused cold store and erection of new 140sq.m light industrial unit (B1) (ref: 14/03973/FUL).</p>		
<b>Overall</b>		
Established industrial estate on the edge of rural location village. Largely in use, protect.		



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