

Established Employment Sites Review

July 2026 Update



COTSWOLD
District Council

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1. Introduction

- 1.1 The objective of this Established Employment Sites Review is to deliver a rounded and reliable assessment of existing sites identified for employment use in the Cotswold District Local Plan 2011-2031. The review looks at their quality and suitability for purpose and their current and future availability.
- 1.2 Appendix E of the Cotswold District Local Plan 2011-2031 identifies 43 'established employment sites' within the district. These are safeguarded by Local Plan Policy EC2. This policy is based on evidence originally produced by Peter Brett Associates (PBA) in October 2012, which was subsequently updated by Cotswold District Council in April 2016. The evidence mapped the extent of each established employment site and provided an evaluation of the quality of the sites against various criteria.
- 1.3 Since April 2016, various developments have taken place that may have altered Cotswold District's established employment sites. Each site has therefore been reviewed to establish if, for example, any new employment development has occurred within the undeveloped parts of the sites or if any parts of the established employment site have been lost to alternative uses. Where a gain or loss of employment land has occurred, the boundaries of the employment sites have been updated to reflect the change.
- 1.4 This report therefore updates the existing evidence on established employment sites to re-evaluate their quality and extent. In so doing, the report makes recommendations for the emerging Cotswold District Local Plan 2026-2043 about whether to protect established employment sites or release them for alternative uses. The established employment sites recommended for protection are identified in Appendix 11 of the emerging Local Plan and are safeguarded through proposed Core Policy 47.
- 1.5 A full schedule of the established employment sites in Cotswold District to remain protected is provided at Section 2 of this report. A list of established employment sites that are no longer recommended to be safeguarded is provided in Section 3. Any major changes that have taken place on established employment sites are outlined in Section 4. This is followed by detailed site proformas and maps of individual established employment sites in Appendix A.

2. Established employment sites to remain protected

- 2.1 Table 1 identifies the established employment sites in Cotswold District that should continue to be protected by Local Plan policies.

Table 1: Established employment sites to remain protected

Parish	Established Employment Site	Reference
Andoversford	Andoversford Industrial Estate, Station Road	EES44
Barnsley	Dovecot Workshops, Barnsley Park, GL7 5EG	EES22
Beverston	Babdown Airfield	EES41
Blockley	Draycott Works, near Blockley	EES11
Blockley	Paxford Brickworks (Northcott Business Park), near Blockley	EES12
Blockley	Northwick Business Centre, near Blockley	EES13
Bourton-on-the-Water	Bourton-on-the-Water Industrial Estate	EES1
Chipping Campden	Chipping Campden Business Park, Station Road	EES9
Cirencester	Love Lane Industrial Estate	EES14
Cirencester	Phoenix Way	EES15
Cirencester	Cirencester Office Park (Smith's Field)	EES16
Cirencester	Querns Business Centre, Querns Road	EES17
Cirencester	College Farm	EES18
Cirencester	Whiteway Farm, The Whiteway	EES19
Cirencester	Watermoor Point	EES20
Cirencester	St James Place, Tetbury Road	EES21
Compton Abdale	Compton Business & Craft Centre and Walkers Logs	EES37
Fairford	Horcott Industrial Estate	EES26
Fairford	London Road	EES27
Fairford	Whelford Lane Industrial Estate	EES28
Fairford	TT Electronics, London Road (A417)	EES29
Longborough	The Sitch	EES34

Parish	Established Employment Site	Reference
Mickleton	Seyfried (Bird Industrial Estate) Stratford Road	EES8
Moreton-in-Marsh	Cotswold Business Village, London Road	EES32
Moreton-in-Marsh	Fosseway Industrial Estate, Stratford Road	EES33
North Cerney	Fosse Cross	EES23
Northleach	Old Coalyard Farm Industrial Estate, West End Road	EES35
Poulton	Butts Farm, Cricklade Street	EES31
Preston	Village Farm	EES25
South Cerney	Lakeside Business Park, Broadway Lane	EES24
Tetbury	Tetbury Industrial Estate, Cirencester Road	EES38
Tetbury	Hampton Street Industrial Estate	EES39
Tetbury	Priory Industrial Estate, London Road	EES40
Upper Rissington	Upper Rissington Business Park	EES3
Upper Slaughter	Manor Farm	EES4
Weston-sub-Edge	Weston Industrial Estate	EES6
Weston-sub-Edge	Honeybourne Airfield Trading Estate	EES7
Willersey	Willersey Industrial Estate	EES5

3. Established employment sites no longer to be safeguarded

- 3.1 Table 2 lists established employment sites that are recommended to either no longer be safeguarded or have been redeveloped into an alternative use(s).

Table 2: Established employment sites no longer to be safeguarded

Parish	Established Employment Site	Reason for Removal	Reference
Coln St Aldwyns	Cockrup Farm	The site used to contain several employment units. However, these have since been converted to residential uses and no employment units remain.	EES30
Great Rissington	The Barn Business Centre	Converted to residential use. No prospect of employment uses returning.	EES2
Northleach	Old Brewery, Guggle Lane	The site is currently a single office in a location with very constrained access. If the site became vacant, redevelopment to an alternative use would likely be supported. There is no need to safeguard this site.	EES36
Tetbury Upton	Street Farm, Doughton	The site used to have several small employment units. However, these have been converted to a residential training centre. There are now no remaining employment units.	EES42
Whittington	Whalley Farm	The office buildings (E(g) class) on Whalley Farm have been converted to holiday accommodation. There are now no remaining employment units.	EES45

4. Boundary changes to established employment sites

- 4.1 Table 3 lists established employment sites where the site boundary has changed or where large-scale development has occurred since the last review of established employment sites in April 2016.

Table 3: Boundary changes to established employment sites

Parish	Established Employment Site	Description of change	Reference
Beverston	Babdown Airfield	Extend EES41 to include a completed area of development from "Extensions to existing warehouse, amendments to the approved warehouse, change of use from agricultural to industrial, hard and soft landscaping and associated works" (ref: 21/00809/FUL).	EES41
Blockley	Draycott Works, near Blockley	Extend EES11 to include area of development from "Extension to existing building, installation of hard standing and access road and relocation of earth bund" (ref: 16/03020/FUL).	EES11
Bourton-on-the-Water	Bourton-on-the-Water Industrial Estate	Extend EES1 to include area of development of "Demolition of existing buildings and construction of 22 Business Units for Class B1 (Business), B2 (General Industrial) & B8 (Storage and Distribution) uses and associated facilities" (ref: 19/00210/FUL)	EES1
Bourton-on-the-Water	Bourton-on-the-Water Industrial Estate	Extend EES1 to include area of development from "Extension of Bourton Industrial Park to provide B1 (office and light industrial), B2 (general industrial) and B8 (storage and distribution) employment units" (refs: 15/03318/OUT and 18/04764/REM)	EES1

Cirencester	Love Lane Industrial Estate	Extend EES14 to include the employment units at Chesterton Link.	EES14
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Parish	Established Employment Site	Description of change	Reference
Cirencester	Cirencester Office Park	Extend EES16 to include curtilage parking provision	EES16
Compton Abdale	Compton Business & Craft Centre and Walkers Logs	Extend EES37 to include area of development from "Retrospective application for change of use of land and buildings to processing and kiln drying of logs (Class B2) with ancillary storage (Class B8) and erection of flue" (ref: 09/00268/FUL) and several subsequent completed planning permissions (refs: 10/01378/FUL; 13/04638/FUL; 13/04639/FUL; 14/00461/FUL; and 20/02630/FUL).	EES37
Fairford	TT Electronics, London Road (A417)	Reduce EES29 to exclude Quest House, which has become apartments (ref: 17/04958/OPANOT) and watercourses.	EES29
Longborough	The Sitch	Extend EES34 to include full extent of site, which was missed due to a drafting error.	EES34
Mickleton	Seyfried (Bird Industrial Estate_	Reduce EES8 to exclude greenfield land to northeast	EES8
North Cerney	Fosse Cross	Amend boundary to better reflect the existing developed area of the site.	EES23
Upper Rissington	Upper Rissington Business Park	Reduce EES3 to exclude the 10 new dwellings approved under reference 20/02697/FUL (northern part of the site) and the anticipated 26 new dwellings under 26/01045/FUL (southern part of the site).	EES3

Appendix A – Site Proformas and Maps

Site ref	Settlement	Overall site area (ha)
EES44	Andoversford	5.53
Site Address		Site status:
Station Road, Andoversford, GL54 4LB		Protect
Description of site/surrounding uses		
Andoversford Industrial Estate is a large, relatively modern but well-established industrial estate of typical character. Situated between the A40 and the village of Andoversford, the site contains light industrial and workshop units together with small purpose-built units. The buildings are of traditional character, made largely of steel frame construction with brick and sheeting elevations and flat roofs. A good mix of small, medium and large units exists and the site is split into several distinct elements. The A40 forms the northern boundary of the site with the residential properties of Andoversford village to the south and west. Agricultural land extends to the east.		
Environmental Quality / Constraints		
The external areas of tarmac surfaced parking areas and circulation roads are complemented by large, grassed areas, all of which are in good condition. The internal circulation is good with parking. However, this can become overcrowded and lead to vehicles parking on the side of the road, which was evident in the 2023 site visit. All modern utilities on the site. There is relatively frequent traffic entering and leaving the industrial estate, with an almost constant noise of machinery of different kinds. The north-west of the site falls in Flood Zone 3; with the western part of the site a former landfill site. The proximity of neighbouring residential properties could be an amenity issue. Furthermore, the high levels of concrete in the industrial estate makes the industrial estate less suitable for any prospect of housing.		
Cotswolds National Landscape		Conservation Area
Yes		No
Accessibility / Strategic Access		
The site is readily accessible from the A40 with access being provided by Station Road, which is immediately south of the A40. There are no clear footpaths within the site and the setup of the area is designed specifically for industry with a high prevalence of concrete and security gated areas, of which some areas (mostly to the rear) are not accessible without gate codes. The site is close to a small number of convenience stores and public amenities. Within the site there is a small pop-up shop for food and drink. Infrequent bus services operate from the centre of Andoversford to Moreton-in-Marsh, Stow-on-the-Wold, and Cheltenham (814) and there are daily services to Oxford, Gloucester and Cheltenham (853). There is also a direct bus link to Cheltenham Railway Station. The nearest railway stations are located at Cheltenham (5 miles) and Gloucester (15 miles).		
Developable Space / Vacancy		
Andoversford Industrial Estate has good levels of demand. The site benefits from excellent road accessibility, which has proved to be attractive to occupiers who are constrained by low levels of comparable supply in Cheltenham. The Andoversford Link units have been successful in attracting a good range of occupiers. The site has healthy rental levels and offers a range of terms. The site has several vacancies, which are being actively marketed.		
Ownership / Planning History		

There are multiple separate landownerships within the estate, with some businesses which own land on a freehold basis, and others under leasehold terms. There have been some changes of use within the employment uses classes since 2016. The site has also had several planning permissions, which have created several additional units and extended existing businesses. These include: • 18/02372/FUL - Proposed development of 3 new industrial units on a vacant part of the existing industrial estate. • 18/04662/FUL - Conversion of an existing industrial building (class B8) into an office, factory, and showroom (class B2) for Countryside Windows, including a new first floor bay window and external alterations. • 19/02509/FUL - Conversion of existing single storey workshop to office space, addition of mezzanine floor and alterations to fenestrations (Eagle Europe Ltd, Hermes House). • 22/01944/FUL - Creation of self-storage centre comprising the siting and conversion of a cluster of shipping containers and associated parking and Change of Use of the existing building for mixed general industrial (Use Class B2); and storage and distribution purposes (Use Class B8) (ACM Truck And Bus Repairs Ltd).
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?
This area is important for either general or heavy industry, waste management, storage and distribution, or a mix of such uses. The introduction of residential uses in this location would inhibit the continued functioning of the estate for business use and have a harmful impact on intended occupiers of the residential uses. For example, there are limited footways; there is a lack of street lighting; the uses within the site can be noisy; the environment is generally unsafe for people to live, particularly children (e.g., regular HGV movements). Residential development of the site is not considered appropriate.
Summary
Established industrial estate in village location. The site is still largely in use. Protect for continued employment use.

EES44

Andoversford

Andoversford Industrial Estate



Scale: 1:5,000



Legend

-  New Site Boundary
-  Previous Site Boundary

Site ref	Settlement	Overall site area (ha)
EES22	Barnsley	1.07
Site Address		Site status:
Dovecot Workshops, Barnsley Park, GL7 5EG		Protect
Description of site/surrounding uses		
Dovecot Workshops is a complex of small starter employment units situated in a rural location within Barnsley Park, approximately 0.5 miles north of the B4425 Burford Road and NE of Cirencester. The complex includes a large industrial warehouse occupied by Cotswold Handling and several smaller starter units established around a central courtyard parking area. The site consists of several original converted farm buildings, supplemented by similarly designed new build units. There is also a medium sized office building and a large, converted barn used as a warehouse. There are a variety of occupiers including firms that deal with heating services, film and media production, science and research consultancy and independent travel consultancy. A traditional smoker is also located within the site. The buildings are of high quality and are well-maintained and the site has a generous parking allocation and good circulation. There is an EV charging unit to the north of the parking square, providing easy access facilities for modern transport technology.		
Environmental Quality / Constraints		
The site has flat topography and all the modern utilities. The external area is well-maintained within a very high-quality environment. The surface of the employment site begins with a mixture of concrete and tarmac and then leads to a square styled parking area for the bulk of the business premises. The surrounding rural landscape is open countryside. There are no on-site environmental constraints, contamination, or other related issues, although the site is within the Cotswolds National Landscape. The amenity of adjacent occupiers is not an issue due to rural location. There are a number of heritage constraints which could impact further development potential: the barn and dovecot within the site are Grade II listed; whilst Barnsley Park is Grade I listed and a registered park and garden.		
Accessibility / Strategic Access		
Access is provided by a narrow, single track private road from the B4425. Access is also restricted by the site's rural location, which is a considerable distance from the main district network. There are no facilities on site for the workforce and accessibility to the site relies heavily on private cars. These factors may limit commercial demand for further employment development. The site is approximately a 10-minute walk from Barnsley village centre, where a Monday to Friday bus service (855) can be caught, which operates 6 services a day in each direction to Cirencester, Bibury, Northleach, Bourton-on-the-Water and Moreton-in-Marsh. The first service of the day from Cirencester, however, arrives at 11am. The nearest railway stations are located at Kemble (9 miles), Swindon (17) and Moreton-in-Marsh (22). Public transport accessibility is therefore limited.		
Developable Space / Vacancy		
There are no vacant units but there is scope for expansion within the site (especially to the north), subject to market demand. There are good levels of occupancy and a wide range of occupiers. There is also a range of workshop units and offices available, providing accommodation of around 800 -1,700 sq. ft.		
Ownership / Planning History		

Ownership details – freehold (Barnsley Park Estate). No significant planning consents since April 2016.
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?
This area is important in providing small industrial/workshop and office units for SME businesses and supporting the rural economy. It generates income supporting the wider Estate.
Summary
Converted farm in rural location. Good quality, in use. Protect for continued employment use.

