

Employment Land Availability in Stroud District at 01 April 2008





2002-2003
Crime Reduction in Rural Areas
2004-2005
Services for Older People

Chief Executive: David Hagg



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1. Background

- 1.1 All District Councils in Gloucestershire generally undertake Employment Land Availability Surveys under the overall co-ordination of Gloucestershire County Council. Traditionally, the main objective of the survey has been to monitor the supply of employment land to provide accurate and up-to-date information for the Structure Plan and Local Plan preparation processes. This monitoring work continues to be essential for the evidence base supporting the Regional Spatial Strategy and the Local development Framework.
- 1.3 This ELA survey covers the period 1st April 2007 to 31st March 2008.
- 1.4 Table 4.1 (Employment Land Supply at 1 April 2004) of the Adopted Local Plan (November 2005) provides a basis for comparing the data from this latest Employment Land Availability Survey. Information in Table 1 of this report shows the net change to the stock of employment land (i.e. takes into account losses) in Stroud District and can be used to update Table 4.1 in the Local Plan. Information from this survey will be included in the Annual Monitoring Report, which is utilised to review policies and performance.

2. Survey Methodology

- 2.1 This paper is an update on the Employment Land Availability Survey of 2007. The update involved researching all planning permissions for employment use between 1st April 2007 and 31st March 2008.
- 2.2 The various components of the employment land figures, as shown in Tables 2-5 of this appendix, were amended accordingly. Sites with planning permission, which had not been implemented, were also investigated to ascertain whether the permissions were still valid, or had lapsed.
- 2.2 Those sites, which had previously been in employment use but have since been redeveloped for other uses or demolished, are identified for the 'losses' component of the statistics. Potential losses are also indicated where planning consents have been given that involve loss of employment land, but as yet have not been fully implemented.
- 2.3 Throughout the study a threshold of 0.2 hectares and/or 100 m² has been used for the inclusion of sites.

3. Summary of Survey Results

- 3.1 The adopted Gloucestershire Structure Plan, Second Review includes an allocation of 'about 100 hectares' of employment land for Stroud District for the period 1991-2011. As suggested in paragraph 7.2.1 of the Structure Plan, it is not the intention that this 100-hectare allocation is interpreted as an absolute target, but rather as an indicative figure/estimate to be assessed through regular monitoring and review.
- 3.2 Since 2004, the amount of land developed for employment use has increased from 35.16 hectares to 46.24 hectares (Tables 2a, 2b). In terms of land with planning permission for employment use, this figure has risen from 36.18 hectares to 45.76 hectares (Table 3). With regard to losses of employment land to other uses, this figure has increased, from 20.43 hectares to 27.94 hectares (Table 4a).
- 3.3 Table 1 shows that, as at 31st March 2008, Stroud District has a net provision of employment land of about 118.21 hectares. This net provision of employment land is 18.21 hectares above the Structure Plan requirement of 100 hectares.

Further information can be obtained from:

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Summary of Employment Land Supply

Table 1
1 April 2007 to 31 March 2008

| | Area (ha) |
|--------------------------------|------------------|
| Land developed 1991-31/03/2008 | 46.24 |
| Commitments at 31/03/2008 | 46.76 |
| Local Plan Allocations to 2011 | 53.15 |
| Gross Land Supply | 146.15 |
| Losses 1991 to 31/03/2008 | 27.94 |
| Net Land Supply | 118.21 |
| Structure Plan Requirement | 100.00 |
| Total Shortfall | +18.21 |

Completions 1st April 2007 to 31st March 2008

Table 2a
Land gain with B use classes

| Parish | Site Address | Development Description | Use class | Area ha |
|-----------------|---|--|--------------|-------------|
| Moreton Valence | Unit 2 Old Airfield Moreton Valence | Change of use from agricultural land to form extension to haulage yard and formation of hard standing. | B8 | 0.24 |
| Stonehouse | Land adj Bonds Mill, Stonehouse Business Park | Approval of reserved matters for courtyard development consisting of 3 B1 units together with associated hard and soft landscaping, ancillary car parking and cycle storage. | B1a | 0.64 |
| | | | Total | 0.88 |

