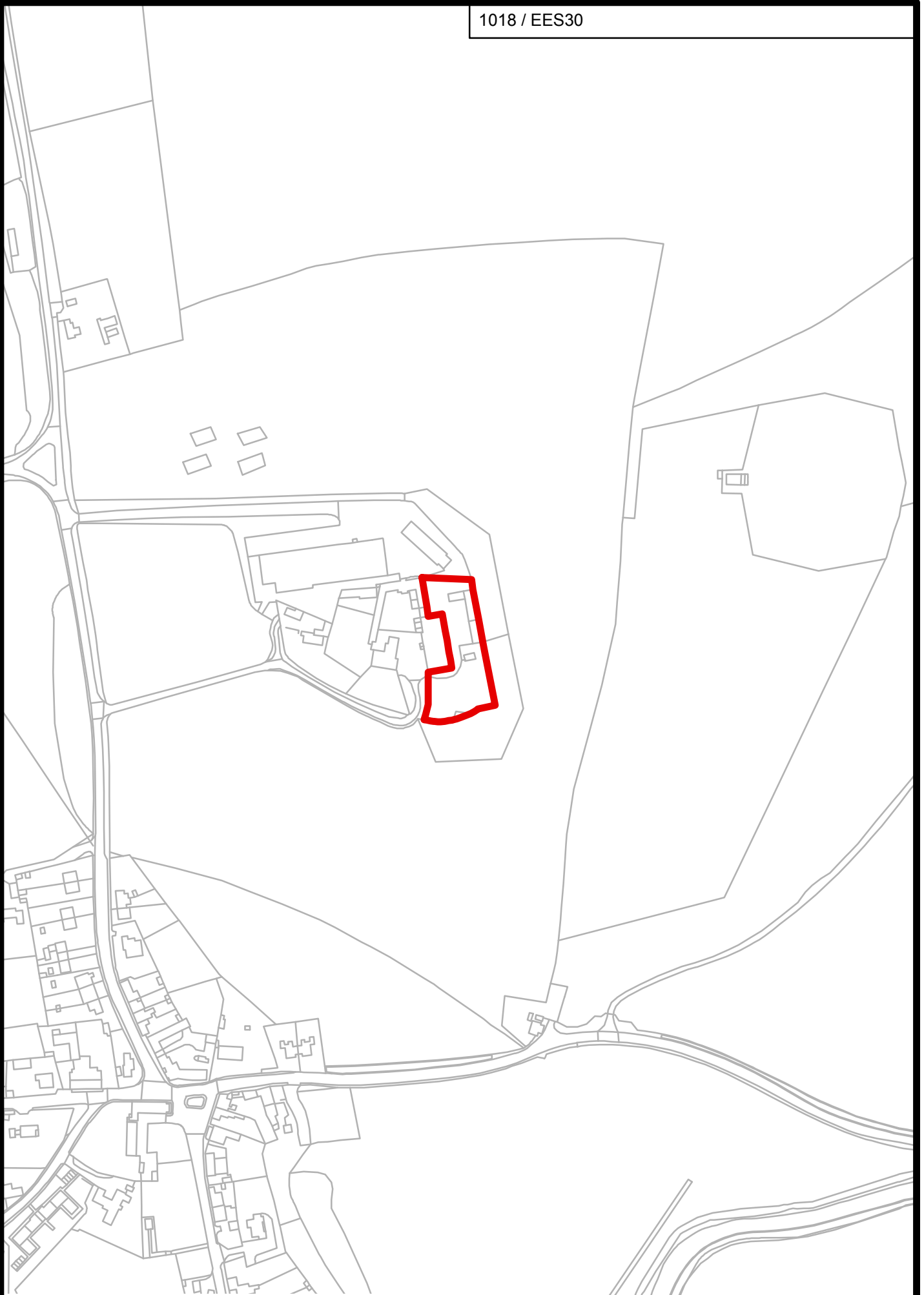


## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1018 / EES30	Coln St Aldwyn	0.25
<b>Site Address</b>		<b>Site status:</b>
Cockrup Farm		Protect
<b>Description of site/surrounding uses</b>		
<p>The Cockrup Farm business units are several small employment converted units, formerly used for agricultural purposes, similar to other developments in rural Cotswold areas. The units are situated within the immediate vicinity of the farmyard and are surrounded by open land. They provide a series of approximately five starter units offering a variety of accommodation from 1,600 – 4,300 sq. ft. There are a range of occupiers including CPM and Paperback Shop Warehouse.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The external area is well maintained and has the characteristics of a high quality farmyard. There is good circulation and adequate parking. The site is flat and has all modern utilities on the site. There are no on-site environmental constraints or no contamination or other related issues.</p> <p>The surrounding environment consists of high quality open countryside, agricultural land and the village of Coln St Aldwyn. The amenity of adjacent occupiers is not an issue due to the rural location. However, the site is within the Cotswold AONB and a Conservation Area.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site suffers from poor access via a single track rural road, approximately 2.5 miles away from the A road network. The site is restricted by its isolated rural location and the lack of facilities for the workforce on site or within the village add to its unsustainability.</p> <p>The nearest bus services are from Fairford (2.5 miles) away, which has services to Swindon and Lechlade (74), Kempsford (75) and Cricklade (76). The nearest railway stations are located at Kemble (15 miles) and Swindon (18 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>There has seen take up of a number of the converted farm buildings in the past. Interest is generally locally derived from companies seeking flexible, affordable accommodation. There has been limited recent activity on site although the one unit has been converted to residential use under the permitted development rights.</p>		
<b>Ownership / Planning History</b>		
<p>Ownership details unknown although the site is likely to be in single ownership of Cockrup Farm. Recent planning history has seen the change of use of two of the offices from B1 use to C3 (residential) in the formation of two new dwellings (ref: 13/04932/OPANOT), which was completed in 2014/15.</p>		
<b>Overall</b>		
<p>Converted farm in rural location. Occupancy unclear, suitable for continued use, vacancy and conversions should be kept under review.</p>		



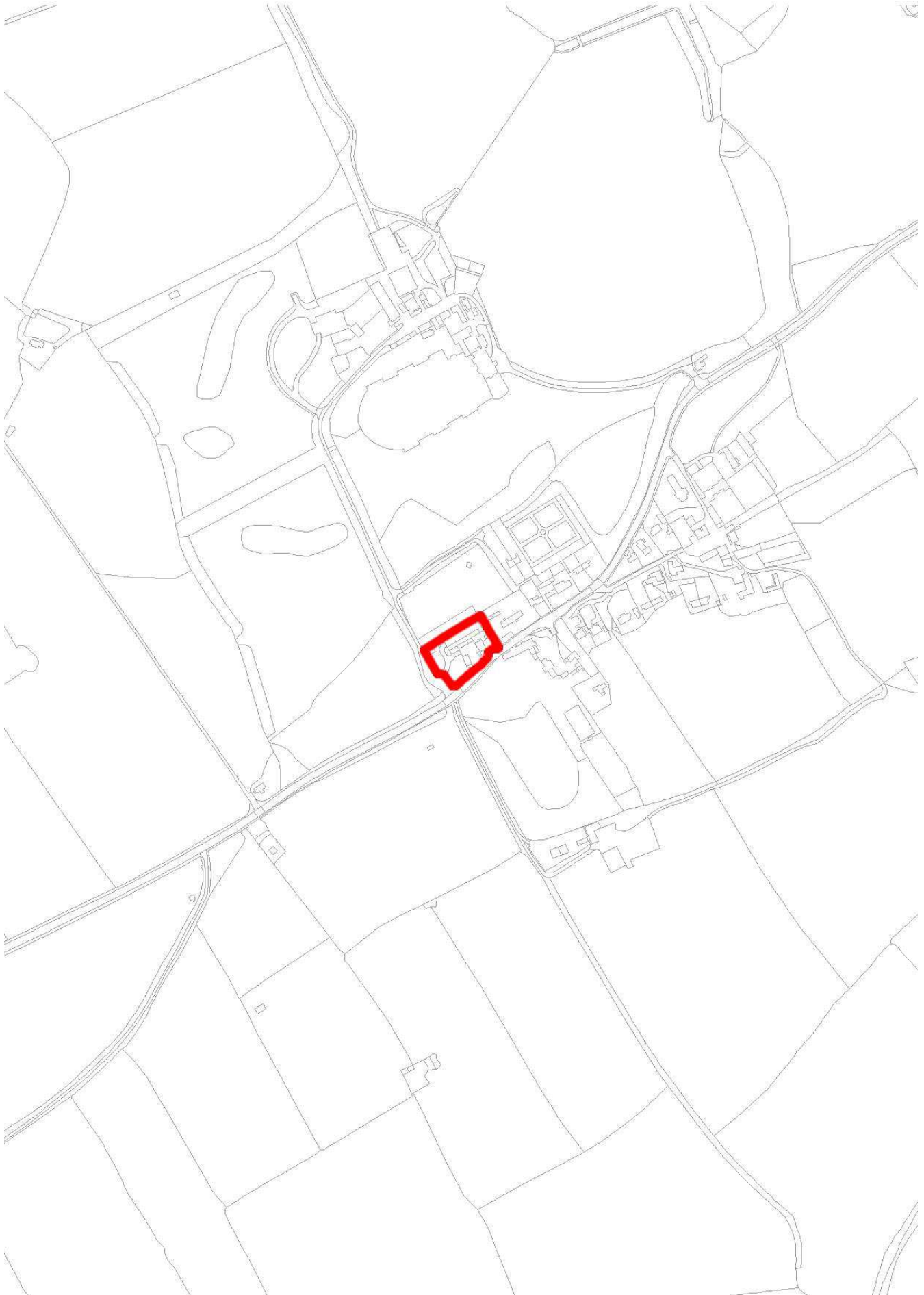
## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1019 / EES37	Compton Abdale	0.11
<b>Site Address</b>		<b>Site status:</b>
Compton Business & Craft Centre		Protect
<b>Description of site/surrounding uses</b>		
<p>The Business and Craft Centre is a collection of small starter employment units situated in a rural location to the east of the village of Compton Abdale. The units are provided in a converted farm building and are of similar scale and size to the other farm complex conversions observed across the District. The site offers 6 small single storey stone built starter units, set in a courtyard layout. The units suit office used and come in range of sizes, typically 400 - 800 sq. ft. These accommodate a variety of occupiers including health care conferences and artist studios. There is a central parking area, which provides adequate parking. There is also good circulation around the site and the external areas are well maintained.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site is flat, medium sized and square shaped. All modern utilities are available on-site and there are no environmental constraints, contamination or other related issues.</p> <p>The site is within a rural location in the Cotswold AONB. The surrounding environment consists of a variety of high quality open countryside, agricultural land.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site is accessible via a short rural road from the A40 but is in an isolated rural location and is only directly accessible by car.</p> <p>The nearest bus services across the District operates from Northleach (5 miles), where there are also regular and direct connection bus services to the nearest railway stations, which are located at Moreton-in-Marsh (16 miles) and Kemble (20 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>There are several vacant units. The complex has little potential for expansion given the nature of its location and character of the surrounding landscape and is unlikely to need to do so. The site has mainly local derived demand.</p>		
<b>Ownership / Planning History</b>		
<p>Freehold ownership. No recent planning history.</p>		
<b>Overall</b>		
<p>Converted farm in rural location. Some vacant units but the site is of reasonable quality and should be protected.</p>		