EES22

Barnsley
Dovecote Workshops



EES22

Barnsley Park

Barnsley Park House

The Grove

Three P

Legend



New Site Boundary



Previous Site
Boundary

Site ref	Settlement	Overall site area (ha)
EES41	Beverston	14.69
Site Address		Site status:
Babdown Airfield, GL8 8YL		Protect
Description of site/surrounding uses		
As its name suggests, Babdown Airfield employment area has developed on the site of a former airfield. The site is surrounded by agricultural land and is accessible via a lengthy track from the A4135 Tetbury to Dursley Road. The site contains several large businesses, including Woodlodge Products and Cotswold Steel Stockholders Ltd. There are large depots and outside storage space, but also a range of medium sized individual units. The units are all in use, but their quality varies. The site is largely occupied by heavier B2 industrial uses and B8 storage/distribution, which are suited to the location given the considerable distance from neighbouring properties. There has been recent growth within the Industrial Estate, including the development of 4 new units, expanding the business activity of the area. The site also has a wind turbine.		
Environmental Quality / Constraints		
The site is a low-density employment area in a rural location, which limits its amenity impact. There are also no obvious environmental or contamination constraints other than the site's isolated location and general lower quality units, some severely aged and rusted. The road to access the estate and within the site is a poor-quality uneven gravel road. The site is in the Cotswolds National Landscape and is bound on all sides by attractive agricultural land / open countryside.		
Accessibility / Strategic Access		
The site is situated in an isolated rural location. Access to the main road network is via a mixed dirt, concrete and tarmac track, which would benefit from being re-surfaced, off the A4135. The access road heading into the estate is busy with lorries entering and departing the Industrial Estate, although the road is wide and can accommodate the HGVs. Access by public transport is limited and the nearest local and district wide bus services operate from the centre of Tetbury, which is over 2 miles away. Tetbury is also on the main bus route from Kemble Railway Station. The nearest railway stations are located at Stroud (9 miles), Kemble (10 miles) and Gloucester (18 miles). There are no local facilities for the workforce, the nearest being in Tetbury. There was no sign of a catering company on site on the day of the visit.		
Developable Space / Vacancy		
Significant expansion is still possible and there is a good level of established occupiers, characterised by those with large space requirements and potential for bad neighbour uses. There are several large-scale occupiers including the Cotswold Collection (fitted kitchens/upholstery), Cotswold Steel, Woodlodge Products, Austen Group and Valley Trading waste transfer and skip hire. There is scope for intervention to improve the access. The road sign into the estate could also be improved.		
Ownership / Planning History		

There are multiple landownerships across the site There have been several notable extensions to units since 2016, one of which has extended the Industrial Estate boundary: • "Erection of B8 storage and distribution building" at 5A Babdown Airfield (ref: 21/03579/FUL). • "Extensions to existing warehouse, amendments to the approved warehouse, change of use from agricultural to industrial, hard and soft landscaping and associated works" at Woodlodge Products 3 - 6 Babdown Airfield (ref: 21/00809/FUL). The extension to the existing warehouse has been delivered. • "Variation of condition 8 (throughput) relating to planning consent 09/0036/CWMAJW dated 15 October 2010 to increase the annual throughput from 45,000 tonnes to 75,000 tonnes" at Valley Trading Ltd Babdown Industrial Estate (ref: 19/01170/CPO).
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?
This area is particularly important for general or heavy industry and waste management. There has been recent investment and new commercial development. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area, primarily because of the bad neighbour uses which have a high amenity impact. It would inhibit the business operations on the site. There are also no footways within the industrial estate, which make it an unsafe environment or pedestrians; large amounts of HGV traffic; no street lighting; a lack of access to services and facilities the also a lack of greenspace nearby (no recreational areas or sports facilities).
Summary
Established employment area in a rural location. Mixed quality but clearly serving a wide market. Protect for continued employment use. The site boundary has been extended to reflect recent development/consents.

EES41

Beverston
Babdown Airfield



Park Bottom

Park Bottom

Legend



New Site Boundary



Previous Site
Boundary

Site ref	Settlement	Overall site area (ha)
EES11	Blockley	3.95
Site Address		Site status:
Draycott Business Centre, GL56 9JU		Protect
Description of site/surrounding uses		
The site is a converted and significantly extended farmyard comprising approximately 15 small starter industrial units, a large paper factory and a relatively modern office development. The external areas comprise a designated car parking area for each business (customer and staff), a concrete surface circulation road and well-maintained soft landscaping areas. The buildings are of varying ages and quality with a mix of occupiers including the Cotek Paper factory, engineering, welding/fabricators and small-scale office uses. There is ample parking, good internal circulation and servicing. There is an element of parking congestion on the site adjacent to the office development, but this is not significant to blocking access and circulation within. The area has a frequent use of forklifts and light vehicles and the inner road network can be busy. The structure of the units are imitation Cotswold stone, with green metal-sheeted panelled roofing.		
Environmental Quality / Constraints		
The site is flat and rectangular in shape with all modern utilities. There are no on-site environmental constraints although the site is in a rural location and within Cotswolds National Landscape. Open land surrounds the site in all directions.		
Accessibility / Strategic Access		
The site is accessible via narrow country roads and is situated in an isolated rural location. There is a lack of local facilities for the workforce. The site is approximately 0.5 miles west of the centre of the small rural settlement of Draycott. The M21 bus service from the centre of Blockley provides regular links (Mon-Sat) to Moreton-in-Marsh, Bourton-on-the-Hill, Broadway, Weston-sub-Edge, Chipping Campden, Lower Quinton and Stratford-upon-Avon. The nearest railway stations are located at Moreton-in-Marsh (4 miles), Honeybourne (8 miles) and Evesham (13 miles).		
Developable Space / Vacancy		
The site has established local demand although demand levels are relatively low. There are a mixed range of occupiers supporting a variety of local companies. There are low levels of vacancy and the site is generally in good use.		
Ownership / Planning History		
The site is in multiple ownerships, with Cotex Papers Ltd owning significant land. There has been one significant planning permission since 2016, which has extended Draycott Business Village to the east ("Extension to existing building, installation of hard standing and access road and relocation of earth bund" (ref: 16/03020/FUL). In addition, the uses within the estate that were B1(a) use class became E(g)(i) use class on 1 September 2020. A planning application for an extension to Greycourt House was approved in March 2026.		
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?		

This area is important for either general and light/ medium industry and storage and distribution. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area and the potential continued operation of business uses. There are a limited number of footways, no street lighting, a lack of access to services and facilities, lack of access to greenspace and the site is an unsafe environment for children.

Summary

Established industrial estate in an isolated rural location. In use. Protect for employment use.

EES11

Blockley
Draycott Works



Scale: 1:6,000



Legend

-  New Site Boundary
-  Previous Site Boundary

EES12	Near Blockley	20.20
Site Address		Site status:
Paxford Brickworks, Station Road, GL56 9LH		Protect
Description of site/surrounding uses		
The brickworks consist of a large traditional factory building surrounded by expansive open areas where the bricks are stored prior to being delivered. The site additionally includes a clay quarry. The site includes a small, purpose built 9-unit business park of B8 and E(g) uses, adjacent to the large Northcott brickworks factory. There is a mixture of modern starter units characterised by brick-built elevations and metal sheeting roofs. The units vary in size, the majority of which are small but there is one medium / large unit. All units are of excellent quality. These units are rented out by the brickworks to business tenants.		
Environmental Quality / Constraints		
There is some noise from vehicles within, but no other obvious pollutants. The road surface is mixed tarmac and concrete. The concrete surface external areas are in a reasonable condition. The areas adjacent to the stored bricks and closest to the factory appear relatively run down, with some piles of wood and construction materials stored to the south, but away from the public. There is ample and clear allocated parking and good internal circulation and servicing. The site has flat topography and is rectangular in shape, with all modern utilities. The site is in a rural location and within the Cotswolds National Landscape; with the Wellacre Quarry, which is within the boundary of the employment area, an SSSI. There is open land in all directions surrounding the brickworks and railway to the north-east.		
Accessibility / Strategic Access		
The site is in an isolated rural location, which makes it only accessible via private car along rural roads (B4479 Station Road). There is a lack of local facilities for the workforce. There are two accesses, one of which is exclusively for internal HGV's, the other being a general staff and customer entrance. The M21 bus service from the centre of Blockley provides regular links (Mon-Sat) to Moreton-in-Marsh, Bourton-on-the-Hill, Broadway, Weston-sub-Edge, Chipping Campden, Lower Quinton and Stratford-upon-Avon. The nearest railway stations are located at Moreton-in- Marsh (4 miles), Honeybourne (8 miles) and Evesham (13 miles).		
Developable Space / Vacancy		
There are currently no vacancies and the site has a good level of past take up. There is limited scope for expansion. The site generally has a good range and variety of occupiers, with a locally derived demand base.		
Ownership / Planning History		

Ownership details – freehold (Northcott Brick Ltd). The brickworks own two quarries, one to the rear (and within the Established Employment Site boundary) and one to the south-east, which supply their production. Since the 2016 report, there have been a small number of permissions, of which are material changes to the existing structures, and intensification of employment uses within the existing site. • Unit 1: Erection of steel-framed building with galvanised steel cladding and facing brickwork base, constructed on existing concrete slab (Building to be used for conducting experiments in a still air environment) (18/03603/FUL). • Unit 1 – 2: Extension and alterations to existing steel-framed outbuilding to form a pitched roof and to replace external cladding - Variation of Condition 2 (drawing numbers) of permission 20/02654/FUL involving alterations to design of approved scheme (21/01294/FUL). The B1 use class uses within the site were recategorized as E(g) use class on 1 September 2020.
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?
This area is important for general / heavy industry and distribution. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area. This is primarily because there are no footways, no street lighting, a lack of access to services and facilities and a lack of access to greenspace. The site is an unsafe environment for children due to heavy machinery operating regularly. Residential use would harm the operation of the on-site businesses.
Summary
The site is an established modern business park/industrial estate, brickworks and quarry in an isolated rural location to the south of the settlement of Paxford. The site is well used, protect for continued employment use.

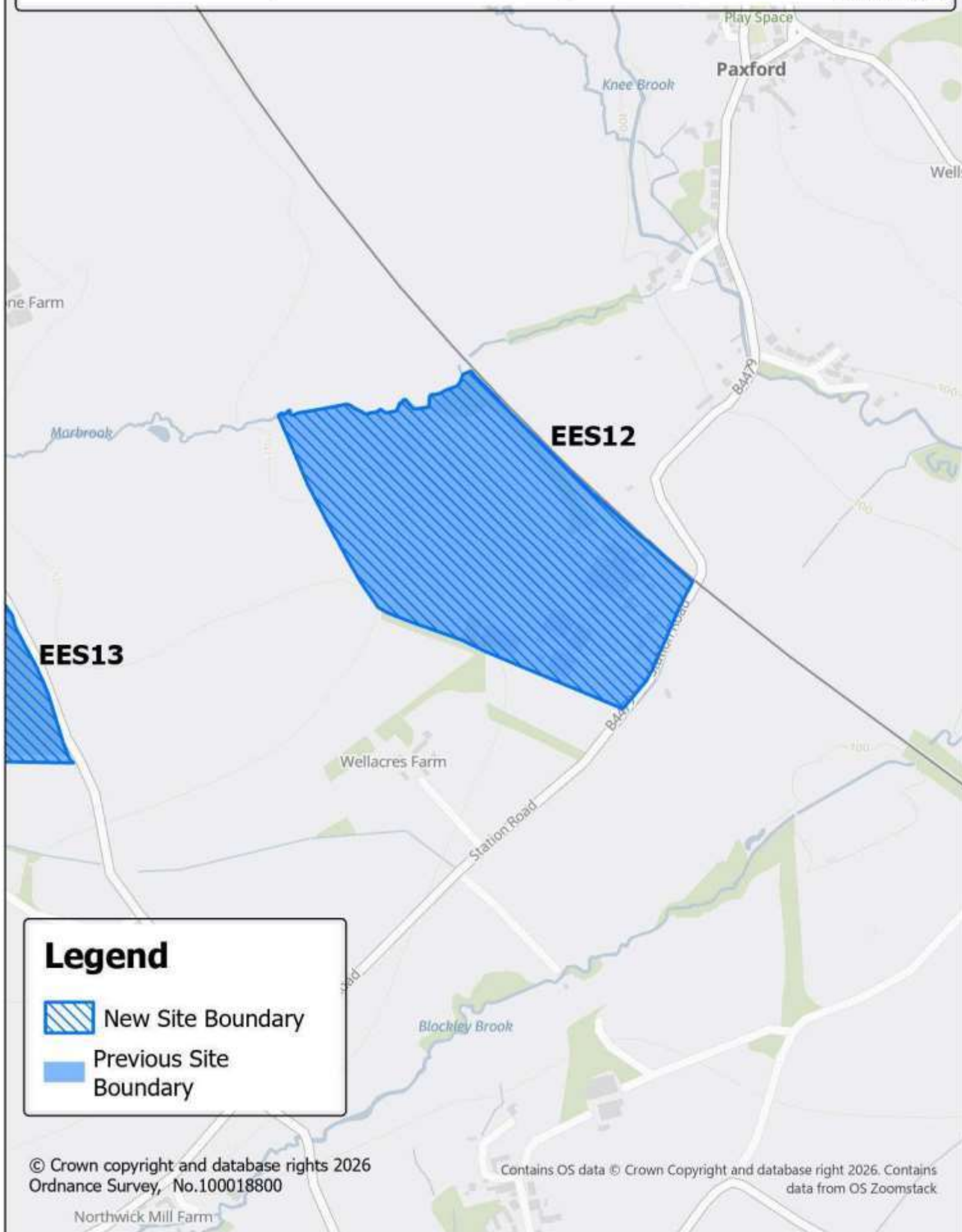
EES12

Blockley

Paxford Brickworks (Northcott Business Park)



Scale: 1:8,000



Legend

-  New Site Boundary
-  Previous Site Boundary

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Site ref	Settlement	Overall site area (ha)
EES13	Near Blockley	17.02
Site Address		Site status:
Northwick Business Centre, GL56 9RF		Protect
Description of site/surrounding uses		
Northwick Business Centre is an industrial estate on the site of a former army barracks. The site consists of a collection of around 104 converted barrack buildings and a handful of larger, medium sized units. There are one way circulation routes around the site. Generous areas of green space separate the individual buildings, which benefit from outdoor storage and car parking spaces within their immediate vicinity. The buildings vary in quality although they are generally dated and of low quality, using basic materials and are minimally maintained. Units provide starter accommodation although some are occupied by established firms. The housing of Northwick Estate exists to the south and open countryside in all other direction.		
Environmental Quality / Constraints		
There is noise pollution although the nature of the uses and the level of outdoor storage of materials and machinery may have led to other pollutants. There are generous open spaces on the site that would benefit from maintenance. The site is generally run down, but functions well enough and could be improved. There are no on-site environmental constraints and all utilities are provided on site, although the site is in a rural location within the Cotswolds National Landscape.		
Accessibility / Strategic Access		
The site is accessible via narrow country roads, which provide reasonable access, but the site is in an isolated rural location. There is ample parking on site, with good internal circulation and servicing. The single-track road loops within the estate to provide a one-way system, which is appropriate for the estate given the large vehicles that travel throughout the area. The single-track nature of the road can cause some traffic issues whereby deliveries can hold up those looping around the site to access unit further on. There is a lack of local facilities for the workforce. The M21 bus service from the centre of Blockley provides regular links (Mon-Sat) top Moreton-in-Marsh, Bourton-on-the-Hill, Broadway, Weston-sub-Edge, Chipping Campden, Lower Quinton and Stratford-upon-Avon. The nearest railway stations are located at Moreton-in-Marsh (4 miles), Honeybourne (8 miles) and Evesham (13 miles).		
Developable Space / Vacancy		
There appeared to be a low number of vacant units on the day of the visit and a small number of vacancies being advertised. The owner is keen to redevelop the site although there are several competitor sites in the wider area that provide more attractive options to the market. The site is an old, established site, which provides for small-scale accommodation for businesses and is dominated by local occupiers. Agent reports the site serves a local need in providing for small, flexible and low-cost accommodation. Agent also highlighted the low turnover of units and long-term occupation by established local businesses.		
Ownership / Planning History		