Table 2b
B use classes, not resulted in a gain of employment land
(Changes of use and extensions)

| Parish | Site Address | Development Description | Use class | Area m ² |
|------------|---|--|--------------|---------------------|
| Hardwicke | Quedgeley Trading Estate WEst | Erection of building (12,227 sqm) for use for storage (B8) use together with car and lorry parking, associated landscaping and infrastructure works. | B8 | 3,962 |
| Nailsworth | Yard at Spring Mill Industrial Estate, Avening Road | Change of use from B2 to B8 inc retrospective installation of portacabin office, fuel tank and container (additional info received 2.5.2007) | B8 | 1,148 |
| Slimbridge | The Rickyard Offices, The Wildfowl & Wetlands Trust | Erection of one single storey Portakabin Duplex building to provide temporary office accommodation for up to 25 staff members. No change to parking provision. | B1a | 214 |
| Stroud | 7 Nelson Street, Stroud | Change of use of first and ground floor extension from D1 (therapy centre with offices) to B1 (office use). | B1 | 447 |
| | | | Total | 5,771 |

Table 2c
Other Completions

Completions A, C or D use classes, resulted in a gain of employment, all were changes of use.

| Parish | Site Address | Development Description | Use class | Area m ² |
|-----------|--|---|--------------|---------------------|
| Hardwicke | Unit C, Quedgeley Trading Estate West, Bristol Road | Change of use from warehouse and distribution unit (B8) to a vocational educational facility for the motor industry (D1). | D1 | 2249 |
| Stroud | G09 and G10 Ground Floor Palace Chambers, 41 London Road | Change of use from office accommodation to educational tuition centre. | D1 | 101 |
| Stroud | Former Petrol Station, Merrywalks | Change of use to retail unit in ground floor of existing multi-storey car park. | A1 | 339 |
| | | | Total | 2,689 |

Completions 1 July 1991 to 31 March 2007

Table 2d
Land gain with B use class

| Site Name | Address | Notes | Use Class | Area (ha) |
|--|---------------------------------------|---|-------------|-----------|
| Stroudwater Business Park (Phase 2) | Oldends Lane, Stroudwater, Stonehouse | | B1/B2 | 5.95 |
| Stroudwater Business Park (Phases 2 & 3) | Oldends Lane, Stroudwater, Stonehouse | | B1/B2 | 6.46 |
| J Attwool & Co | Whitminster | | B1/B2 | 1.0 |
| Merrett's Mill | A46 Bath Road, Woodchester | 0.2ha remains a commitment | B1 | 0.2 |
| Parlour Farm | Stancombe, Bisley | | B1 | 0.2 |
| Wayside Farm | The Camp | | B8 | 0.92 |
| Stafford/Griffin Mill | A419 London Road, Thrupp | | B2 | 0.07 |
| Sharpness Docks | Land east of Dock | Warehouse already developed within EA4 allocation. Remainder of site also in employment use | B2/B8 | 0.43 |
| Waterwells Business Park | Hardwicke | | B1 | 2.2 |
| Bath Road Trading Estate | A46 Bath Road, Dudbridge | | B1/B2/B8 | 0.54 |
| Ryeford Industrial Estate | Ryeford, Stonehouse | | B1/B2 | 0.9 |
| RDS | Cirencester Road, Minchinhampton | | B1 | 0.7 |
| Draycott Business Park | Draycott, Cam | | B1 | 0.4 |
| Hamfields | Lynch Road, Berkeley | | B2 | 0.16 |
| Old Moreton Valence Airfield | Off A38, Haresfield | | Sui Generis | 3.5 |
| Parlour Farm | Bisley Road, Bisley | | B1 | 0.2 |
| Cableways Ltd | Off A419 Ryeford Road, Kings Stanley | | B1 | 3.6 |
| Springmill Industrial Estate | Avening Road, Nailsworth | | B1 | 0.5 |
| Manor Farm | Upper Wick, Alkington | | B1 | 0.02 |
| Ebley House | Cainscross | | B1 | 0.24 |
| Sundeala Division of Celotex Ltd | Middle Mills, Cam | | B2 | 2.4 |
| Tan House Farm | Churchend, Frampton-on-Severn | | B1 | 0.07 |
| Schlumberger | Stonehouse Tech Centre, Stonehouse | Forms part of Local Plan allocation EA9 | B1 | 0.73 |
| Schlumberger | Stonehouse Tech Centre, Stonehouse | Forms part of Local Plan allocation EA9 | B1 | 0.82 |
| Customade (UPVC) | Oldends Lane, Stonehouse | | B1 | 1.47 |
| Plot 19 | Ryeford Industrial Estate, Stonehouse | | B1 | 0.04 |
| Old Station Yard | Bristol Road, Stonehouse | | B1 | 0.17 |
| Albion Villa | Burdett Road, Stonehouse | | B1 | 0.02 |
| Kingfisher Business Park | London Road, Thrupp | | B1 | 0.24 |
| Orchard Works | Brimscrobe, Thrupp | | B2 | 0.11 |
| Bottle Green Drinks Co | Frogmarsh Mills, Woodchester | | B2 | 0.9 |
| Alderley Trout Farm | Alderley, Wotton under Edge | | B2 | 0.04 |
| Adj Waste transfer | A38, Newport | | B8 | 1.1 |