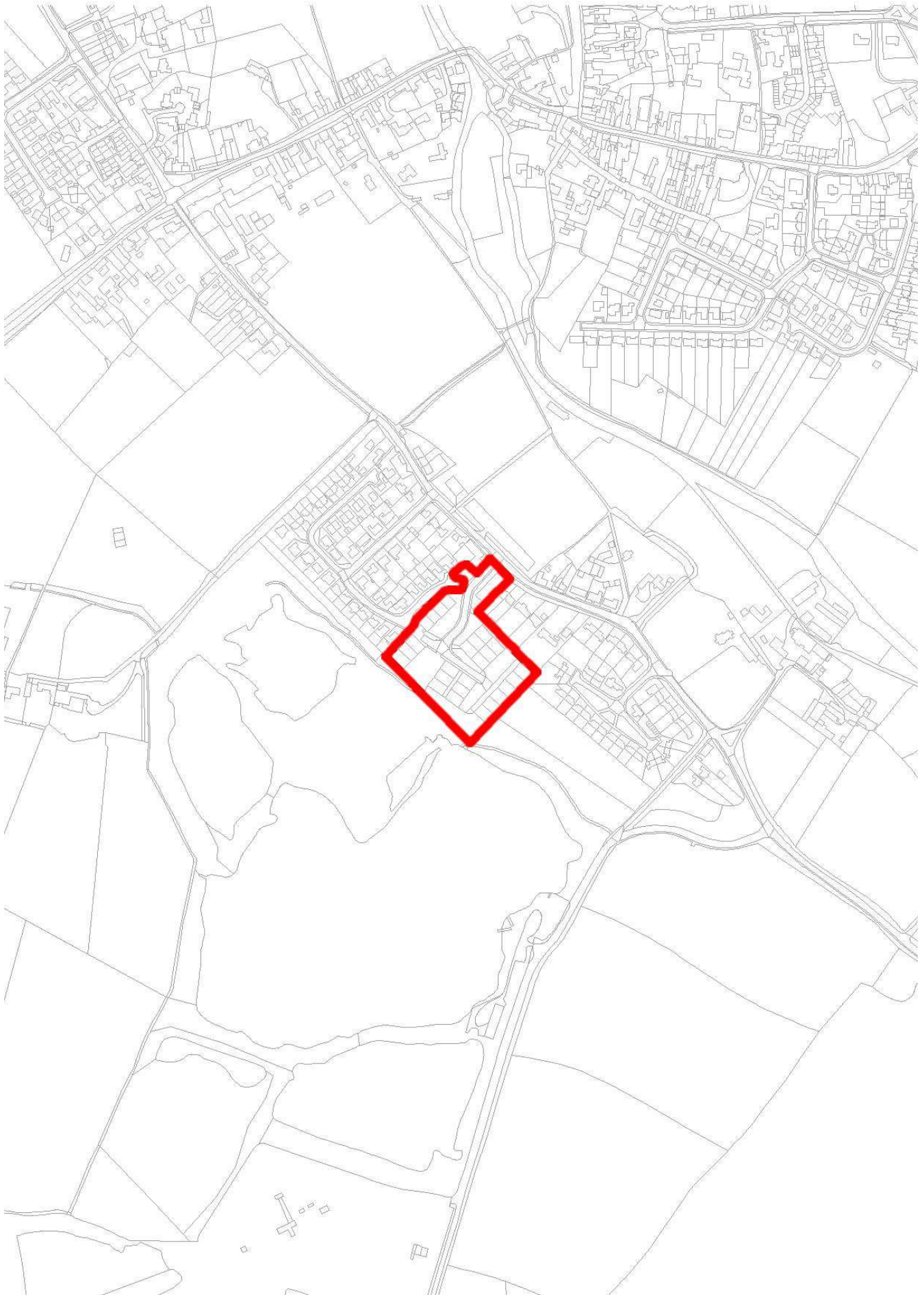
## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1021 / EES42	Doughton	0.31
<b>Site Address</b>		<b>Site status:</b>
Street Farm		Protect
<b>Description of site/surrounding uses</b>		
<p>Street Farm is located on the edge of the small settlement of Doughton, approximately a mile to the south-west of Tetbury. Access to the farm is taken directly from the A433 Bath Road. Employment units at the site consist of a number of small, single storey converted Cotswold stone farm buildings with pitched slate roofs. The buildings are of high quality and have off-street parking adjacent to the units. The site has adequate circulation and all necessary servicing.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site is mostly flat, small in size and rectangular in shape. The site is well kept and has high quality landscaped internal areas, including a number of mature trees.</p> <p>It is surrounded by a variety of residential and farm properties and open space. The site is washed over by Cotswold AONB and is within the Doughton and Highgrove Conservation Area. There are no noise or other pollutants.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site is directly accessible from the A433 Bath Road. There are no local facilities for workforce, the nearest being approximately a mile away in Tetbury. There are limited bus links to Tetbury (Monday to Saturday, roughly every 3 hours). The nearest services that operate to neighbouring towns and villages run out of Tetbury. The closest railway stations are located at Kemble (10 miles), Stroud (12 miles) and Gloucester (20 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>Redevelopment options are unlikely given the nature of the current ownership and the quality of the product. There are no vacancies and there is no need for intervention - a well maintained, quality product in landscaped surroundings.</p>		
<b>Ownership / Planning History</b>		
<p>Single owner - Prince of Wales Highgrove Estate. Converted farm buildings on the edge of the Highgrove Estate. Total of five buildings in use as craft workshops. Floorspace available in range 46-83 sq. m (400-900 sq.ft)</p>		
<b>Overall</b>		
Should be protected for continued employment purposes use.		



## 5 Site proformas for existing employment sites

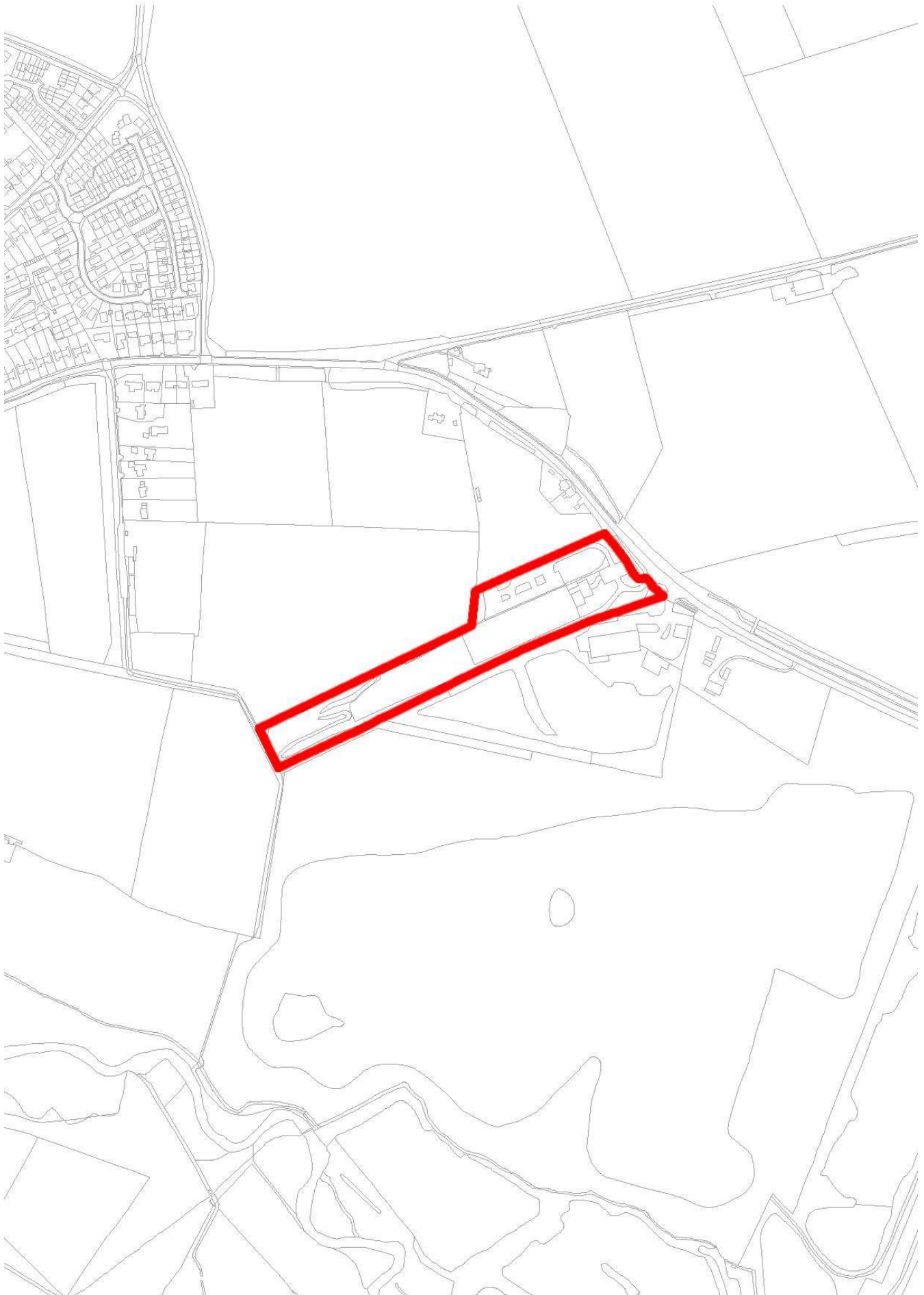
Site ref	Settlement	Overall site area (ha)
1022 / EES26	Fairford	1.49
<b>Site Address</b>		<b>Site status:</b>
Horcott Industrial Estate		Protect
<b>Description of site/surrounding uses</b>		
<p>Horcott Industrial Estate is a medium sized industrial estate dominated by the company Resintech who occupy three of the largest industrial buildings on the site. The estate is well established with a variety of buildings of various sizes built in a similar style, mainly brick built structures with flat sheeting roofs. The smaller light industrial starter units to the rear of the estate are slightly more modern relative to the larger Resintech buildings adjacent to the Morcott Road. There are approximately 28 units, with a range of occupiers, including Resintech who occupy a number of units together with storage/distribution associated with foods/seafood, wines, medical supplies, and book distribution. External areas are well maintained on the whole, including both the tarmac surface roads and parking areas. Internal circulation around the large site is good with generous levels of off-street parking within the distinct clusters of units and defined business areas.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site has flat topography and is square in shape. Apart from a narrow access road that restricts vehicle movements and some areas that are in need of environmental improvements, the site provides a good quality employment environment with no obvious environmental constraints or contamination issues. All modern servicing is provided on-site.</p> <p>The surrounding environment consists of a variety of residential areas and open space. The quiet residential areas are of high quality and overlook the school playing fields to the north east of the site (Colin House School). The site is situated outside of the Fairford development boundary (Policy.18).</p>		
<b>Accessibility / Strategic Access</b>		
<p>Access to the site is restricted as vehicles must pass along a quiet residential access road. There are a lack of local facilities for the workforce other than the shops in the village, approximately 1km away. Bus services operate from various stops within Fairford (all within a 10 minute walking distance) to Swindon and Lechlade (74), Kempsford (75) and Cricklade (76). The nearest railway stations are located at Kemble (13 miles) and Swindon (15 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>The site has a good level of take up of its units by a variety of occupiers and there is a healthy market demand, which is reflected in the general absence of vacant units and the good mix of occupiers. There is potential for the site to absorb capacity given the number of vacant sites and there is an area of land to the rear that could accommodate a potential extension should need be identified and no sequentially preferable sites available. The site provides many local businesses with industrial premises. There is no active marketing and there has been an absence of recent market activity.</p>		
<b>Ownership / Planning History</b>		
<p>Ownership details unknown although there is likely to be a mix of leasehold and freehold terms. There are no known details of lease conditions. No known development constraints. Recent planning history has involved several change of use applications between employment uses (refs: 10/03541/FUL and 12/05503/FUL). However, there was a loss of a B1 unit (unit 28) for six affordable dwellings in 2013, which lost 306sq.m of B1c floorspace (ref; 12/00592/FUL).</p>		
<b>Overall</b>		
Established industrial estate within the Fairford settlement boundary. In good use. Protect.		





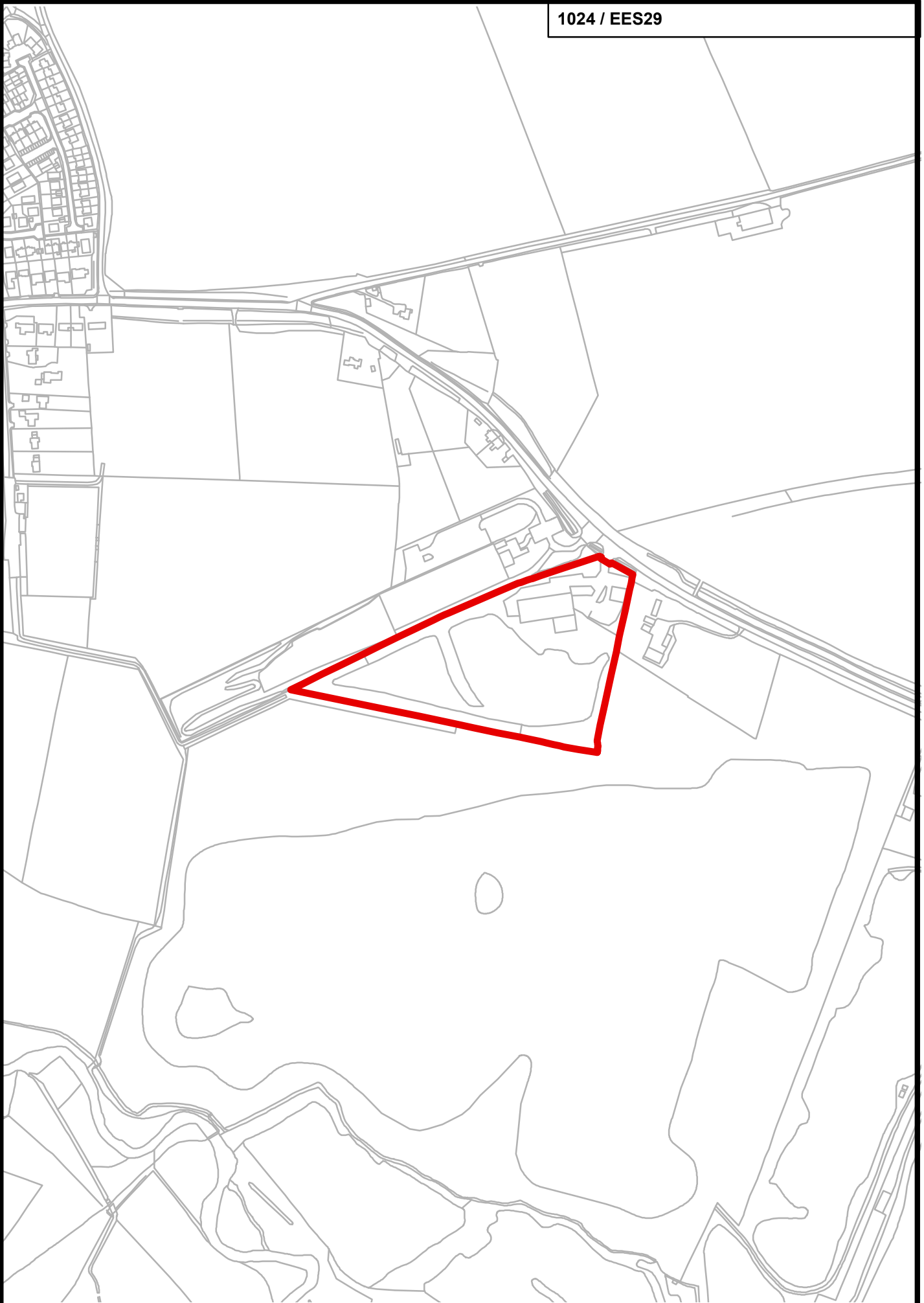
## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1023 / EES27	Fairford	2.78
<b>Site Address</b>		<b>Site status:</b>
London Road		Protect
<b>Description of site/surrounding uses</b>		
<p>There are two separate areas of employment land situated immediately south of the A417 between Fairford and Cotswold Water Park. The first site (nearest Fairford) is occupied by a large single storey building with a series of interconnected industrial units behind. The second is occupied by New Chapel Electronics and Quest House. The areas contrast in character and in the style and quality of the buildings.</p> <p>The London Road site has a large, single storey brick building at the centre of the plot with a surface car park to the front and a large linear section of steel frame and sheeting industrial units to the back. The industrial units appear significantly older and of lower quality than the single storey building. The large building is in use by Sedus Stoll office furnishings and timber/engineering occupy the premises to the rear. Internal circulation around the site is good with generous levels of off-street parking. There are all modern servicing on the site. The site is also outside of Fairford's development boundary. The wider surrounding area is open countryside.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site is flat and rectangular in shape. External areas are well maintained on the whole, including both the tarmac surface roads and parking areas. The site has all modern utilities. The industrial units to the rear are, however, dated, run down and in need of investment. On the whole, the site has a good quality employment environment with no obvious environmental constraints or contamination issues.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site is mostly accessible via the private car from the A417. The closest local facilities are in Fairford itself, about 1km away, but the road that connects the site to Fairford has no footway. The nearest bus services operate from Fairford to Swindon, Lechlade, Kempsford and Cirencester (74 &amp; 75), and Cricklade (76). The nearest railway stations are located at Kemble (13 miles) and Swindon (15 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>Development potential exists, with particular scope for the improvement of poorer quality buildings to the rear, subject to reconfiguration of the site. However, it is questionable whether the market would support such new provision in Fairford. There are no identified vacant premises and the site is occupied by a number of large scale firms. Future take up of the site is restricted by the nature of existing uses and the supporting accommodation. There has been an absence of recent market activity on site, due to the number of established occupiers. Any future provision would need to better accord with the type of provision associated with the adjoining premises at New Chapel Electronics.</p>		
<b>Ownership / Planning History</b>		
<p>Ownership details unknown. No known details of lease conditions. No development constraints although this is ultimately dependent on ownership details.</p> <p>The site was formerly Fairford railway station. The station was demolished and the railway line dismantled in the 1960s. In terms of its recent planning history, a scheme to change the use of Unit 5 from (light industrial) to B2 (manufacture of timber components) was implemented in 2015/16 (ref: 15/04392/FUL). However, there has been little other planning activity.</p>		
<b>Overall</b>		
Established employment site in rural location. Protect.		