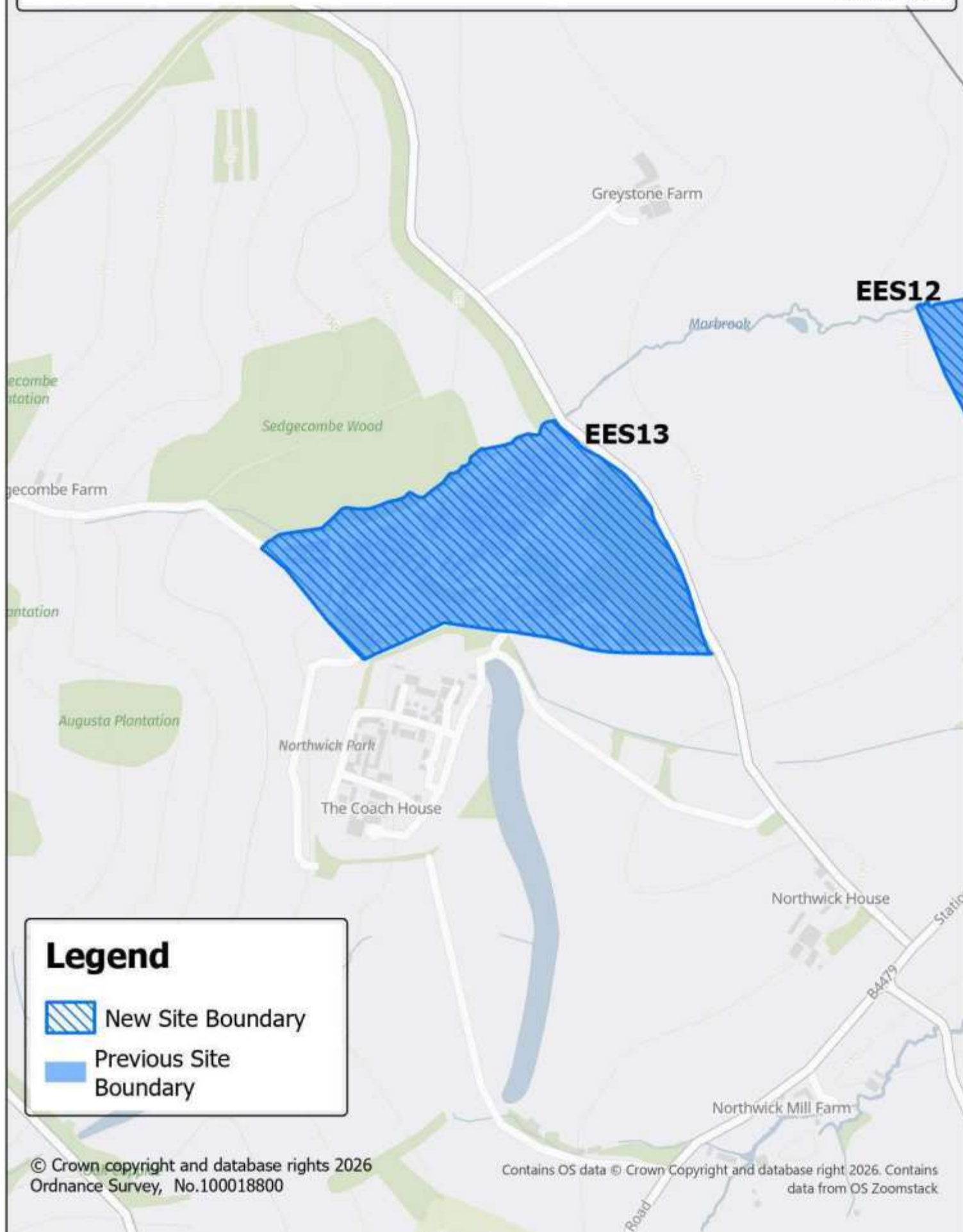
The site is owned by the Dickinson Trust Ltd. The site is used for a mixture of B2, B8 and E(g) uses. There has been one notable planning permission since the 2016 report, which was at Land Adjacent To Units 107 And 113 and involved the "Erection of three American Steel Span (Quonset) buildings to be used for B-Class purposes and ancillary uses for letting to business tenants." (19/04496/FUL). In addition, all B1 class uses within the site became E(g) class uses on 1 September 2020.
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?
This area is important for either general, light and medium industry, storage and distribution. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area. For example, there are no footways, no street lighting, a lack of access to services and facilities, lack of access to greenspace and it is an unsafe environment for children.
Summary
Established industrial estate in an isolated rural location. Whilst the units have limited quality, they provide an important function and the site should be protected.

EES13

Blockley
Northwick Business Centre



Scale: 1:8,000



Site ref	Settlement	Overall site area (ha)
EES1	Bourton-on-the-Water	18.53
Site Address		Site status:
Bourton Business Park / Industrial Estate, GL54 2HQ		Protect
Description of site/surrounding uses		
Bourton-on-the-Water Industrial Estate is a large, established and spacious industrial estate of irregular shape to the north of the town. There are approximately 150 units accommodating a range of B2, B8 and E(g) uses of good quality. There is a mix of trade counter, office and traditional industrial estate occupiers including a highways' depot, car sales, electrical, building supplies and tool hire, tyres and exhaust. Pulhams bus company have a large premises here to the rear of the complex. Internal circulation around the large site is good, with wide quality tarmacked surfaces and this therefore provides generous levels of off-street parking. The industrial estate is near housing to the south and to the south-east.		
Environmental Quality / Constraints		
The site has flat topography and appears to be trading strongly with all modern utilities on the site. External areas are well maintained overall although there are some areas that require environmental improvements and investment. There are no obvious noise or pollution issues. There has been recent investment and new commercial development brought forward at this location. The Bourton-on-the-Water settlement area is washed over by the Cotswolds National Landscape. Large residential areas exist to the south, west and east. The land to the north is constrained by the flood zone.		
Accessibility / Strategic Access		
The site is located immediately to the east of the A429 Fosseway, which provides good strategic access. There are also good bus links to Moreton-in-Marsh and Evesham (612), The Rissingtons (802), Milton under Wychwood and Banbury (806), Lower Swell (812) and Northleach, Stow-on-the-Wold, Cirencester and Kemble (855). There are also direct connection services to Cheltenham, Kemble and Moreton-in-Marsh railway stations. The nearest railway stations are located at Moreton-in-Marsh (8 miles), Kington (8 miles) and Cheltenham (18 miles). There are adequate facilities locally for the workforce.		
Developable Space / Vacancy		
There is potential for the site to absorb capacity given that there are some vacant plots and additional allocated land that has planning permission for new units (15/03318/OUT). This is one of the largest industrial estates in the district with a range of workshop units and offices available. Letting agents confirm a good level of interest in the site.		
Ownership / Planning History		

Ownership details – the site is understood to have a range of freehold and leasehold ownerships. • There is an ongoing northward “Extension of Bourton Industrial Park to provide B1 (office and light industrial), B2 (general industrial) and B8 (storage and distribution) employment units” (refs: 15/03318/OUT and 18/04764/REM). This has been partly delivered, providing two terraces of industrial units which predominantly accommodate trade counter occupiers. At the time of writing there is a pending application for the delivery of an Aldi food store and Costa drive-thru on 1.1ha of the extension site. • There has also been a southwards extension completed for “Demolition of existing buildings and construction of 22 Business Units for Class B1 (Business), B2 (General Industrial) & B8 (Storage and Distribution) uses and associated facilities” (ref: 19/00210/FUL). • In addition, there have been several extensions to existing buildings within the industrial estate since the 2016 report (e.g. 22/00867/FUL and 22/02324/FUL). Uses within the site in the B1 use class became E(g) use class on 1 September 2020.
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?
This area is important for general or heavy industry, waste management and storage and distribution. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area and business operations. The site is busy with a range of heavy machinery.
Summary
Established industrial estate within the Bourton-on-the-Water development boundary, as defined in the Cotswold District Local Plan. Protect for employment uses.

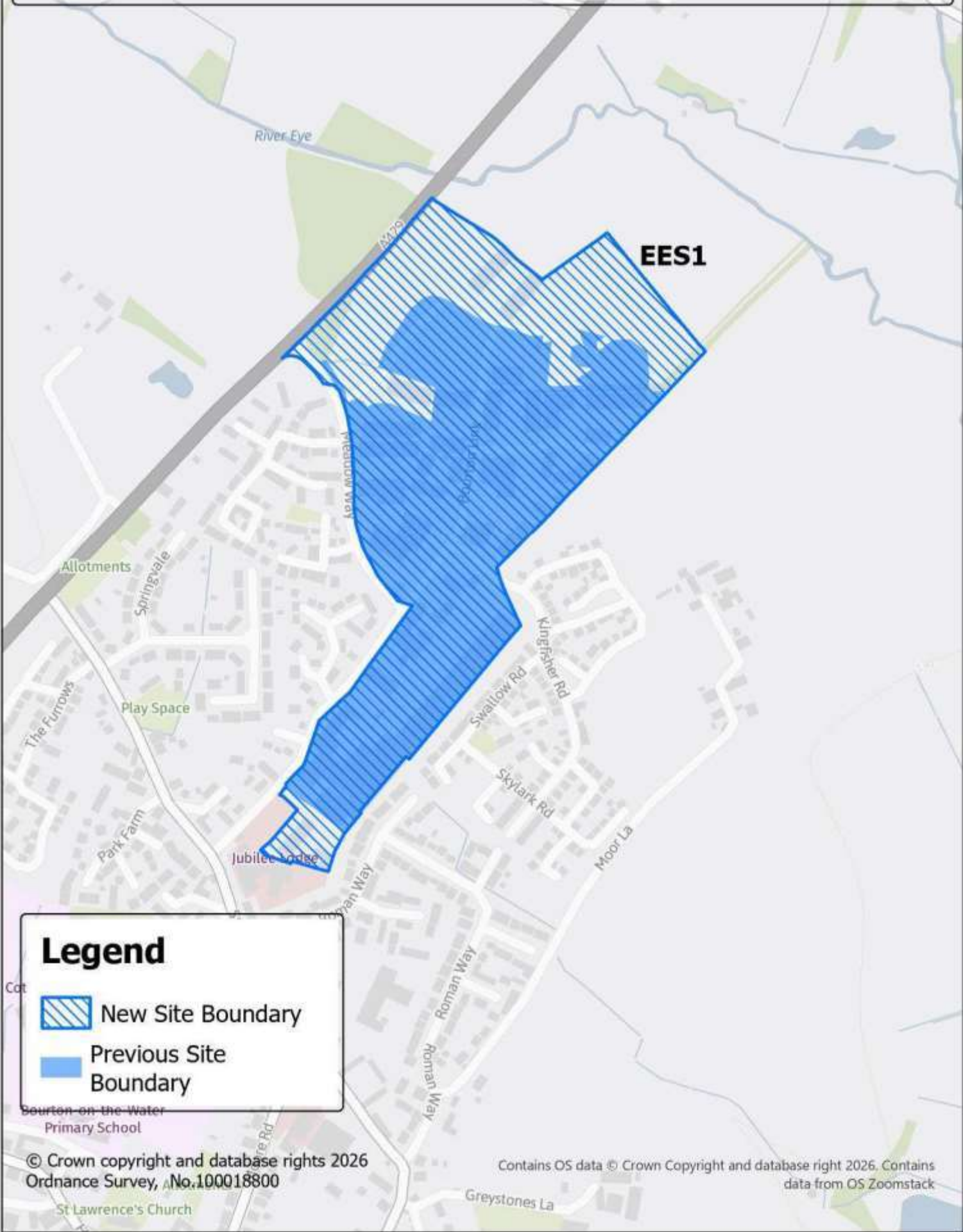
EES1

Bourton-on-the-Water
Bourton-on-the-Water Industrial Estate

N



Scale: 1:6,000



Legend

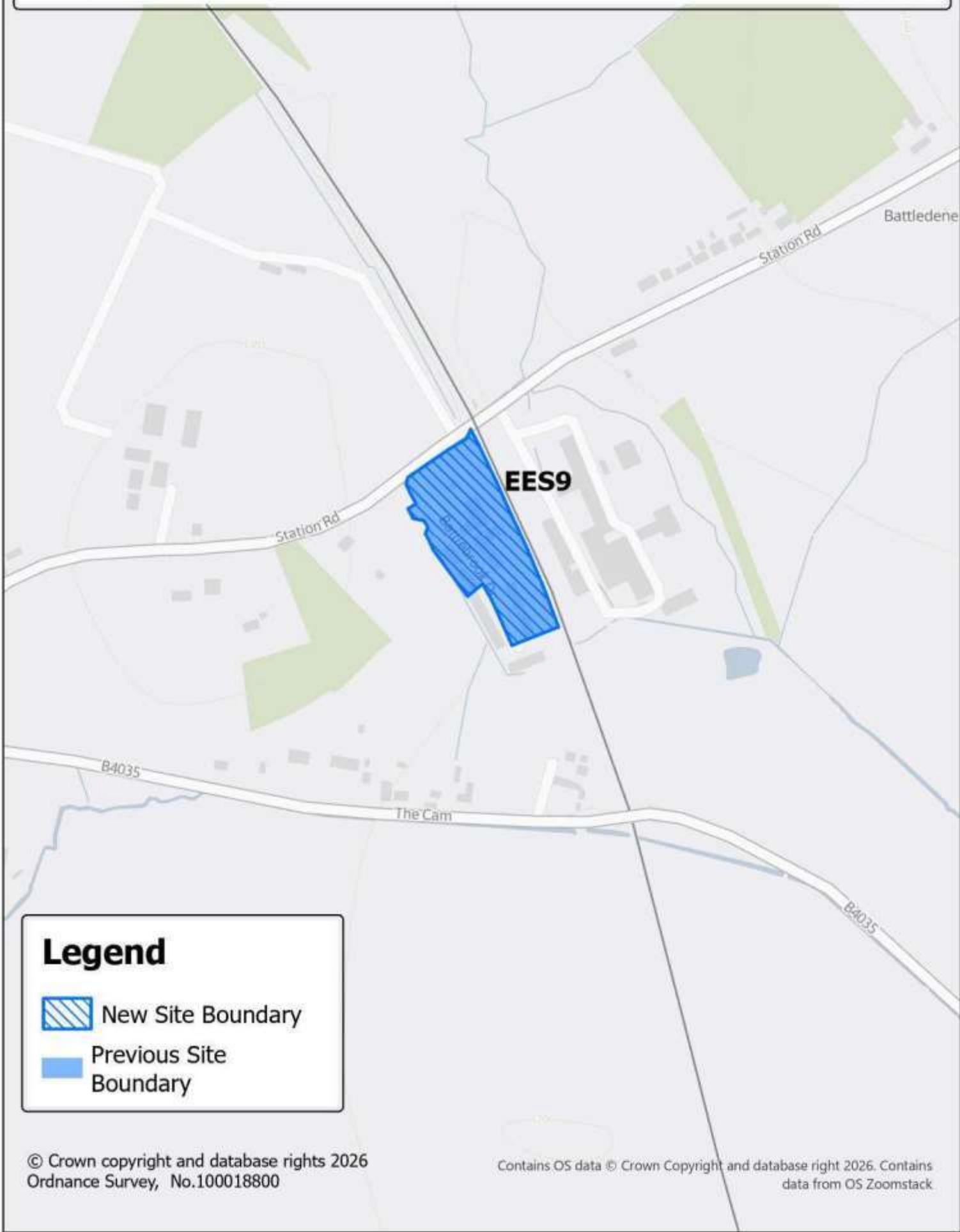
-  New Site Boundary
-  Previous Site Boundary

Site ref	Settlement	Overall site area (ha)
EES9	Chipping Campden	1.60
Site Address		Site status:
Chipping Campden Business Park, Station Road GL55 6JX		Protect
Description of site/surrounding uses		
The site is a well-established but small business park, which offers high quality, yellow brick office and starter industrial workshop units. There are also some recently completed smaller units. Sizes of the units vary, the largest of which is a two-storey office building adjacent to the entrance. The smaller units are located to the rear. The site provides good-quality, modern commercial space has well maintained external landscaping areas and segregated tarmac surfaced parking areas. Parking, internal circulation and servicing are adequate. The Pymetes servicing depot is located immediately to the north-east, between the park and the railway line. There is additional employment land further to the north-east and open space beyond. Residential areas exist to the south-west. The railway line forms the eastern boundary.		
Environmental Quality / Constraints		
The site has flat topography, is rectangular in shape and has all modern utilities. There are no on-site environmental constraints. A small area for infill development is available. The site is in a rural location within the Cotswolds National Landscape.		
Accessibility / Strategic Access		
The site is readily accessible from the road network via B class rural roads. However, the site's rural location to the north-east of Chipping Campden makes access difficult by any other mode except private automobiles. There is a lack of facilities for the workforce locally, the nearest facilities being located in Chipping Campden town centre, which is 2km away (over 20 minutes walking distance). The nearest bus stop is 8 minutes walking distance and has an infrequent service. Regular bus links to Evesham (554 Mon-Sat), Mickleton, Ebrington and Stratford-upon-Avon (H3 Wed and Sat), Moreton-in-Marsh, Bourton-on-the-Water, Blockley, Weston-sub-Edge and Broadway (M21 Mon-Sat) can be accessed in Chipping Campden town centre. The nearest railway stations are located at Honeybourne (5 miles), Moreton-in-Marsh (8 miles) and Evesham (13 miles).		
Developable Space / Vacancy		
The site has a variety of local occupiers. However, there are several vacant units with average levels of take-up, e.g Gainsborough House has 4 available office suites. There is scope for limited expansion to the south and to the west on land allocated within the adopted Local Plan. Surrounding land uses, including the railway line and a further employment site to the north-east, may inhibit further expansion.		
Ownership / Planning History		

The site has multiple separate landownerships. There have been several significant planning permissions / developments since 2016: • A development for the "Construction of four B1 (Business), B2 (General Industry) and B8 (Storage and Distribution) Use Units with associated car parking and yard areas has been completed in the south of the site (ref: 17/02706/FUL). • A further 0.67ha westwards extension of the site is allocated in the adopted Local Plan (ref: CCN_E1), which has outline planning permission for "commercial/business development (Use Classes E(g), B2 and B8)" (ref: 21/03116/OUT). The Reserved Matters of this permission were approved in December 2025 (ref: 25/02476/REM). • Uses within the site within the B1 use class became E(g) use class on 1 September 2020.
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?
This area is important for either general industry, storage and distribution, and a mix of light industrial uses.
Summary
Established business park in an out of centre location. Generally in good use. Scope for extension to south and west on allocated land. Protect for employment uses.