| Site Name | Address | Notes | Use Class | Area (ha) |
|----------------------------------|---|-------|------------------|--------------|
| The Pines | Stone, Berkeley | | B1a | 0.16 |
| Watsome Farm | Wotton Road, Charfield, Wotton under Edge | | B1a | 0.8 |
| Henley Farm | Miserden | | B1c | 0.03 |
| Moreton Valence Airfield | Moreton Valence | | B8 | 0.7 |
| Unite Manufacturing Division | Brunel Way Stonehouse | | B8 | 2.69 |
| Land adj Brunel Way | Stonehouse | | B2 | 0.46 |
| 9-10 Canal Iron Works | Brimscombe, Stroud | | B1c | 0.02 |
| Alderley Trout Farm | Alderley | | B1 | 0.16 |
| Sheephouse Farm | Uley Road, Dursley | | B1a | 0.17 |
| Quadrant Distribution Centre | Bristol Road, Hardwicke | | B8 | 2.64 |
| Bourne Mills | London Road, Thrupp | | A1, B1a, sui gen | 0.65 |
| Packhurst Farm | Edge, Painswick | | B8 | 0.03 |
| Units 100 & 200, Stonehouse Park | Bristol Road, Stonehouse | | B1a | 0.06 |
| | | | Total | 45.36 |

Table 2e
Other Completions A, C or D use classes

| Parish | Site Address | Development Description | Use class | Area ha |
|------------|-------------------|--|--------------|------------|
| Cainscross | Land at Dudbridge | Indoor bowls centre with adjacent car park | D1 | 1.0 |
| | | | Total | 1.0 |

Commitments

Table 3
At 1st April 2008

| Parish | Site Address | Development Description | Use class | Area ha | Floor space m ² |
|--------------------|--|--|------------|---------|----------------------------|
| Berkeley | Land Lorrige Farm Berkeley Heath | Change of use of building and part farm yard to B8 Storage. | B8 | 0.45 | |
| Cam | Land south of Draycott Mills | Outline application for Employment (B1 use). | B1c | 1.91 | |
| Cam | Opposite 8 Chapel Street Cam | Mixed use development - parish council offices, cafe, 4 retail units, 6 flats, 6 houses and public square. Total area 2550 sq m. Approval of reserved matters only for parish council offices and cafe to date | A1, A3, B1 | 0.26 | |
| Dursley | Buildings at Mill Farm Uley Road Dursley | Change of use of 2 agricultural buildings to B8 (storage) | B8 | 0.34 | 3383 |
| Dursley | Land at littlecombe (Lister Petter Site) | Outline application for Mixed Use development comprising up to 600 dwellings, a business park (B1, B2, B8 use), a local centre, offices (B1 use), | A3 | 12.56 | |
| Dursley | Land to north of Castle Street Dursley | Erection of a foodstore, ancillary storage and service areas, car park, landscape piazza and associated highway works | A1 | 1.69 | 3179 |
| Eastington | Westend Farm Westend Stonehouse | Conversion of outbuilding to office (B1) Use | | 0.12 | 1182 |
| Frampton on Severn | Walk Farm | Change of use of farm buildings to office accommodation | A1 | 0.2 | |
| Frampton on Severn | land adj to Walk Farm Whitminster Lane | Reserved matters application for marina, with administration, chandlery, toilets, managers accommodation, car parking and landscaping. | B1a | 6.63 | 396 |
| Frampton on Severn | Tanhouse Farm Frampton-on-Severn | Change of use from redundant milking parlour to office and workshop. | B1a | | 110 |
| Ham and Stone | Woodlands Farm Clapton | Change of use of two buildings to B8 | B8 | 0.72 | 1915 |
| Hamfallow | Old Farm Breadstone | Change of use from agricultural to business/commercial use. | | | |
| Hardwicke | Church Farm Pound Lane Hardwicke | Conversion of existing agricultural buildings and joinery workshops to offices. | B1 | 0.34 | 610 |
| Hardwicke | Former Milking Parlour Pound Lane Hardwicke | Change of use of former milking parlour to fencing contractors business. External alterations and creation of car parking and landscaping. | B2 | 0.66 | 1980 |
| Hardwicke | Colethrop Farm (Hunts Grove - LP Allocation) | Outline app for 105ha for 1750 dwellings, neighbourhood centre (including primary school, parking, floorspace within use classes A1, A2, A3, A4, A5, C2, C3, D1, D2 and B1), 5.75ha employment dev within use | | | |