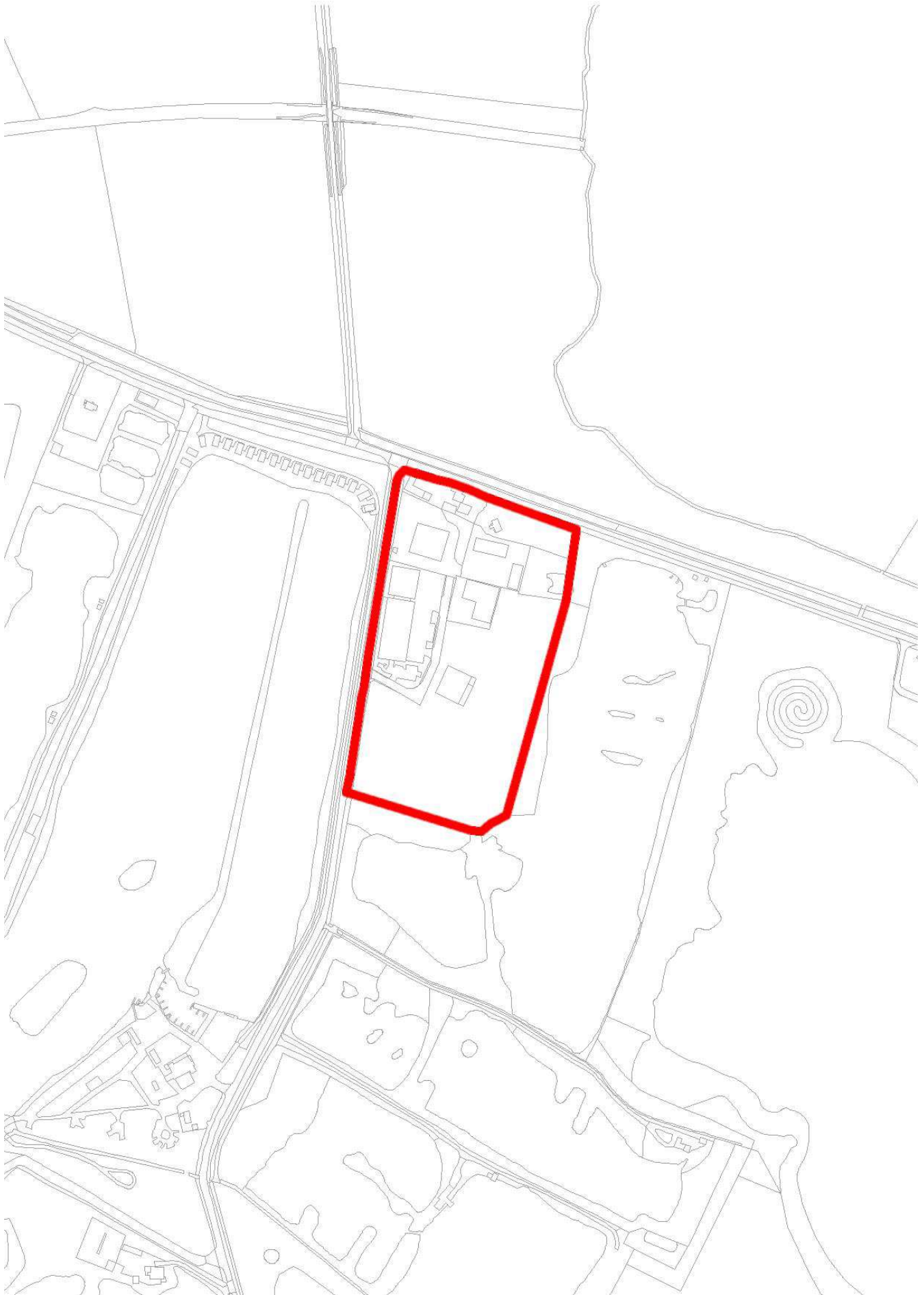
## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1024 / EES29	Fairford	3.63
<b>Site Address</b>		<b>Site status:</b>
New Chapel Electronics, London Road (A417)		Protect
<b>Description of site/surrounding uses</b>		
<p>The site consists of a modern, high quality brick built office to front of industrial units accommodating New Chapel Electronics, a high tech aeronautical components company. The site also offers a purpose built, two storey yellow brick office (Quest House). Both buildings are of good quality and are well maintained. The site forms part of the larger employment area along London Road although it has different site characteristics to the adjoining factory site. External areas are well maintained on the whole, including the tarmac surface roads and the parking areas. Internal circulation around the large site is good with generous levels of off-street parking and all the modern servicing is available on the site.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site has flat topography and is rectangular in shape, with all modern utilities. There are no obvious noise or pollution issues and the site offers a good quality employment environment with no obvious environmental constraints. The site is also outside of the development boundary.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site is highly accessible via private automobile from the A417. The closest local facilities are located in Fairford, which is also where bus services can be caught to Lechlade, Cirencester, Swindon and Kempsford (74 and 75), and Cricklade (76). However, there is no footway next to the road from the site into Fairford. The nearest railway stations are located at Kemble (13 miles) and Swindon (15 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>There are no vacant units. There is potential for expansion of the site, associated with the growth in the specialist activities of the high tech occupier unless relocation is considered an option. Intervention is not considered appropriate given the nature of the existing, high tech use of the site.</p>		
<b>Ownership / Planning History</b>		
<p>Ownership details unknown although given the single occupation of the site it is considered likely to be freehold ownership. No known ownership constraints. No recent planning history.</p>		
<b>Overall</b>		
<p>Established employment site in rural location. In use, protect.</p>		



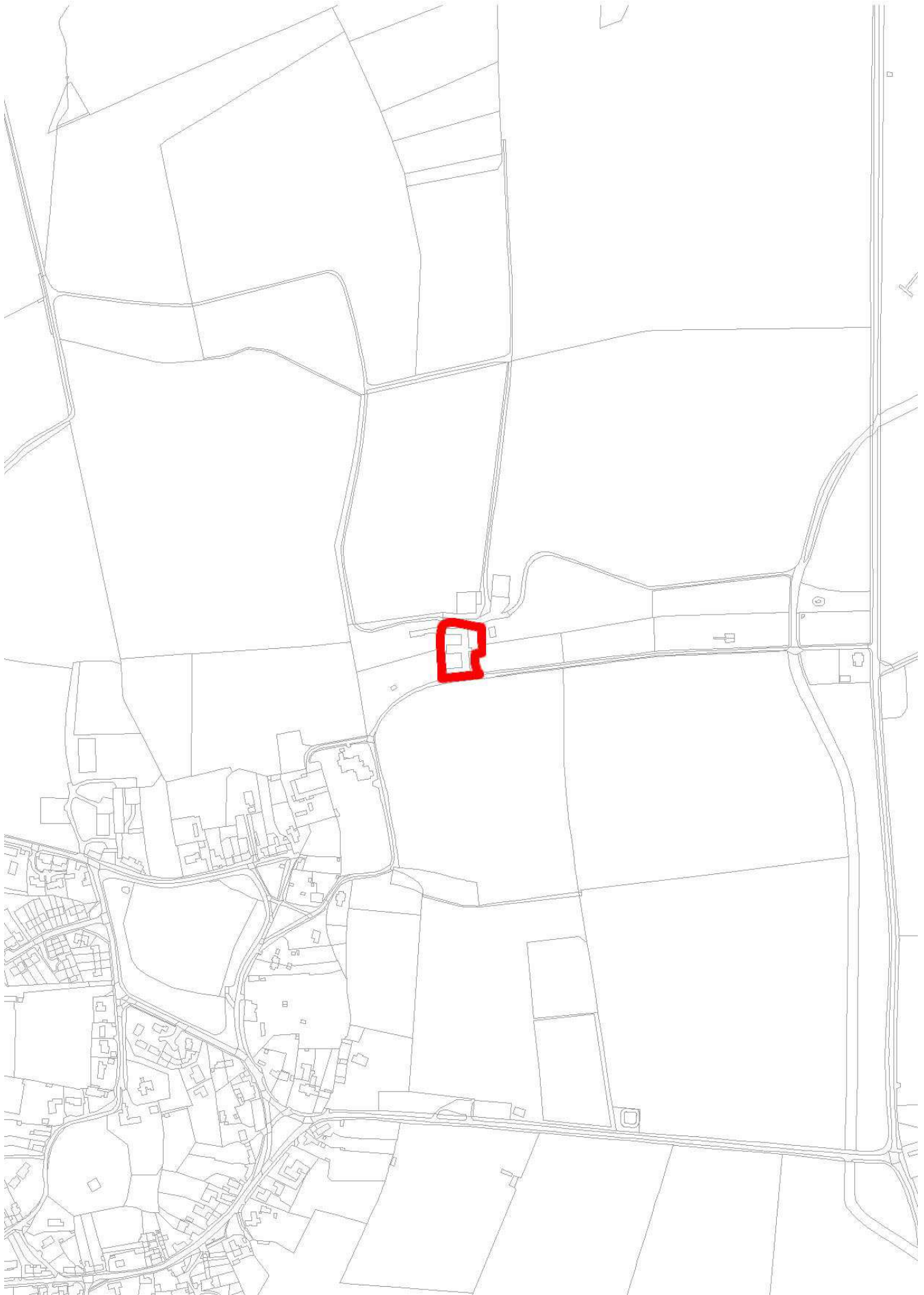
## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1025 / EES28	Fairford	6.30
<b>Site Address</b>		<b>Site status:</b>
Whelford Lane Industrial Estate		Protect
<b>Description of site/surrounding uses</b>		
<p>Whelford Road Industrial Estate is a large well established estate comprised of relatively heavy and dirty industries, including the Fairford Concrete factory and the Total Butler Fuel Depot. Both these businesses require a significant amount of space and dominate the site. The third occupier is Invertec, which comprises of a single medium sized building surrounded by off-street car parking and perimeter fencing. The wider surrounding area is the former quarrying area which now makes up the Cotswold Water Park. Open countryside exists beyond the lakes.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site is flat, rectangular in shape and has a large area of land used for outside storage. The specialist nature of occupiers needs separation from the surrounding residential units. The estate is in need of investment and environmental improvements and currently displays signs of pollution/contamination.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site is highly accessible by car and pedestrians via the A417. It is situated to the east of a defined, 'protected road corridor' that forms part of the sustainable transport network plans outlined in the Cotswold District Local Plan (Policy.36).</p> <p>There is a bus stop on the A417 adjacent to the site, which operates services to Fairford, Cirencester, Swindon and Lechlade (74 and 75). The nearest railway stations are located at Kemble (13 miles) and Swindon (15 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>There is no identified vacant floorspace and there is limited development potential given the current nature of users. However, the large derelict site used for outside storage may have some potential. There are constraints on redevelopment in view of the nature of current activities and potential contamination issues. The site's isolated rural location also inhibits potential for expansion. Future demand for the site will be driven by similar type specialist occupiers. The site provides a niche industrial estate and as such take up and demand will be driven by needs of non conforming industrial/storage activities. There has been significant investment in the area aimed at improving the quality and leisure use of the former quarry sites.</p>		
<b>Ownership / Planning History</b>		
<p>Ownership details unknown. Details of leases unknown. An application to alter and extend the existing Invertec Ltd. factory building lapsed in 2015 (ref: 12/01012/FUL).</p>		
<b>Overall</b>		
<p>Established industrial estate within a rural setting. Probably located here because of its proximity to the quarrying areas of the Cotswold Water Park.</p>		