EES9

Chipping Campden
Campden Business Park



Legend



New Site Boundary



Previous Site
Boundary

Site ref	Settlement	Overall site area (ha)
EES14	Cirencester	28.55
Site Address		Site status:
Love Lane Industrial Estate, Cirencester		Protect
Description of site/surrounding uses		
Love Lane Industrial Estate is the largest single employment site in Cirencester. It comprises of a variety of individual clusters of employment premises including Chesterton Industrial Units, Cirencester Business Estate, The Hidings, The Corinium Centre, and the Bankside Trade Park. Love Lane is a mixed B2/B8/E(g) industrial estate containing over 100 employers focused on light manufacturing, storage, trade counter uses, and high tech/research and starter units. Units vary in style, size and age with small, medium and large and a mixture of single storey brick office buildings, two storey offices, steel framed industrial sheds and industrial units. It functions well as an established and well-located employment area and accommodates a number of larger business premises.		
Environmental Quality / Constraints		
External areas are well-maintained with tarmac services. However, large and frequent potholes are evident on the roads throughout the estate. There is soft landscaping, although some areas would benefit from environmental improvements. Love Lane has good internal circulation, generous levels of off-street parking and all modern utilities on the site. However, there is a large volume of traffic and congestion is a regular issue. Furthermore, on street parking disrupts HGV movements. There is undulating topography across the estate but this does not appear to effect attractiveness of plots or viability. The site offers a good quality employment environment with no obvious environmental constraints or contamination issues. Some areas would benefit from environmental improvements, but this reflects the differing ages of the units. Surrounding land uses include residential areas and open space.		
Accessibility / Strategic Access		
The Cirencester bypass road (A429) flanks the north-east side of the site, providing direct strategic access to the site and making the site accessible by private car. It connects the site to the A417 Dual Carriageway which forms part of the Strategic Road Network. There is an abundance of local facilities in Cirencester for the workforce, with many food and drink services also located throughout the estate. The site is also serviced by extensive bus links from Cirencester across the District and the region, including direct links to Stroud, Cheltenham, Gloucester and Swindon. The nearest railway stations are located at Kemble (5 miles), Swindon (15 miles) and Cheltenham (16 miles).		
Developable Space / Vacancy		
There are various vacant units on the market, but this is not considered sufficient to warrant concern. The site borders the new development called The Steadings, to the west, which will provide 9.1ha of additional employment land. Love Lane has an established and stable range of occupiers and is likely to be attractive to future businesses. There is no need for public intervention. In addition, sites within the estate will be redeveloped over time to provide new employment premises when older units are no longer attractive.		
Ownership / Planning History		

There are multiple separate landownerships across the employment area. Some of the employment uses on the industrial estate have been lost in recent years, including the retail scheme on the former Vygon site (ref. 12/01865/FUL). Love Lane has also been subject to several conversions to residential use through permitted development rights. The following are noteworthy planning permissions since April 2016: • Prior Approval for the conversion of half of the building into student accommodation whilst retaining the other half as offices at Comstor Ltd, Chandlers House (23/00223/OPANOT). • Change of Use from Class E (Office) to Class 3C Residential at Apollo Court (22/01300/OPANOT). • Demolition of existing building and two new buildings built for office and storage use at 11 Love Lane (21/01231/FUL). • Partial change of use to the ground floor of the existing Class A1 retail unit to provide an ancillary Class A3 café and the erection of 4 no. Class B1/B8 units with ancillary Class B8 storage building within a new compound (19/03868/FUL) B1 use class became E(g) use class on 1 September 2020.
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?
This area is important for both light and general industry, waste management, storage and distribution, or a mix of such uses. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area and business operations. For example, there is highway congestion / noisy or smelly neighbouring uses, a lack of access to greenspace and the industrial estate is an unsafe environment for children.
Summary
Established large industrial estate within the Cirencester settlement boundary which is performing strongly. Major employment site that should be protected for employment use.

EES14

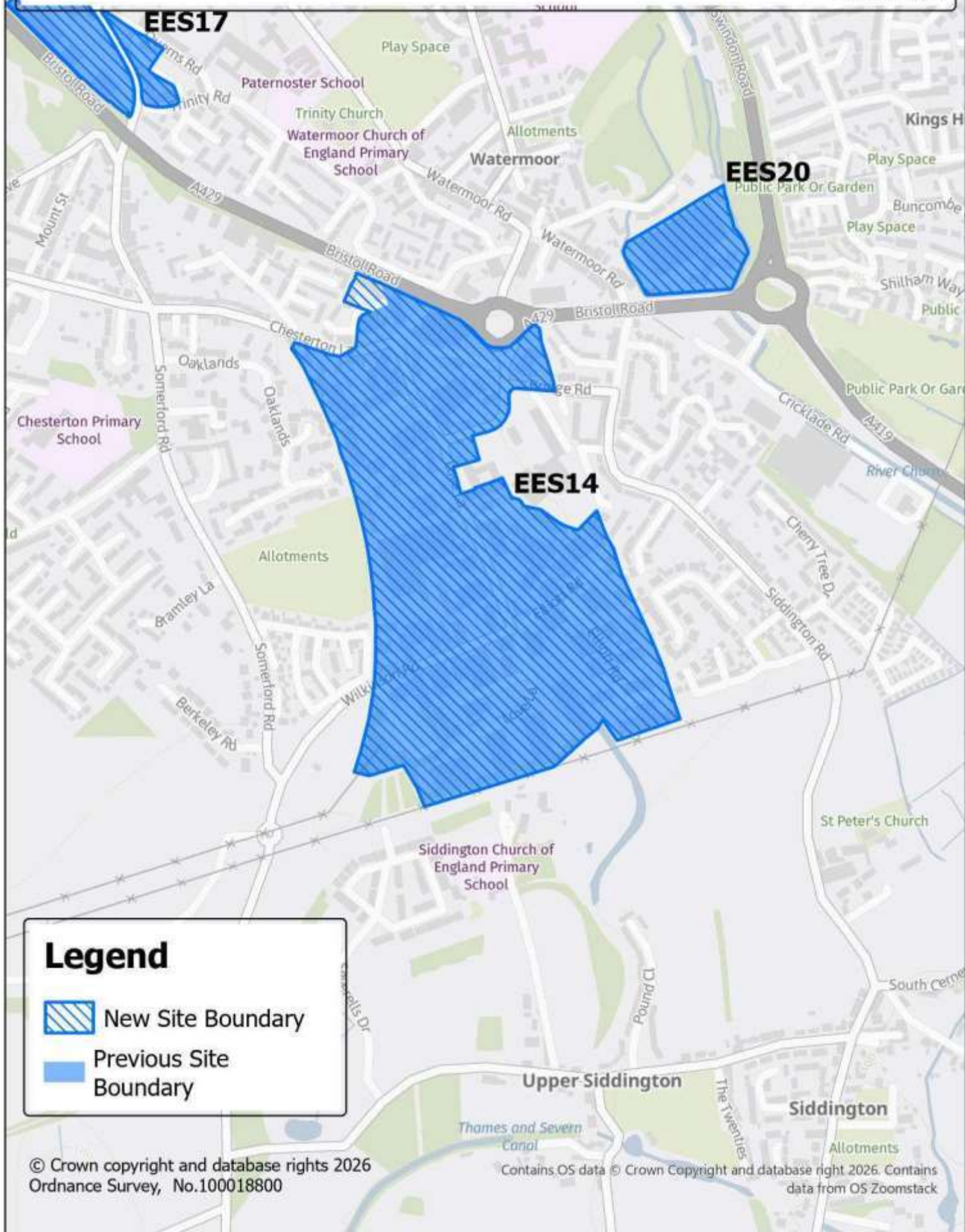
Cirencester

Love Lane Industrial Estate

N



Scale: 1:8,000



Legend



New Site Boundary



Previous Site
Boundary

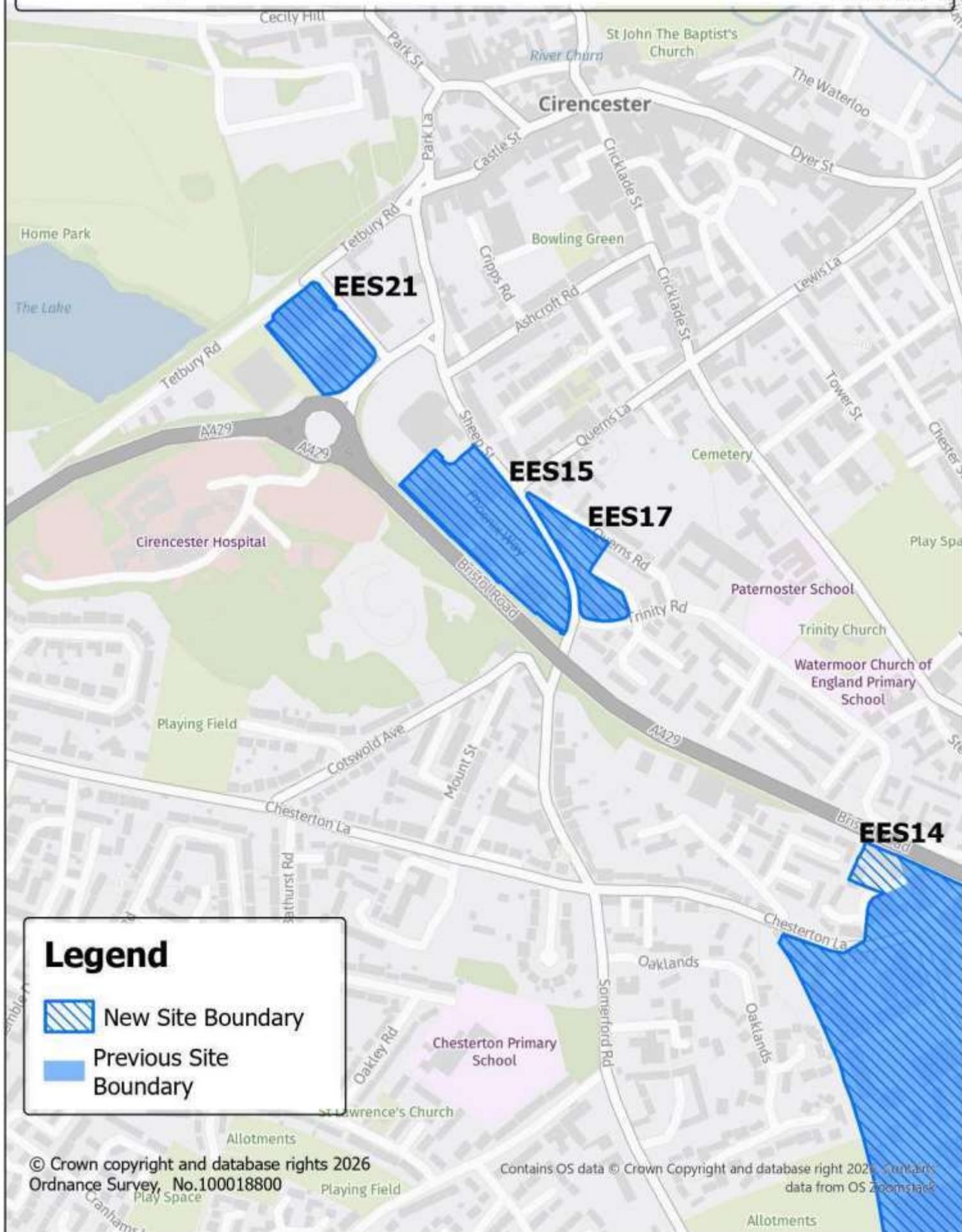
Site ref	Settlement	Overall site area (ha)
EES15	Cirencester	3.43
Site Address		Site status:
Phoenix Way, GL7 1WH		Protect
Description of site/surrounding uses		
Phoenix way is a medium sized office and light industrial estate situated off Sheep Street to the west of Cirencester town centre. There are a variety of large and medium size units. Units are variable in style, including modern concrete sheds, steel framed buildings and stone clad office developments. Other uses in proximity include residential properties, Querns Business Centre and a Waitrose supermarket.		
Environmental Quality / Constraints		
The employment site has well maintained external areas with tarmac services and soft landscaping. There is some congestion due to a lack of car parking spaces and a site layout that makes circulation difficult. The site is flat and all units and are modern. The site is served with all utilities and Phoenix Way has a good quality employment environment with no obvious environmental issues or other constraints.		
Accessibility / Strategic Access		
The busy Cirencester bypass road flanks the site along its western boundary. Direct site access from Sheep Street is good. The good accessibility to Cirencester town centre provides an abundance of facilities locally for the workforce. There are extensive bus links from Cirencester across the district and the region, including direct links to Stroud, Cheltenham, Gloucester and Swindon. There is good accessibility by both private car and public transport. The nearest railway stations are located at Kemble (4 miles). There is also good access from the Cirencester Ring Road (A429).		
Developable Space / Vacancy		
Development potential is limited given physical configuration of the site and its boundary with the Cirencester ring road/Sheep Street. The occupation of industrial units by light manufacturing and office users is likely to continue to be attractive to future occupiers. There is no need for public intervention although consideration is needed of the appropriate management of car parking.		
Ownership / Planning History		
Ownership details unknown. There has been one notable planning permission for new development since 2016 at T R W Automotive for the "Proposed change of use of existing commercial building to flexible Class E and B8 (Storage) Use" (ref: 22/03866/FUL).		
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?		
This area is important for general industry and storage and distribution.		
Summary		
Town centre site that is fully developed and is largely occupied. Protect for employment use.		

EES15

Cirencester
Phoenix Way



Scale: 1:6,000



Legend

-  New Site Boundary
-  Previous Site Boundary

Site ref	Settlement	Overall site area (ha)
EES16	Cirencester	1.14
Site Address		Site status:
Cirencester Office Park (Smith's Field), GL7 6JJ		Protect
Description of site/surrounding uses		
Smith's Field or 'Cirencester Office Park' is a high-quality purpose built and spacious office development situated off Tetbury Road (A433) at the south-western edge of Cirencester. The site consists of a series of modern three storey detached buildings and accommodates a number of occupiers including a housing association and Savills. These are separated by well-maintained tarmac surface and gravel car parks that are complimented by an extensive lawn area to the rear of the units. There is generous parking space provision on the site with modern services and good circulation. The surrounding environment currently consists of residential and allotment uses to the north-east; a graveyard to the south-east; the Royal Agricultural University to the north-west and agricultural land to the south-west. However, the agricultural land to the south-west has planning permissions for 2,350 homes and over 9ha of employment land, amongst other things.		
Environmental Quality / Constraints		
The site is flat, square in shape and has all modern utilities on the site. There are no on-site environmental constraints and the amenity of adjacent occupiers is not an issue at present but the site is adjacent to the Cotswolds National Landscape. There is limited potential to expand due to lack of space and the proximity of residential property.		
Accessibility / Strategic Access		
The site is accessible due to its location adjacent to the A433 which runs from Cirencester to Tetbury, and on the edge of Cirencester. It is straight off the roundabout and has a wide access with a spacious internal plan. There are no on-site facilities for the workforce, but the centre of Cirencester is within 10-minute walking distance. There are direct bus links to the Kemble, Cheltenham and Moreton-in-Marsh train stations. There are also extensive and regular bus links from the centre of Cirencester (0.5 miles away) across the District and the region. The nearest railway station is located at Kemble (4 miles).		
Developable Space / Vacancy		
The site is fully developed. There are good levels of interest shown in the site because of its location, high quality units and flexible lease conditions, including a freehold option. Agents report the office park offers a prestigious location for both local and inward investors.		
Ownership / Planning History		

The site has been developed in three phases for office use. Phase 1 consists of six units (totalling 14,600 sq.ft.), which have been fully let to one occupier Fosseway Housing Association for many years. Phase 1 has been sold as an investment to Inchgate Ltd. Phase 2 and 3 are available on freehold or leasehold terms. Phase 2 comprises 26,000 square feet in 9 units (over three floors) and Phase 3 provides 13,000 sq. ft in five units (over two floors). There are no known ownership constraints. The site is adjacent to a proposed development of Chesterton Farm to the south, which amongst other things comprises up to 2,350 residential dwellings, 9.1 hectares of employment land (B1, B2 and B8 uses) (ref: 16/00054/OUT). Further employment development is proposed in the current masterplan on the adjoining land in the form of an office park, to come forward with the western phase of the site, requiring road infrastructure improvements on Tetbury Road. Engagement with Bathurst Estates indicates this phase will be delivered in c.10 years. There have been no planning permissions since 2016, although B1 use class became E(g) use class on 1 September 2020.

Summary

Purpose built office development on the edge of Cirencester. Good quality and in use. Protect for employment use.