| | | | | | |
|----------------|---|---|--------|-------|-------|
| | | classes B1, B2 and B8, rec open space etc. | | | |
| Hardwicke | Land at Quadrant Distribuion Centre Quedgley Gloucester | Redevelopment of the whole site to provide storage and distribution facility (B8). | B2 | 0.61 | 6118 |
| Hardwicke | Land east of Waterwells Business Park Davy Way Hardwicke | Commercial development for B1 (office/light industrial)use incorporating a maximum of 12040 sqm of floor space with supporting infrastructure. This application is 0.83ha (also 3.2ha in Glos City. | B1 | 0.83 | 12040 |
| Hardwicke | Unit Q1 Quadrant Distribution Centre Bristol Hardwicke | Construction of three-storey office accommodation with undercroft parking. | B1a | 0.09 | 889 |
| Hardwicke | Quadrant Distribution Centre Quadrant Way Hardwicke | Erection of class B2 employment unit and associated car parking and ancillary works. | B2 | 3.63 | 7938 |
| Haresfield | Javelin Park (former Bilton Cargo Centre) | Outline application for demolition of existing warehouses and redevelopment with new buildings for B8 use up to 45,151 sqm. | B1a | 11.05 | 52800 |
| Horsley | The Poultry Unit Bath Road Nailsworth | Change of use of traditional agricultural building to a dwelling and change of use of adjacent building to B1/B2 workshop to create a single live/work unit. | B2 | | 133 |
| Longney | Ellis Farm Barn Lords Rhyne | Change of use of traditional barn to B1, light industrial/office. Original application S.00/1952 lapsed. | B8 | 0.02 | 1164 |
| Minchinhampton | Bourne Mills London Road Brimscombe | Change of use of buildings to retail, cafe and bike hire. March 2007 all complete apart from the cafe (55 sq m) | B1c | | 55 |
| Minchinhampton | Longfords Mill | Change of use of mill buildings to apartments and office building. | B1 | | |
| Minchinhampton | Land to the side of unit 20 Merretts Mill Industrial Centre | Erection of a single storey industrial unit. | B1a | 0.03 | 80 |
| Miserden | Lypiatt Farm | Change of use of redundant Barn to B1 (light industrial) and B8 (storage) use. | A1, A3 | 0.01 | 104 |
| Slimbridge | The Motor Garage Cambridge Gloucester | Retention of the use of land for the storage of motor vehicles associated with the existing haulage use, change of use of barns to general storage related to the existing haulage use of the site and the change of use of the Listed Barns to B1 Offices. | B1, B8 | 0.56 | 5620 |
| Stinchcombe | Clingre Farm Clingre Lane | Replacement of existing industrial buildings to create new two storey office accommodation. Construction of bund alongside M5 Motorway | B1c | 0.08 | 775 |
| Stonehouse | Land at Stroudwater Business Park Brunel Way Stonehouse | Erection of new factory building with ancillary offices & external yards, together with extension of service road. (Revised plans submitted 21/11/07) 4160sqm | B1 | 1.9 | 4980 |