## 5 Site proformas for existing employment sites

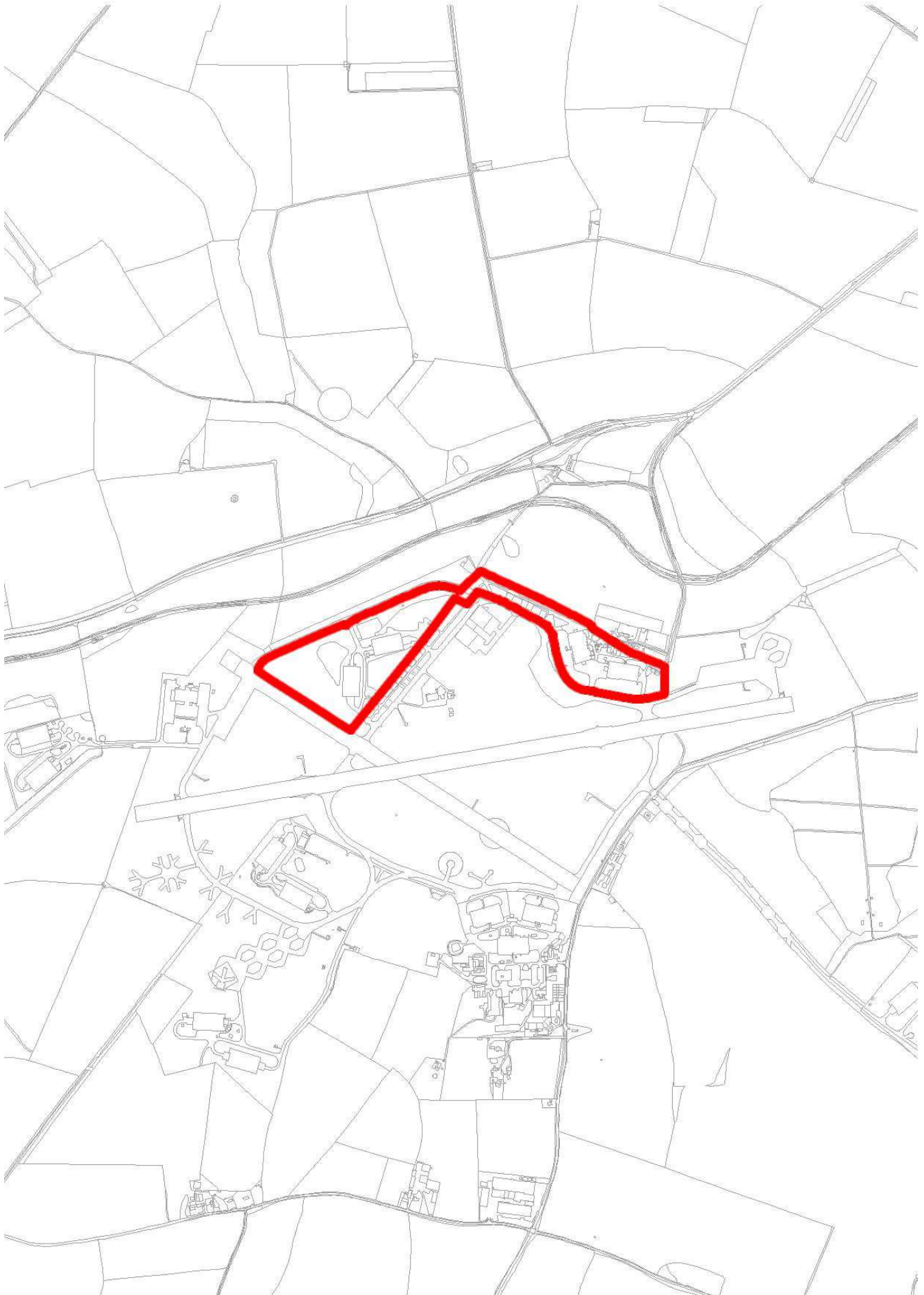
Site ref	Settlement	Overall site area (ha)
1026 / EES2	Great Rissington	0.22
<b>Site Address</b>		<b>Site status:</b>
The Barn Business Centre		Protect
<b>Description of site/surrounding uses</b>		
<p>This site comprises of a single barn that has been converted in five small units, providing a range of sizes from 270–6,300 sq.ft for office and warehouse uses. The site is located south of a narrow rural road that links Great Rissington with Little Rissington and Bourton-on-the-Water (approximately 4 miles away).</p>		
<b>Environmental Quality / Constraints</b>		
<p>Internal areas consist of a concrete surface farmyard and have good circulation and adequate parking and the site has all modern utilities. The access does appear to be constrained and the topography undulates. Furthermore, the site is in a rural location and within the Cotswold AONB. The estate is surrounded in all directions by open agricultural land.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site is isolated site and is primarily accessible via private car, although there is poor strategic accessibility as the site is accessed via low quality rural roads and a mud/gravel surface farm track. The site, furthermore, is approximately 4 miles from the A road network.</p> <p>Regular bus services run from the centre of Great Rissington (0.5 miles) to Northleach (815 service Mon-Fri), Bourton-on-the-Water (802 Mon-Sat) and Stow-on-the-Wold (818 Fri). There are connection buses to Moreton-in-Marsh railway station from Northleach, Bourton -on-the-Water and Stow-on-the-Wold (each more than 9 miles away). The nearest railway stations are located at Kingham (9 miles) or Moreton-in-Marsh (10 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>There is limited scope for expansion but clear potential for a new occupier/occupiers as there is high vacancy on the site.</p>		
<b>Ownership / Planning History</b>		
<p>Ownership details - freehold.</p>		
<b>Overall</b>		
<p>Isolated rural farm conversion with high vacancy. It is considered that the site still offers valuable employment provision for rural businesses and its future use should be protected but kept under review as part of the Council's employment monitoring process.</p>		





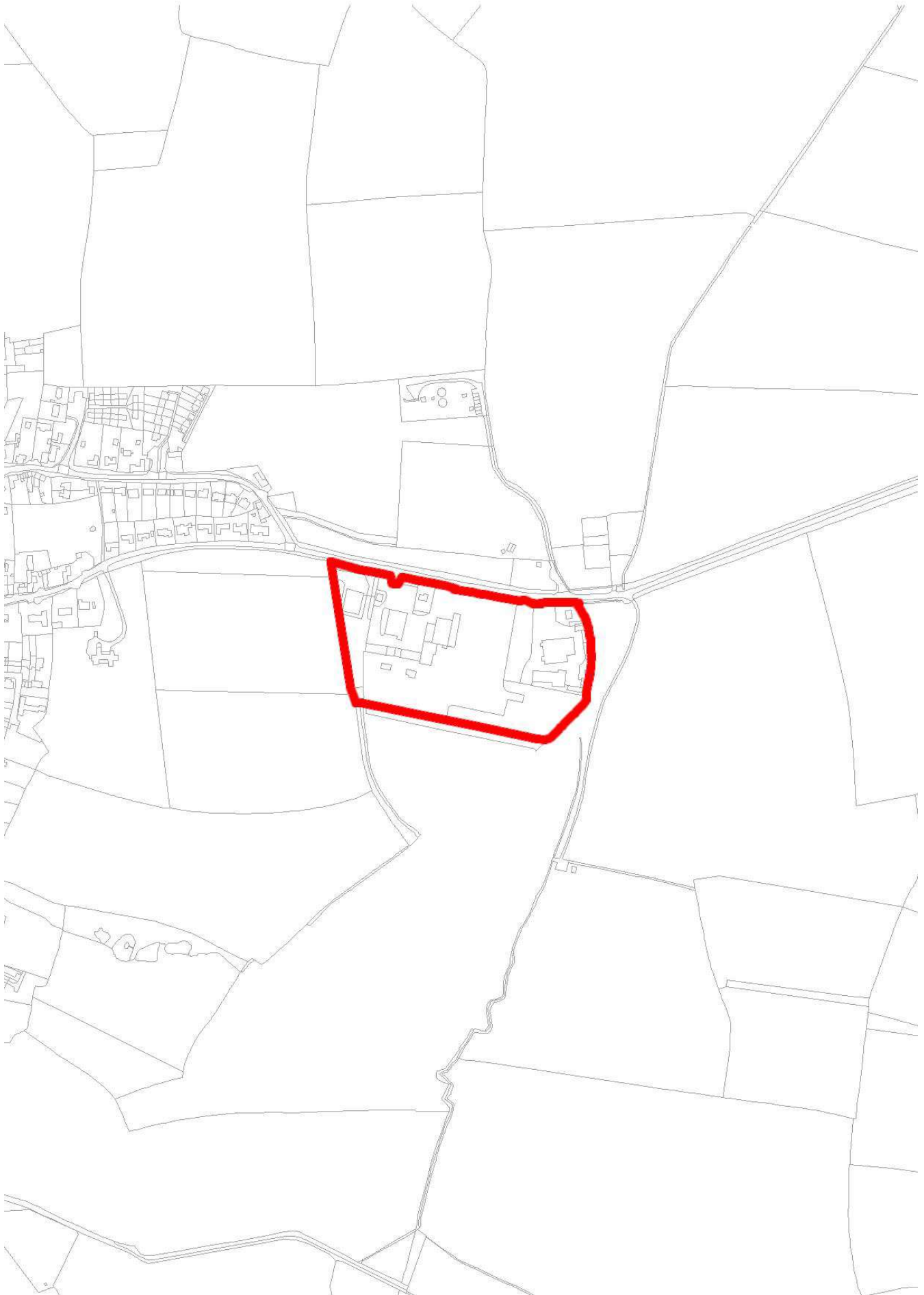
## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1027 / EES43	Kemble	18.37
<b>Site Address</b>		<b>Site status:</b>
Kemble Airfield Enterprise Park		Protect
<b>Description of site/surrounding uses</b>		
<p>The site consists of a well established low density mixed use business park located on the edge of an operational airfield used for aircraft storage and maintenance. The Enterprise Park is a large converted RAF barracks adjacent to Kemble Airfield. The site has a variety of building sizes (approximately 92,000 sq.m) and 25 companies, with a large packaging factory now occupying the old airfield hanger building and a number of other business uses within the single story former barrack buildings.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The buildings are interspersed by tarmac surfaced internal circulation roads, parking spaces and lawned areas, which provide good internal circulation, a generous level of parking and all the necessary servicing. There are a number of support services on site including a café, restaurant and day nursery. However, there are a lack of facilities for the workforce outside the site. The site has flat topography and has all the utilities and services on-site.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site is in a rural location and is accessed from the A429 Chippenham to Cirencester Road. There are good regular bus services (881 and 855) to Moreton-in-Marsh, Stow-on-the-Wold, Bourton-on-the- Water, Northleach and Cirencester and Tetbury (Mon-Sat). These services also call directly to Kemble railway station, which is under 1 mile away.</p>		
<b>Developable Space / Vacancy</b>		
<p>There are a significant number of development plots available. There are average levels of demand and vacant units are actively marketed, including refurbished office accommodation and a large hangar storage facility. There has been refurbishment of many buildings on site, particularly for office uses and large storage accommodation, although there has been limited levels of interest shown in these units even though flexible terms are available.</p>		
<b>Ownership / Planning History</b>		
<p>Ownership and lease details are unknown although marked offices and storage space are leasehold. Part of the adjoining site is being promoted by Nexus Planning for a large scale residential scheme. However, Nexus say that the existing employment uses on the site would be retained.</p>		
<b>Overall</b>		
<p>Established employment area in a former airfield and rural location. A secure, well landscaped site with good accessibility, range and choice of accommodation and adequate parking provision. Protect</p>		