EES16

Cirencester

Cirencester Office Park \ Smiths Field



Scale: 1:5,000



Legend



New Site Boundary



Previous Site
Boundary

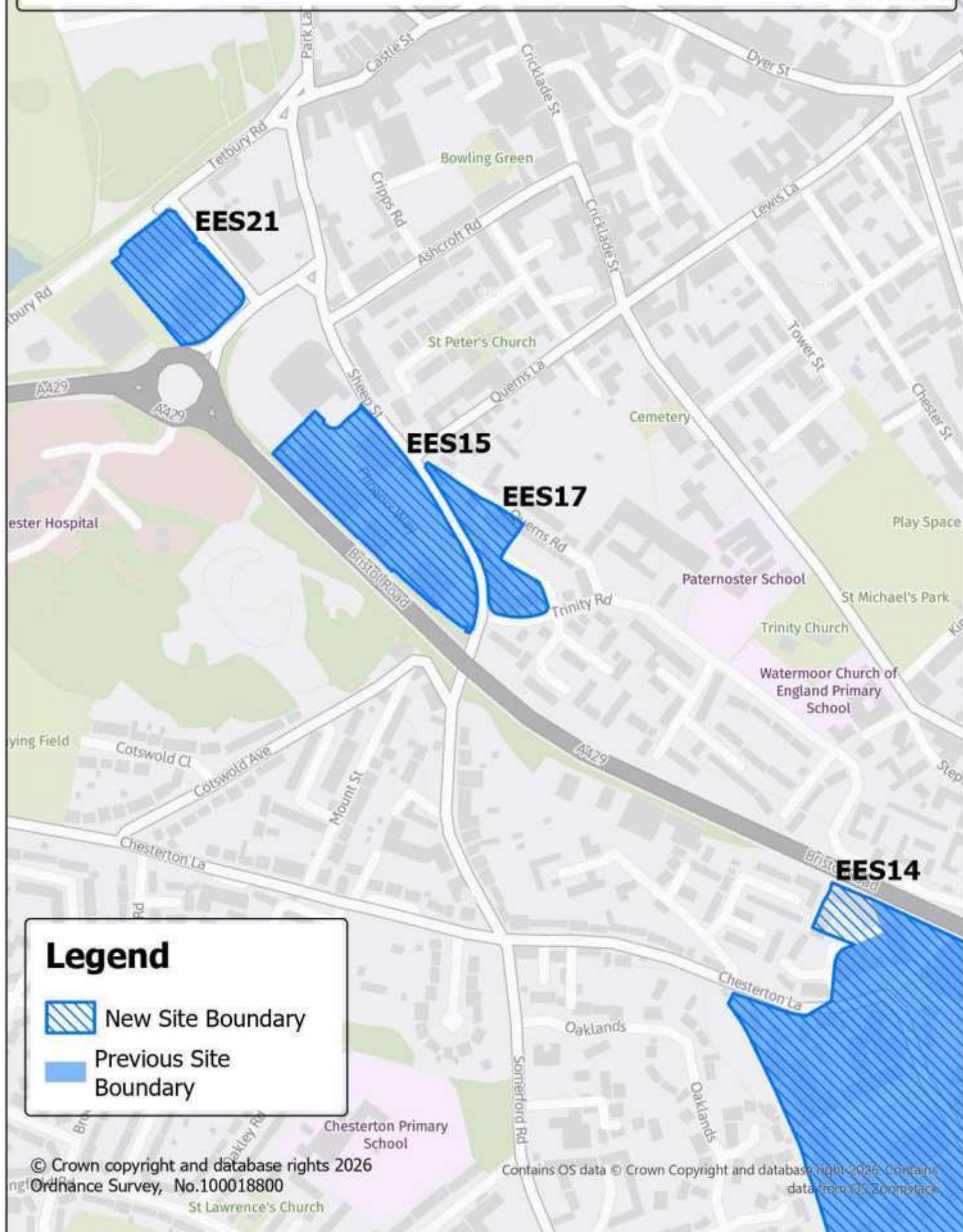
Site ref	Settlement	Overall site area (ha)
EES17	Cirencester	0.65
Site Address		Site status:
Querns Business Centre, Whitworth Road, GL7 1RT		Protect
Description of site/surrounding uses		
Querns Business Centre is a modern, brick-built office development situated off Querns Road to the south of Cirencester town centre. The linear development also includes several small starter units with associated surface parking adjacent to the neighbouring residential area of Trinity Road and Whitworth Road. The site supports a range of businesses (approximately 8 in total), which are integrated within a largely residential area.		
Environmental Quality / Constraints		
The external areas are well-maintained, including both the tarmac surface roads and parking areas, as well as the border landscaping and trees. Internal circulation on the site is good with a generous level of parking and all modern utilities. The site slopes slightly but is closely surrounded by residential development with no room for expansion. There is a good quality employment environment with no obvious environmental constraints or contamination issues. The area is closely surrounded by residential areas north, east and south, whilst the Phoenix Way employment area neighbours the site to the west. There is an abundance of facilities locally for the workforce. There are no obvious noise or pollution issues.		
Accessibility / Strategic Access		
There is good access from the Cirencester Ring Road (A429). There are also extensive bus links from Cirencester to locations across the district and the region, including direct links to Stroud, Cheltenham, Gloucester and Swindon. The site's central location gives it a high level of accessibility by both private car and public transport. The nearest railway station is located at Kemble (4 miles).		
Developable Space / Vacancy		
There are no potential surrounding development plots given the predominately residential nature of surrounding uses. Redevelopment of this site therefore constrained by surrounding uses. Pegasus recently vacated the site and this large office unit is now available.		
Ownership / Planning History		
Business centre in single private ownership. Other units have been offered on freehold and leasehold terms. There has been one notable planning permission, which is at 8 - 9 Querns Business Centre and entails a "Change of use to Class E to facilitate use as a fitness centre" (ref: 23/01553/FUL).		
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?		
This area is important for either general industry and storage and distribution. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses.		
Summary		
Central site that is fully developed and largely occupied. In use and good quality. Protect for employment use.		

EES17

Cirencester
Querns Business Centre



Scale: 1:5,000



Site ref	Settlement	Overall site area (ha)
EES18	Cirencester	2.89
Site Address		Site status:
College Farm, Tetbury Road, GL7 6PY		Protect
Description of site/surrounding uses		
College Farm is a collection of 14 small and medium sized single and two storey employment units situated in a rural location off Tetbury Road (A433). The units are formed of attractive barn to office conversions (former farm buildings) of Cotswold stone construction with pitched slate roofs. There is an option for companies and clients to rent storage units here and this is clearly advertised. The original farm buildings are supplemented by more modern, larger stone buildings of similar style. The buildings are all of a high quality. There are a range of unit sizes providing light industrial and workshop uses (E(g) use class) ranging in size from 200 -1,900 sq. ft, accommodating a mix of users. The surrounding environment consists of open countryside of the highest quality, including the land within the boundaries of the Royal Agricultural University. There is housing to the east of the site, along the entrance road.		
Environmental Quality / Constraints		
The external areas of College Farm are well maintained tarmac surface and gravel car parks complimented by an extensive lawn area to the rear of the units, which provides a good amount of greenspace for the employees. There is a generous amount of parking provision on the site which is gravelled. There are modern services, combined with good circulation. The site is flat, square in shape and has all modern utilities. There are no on-site environmental constraints but the site is located within a rural area in the Cotswolds National Landscape. There are no contamination or other related issues. The amenity of adjacent occupiers is not an issue at present.		
Accessibility / Strategic Access		
The site has good access road, although after 25 metres, the track heading to the business park becomes significantly narrower. The site is accessible by private car via the A433 road that links Cirencester to Tetbury. There are also extensive regular and frequent bus links from the centre of Cirencester (0.5 miles) across the district and the region. The nearest railway station is located at Kemble (<4 miles).		
Developable Space / Vacancy		
There is scope for limited expansion, subject to demand and landscape impact. The site has good occupation of units, predominately by office users and an element of light industrial use. There is mainly locally derived demand – the flexibility of product is a major attraction together with the 'all in' headline rent and good levels of parking. Good active marketing of the estate to ensures maximum usage. Prospects for future demand are good – the units are attractive to the market and no intervention is necessary. On the day of the visit in October 2023, 13 out of the 14 units were occupied.		
Ownership / Planning History		

Single ownership – Bathurst Estate. No known ownership constraints. In the last few years there have been several noteworthy planning permissions: • Convert existing redundant agricultural buildings into self-storage Units (Use Class B8) at 2 College Farm (19/00846/FUL & 20/00945/NONMAT) • Extension to existing car park and relocation of bin storage area) 18/01385/FUL
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?
This area is important for storage and distribution. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses.
Summary
Converted farm in out of centre location. Well occupied attractive units, which should be protected for employment use.

EES18

Cirencester
College Farm



Scale: 1:6,000



Legend

-  New Site Boundary
-  Previous Site Boundary

Site ref	Settlement	Overall site area (ha)
EES19	Cirencester	0.68
Site Address		Site status:
Whiteway Farm, The Whiteway, GL7 7BA		Protect
Description of site/surrounding uses		
Whiteway Farm is an employment site primarily based within converted farm outbuildings, which are built in Cotswold stone and have pitched slate roofs. The site also incorporates a series of adjacent purpose-built single storey buildings of similar design but of yellow brick construction. The buildings are all good quality and are well-maintained, providing a range of approximately 20 units for small scale office and light industrial uses. The surrounding environment consists of a variety of high-quality open countryside, agricultural land, Cirencester RFC and the residential area of Berry Hill Road.		
Environmental Quality / Constraints		
The development is laid out in a series of courtyards with parking to the front. There are no obvious noise or other pollutants. The external areas are well-maintained tarmac circulation routes and surface car parks, which are complemented by soft landscaping. There is generous parking space provision on the site and good circulation. The site has flat topography, is square shaped, medium sized and has all modern utilities. There are no on-site environmental constraints, contamination, or other related issues.		
Accessibility / Strategic Access		
The site is accessed via a residential access road, which is restricted to small vehicles. However, the site has good access to the wider road network and is relatively close to the A417. There are extensive and frequent bus links from the centre of Cirencester (0.5 miles away) across the district and the region. The nearest railway stations are located at Kemble (8 miles) and Swindon (16 miles).		
Developable Space / Vacancy		
Development potential is constrained by the existing configuration of units. Adjacent land is also open, is of high quality and has restricted access. Some units are currently available to let.		
Ownership / Planning History		
Single ownership – Bosworth Estates. There have been no notable planning applications since April 2016. However, the B1 use class uses became E(g) use class on 1 September 2020.		
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?		
This area is important for either general industry.		
Summary		
Converted farm that is well-used. In use. Protect for employment use.		

EES19

Cirencester
Whiteway Farm



Scale: 1:5,000

EES19



Bowling Green

Playing Field

Playing Field

Legend



New Site Boundary



Previous Site
Boundary

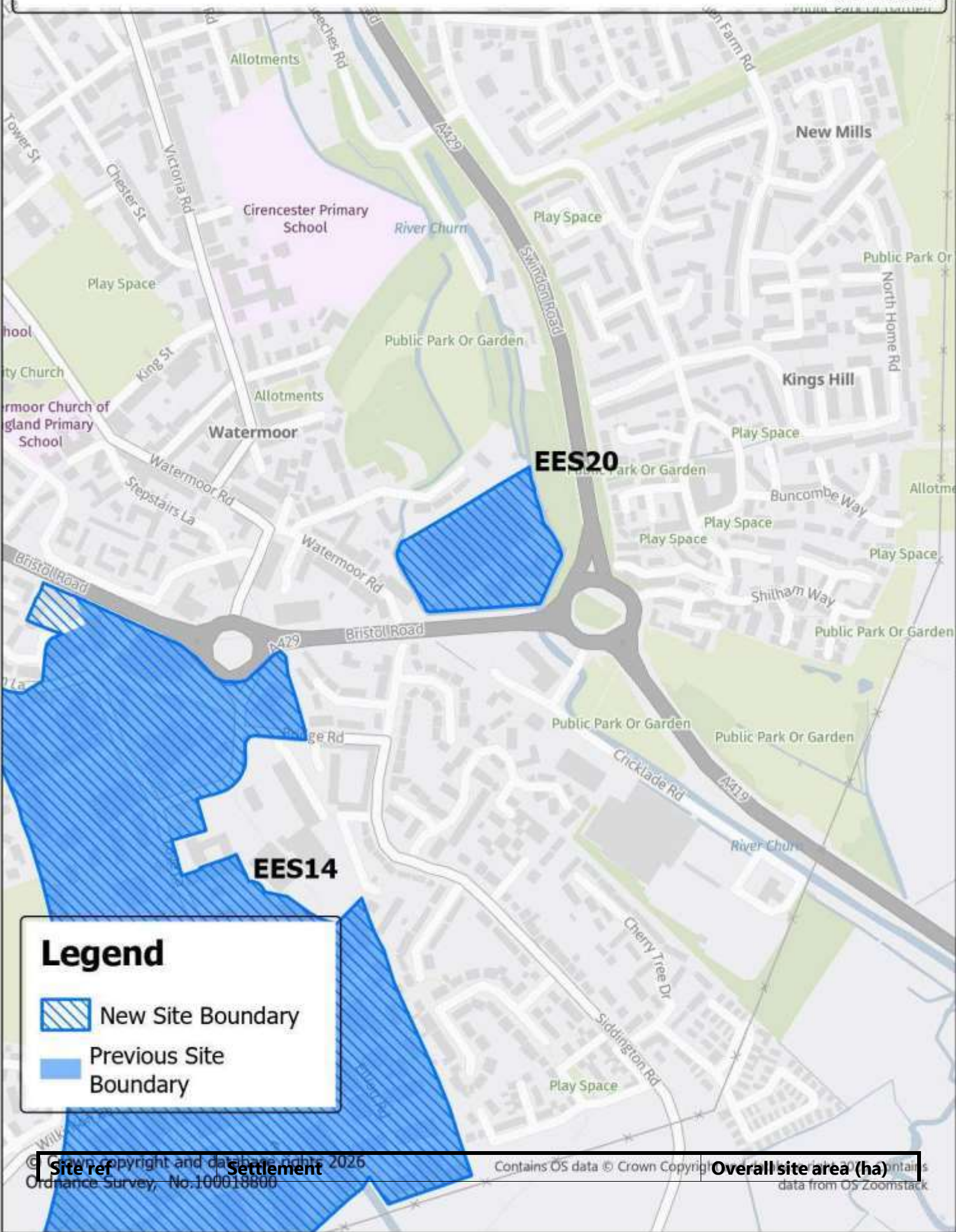
Site ref	Settlement	Overall site area (ha)
EES20	Cirencester	2.34
Site Address		Site status:
Watermoor Point (formerly Mitsubishi Office), Watermoor Road, GL7 1LF		Protect
Description of site/surrounding uses		
Watermoor Point (formerly Mitsubishi Office) is a modern purpose build employment premises with surrounding areas of landscaping, hardstanding and parking areas. The site is located quite centrally in Cirencester and offers good quality E(g)(i) office with good accessibility to both the town centre and the strategic road network. It offers office and storage space – including co-working desks, meeting rooms, serviced offices and co-warehousing space. Over 100 companies have space at the site but some space is advertised as available at the time of assessment.		
Environmental Quality / Constraints		
The site is well-maintained, has flat topography and modern buildings. There are good communal areas of hardstanding and parking. There are no obvious pollution or noise issues. The site falls in Flood Zone 3. It is bound by the A429 dual carriageway (Cirencester Bypass) to the east and south with parkland to the north and housing to the west. The site's boundaries are well defined.		
Accessibility / Strategic Access		
Strategic access to the site is good as the site is a short distance from the A429. Connecting the site to the road the national road network is Watermoor Road. Although this is a residential street, it serves the site adequately. The site is located within 1km walking distance of Cirencester town centre with all its facilities and services. The site has an accessible location with bus links in Cirencester town centre to surrounding areas. The nearest railway station is Kemble (5 miles).		
Developable Space / Vacancy		
The site is well used. There is limited scope for expansion.		
Ownership / Planning History		
Single ownership – Kiama Ventures.		
Summary		
Established employment site in Cirencester. Well-used. Protect for employment use.		