| | | | | | |
|------------------------------|--|--|-----|--------------|------|
| | | industrial (product development & testing) and 820sqm ancillary offices. | | | |
| Stonehouse | Plot C (units 600 & 700) Stonehouse Park Sperry Way Stonehouse | Reserved matters application, following outline permission S.06/1168/VAR, for the erection of 2 units together with associated hard and soft landscaping, ancillary car parking and cycle storage. | B1a | 0.45 | 1962 |
| Stroud | Land adj Hill Paul Building Cheapside Stroud | Erection of offices and flats. | B1a | 0.43 | 3425 |
| Stroud | Kilminster Farm Bisley Road | Change of use of barn to office accommodation | B1a | 0.07 | 148 |
| Woodchester | Rooksmoor Mills Bath Road Woodchester Stroud Gloucestershire | Development of former mill buildings to provide 51 residential units and replacement retail/retail workshop units. | | 0.12 | 1180 |
| Total (B use classes) | | | | 45.76 | |

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.

Losses

Table 4a
Actual 1st April 2007 to 31st March 2008

| Parish | Site Address | Area ha | New Development Description | Former use |
|-------------------|--------------------------------------|-------------|-----------------------------|------------|
| Dursley | The Royal British Legion, 4 May Lane | 0.11 | Residential | B8 |
| Wotton Under Edge | Carlton House, 4 Long Street | 0.06 | Residential | B1 |
| Total | | 0.17 | | |

Table 4b
Actual 1st July 1991 to 31st March 2007

| Parish | Site Address | Area ha | New Development Description | Former use |
|-------------------|---|--------------|-----------------------------------|------------|
| Stroud | G.P.O. Depot, Slad Road | 0.4 | Residential | B8 |
| Stroud | Slad Mills, Slad/Lansdown Road | 0.1 | Residential | B2 |
| Cainscross | Land at Bridgeside | 0.3 | Residential | B2 |
| Rodborough | Lewis and Hole, Dudbridge | 1.8 | Supermarket | B2 |
| Rodborough | Eagle Works, Butterow Hill, Rodborough | 1.1 | Residential | B2 |
| Stroud | Coulters Garage, A419 London Road | 1.2 | Residential | B2 |
| Rodborough | Selby's Yard, Dudbridge Road | 0.4 | Residential | B8 |
| Stroud | Factory, Brickrow, Stroud | 0.4 | Residential | B2 |
| Nailsworth | Crystal Fountain Mill, Inchbrook | 0.7 | Residential | B2 |
| Nailsworth | Hilliers Factory, Newmarket Road | 0.7 | Residential | B2 |
| Dursley | Mawdsleys, Uley Road | 3.6 | Residential | B2 |
| Dursley | Pin Mill, Water Lane | 0.1 | Residential | B2 |
| Cam | Fibre Arts, Hopton Road | 0.3 | Residential | B2 |
| Wotton-under-Edge | Old Gas Works, Valley Road | 0.3 | Residential | B2 |
| Thrupp | Gussage Mill, Toadsmoor Road, | 0.01 | Residential on 1st and 2nd floors | B2 |
| Miserden | M Freeman Motors, The Camp | 0.3 | Residential | B2 |
| Whitminster | Fromebridge Mill, A38 | 0.2 | Pub/Restaurant | B2 |
| Hardwicke | BP Oil Depot | 5 | Residential | B2 |
| Stroud | Hill Paul, Cheapside | 0.1 | Residential | B2 |
| Cainscross | Ebley Wharf (MU2), Westward Road | 0.4 | Residential | B2 |
| Nailsworth | Longfords and Iron Mills, Avening Road | 2.9 | Residential | B2 |
| Cainscross | The Coach House, Ebley House | 0.00 | Residential | B1 |
| Dursley | Reliance Works, Long Street | 0.12 | Demolition | B2 |
| Cainscross | Ebley Industrial Estate | 0.6 | Residential | B2/A1 |
| Dursley | Victoria Works, Land between Uley Road and Long Street. | 2.94 | Residential | B2 |
| Dursley | Part of Mawdsleys Factory site, Uley Road | 0.76 | Residential | B2 |
| Eastington | The Old Forge, Bristol Road | 0.01 | Residential | B1a |
| Cainscross | 37 Westward Road | 0.03 | Residential | B2 |
| Total | | 27.77 | | |