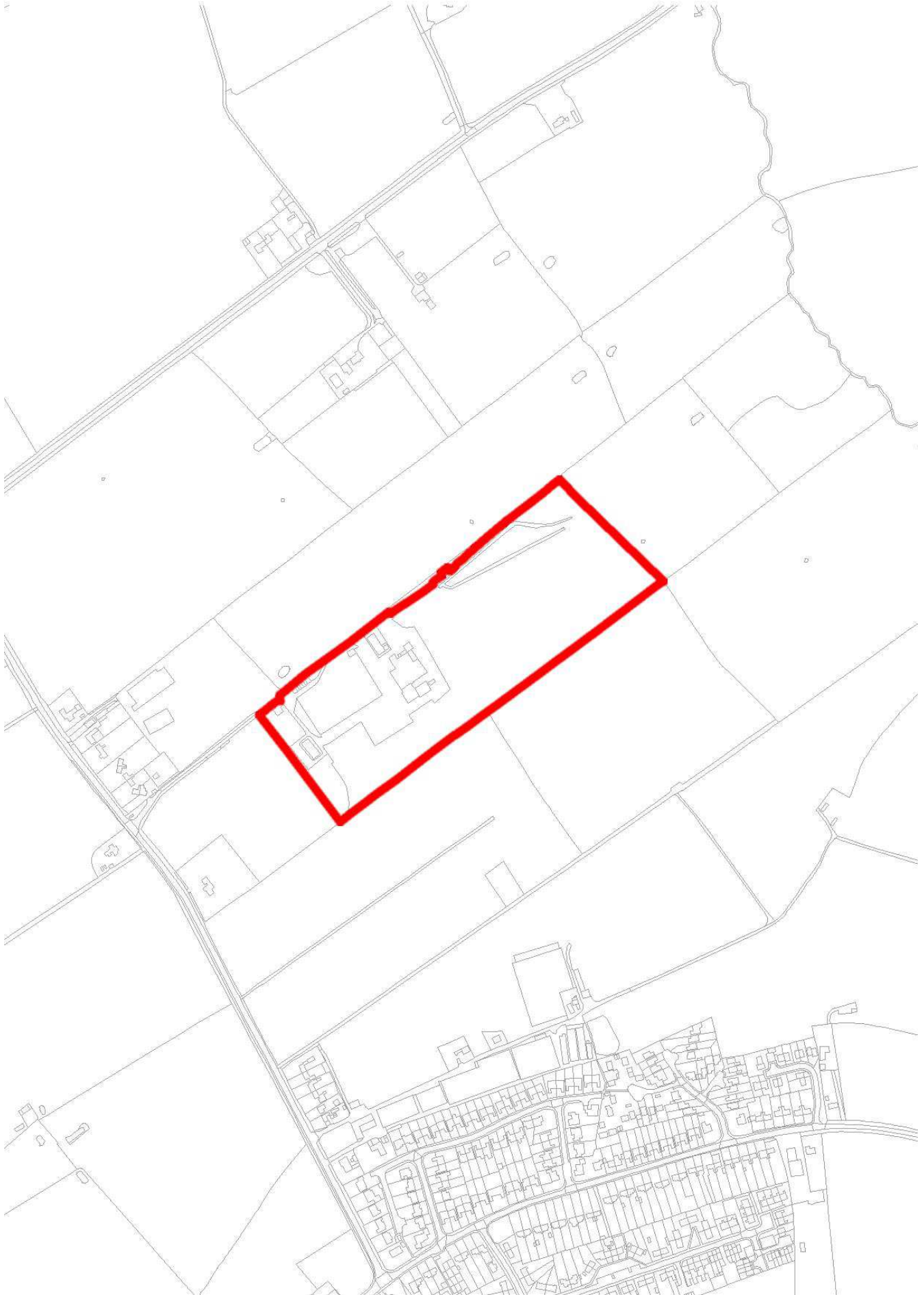
## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1029 / EES34	Longborough	3.57
<b>Site Address</b>		<b>Site status:</b>
The Sitch		Protect
<b>Description of site/surrounding uses</b>		
<p>The area is a linear collection of 4 independent industrial/workshop/employment units situated off the Charlesway, the main road into Longborough carrying traffic westwards from the A429. Compared to the older shop, concrete factory and Eastgate House, the Harrison building is the more modern industrial shed with its offices incorporated. All buildings are in good condition although they are of variable quality and size, which matches their uses. The variety of occupiers includes industries making paper products, a service company and Longborough Concretes Ltd. The functional external areas are comprised of tarmac surface parking areas. There is adequate parking and good internal circulation and servicing.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site has flat topography and although the concrete factory has amenity and possible pollution issues, the rest of the site is clear. The site is within the Cotswold AONB, is situated to the east of Longborough and is surrounded by open land.</p>		
<b>Accessibility / Strategic Access</b>		
<p>Although the site is situated in a rural location, it has good strategic access as it is located approximately 2 miles west of the A429. There are, however, a lack of facilities for the workforce beyond those in the village. Moreton-in-Marsh and Stow-on-the-Wold are the nearest large towns, both approximately 3 miles away. There are limited bus links to Stow-on-the-Wold and Chipping Norton (V2, V4 and V7). The nearest railway stations are located at Moreton-in-Marsh (3 miles), Kingham (9 miles) and Evesham (15 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>The site is well established employment and accommodates a range of occupiers for large scale requirements and also provides flexible accommodation for local companies. There are no vacant units and infrastructure is in place and land is available for further development. The site is unlikely to need redevelopment given current established nature of users. There has been an absence of recent building or planning activity.</p>		
<b>Ownership / Planning History</b>		
<p>Ownership details unknown.</p>		
<b>Overall</b>		
<p>The site is an established employment area with 4 independent units in a rural location adjacent to the A429. All in use, protect.</p>		



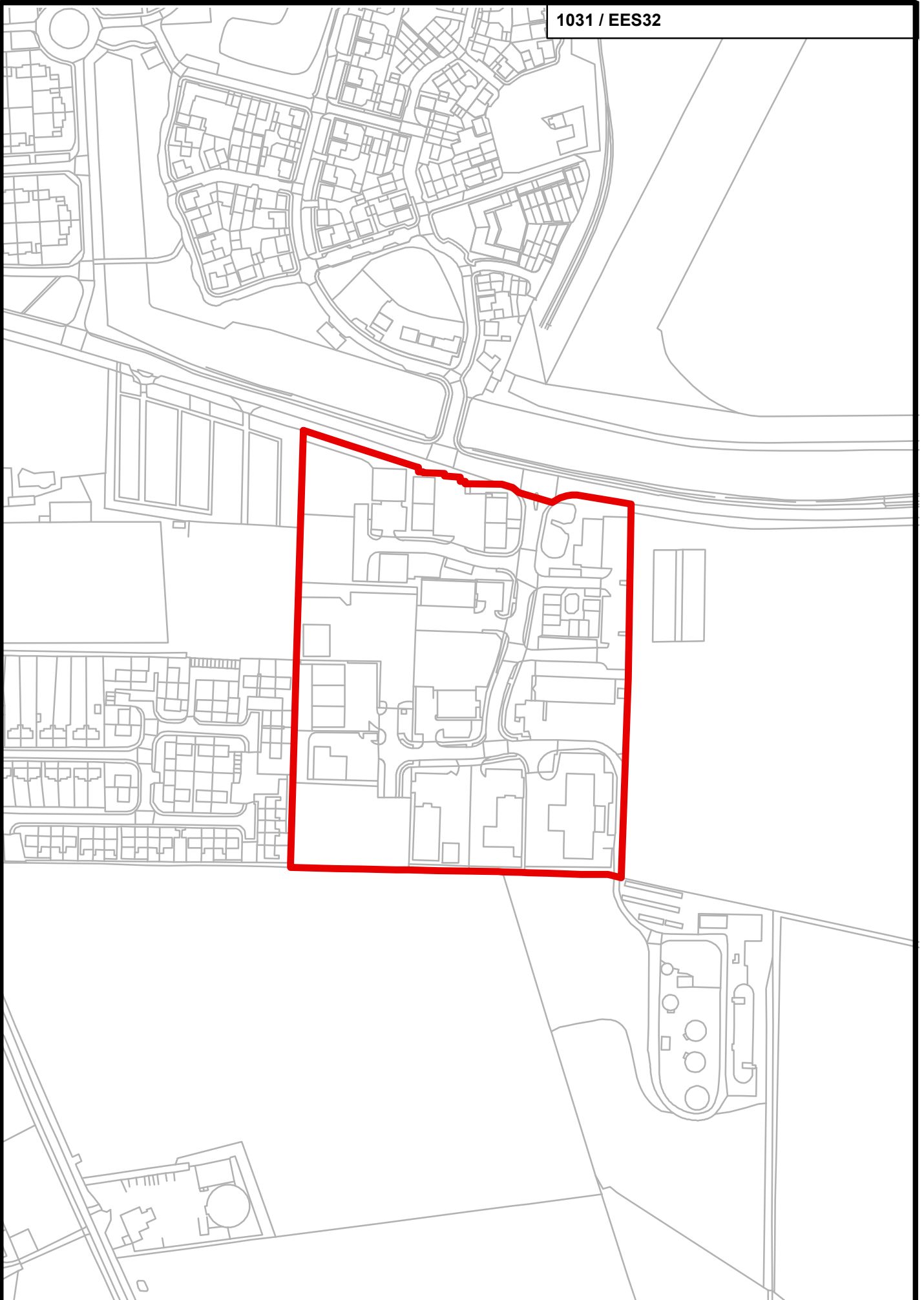
## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1030 / EES8	Mickleton	6.61
<b>Site Address</b>		<b>Site status:</b>
Seyfried (Bird Industrial Estate) Stratford Road		Protect
<b>Description of site/surrounding uses</b>		
<p>The site consists of a large recycling and reclamation technology plant with associated office space and a large open air car storage area with 2 small car port structures. The buildings include a large, modern glazed office, an industrial shed of equal size and 3 large factory/depot buildings to the rear.</p> <p>The waste centre is well managed and maintained, although the nature of the use suggests that some pollutants and a level of noise pollution may be incurred. The external areas and public realm are in good condition with landscaping to the front of the buildings and hard surfaced areas to the rear. There is good parking provision, circulation around the site and all modern servicing.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site is flat, irregularly shaped but has all modern utilities. There are no obvious constraints although the nature of the site's use would require further assessment, particularly in terms of its contamination.</p> <p>The site is in a rural location and within the Cotswold AONB, surrounded by open countryside in all directions.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site has poor strategic access and can only be accessed via B class roads. It lies within an isolated rural location heavily reliant on private cars and HGVs. The site is readily accessible from the road network but its isolated rural location is unsustainable in planning policy terms.</p> <p>There is a lack of local facilities for the workforce. There are infrequent bus links from the centre of Mickleton (&lt;1 mile away) to Stratford-upon-Avon, Willersey and Chipping Campden (H3 Tue-Sat), Evesham (H5 Thurs) and Moreton-in-Marsh (H7 Fri). The nearest railway stations are located at Honeybourne (4 miles), Evesham (10 miles) and Moreton-in-Marsh (12 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>There are no vacant units and there is limited expansion potential. The site has a specialist use, which is dominated by the recycling centre and storage centre.</p>		
<b>Ownership / Planning History</b>		
<p>Ownership details unknown.</p>		
<b>Overall</b>		
<p>Established waste management, reclamation and recycling centre in rural location. Poor visual appearance, but important bad neighbour use site. Protect.</p>		



## 5 Site proformas for existing employment sites

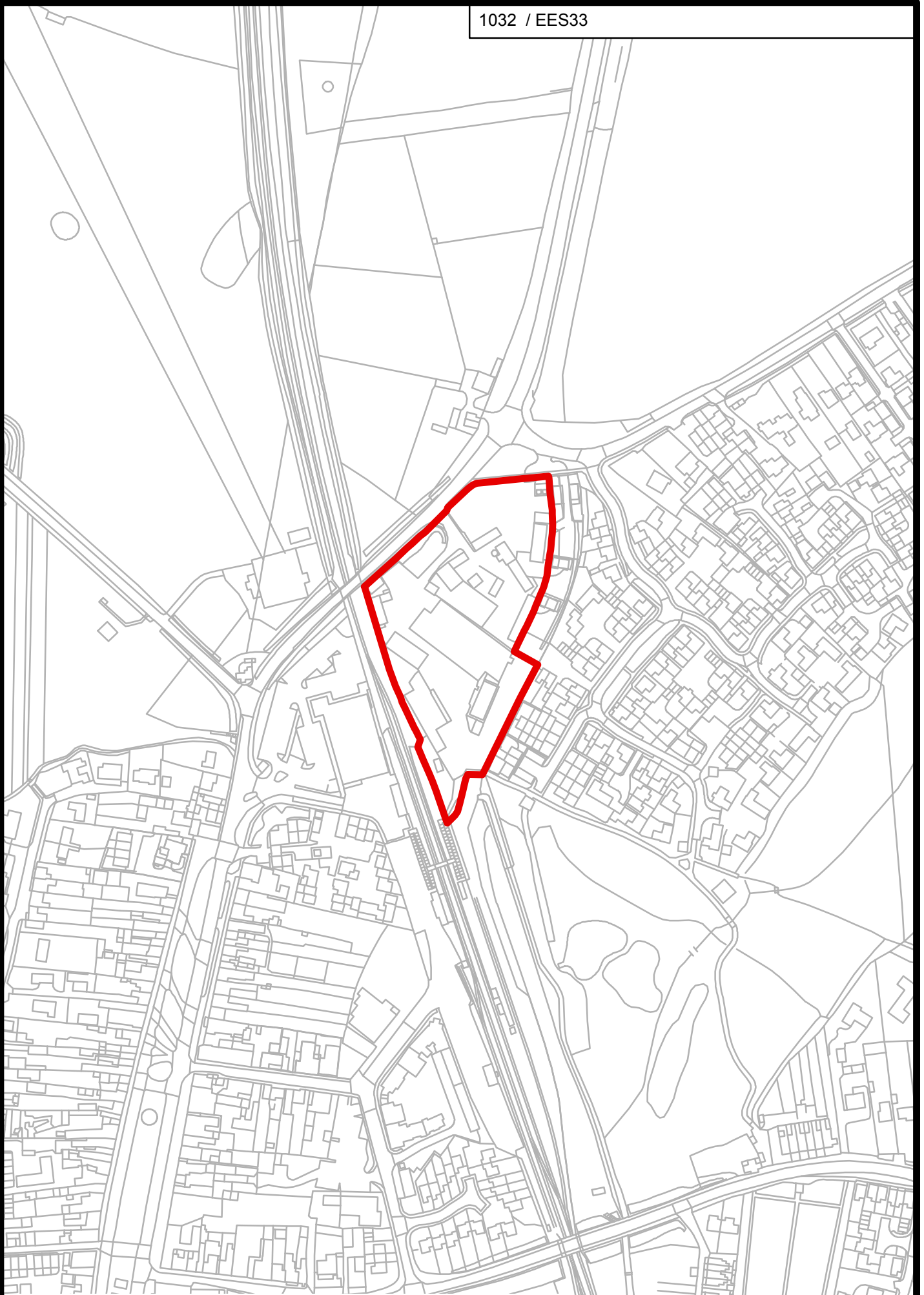
Site ref	Settlement	Overall site area (ha)
1031 / EES32	Moreton-in-Marsh	4.92
<b>Site Address</b>		<b>Site status:</b>
Cotswold Business Village, London Road		Protect
<b>Description of site/surrounding uses</b>		
<p>The Cotswold Business Village is a high quality business park situated to the south east of Moreton-in-Marsh. The site comprises a number of modern, purpose built office developments with surface car parking between and a series of modern industrial style shed units</p> <p>The two office buildings adjacent to the entrance of the village are attractive modern buildings with high quality landscaping and a pond to the front and surface car parking to the rear. The remaining units are of varying size but are similarly designed industrial sheds in pseudo-employment use, for example, the Travis Perkins Builders Yard. The units provide a range of occupiers including transport, home entertainment, seeds, sadlery and clothing, and building merchants. The completed external areas are of high quality with good tarmac roads, pedestrian provision, demarcated parking areas and well maintained soft landscaping. There is adequate parking and good internal circulation and servicing.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site has flat topography, is square in shape and has all modern utilities. There are no immediate amenity issues and no noise or other obvious pollutants.</p> <p>The site is within Moreton's settlement boundary. A Special Landscape Area exists to the north, the residential properties of Evenlode Gardens to the west and open space in all other orientations.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site has very good strategic access. The A44 London Road, which the site is directly accessed from, and the A429 Fosse Way, are both primary routes that provide quick and easy road access to the north, south, east and west.</p> <p>The site is also easily accessed by bus, rail and foot. The train station and bus links are located in the town centre, which is within 10 minute walking distance. There are 17 separate bus services from the town centre to many destinations such as Oxford, Cirencester, Bourton-on-the-Water, Banbury, Cheltenham and Gloucester. The railway also provides a direct link to London.</p> <p>The town centre also has an abundance of local facilities for the workforce.</p>		
<b>Developable Space / Vacancy</b>		
<p>There are low levels of vacancy and letting agents report a healthy level of interest in the site with requirements typically sought from local companies wanting 1,500 sq. ft to 5,000 sq. ft units. There have also been increasing requirements for larger units of 10,000 to 20,000 sq. ft and there have furthermore been requirements from outside the local area. The site has good infrastructure and its excellent accessibility and sustainable location could potentially make it ideal for expansion into the open land to the west.</p>		
<b>Ownership / Planning History</b>		
<p>The ownership details are understood to be freehold. Of the original outline planning permission (ref: 05/02040/OUT), only a small plot is not fully developed, although construction is now underway for the erection of four industrial units (class B1, B2, B8) (ref: 14/05062/FUL). Once complete, the site will be fully developed with only limited scope for further infilling or the intensification of use of existing premises.</p>		
<b>Overall</b>		
Established industrial estate within a relatively large defined settlement area. Limited scope for further expansion/infill. Protect.		





## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1032 / EES33	Moreton-in-Marsh	1.42
<b>Site Address</b>		<b>Site status:</b>
Fosseway Industrial Estate, Stratford Road		Protect
<b>Description of site/surrounding uses</b>		
<p>The site is located within a small compact business area situated on the northern edge of Moreton-in-Marsh town centre, immediately adjacent to the railway station. The estate is well established and includes 12 small business units of single storey, original brick and block work nature that have been converted for employment purposes from former agricultural use.</p> <p>The buildings provide office, storage and light industrial/manufacturing uses but are of low quality and appear run down and in need of investment. The buildings currently accommodate a variety of occupiers including a salvage yard and an antiques merchant.</p> <p>Ample parking space is provided from the two tarmac and gravel surface parking areas, but these also appear tired and poorly maintained. The site does benefit, however, from good internal circulation and servicing</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site has undulating topography and an irregular shape. There are no noise or other obvious pollutants and the site has all modern utilities.</p> <p>The site is surrounded by residential development and the railway station, which are environmental constraints to further development. A new build residential housing estate exists to the south, south-east and east and the railway line and main station to the south-west and west. The A429 Fosse Way forms the boundary to the north.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site is accessible via the A429, which runs through Moreton-in-Marsh. However, it is constrained by a narrow access road into the first area of the estate and a further narrow access road into the main body.</p> <p>There are an abundance of local facilities for the workforce within a 5 minute walking distance in the town centre and the nearby Budgens supermarket. The site has very good car, bus and rail access. There are bus links across the District (17 separate services) to many destinations including Oxford, Cirencester, Bourton-on-the-Water, Banbury, Cheltenham and Gloucester. The site is also located next to Moreton-in-Marsh railway station.</p>		
<b>Developable Space / Vacancy</b>		
<p>The site currently accommodates a range of occupiers, mainly with local demand for units. There are very few vacant units and agents report a good level of interest although the configuration of buildings is an issue. The site provides flexible accommodation for local companies and marketing focuses on promotion as an antiques site. Certain units are only likely to prove attractive to specific uses and there is a possible need to broaden the appeal to the market through reconfiguration of the site to suit modern business needs, although competitor supply in the local area may make this option unfeasible. Scope for expansion is limited without redevelopment but this may prove to be difficult given the low number of vacant units.</p>		
<b>Ownership / Planning History</b>		
<p>Ownership details are unknown although a range of freehold and leasehold terms are understood to be available. A six dwelling residential scheme has been completed in the north-east corner of the site on the old tramway (ref: 10/03807/FUL and 09/03026/FUL). Although this land formed part of the former site boundary, the land was vacant and the development did not involve the loss of any employment units.</p>		
<b>Overall</b>		
<p>Established employment site within a relatively large defined settlement area. Limited scope for expansion without significant redevelopment. Protect.</p>		



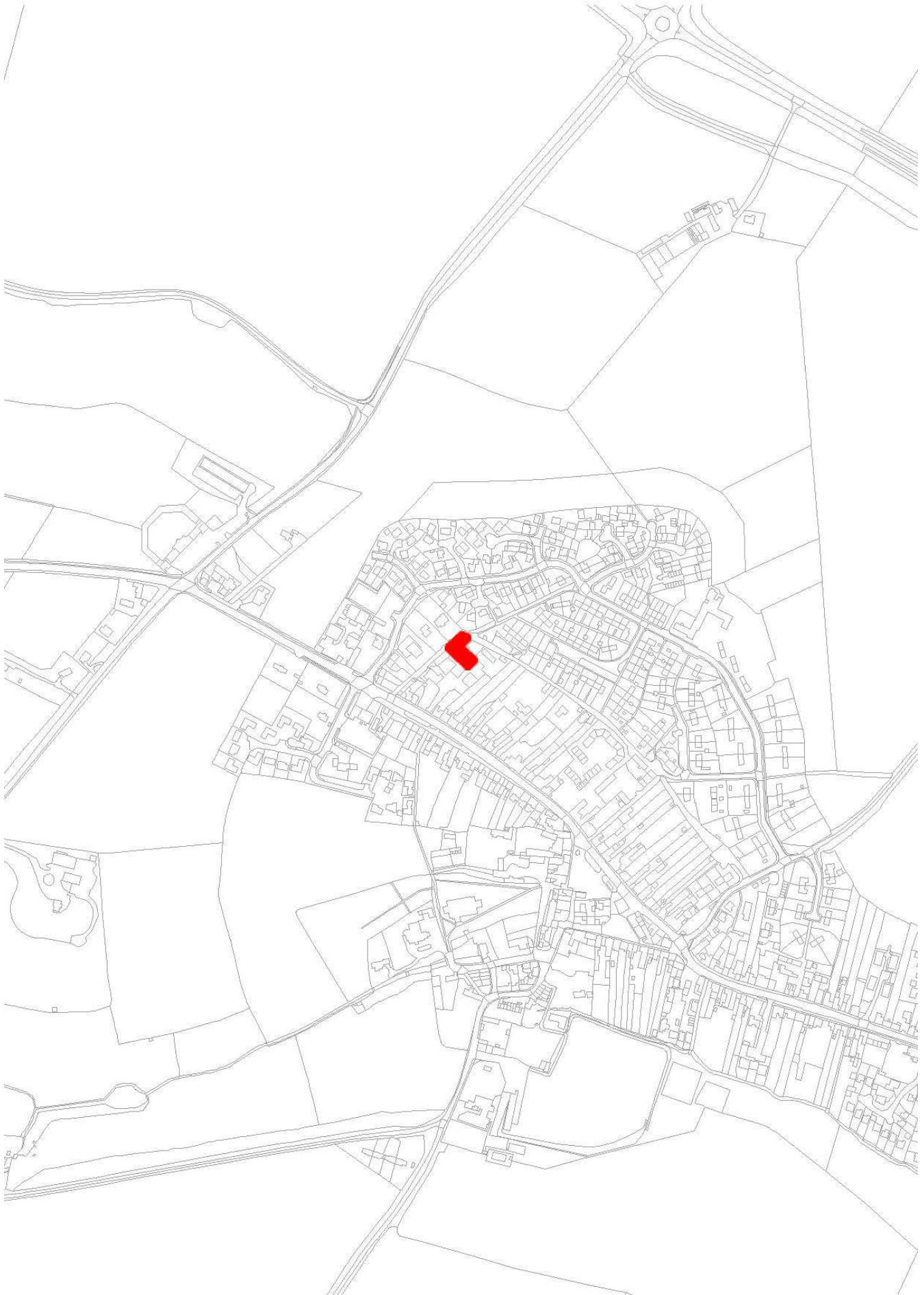
## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1033 / EES23	North Cerney	13.25
<b>Site Address</b>		<b>Site status:</b>
Fosse Cross		Protect
<b>Description of site/surrounding uses</b>		
<p>The site is well established and consists of seven separate businesses characterised by a medium/large industrial unit, situated approximately 0.5 miles west of the A429 Fosse Way between Cirencester and Northleach. Occupiers include an equine and pet crematorium, a warehouse and distribution business, Cotswold Farm Machinery and Gloucester County Council's domestic waste station. The Cotswold Farm Machinery building has an older, single storey industrial unit and a sales forecourt to the front. The other buildings are more modern, large industrial sheds. There is a large area set out for temporary storage containers occupied by Cirencester Self Storage. The site has good internal circulation and adequate parking. The surrounding rural landscape includes a large pig farm and open countryside.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site is flat and medium sized with all modern utilities. The external areas appear to be quite tired and are in need of investment. There are no contamination or other related issues with the exception of the animal crematorium.</p> <p>There are no neighbouring amenity issues due to the site's rural location, although it is located within the Cotswold AONB.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site has good strategic access, being located approximately 0.5 miles west of the A429, although it is situated off a narrow rural road.</p> <p>There is a lack of on-site facilities for the workforce and North Cerney village centre is approximately 3 miles away. There is a direct bus link to the Kemble railway station. There are also bus links from the centre of North Cerney to Swindon and connections across the District. The nearest railway stations are located at Kemble (8 miles) and Cheltenham (11 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>There is a specialist demand from existing occupiers with only limited demand from elsewhere in view of surrounding land uses (i.e. the pet crematorium). The site is suitable for bad neighbour uses. Recent planning activity has seen the erection of a 137sq.m industrial building (B1 and B8 use class) completed in 2010/11 (ref: 09/02343/FUL). Unit 1 also has extant planning permission for a 428sq.m warehouse extension (ref: 14/04724/FUL), which is yet to commence. In addition, the Old Quarry Works has an extant planning permission for a 119sq.m office extension and store (ref: 14/04722/FUL).</p>		
<b>Ownership / Planning History</b>		
<p>Ownership details unknown. Scope for expansion subject to constraints associated with pet crematorium and waste depot.</p>		
<b>Overall</b>		
<p>Industrial units and waste transfer station in a rural location. Generally in use, protect</p>		