EES20

Cirencester
Watermoor Point



Scale: 1:6,000



EES21	Cirencester	1.02
Site Address		Site status:
St James Place, Tetbury Road, Cirencester, GL7 1FP		Protect
Description of site/surrounding uses		
St James Place is a purpose-built modern office development, located on the edge of Cirencester town centre. The buildings are high quality A grade business premises (Use Class E(g)) with associated parking areas and landscaping. Surrounding uses include elderly person housing to the east, Cirencester leisure centre to the west, Cirencester Way and Waitrose supermarket to the south and Home Park to the north.		
Environmental Quality / Constraints		
The site has gently sloping topography with good quality landscaping and parking areas. The amenity areas are also of good quality and there are no obvious environmental constraints. The original office building occupies the southern half of the site with the new extension to the north. The surrounding environment is a mixture of community and leisure uses, retail and employment. One minor issue is the potential noise and traffic pollution from Cirencester and Hammond Way. The site is located adjacent to one of the major strategic access routes for the town.		
Accessibility / Strategic Access		
The site is accessed directly from Tetbury Road and located adjacent to Cirencester Way, as well as close to Cirencester Town Centre. Local and strategic access to the site is therefore considered excellent. However, the extension to provide a new office building on the car park makes car parking an issue in the area. There are extensive and frequent bus links from the centre of Cirencester (0.5 miles away) across the district and the region. The nearest railway station is located at Kemble (4 miles).		
Developable Space / Vacancy		
The site is currently fully occupied by St James Place Wealth Management. There is no significant potential for further expansion on the site.		
Ownership / Planning History		
Single ownership – Phoenix Life Ltd. There have been no significant planning applications since April 2016. The office (B1 use class) uses became E(g) use class on 1 September 2020.		
Summary		
An excellent E(g) use class office building located on the edge of Cirencester town centre. Protect for continued employment use.		

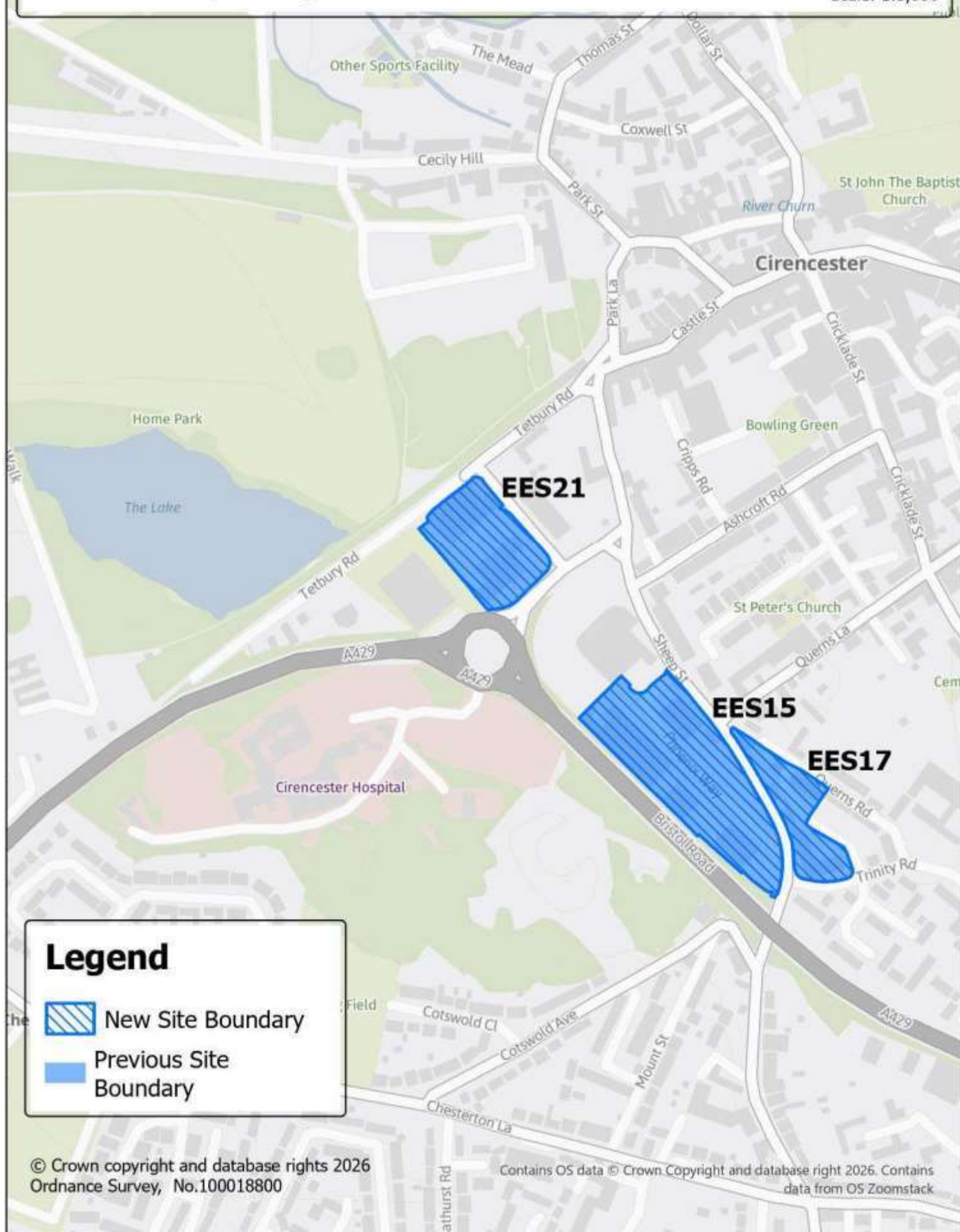
EES21

Cirencester

St James Place, Tetbury Road



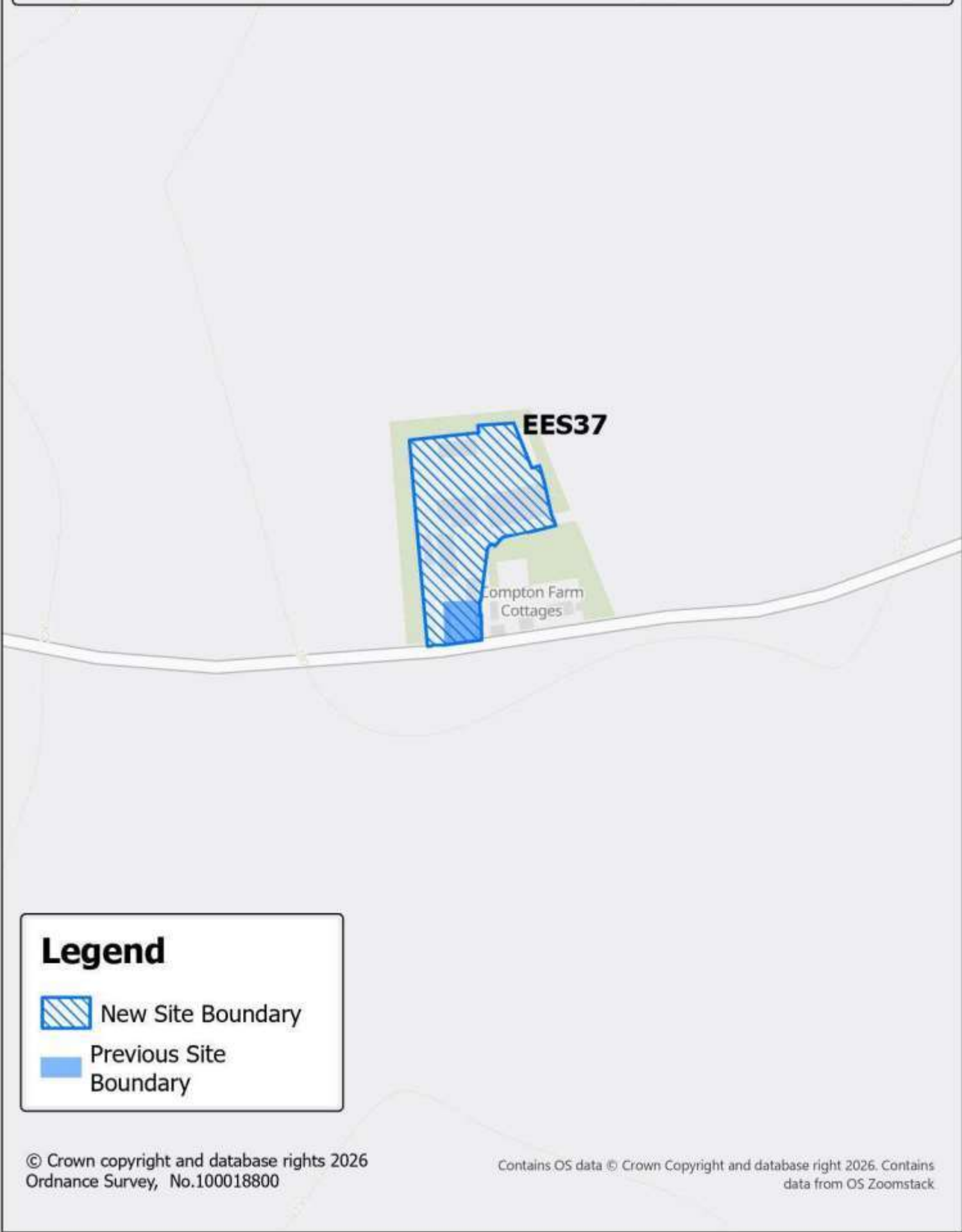
Scale: 1:5,000



Site ref	Settlement	Overall site area (ha)
EES37	Compton Abdale	2.34
Site Address		Site status:
Compton Business & Craft Centre and Walkers Logs, GL54 4DL		Protect
Description of site/surrounding uses		
The Business and Craft Centre is six small starter employment units situated in a rural location to the east of the village of Compton Abdale. The units are within a converted farm building and are single storey stone-built construction, set in a courtyard layout. The units 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. The site is in a quiet rural location, which has a tarmacked entrance and a relatively large gravel parking area. The Walkers Logs premises is a large L shaped site, which accommodates heavy machinery and vehicles and a large area for storage, all of which form part of a log processing business.		
Environmental Quality / Constraints		
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. The overall appearance of the area is neat and tidy. The site is within a rural location in the Cotswolds National Landscape. The surrounding environment consists of a variety of high-quality open countryside, agricultural land. Crompton Farm is Grade I listed.		
Accessibility / Strategic Access		
The site is accessible from the A40 via a short rural green lane but is in an isolated rural location and is only directly accessible by car. The separate access for Walkers logs has a suitably wide for accommodating HGVs. The nearest railway stations are located at Moreton-in-Marsh (16 miles) and Kemble (20 miles).		
Developable Space / Vacancy		
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.		
Ownership / Planning History		
Freehold ownership. The land and buildings to the north (the logging business) have permission for "processing and kiln drying of logs (Class B2) with ancillary storage (Class B8)" (ref: 09/00268/FUL). There have been no notable planning permissions since 2016.		
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?		
The Walkers Logs premises is important for heavy industry and storage and distribution.		
Summary		
Converted farm in rural location. Some vacant units but the site is of reasonable quality and should be protected for employment use.		

EES37

Compton Abdale
Compton Business & Craft Centre and Walkers Logs



Legend

-  New Site Boundary
-  Previous Site Boundary

Site ref	Settlement	Overall site area (ha)
EES26	Fairford	1.49
Site Address		Site status:
Horcott Industrial Estate, GL7 4BX		Protect
Description of site/surrounding uses		
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 Horcott Road. There are approximately 28 units, with a range of occupiers of various types of employment, including general industrial and storage and distribution uses. The variety in business types indicates a wide demand in different services and products, which in conjunction with the design and layout of the industrial estate, makes the site highly attractive for occupiers. The internal road network is tarmacked throughout and is of high quality. External areas are well-maintained, 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.		
Environmental Quality / Constraints		
The site has flat topography and is square in shape. Apart from a narrow access road that restricts vehicle movements, the site provides a good quality employment environment with no obvious environmental constraints or contamination issues. All modern servicing is provided on-site. Well-maintained hedgerows within and trees or hedges visible throughout, therefore creating a greener appearance. The surrounding environment consists of a variety of residential areas and open space. The site is situated within the Fairford development boundary.		
Accessibility / Strategic Access		
Site access is constrained as vehicles must pass along a quiet residential access road, which has car parked on the roadside, to access the site from the A417. There is a lack of local facilities for the workforce other than the shops in the town centre, 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).		
Developable Space / Vacancy		
The site has a good level of take up of its units by a variety of occupiers and there are a healthy market demand and a good mix of occupiers. There were 3 vacancies within the estate on the day of the visit, which were all to the rear of the estate. The spacious internal parking area to the rear, which does not appear to be not well-used, may be able to accommodate some additional development. There is also an area of land to the rear that could accommodate a potential extension should there be no sequentially preferable sites available.		
Ownership / Planning History		

There are two separate landownerships (XK Prop Co and JA Cover Ltd). There are no known details of lease conditions. No known development constraints. There has been a limited amount of planning activity since April 2016 with only one noteworthy planning permission:

- 18/03642/FUL Address: Units 1 - 2 Horcott Industrial Estate Horcott Fairford Gloucestershire GL7 4BX. Description: Single storey extensions to side & front to form new workshop & reception area - Resubmission of 18/02204/FUL for reduction in height of workshop.

B1 use class became E(g) use class on 1 September 2020.

Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?

This area is important for either general or heavy industry and storage and distribution. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses.

Summary

Established industrial estate within the Fairford settlement boundary. In good use. Protect for employment use.

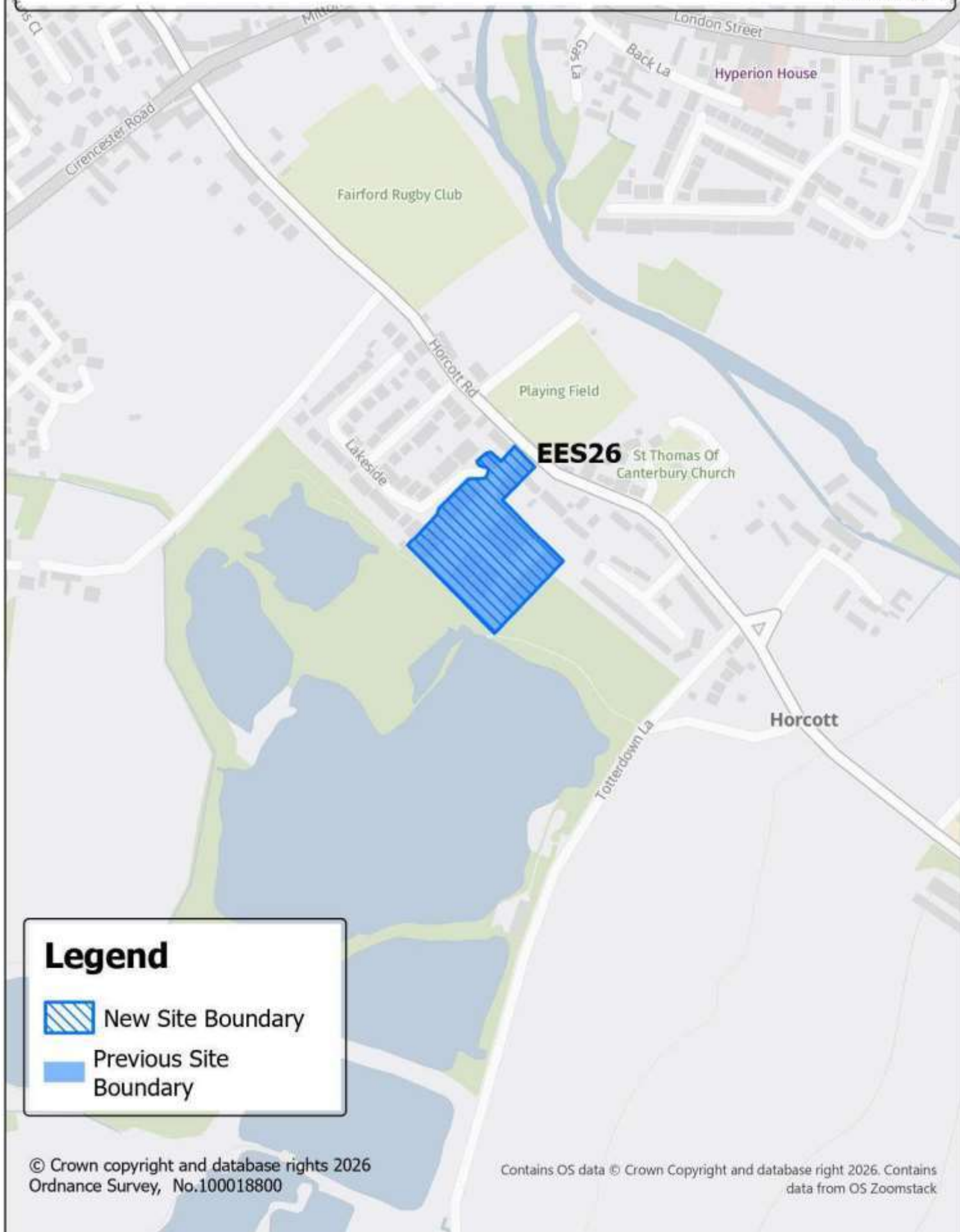
EES26

Fairford

Horcott Industrial Estate



Scale: 1:5,000



Legend

-  New Site Boundary
-  Previous Site Boundary

Site ref	Settlement	Overall site area (ha)
EES27	Fairford	2.78
Site Address		Site status:
London Road, GL7 4DS		Protect
Description of site/surrounding uses		
The site was formerly Fairford railway station. The station was demolished and the railway line dismantled in the 1960s. 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 (this site - EES27). The second is occupied by TT Electronics (EES29). The areas contrast in character and in the style and quality of the buildings. 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 a timber/engineering company occupies the premises to the rear, with a large space for industrial storage and / or parking (both purposes are being used). Internal circulation around the site is good with generous levels of off-street parking. There is all modern servicing on the site. The site is outside of Fairford's development boundary. The wider surrounding area is open countryside.		
Environmental Quality / Constraints		
The site is flat and rectangular in shape. External areas are well maintained overall, 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. Overall, the site has a good quality employment environment with no obvious environmental constraints or contamination issues. The area to the rear, which has timber storage and parked lorries, appear to be scrubland.		
Accessibility / Strategic Access		
The site is accessible via the private car from the A417. The closest local facilities are in Fairford town centre, 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 & 75), and Cricklade (76). The nearest railway stations are located at Kemble (13 miles) and Swindon (15 miles). The entrance is a good quality tarmacked road that leads into a spacious carpark.		
Developable Space / Vacancy		
Development potential exists for additional employment development on the site, with scope for the improvement of poorer quality buildings to the rear, subject to reconfiguration of the site. There are no vacant premises and the site is occupied by large scale firms. Future take up of the site is restricted by the nature of existing uses and the supporting accommodation.		
Ownership / Planning History		
Owned by Howarth Timber Engineered Solutions Ltd. No known details of lease conditions. No development constraints. There has been no noteworthy planning activity on the site since April 2016.		
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?		