**Table 4c
Potential losses**

| Parish | Site Address | Development Description | Use class | Floor space m ² | Area ha |
|----------------|--|---|-----------|----------------------------|---------|
| Cam | Summerhayes General Stores, The Crescent | Outline application for the erection of 4 detached dwellings (Demolition of existing shop with residential unit over) | A1 | | 0.11 |
| Dursley | Whiteway Hill Garage, Woodmancote | Outline application for the erection of a mixed use development. Revised application for 4 dwellings. | Sui gen | | 0.05 |
| Kings Stanley | The Stores, The Green, Church Street | Change of use of part of ground floor retail shop area to domestic accommodation. | A1 | 646 | 0.06 |
| Minchinhampton | Dark Mills, Knapp Lane | Approval of reserved matters following outlin permission for the erection of 36 houses and flats for people over 50 years of age and over. | B2 | | 1.4 |
| Minchinhampton | The Priory, 20 High Street | Change of use of 1st and 2nd floor offices to form single Flatted Dwelling (including separate access door). | B1 | 177 | 0.03 |
| Nailsworth | The Old Brewery, Tetbury Lane | Outline Permission for part demolition and change of use from commercial to residential | B2 | 220 | 0.23 |
| Nailsworth | Hazelwoods Foods | Outline Application for residential development. Site cleared but no development 2007. | B2 | 2500 | 0.7 |
| Rodborough | Part Redlards Mill, Dudbridge Road | Conversion of part of mill buildings to 57 flats and erection of 3 new cottages. | B2 | 8493 | 0.85 |
| Stonehouse | 34 High Street | Demolition of existing bakery (extension to rear of bakery shop). Erection of 8 flats and 1 dwelling. | B1 | 439 | 0.04 |
| Stroud | 50 & 51 London Road | Conversion of upper two floors of number 51 from office to duplex flat, conversion of number 50 1st floor from office to flat, construction of extension to rear to house lift and stairwell. | A2 | 125 | 0.01 |
| Stroud | K Young & Sons Ltd, GAineys Well, Upper Leazes | Outline application for the demolition of existing buildings and erection of 8 dwellings. | B2 | 2953 | 0.3 |
| Stroud | 10 John Street | Demolitions, alterations and extension to existing retail unit to form retail and residential use. | A1 | 174 | 0.03 |
| Stroud | 12 King Street | change of use from retail to a combination of retail and residential (4 flats & bed-sits), including external alterations | A1 | 179 | 0.03 |

| | | | | | |
|-------------------|--------------------------------------|--|----|--------------|-------------|
| Stroud | Whittington House | Conversion of home for elderly to 8 dwellings for the elderly with shared facilities. Change of use from C2 (Residential institution) to C3 (housing). | C2 | 568 | 0.06 |
| Whitminster | The Old Courthouse, School Lane | Change of use from A1 to C3 | A1 | 648 | 0.06 |
| Woodchester | The Woodchester Piano Co | Conversion of main buildings to residential and partial conversion and part new building to form total of 14 residential units | B2 | | 0.65 |
| Wotton Under Edge | Land off Pack Horse Lane, Haw Street | Erection of three buildings to accommodate 20 residential apartments with associated car parking, cycle store and landscaping (ELA LOSS) | B2 | | 0.25 |
| | | | | Total | 4.86 |

Allocations

Table 5
Allocations in Adopted Local Plan (Nov 2005) to 2011

| | Site | Area remaining |
|------|---|-----------------------|
| EA1 | Land east of Draycott Mills | 11.6 |
| EA2 | Meadow Mill, Eastington | 2.2 |
| EA3 | Sharpness Docks, Rear of Dock Road | 9.2 |
| EA4 | Sharpness Docks, Land east of Dock | 2.8 |
| EA5 | Sharpness Docks, Tidal Basin | 4.0 |
| EA6 | Sharpness Docks, land between Bridge Road and Oldminster Road | 3.4 |
| EA7 | Land of Charfield Road, Kingswood | 0.3 |
| EA9 | Stroudwater Business Park, Stonehouse | 12.45 |
| EA11 | Land adj ABB Kent-Taylor, Oldends Lane, Stonehouse | 1.4 |
| EA12 | Land adj Ham Mills, A419 London Road, Thrupp | 0.6 |
| MU1 | Hunts Grove, Colethrop Farm, Hardwicke | 5.2 |
| | Total | 53.15 |