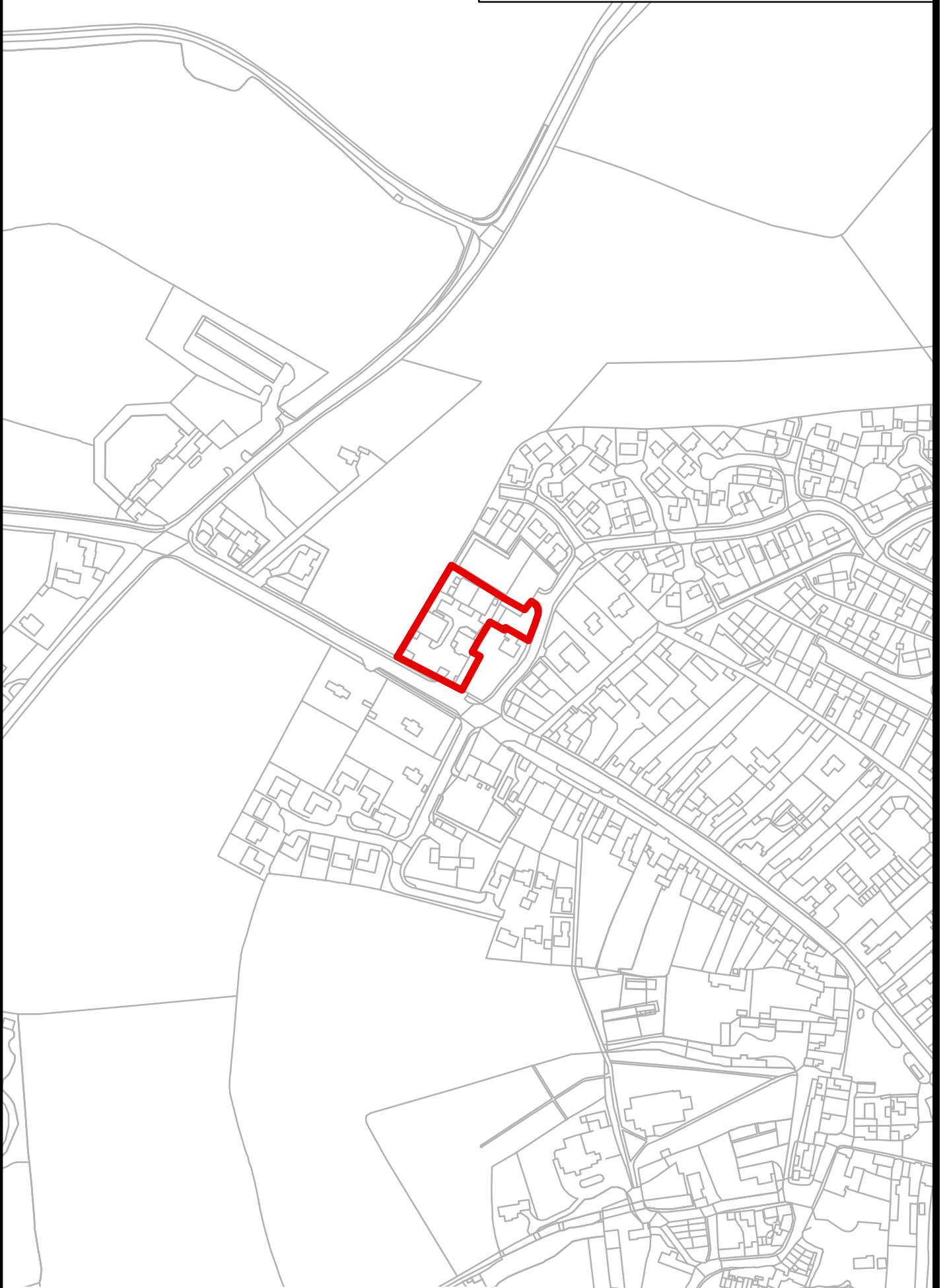
## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1035 / EES36	Northleach	0.03
<b>Site Address</b>		<b>Site status:</b>
Old Brewery, Guggle Lane		Protect
<b>Description of site/surrounding uses</b>		
<p>The site consists of a single, large former brewery building of stone construction converted into office accommodation, currently used by a computer consultancy. The site has a small (approximately 6 spaces) off street car park. Residential properties, including those within a large housing estate to the north of the building, surround the office in all directions.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site is sloping and very small in size, with all modern utilities. There are no on-site environmental constraints other than the size, and no contamination or other related issues.</p> <p>There are significant amenity issues due to the site's location and close relationship with neighbouring residential properties, which surround the site in all directions. The site is within a Conservation Area and the Cotswold AONB.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site has poor accessibility via the uphill sloping and narrow Guggle Lane, although is within approximately 0.5 miles from the A429. The site is readily accessible by private car and has a small off-street car parking.</p> <p>There are no facilities on site for the workforce. However, Northleach town centre is under a 5 minute walk away. Direct bus services can be caught from the town centre to Kemble and Moreton-in-Marsh train stations. Regular buses also operate from Mon to Fri to: Oxford and Gloucester (853); Kemble, Stow-on-the-Wold, Bourton-on-the-Water and Cirencester (855); and Moreton-in-Marsh (815). The nearest railway stations are located at Moreton-in-Marsh (13 miles), Kemble (15 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>The site offers an opportunity for residential development if it were to become vacant. There are no opportunities for employment redevelopment or extension given the nature of surrounding uses. The site is in use by one occupier, an ICT consultancy, and there is no evidence of other demand for the building.</p>		
<b>Ownership / Planning History</b>		
<p>The ownership details are unknown although the building is occupied by a company with offices across the country.</p>		
<b>Overall</b>		
<p>Located within Northleach's settlement boundary. In use and should be protected. If the site becomes vacant, it could be redeveloped for alternative uses if demand is low.</p>		



## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1036 / EES35	Northleach	0.29
<b>Site Address</b>		<b>Site status:</b>
Old Coalyard Farm Industrial Estate, West End Road		Protect
<b>Description of site/surrounding uses</b>		
<p>The site consists of a very small but well established four unit industrial estate situated within Northleach, immediately north of West End Road, which carries traffic into Northleach from the A429 Fosse Way. Two of the units front onto the West End Road with the other two being located at the rear. The front units are medium sized and two storeys. Those at the rear are significantly smaller and one storey. The larger of the two units fronting onto the main road is an original stone building of traditional design. The remaining units are younger and of block work construction. The external area is well maintained but is small in size. The size results in difficult circulation.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site's topography is sloping but has all modern utilities are provided on-site. There are no environmental constraints other than the site's size. There are also no contamination or other related issues. The residential properties that closely surround the site in all directions could result in amenity problems if the site's use were to intensify or expand in future. The site also sits within a Conservation Area and the Cotswold AONB.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site has good strategic access, being located close to 2 primary route, the A40 (east-west route) and the A429 (north-south route). Although the site is located close to housing, the site is on the western edge of the town, which enables HGVs to access the estate with ease.</p> <p>There are no facilities on site for the workforce although Northleach town centre is under a 5 minute walk away. There are direct bus services to Kemble and Moreton-in-Marsh train stations and regular bus services from Mon to Fri to Oxford and Gloucester (853), Kemble, Stow-on-the-Wold, Bourton-on-the-Water and Cirencester (855) and Moreton-in-Marsh (815). The nearest railway stations are located at Moreton-in-Marsh (13) miles) and Kemble (15 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>It was difficult to establish whether there were any vacant units, although the site looked well kept. There is likely to only be limited demand and any continued employment use could benefit from improvements to make the site more attractive to users.</p>		
<b>Ownership / Planning History</b>		
<p>Ownership details unknown and no recent planning history.</p>		
<b>Overall</b>		
<p>Site within the town's settlement boundary. In use, protect.</p>		





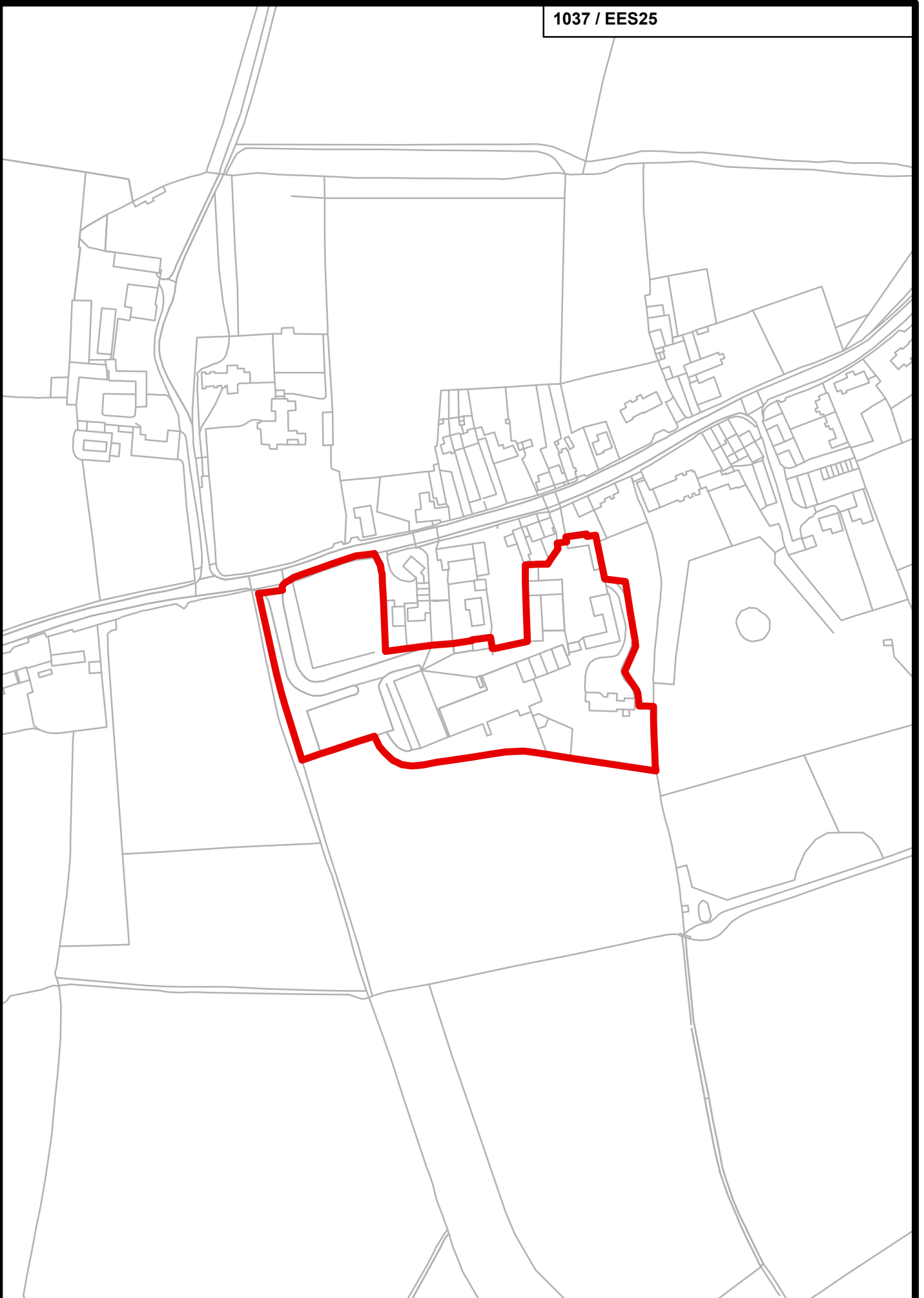
## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1036 / EES31	Poulton	0.14
<b>Site Address</b>		<b>Site status:</b>
Butts Farm, Cricklade Street		Protect
<b>Description of site/surrounding uses</b>		
<p>Butts Farm is a small complex of 5-6 employment/office units converted from agricultural use. The buildings are of single and two storey scale with pitched roofs. The units range in size between 400–1,400 sq. ft. The external areas are well maintained with paved surface circulation routes and surface car parks. Ample parking space is provided and the site has all modern services and good circulation.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site is flat, square shaped and has all modern utilities. There are no on-site environmental constraints and no contamination or other related issues, except the site's rural location on the northern edge of the Cotswold Water Park.</p> <p>The surrounding environment consists of high quality open countryside, agricultural land and the village of Poulton. The amenity of adjacent occupiers is not an issue at present due to the scale and nature of uses.</p>		
<b>Accessibility / Strategic Access</b>		
<p>Although the site is in close proximity to the A417 London Road, it can only be accessed by smaller vehicles, due to the nature of the quiet village road (Cricklade Street) that connects the site to the wider network.</p> <p>The nearest bus services are from Fairford to Swindon and Lechlade (74), Kempsford (75) and Cricklade (76). The nearest railway stations are located at Kemble (10 miles) and Swindon (15 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>This is a small site with some vacancy that is able to absorb some additional occupiers. However, there is no space for expansion due to the character of the area and the closely neighbouring farmland, including the original farm house and greenhouse buildings. The site is dominated by a single occupier (food processing systems).</p>		
<b>Ownership / Planning History</b>		
<p>The ownership details are unknown although the site is considered to be in private ownership of the adjoining farm. No recent planning history.</p>		
<b>Overall</b>		
<p>Converted farm in rural village location. In use, protect</p>		