This area is important for light, general and heavy industry. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses and commercial activities on the site. For example, there is no footways, no street lighting, the area can be noisy, there is a lack of access to services and facilities, a lack of access to greenspace and this is an unsafe environment for children.

Summary

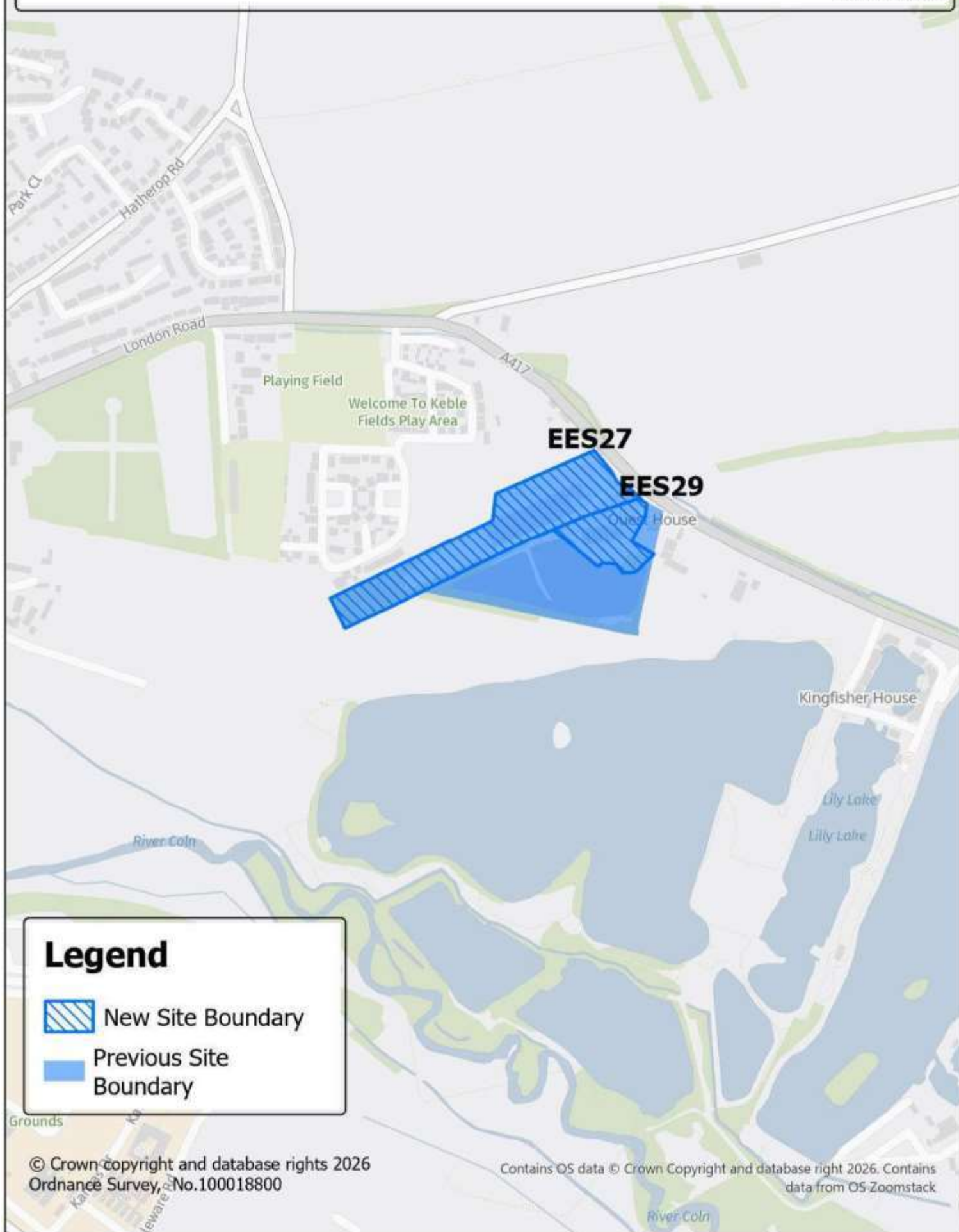
Established employment site in rural location. Protect for employment use.

EES27

Fairford
London Road



Scale: 1:7,000



Legend

-  New Site Boundary
-  Previous Site Boundary

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data from OS Zoomstack

Site ref	Settlement	Overall site area (ha)
EES28	Fairford	6.30
Site Address		Site status:
Whelford Lane Industrial Estate, GL7 4DT		Protect
Description of site/surrounding uses		
Whelford Road Industrial Estate is a large well-established estate comprising 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 carparking 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. There is a Shell garage with a Londis to the north of the site on the A417. The site has gated areas within and each area bar one has signs of heavy industrial activity.		
Environmental Quality / Constraints		
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.		
Accessibility / Strategic Access		
The site is accessible by car and pedestrians via the A417. It has a high-quality tarmacked entrance and the road network within is of good quality. 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).		
Developable Space / Vacancy		
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. There is a large area that is flat and concreted to the right of the entrance as you head into the Industrial Estate. This has been dormant for a long time and no activity occurs.		
Ownership / Planning History		
Multiple landownerships. Details of leases unknown. There has been one notable planning permission since April 2016. 23/00568/FUL Address: Land Parcel At E417506 N200533 Whelford Industrial Yard Whelford Road Fairford Gloucestershire. Description: Regularise use of land for B8 (Storage and distribution) purposes (part retrospective).		

Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?
This area is important for either general or heavy industry, waste management, storage and distribution. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses and commercial activities on the site. For example, there are noisy and odour emitting uses, a lack of access to greenspace and the site is an unsafe environment for children.
Summary
Established industrial estate within a rural setting. Probably located here because of its proximity to the quarrying areas of the Cotswold Water Park. Protect for employment use.

EES28

Fairford

Whelford Lane Industrial Estate

N



Scale: 1:5,000

EES28

A417

Kingfisher House

Lilly Lake

Lilly Lake

Legend



New Site Boundary



Previous Site
Boundary

Thornhill Waters

Mallam Waters

Site ref	Settlement	Overall site area (ha)
EES29	Fairford	3.45
Site Address		Site status:
TT Electronics, London Road (A417), GL7 4DS		Protect
Description of site/surrounding uses		
The site consists of a modern, high-quality brick-built office to front of industrial units accommodating TT Electronics, a high-tech aeronautical components company. The building is of good quality and is 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, 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. The abundance of trees, greenery and a lake add to the high-quality environment.		
Environmental Quality / Constraints		
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 outside of the Fairford development boundary.		
Accessibility / Strategic Access		
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).		
Developable Space / Vacancy		
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.		
Ownership / Planning History		
Single freehold ownership – New Chapel Electronics. No known ownership constraints. Historical planning application (ref: 19/02570/FUL) for the erection of a single storey building for B1 office or R&D use was permitted in November 2019 but has now expired. Demonstrating future expansion potential within the site within the 0.1ha plot. Quest House, which previously provided two employment units, gained permission for residential accommodation through the government’s permitted development rights (ref: 17/04958/OPANOT). This part of the site should be excluded from the established employment site boundary. It is also recommended that the site boundary is reviewed to remove the watercourses within the current site boundary.		
Summary		
Established employment site in rural location. In use. Protect for employment use.		

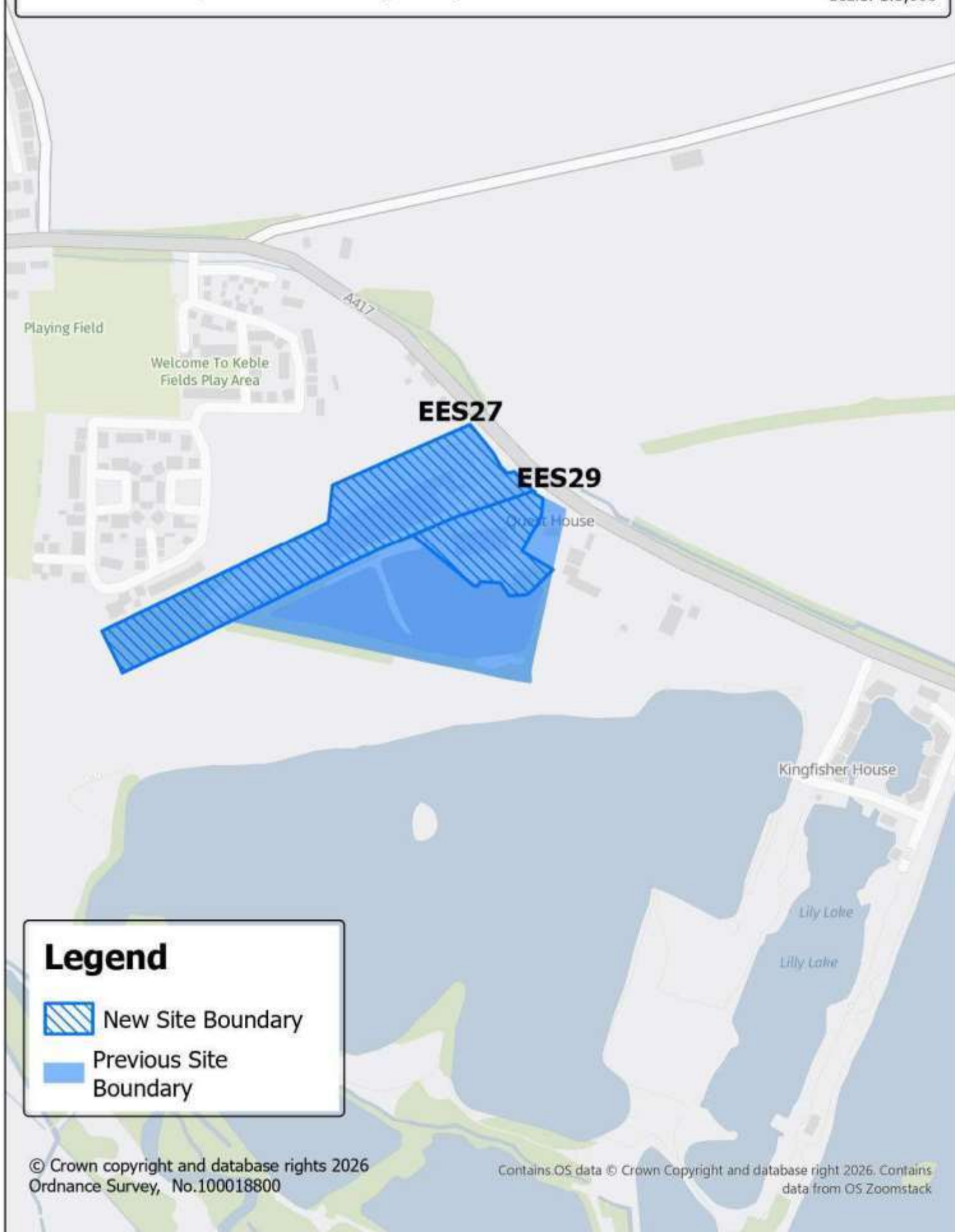
EES29

Fairford

TT Electronics, London Road (A417)



Scale: 1:5,000



Legend

-  New Site Boundary
-  Previous Site Boundary

Site ref	Settlement	Overall site area (ha)
EES34	Longborough	3.92
Site Address		Site status:
The Sitch, Longborough. GL56 0QJ		Protect
Description of site/surrounding uses		
The area is a linear collection of 4 independent industrial / workshop / employment units situated off the Charlesway, the main road into Longborough, which carries traffic westwards from the A429. All buildings are in good condition although they are of variable quality and size, which matches their uses. Compared to the older shop, concrete factory and Eastgate House, the Harrison building is the more modern industrial shed with its offices incorporated. The variety of occupiers includes industries making paper products, a service company and Longborough Concretes Ltd. The functional external areas comprise tarmac surface parking areas. There is adequate parking and good internal circulation and servicing.		
Environmental Quality / Constraints		
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 Cotswolds National Landscape, is situated to the east of Longborough and is surrounded by open countryside in all directions apart from to the west where there is a new housing development.		
Accessibility / Strategic Access		
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, which are 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) and Kingham (9 miles).		
Developable Space / Vacancy		
The site is a well-established employment estate and accommodates a range of occupiers for large scale requirements and provides flexible accommodation for local companies. There are no vacant units. 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.		
Ownership / Planning History		
Ownership details unknown. • New single storey garage and MOT centre with small storage mezzanine relating to two bays for expansion to be let short term as industrial space at with western side of The Sitch (ref: 21/02230/FUL) • Erection of a single storey warehouse extension at Sterling House (ref: 21/03638/FUL) • Erection of a storage unit (B8) at The Timber Yard (ref: 16/01294/FUL) • Creation of a new vehicular access at Stonecroft The Sitch (ref: 16/04820/FUL)		

Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?
This area is important for general and heavy industry and storage and distribution. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area.
Summary
The site is an established employment area with 4 independent units in a rural location adjacent to the A429. All in use. Protect for employment use.

EES34

Longborough
The Sitch



Scale: 1:6,000



Legend

-  New Site Boundary
-  Previous Site Boundary

Site ref	Settlement	Overall site area (ha)
EES8	Mickleton	6.61
Site Address		Site status:
Seyfried (Bird Industrial Estate), Stratford Road, GL55 6SR		Protect
Description of site/surrounding uses		
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. 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.		
Environmental Quality / Constraints		
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. The site is in a rural location and within the Cotswolds National Landscape, surrounded by open countryside in all directions.		
Accessibility / Strategic Access		
The site has limited strategic access and can only be accessed via B class roads that have sharp bends and narrow sections of road. 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 an unsustainable location for significant commercial development activity in planning policy terms. There is a lack of local facilities for the workforce. There are infrequent bus links from the centre of Mickleton (<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).		
Developable Space / Vacancy		
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.		
Ownership / Planning History		
Single ownership – Summerville Ltd. No recent planning history		
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?		
This site is important for waste management. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area; and could harm the commercial activities.		
Summary		
Established waste management, reclamation and recycling centre in rural location. Poor visual appearance, but important bad neighbour use site. Protect for employment and waste management uses.		