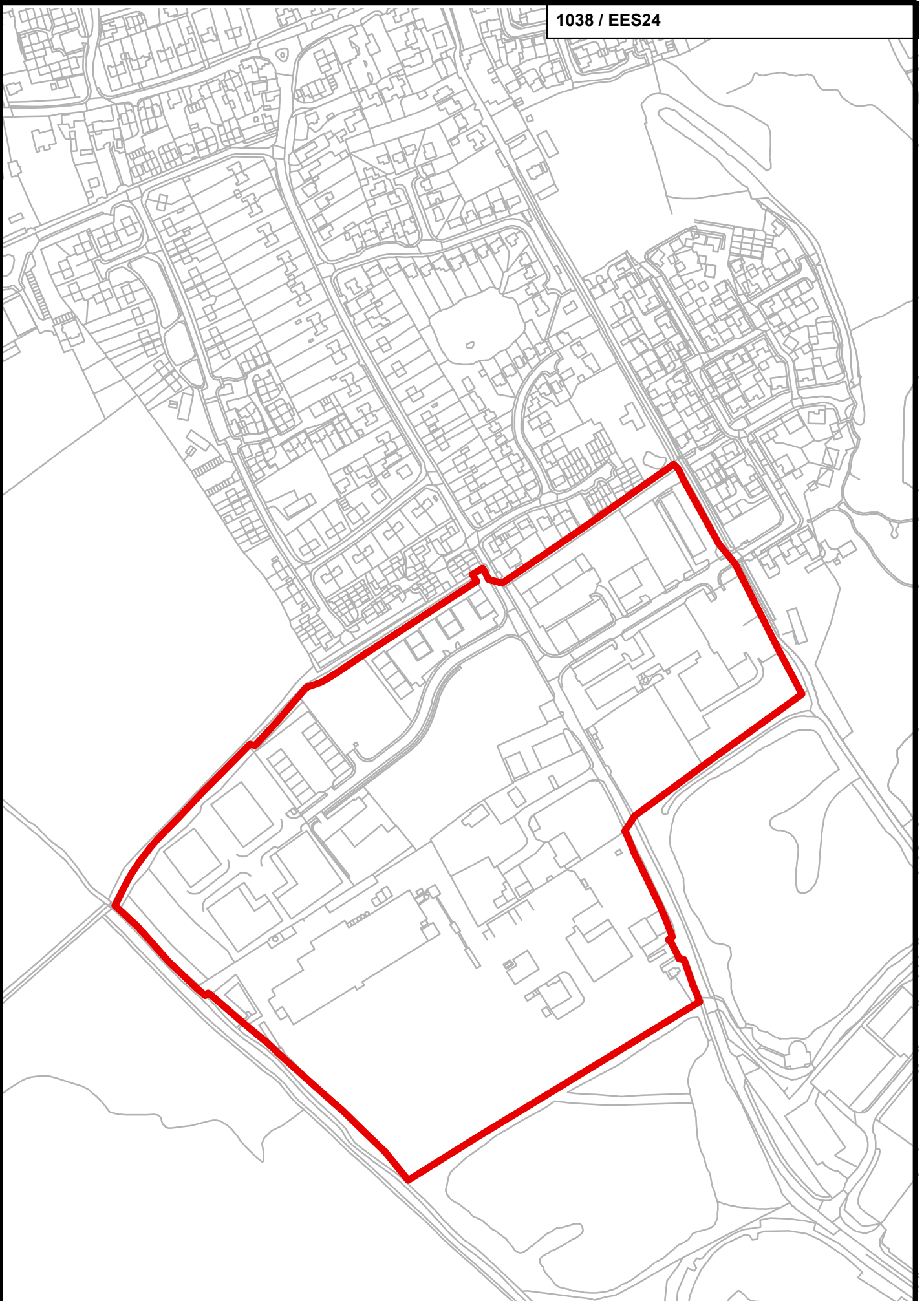
## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1037 / EES25	Preston	1.52
<b>Site Address</b>		<b>Site status:</b>
Village Farm		Protect
<b>Description of site/surrounding uses</b>		
<p>Village Farm consists of a series of converted farm buildings, which provide fourteen units offering a range of accommodation from 220 sq. ft to 1,500 sq. ft. One of the buildings was formerly a barn of steel frame construction that has been converted and subdivided into six small starter units. The buildings and surrounding areas are well integrated within the working farmyard with surface car parking in front of the units. 25 tenants occupy the site for a variety of office, storage and workshop uses. The internal areas are of tarmac surface and are well maintained. Parking and internal circulation are adequate.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site is flat but very small, developed as a means of supplementing the primary use of the land as a working farm. The site has a good quality environment with no obvious constraints or contamination issues. It is situated on the edge of the Preston Conservation Area.</p> <p>The wider surrounding area consists of the residential properties within the village of Preston to the east and north east, and the open farmland to the south and south-west. The wider environment is of high quality.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The farm is accessed via a short, tarmac surfaced road through the village, which is approximately half a mile to the junction with the A419 dual carriageway road that connects Cirencester and Swindon. Access is therefore poor by all modes other than private cars.</p> <p>Bus services are poor, the nearest being a once a day service to Cirencester and Lechlade from Poulton village centre. The nearest railway stations are located at Kemble (6 miles) and Swindon (15 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>There are good levels of take up and demand in the site and there are flexible lease arrangements for occupiers, although there is no potential for further units. No intervention is needed as this site successfully provides a range of small scale occupiers.</p>		
<b>Ownership / Planning History</b>		
<p>Freehold ownership of the units by farm landowner.</p>		
<b>Overall</b>		
<p>Working farmyard within the village of Preston. In use, protect.</p>		



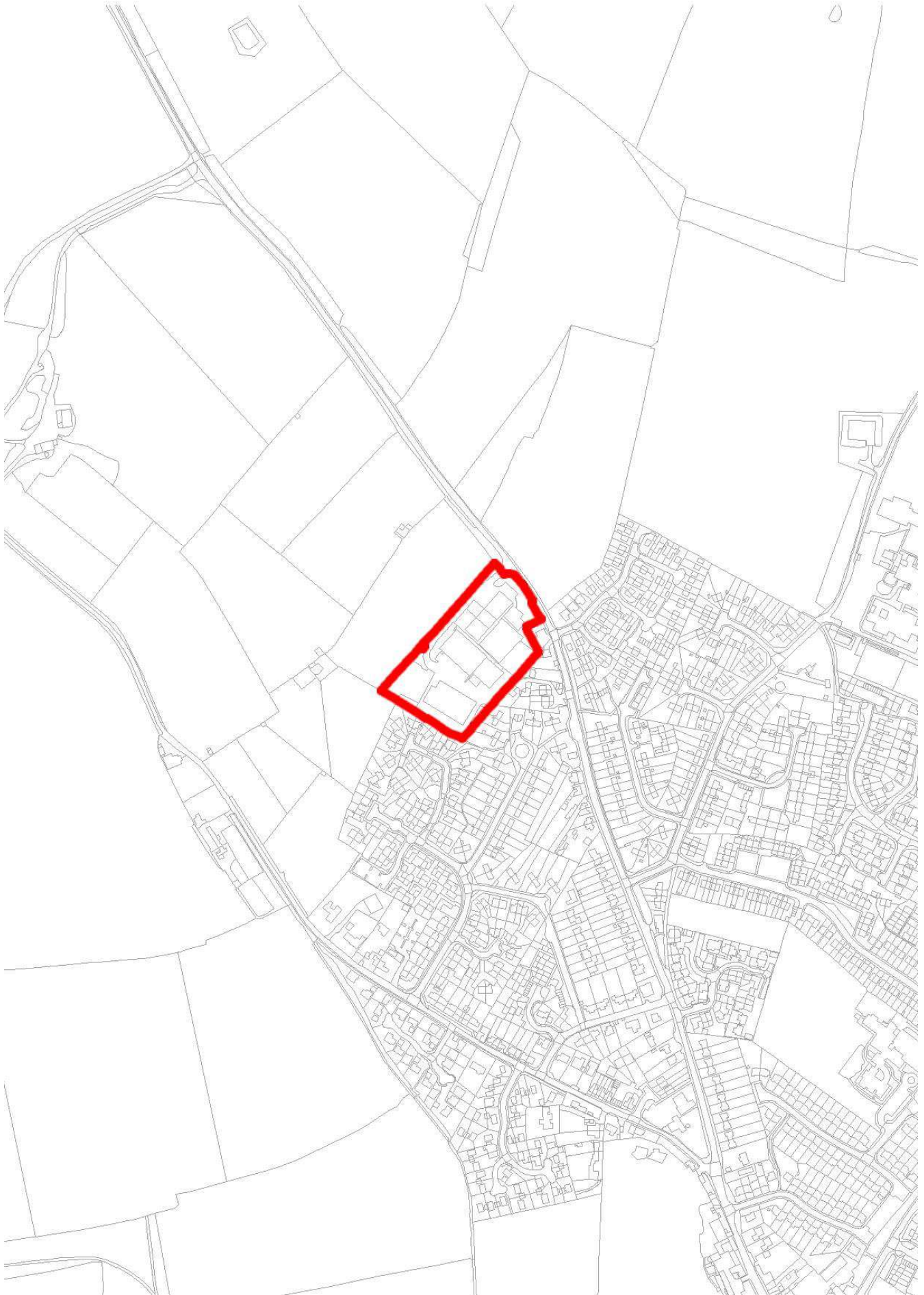
## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1038 / EES24	South Cerney	16.74
<b>Site Address</b>		<b>Site status:</b>
Lakeside Business Park, Broadway Lane		Protect
<b>Description of site/surrounding uses</b>		
<p>Lakeside Business Park, South Cerney is a large, mostly modern and purpose built business park comprising offices and light industrial starter units, as well as some larger warehousing units. There are residential areas to the north, a school beyond Ham Lane to the north-east and a lake to the south-east. Open countryside extends in all other directions. A new residential development is also approaching completion to the east on the former aggregate industries site at The Mallards.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site is flat and has all modern utilities, with a good quality environment with no obvious constraints or contamination issues.</p> <p>Neighbouring amenity could be an issue depending on the nature of any new use given the access arrangements. The surrounding environment is high quality village residential areas, school playing fields and a recreational lake, which constrains expansion.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site is accessed via the residential Broadway Lane (a quiet residential access road) but the site is a short distance away from the A419.</p> <p>There are regular Mon-Sat bus links from the centre of South Cerney (0.5 miles) to Eastleach, Turville, Fyfield, Southrop, Kempford, Cricklade, Ashton Keynes, Down Ampney, Latton, Harnhill, Ampney Crucis and Cirencester. The nearest railway stations are located at Kemble (4 miles) and Swindon (12 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>There is only limited developable space on the industrial estate as the remaining available development plots have been built on. However, there may be scope for extensions to existing units.</p>		
<b>Ownership / Planning History</b>		
<p>The site has been developed in various phases. There are no remaining development plots from the original outline planning applications for the 'erection of industrial units for B1/B2 and B8 use' at Broadway Lane Industrial Estate (ref: 05/02557/FUL) and the 'development of allocated employment site for B1, B2 and B8 employment use' at Evergreen Industrial Estate (ref: 01/01352/OUT). There may be scope for some further limited infill development or intensification of use developments.</p>		
<b>Overall</b>		
<p>Established employment area within the settlement boundary of South Cerney. Limited scope for additional provision. Generally in use. Protect.</p>		



## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1039 / EES39	Tetbury	1.57
<b>Site Address</b>		<b>Site status:</b>
Hampton Street Industrial Estate, Tetbury		Protect
<b>Description of site/surrounding uses</b>		
<p>Hampton Street employment area is situated in the north west of Tetbury's settlement boundary. The area is comprised of a mix of unit sizes and ages, with some modern brick built offices contrasted with older, medium sized sheds and a large, brick built factory. Internal areas include a mix of tarmac surface car parking and through routes, surrounded by landscaped grassed areas. Parking and site circulation is adequate and all necessary services are on site.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The topography is undulating and the site is rectangular in shape and of a small size. It is a typical, well maintained industrial estate environment which has all the modern utilities on site with no obvious environmental or contamination constraints.</p> <p>There are no significant amenity issues other than the residential areas that border the estate immediately to the south and south-east. The site is within the Cotswolds AONB. Potential issues here are regarding any expansion and/or intensification of use. The site is generally well maintained and is surrounded by a variety of residential properties to the south-west and south-east and open farmland to the north-east and north-west.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site is situated off the B4014, which links Tetbury to Avington to the north. There are ready links to the A class road network through the centre of Tetbury.</p> <p>There are limited local and district wide bus services from the centre of Tetbury and a main bus route to Kemble Railway Station. The nearest railway stations are located at Kemble (7 miles), Stroud (11 miles) and Gloucester (20 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>There are no obvious ransom strips and there is scope for extension of the industrial estate into the neighbouring area of the Council operated lorry park, although this would require relocation of this facility. There is also a large area of rural land to the north-west of the estate with potential for future expansion (outside of Tetbury's settlement boundary). Internal redevelopment would be difficult as the site has low levels of vacancy.</p>		
<b>Ownership / Planning History</b>		
<p>Ownership details unknown. There have been various change of use applications implemented between the employment uses (refs: 10/02901/FUL, 13/05079/FUL and 14/03436/FUL). There is also an extant planning permission for the change of use of Unit 3 to include a retail area within existing B8 use (ref: 13/02270/FUL), although the commencement of development has yet to occur despite the application being granted in 2013.</p>		
<b>Overall</b>		
<p>Established purpose built industrial estate with a lorry park to the rear of the site. Located within an existing settlement area (out of centre). Generally in use, protect.</p>		





## 5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1040 / EES40	Tetbury	1.33
<b>Site Address</b>		<b>Site status:</b>
Priory Industrial Estate, London Road		Protect
<b>Description of site/surrounding uses</b>		
<p>The Priory Industrial Estate is situated adjacent to the Tesco supermarket, off the A433 London Road to the north of Tetbury town centre. The site is medium sized and has a range of unit types and sizes, mainly accommodating light industrial units and trade counter operators. There is a mix of building ages, types and sizes – some industrial sheds (steel frame) and some older units of Cotswold stone construction. Internal areas are a mix of tarmac surface car parking, through routes and public footpaths. Parking and site circulation are adequate and all necessary services are provided on site. There are predominantly light industrial and trade counter operators, including plant hire, plumbing supplies, joinery services, health foods, a carpet and bed supplier and a builder's merchants.</p>		
<b>Environmental Quality / Constraints</b>		
<p>The site's topography is flat and rectangular in shape. The site has a typical, established industrial estate appearance with some vacancy and is in need of some environmental improvements. The impact upon residential amenity is a potential problem.</p> <p>The site is washed over by the Cotswold AONB and bounded to the north by a medium sized Tesco supermarket with a large surface car park. There are residential properties immediately adjacent to the site in all directions other than Tesco. The wider area is of good environmental quality and is consistent with the character of Tetbury as a whole. The surrounding land uses inhibit expansion.</p>		
<b>Accessibility / Strategic Access</b>		
<p>The site is highly accessible by car and on foot via the A433 London Road. Local facilities are a short walk away in Tetbury town centre. Access by public transport is limited. Local and District wide bus services operate from the town centre and the bus to Kemble Railway Station and Cirencester stops adjacent to the site. The nearest railway stations are located at Kemble (10 miles), Stroud (11 miles), and Gloucester (20 miles).</p>		
<b>Developable Space / Vacancy</b>		
<p>The site has several trade counter occupiers and some vacant units are being actively marketed. There are average levels of demand for light industrial and warehouse operators but there is a strong level of interest in the freehold purchase of the former Neodox factory site and freehold stock in general, although there is limited availability of this type of product.</p>		
<b>Ownership / Planning History</b>		
<p>The ownership details are unknown although a vacant unit is currently being marketed on a leasehold basis. Various implemented change of use application between employment uses and some non-employment uses (ref: 10/02006/FUL and 09/02416/FUL). There is also extant planning permission for an office extension (class B1a) to Unit 7 (ref: 13/05122/FUL) and an (as yet) unimplemented application for the insertion of shipping containers to create 85sq.m of dry storage (use class B8) (ref: 15/01665/FUL).</p>		
<b>Overall</b>		
<p>Established industrial estate within an exiting settlement area (out of centre). Some available units but generally in use for employment and Sui Generis employment uses.</p>		