EES8

Mickleton
Seyfried (Bird Industrial Estate)



Scale: 1:6,000



Legend



New Site Boundary



Previous Site
Boundary

Site ref	Settlement	Overall site area (ha)
EES32	Moreton-in-Marsh	4.92
Site Address		Site status:
Cotswold Business Village, London Road, GL56 0JQ		Protect
Description of site/surrounding uses		
The Cotswold Business Village is a high-quality business park situated to the south-east of Moreton-in-Marsh. The site comprises modern, purpose-built developments for office and heavier industry with surface car parking between and a series of modern industrial style shed units. 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 site is focused on SME businesses and generally well occupied. The units provide a range of occupiers including transport, home entertainment, seeds, saddlery and clothing, and building merchants. The completed external areas are of high quality with good roads, pedestrian provision, demarcated parking areas and well-maintained soft landscaping. There is adequate parking for staff, However there is a considerable amount of roadside parking that can cause congestion issues. Despite this there is good internal circulation and servicing.		
Environmental Quality / Constraints		
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. The site is within Moreton's development 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.		
Accessibility / Strategic Access		
The site has 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. 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. Busses to Chipping Norton, Bourton-on-the-Water and Cheltenham run along the A44 providing direct access to the site. The town centre has an abundance of local services and facilities for the workforce.		
Developable Space / Vacancy		
There are low levels of vacancy and 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. 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.		
Ownership / Planning History		
The ownership details are understood to be freehold. The original outline planning permission (ref: 05/02040/OUT) is now fully developed. There is limited scope for further infilling or the intensification of use of existing premises. Recent planning application history of note includes: Two storey office extension (part retrospective) at H P S Direct Former Units E-H (ref: 20/03123/FUL)		

• Change of use from office (B1) to veterinary clinic (D1) with office space (B1) at 3 Wychwood Court (ref: 18/03520/FUL) • Erection of 1 and a half storey side extension to provide garage/store area at Cornbury House 1 Cotswold Business Village (ref: 18/00189/FUL) • Single storey side and rear extensions at 3 Cotswold Business Village (ref: 17/02124/FUL)
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?
The site predominantly accommodates office and light industrial premises. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area and the commercial activities on the site.
Summary
Established industrial estate within a relatively large defined settlement area. Limited scope for further expansion/infill. Protect for employment use.

EES32

Moreton-in-Marsh
Cotswold Business Village



Legend

-  New Site Boundary
-  Previous Site Boundary

Site ref	Settlement	Overall site area (ha)
EES33	Moreton-in-Marsh	1.42
Site Address		Site status:
Fosseway Industrial Estate, Stratford Road, GL56 9NQ		Protect
Description of site/surrounding uses		
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; some that have been converted for employment purposes from former agricultural use. 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. 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.		
Environmental Quality / Constraints		
The site is undulating and has an irregular shape. There are no noise or other obvious pollutants and the site has all modern utilities. Blenheim Farm House is Grade II listed. Western and southern parts of the site in Flood Zone 2. 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.		
Accessibility / Strategic Access		
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. Access and internal circulation are tight. There is an abundance of local facilities for the workforce within a 5-minute walking distance in the town centre. The site has good access by car, bus and rail. 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.		
Developable Space / Vacancy		
The site currently accommodates a range of occupiers, mainly with local demand for units. There are very few vacant units. The site provides flexible accommodation for local companies. 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.		
Ownership / Planning History		
Two ownerships, for the north and south of the site respectively.		
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?		

This area is important for either general industry and storage and distribution. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area and commercial activities.

Summary

Established employment site within a relatively large defined settlement area. Limited scope for expansion without significant redevelopment. Protect for employment use.

EES33

Moreton-in-Marsh
Fosseway Industrial Estate



Site ref	Settlement	Overall site area (ha)
EES23	North Cerney	13.25
Site Address		Site status:
Fosse Cross, GL54 4NW		Protect
Description of site/surrounding uses		
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 Gloucestershire 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.		
Environmental Quality / Constraints		
The site is flat and medium sized with all modern utilities. The external areas appear to be tired and are in need of investment. There are no contamination or other related issues with the exception of the animal crematorium. There are no neighbouring amenity issues due to the site's rural location, although it is located within the Cotswolds National Landscape.		
Accessibility / Strategic Access		
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. 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).		
Developable Space / Vacancy		
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.		
Ownership / Planning History		
Multiple ownerships. Scope for expansion subject to constraints associated with pet crematorium and waste depot. There has been no planning application history of note since April 2016, although the B1 use class became E(g) use class on 1 September 2020.		
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?		
This area is important for either general or heavy industry, waste management, storage and distribution, or a mix of such uses. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses and could conflict with commercial activities.		
Summary		
Industrial units and waste transfer station in a rural location. Protect for employment use.		

EES23

North Cerney
Fosse Cross



EES23

Legend



New Site Boundary



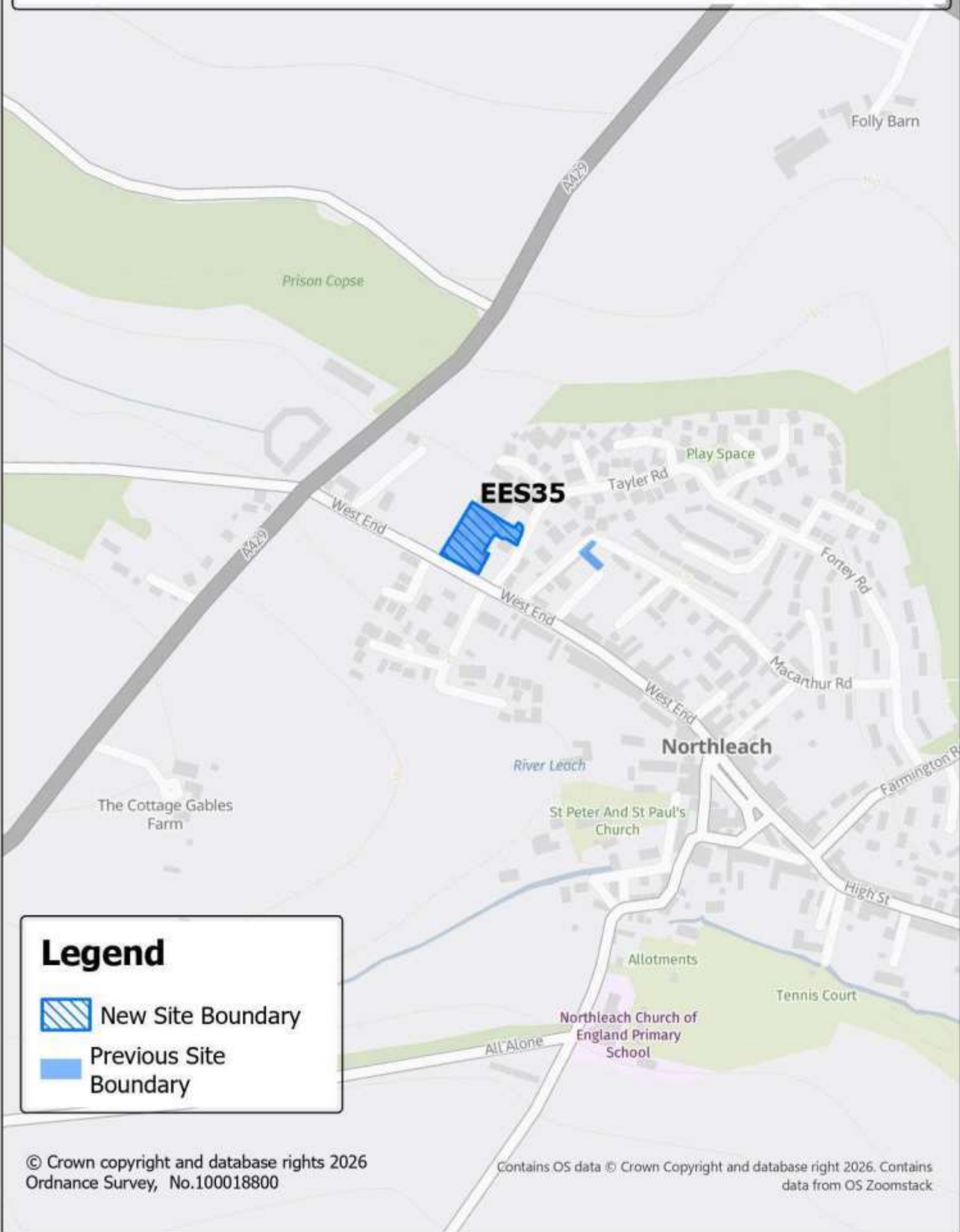
Previous Site
Boundary

Site ref	Settlement	Overall site area (ha)
EES35	Northleach	0.29
Site Address		Site status:
Old Coalyard Farm Industrial Estate, West End Road, GL54 3HE		Protect
Description of site/surrounding uses		
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 are located to the rear and are accessed from Midwinter Road. 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.		
Environmental Quality / Constraints		
The site's topography is sloping but 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 and influence the types of employment activities which are suitable on the site. The site also sits within a Conservation Area and the Cotswolds National Landscape.		
Accessibility / Strategic Access		
The site has good strategic access, being located close to the A40 (east-west route) and the A429 (north-south route). The site is on the western edge of the town, which enables HGVs to access the estate with ease. 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 Monday to Friday 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).		
Developable Space / Vacancy		
There were no vacant units on the day of the visit. 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.		
Ownership / Planning History		
Number of separate landownerships with freehold ownerships likely. No planning permissions of note since April 2016.		
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?		
This area is important in providing light industrial space to support the local economy. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area and provision of local employment opportunities.		
Summary		

Site within the town's settlement boundary. In use. Protect for employment use.

EES35

Northleach
Old Coalyard Farm Industrial Estate



Legend



New Site Boundary



Previous Site
Boundary

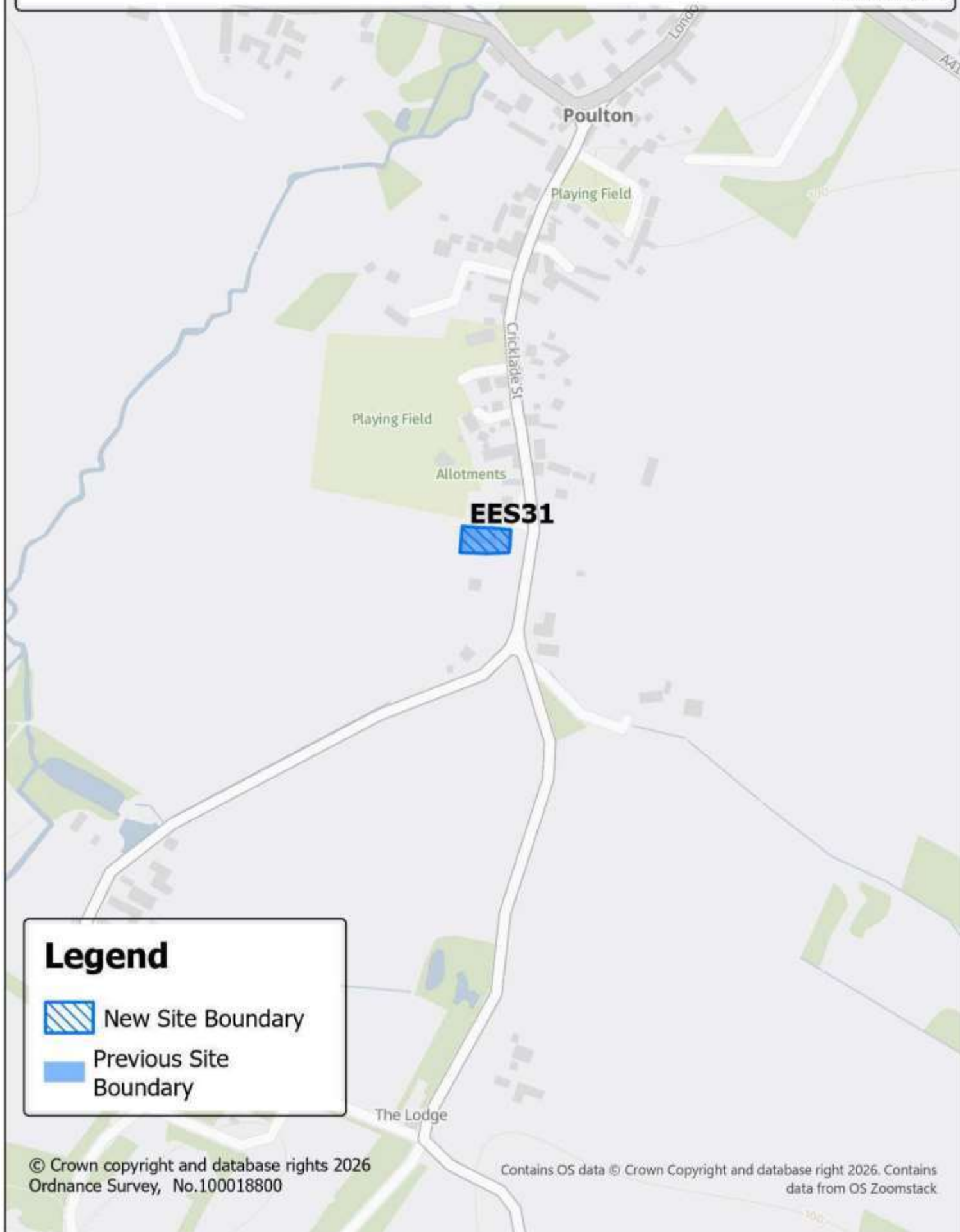
Site ref	Settlement	Overall site area (ha)
EES31	Poulton	0.14
Site Address		Site status:
Butts Farm, Cricklade Street, GL7 5HY		Protect
Description of site/surrounding uses		
Butts Farm is a small complex of 5-6 employment/office units converted from agricultural use. The buildings are of single and 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.		
Environmental Quality / Constraints		
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. 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.		
Accessibility / Strategic Access		
Although the site is near 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. 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).		
Developable Space / Vacancy		
This is a small site with some vacancy that can 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 farmhouse and greenhouse buildings. The site is dominated by a single occupier (food processing systems).		
Ownership / Planning History		
Single private ownership – Bosworth Estates. No recent planning history.		
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?		
This area is important for either general industry and storage and distribution. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area and the business operations.		
Summary		
Converted farm in rural village location. In active use with a number of small businesses present, and of reasonable/good quality. Protect for employment use.		

EES31

Poulton
Butts Farm



Scale: 1:5,000



Legend

-  New Site Boundary
-  Previous Site Boundary

Site ref	Settlement	Overall site area (ha)
EES25	Preston	1.52
Site Address		Site status:
Village Farm, GL7 5PR		Protect
Description of site/surrounding uses		
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.		
Environmental Quality / Constraints		
The site is flat but very small. It was 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 and proximate to Village Farm Cottage which is Grade II listed. The wider surrounding area consists of the residential properties within the village of Preston to the east and northeast, and open farmland to the south and south-west. The wider environment is of high quality.		
Accessibility / Strategic Access		
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. Bus services are limited, 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).		
Developable Space / Vacancy		
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.		
Ownership / Planning History		
Freehold ownership of the units by farm landowner. No recent planning history evident.		
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?		
This area is important for either general industry and storage and distribution. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area.		
Summary		
Working farmyard within the village of Preston. Protect for employment use.		

EES25

Preston
Village Farm



Scale: 1:6,000



Legend

-  New Site Boundary
-  Previous Site Boundary

Site ref	Settlement	Overall site area (ha)
EES24	South Cerney	16.74
Site Address		Site status:
Lakeside Business Park, Broadway Lane, GL7 5XL		Protect
Description of site/surrounding uses		
Lakeside Business Park, South Cerney is a large, mostly modern, 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 and east, a school beyond Ham Lane to the north-east and a lake to the south-east. Open countryside extends in all other directions The layout is clear with a main artery road within that has smaller roads to the side.		
Environmental Quality / Constraints		
The site is flat and has all modern utilities, with a good quality environment with no obvious constraints or contamination issues. The south-eastern part of the site falls partly in Flood Zone 2 and partly in Flood Zone 3. 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. Land to the west and south falls within the Cotswold Water Park SSSI.		
Accessibility / Strategic Access		
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. The access influences the form of development which is suitable on the site. There are regular Mon-Sat bus links from the centre of South Cerney (0.5 miles) to Eastleach, Turville, Fyfield, Southrop, Kempsford, 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).		
Developable Space / Vacancy		
There is only limited developable space on the industrial estate. However, there may be limited scope for extensions to existing units.		
Ownership / Planning History		
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. • Extension to mezzanine at Unit C6 (ref: 16/04830/FUL) • Erection of Industrial unit B1, B2 and B8 use (ref: 15/00686/FUL) • Erection of new commercial building for use as office space at Site 1 (ref: 15/00342/FUL) • Proposed extension & new light industrial units (B1) at The Mallards (ref: 19/02413/FUL) B1 use class became E(g) use class on 1 September 2020.		

Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?

This area is important for general and heavy industry and storage and distribution uses. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area and impact on business operations.

Summary

Established employment area within the settlement boundary of South Cerney. No evident expansion potential. Protect for employment use.

EES24

South Cerney
Lakeside Business Park, Broadway Lane



Legend

-  New Site Boundary
-  Previous Site Boundary

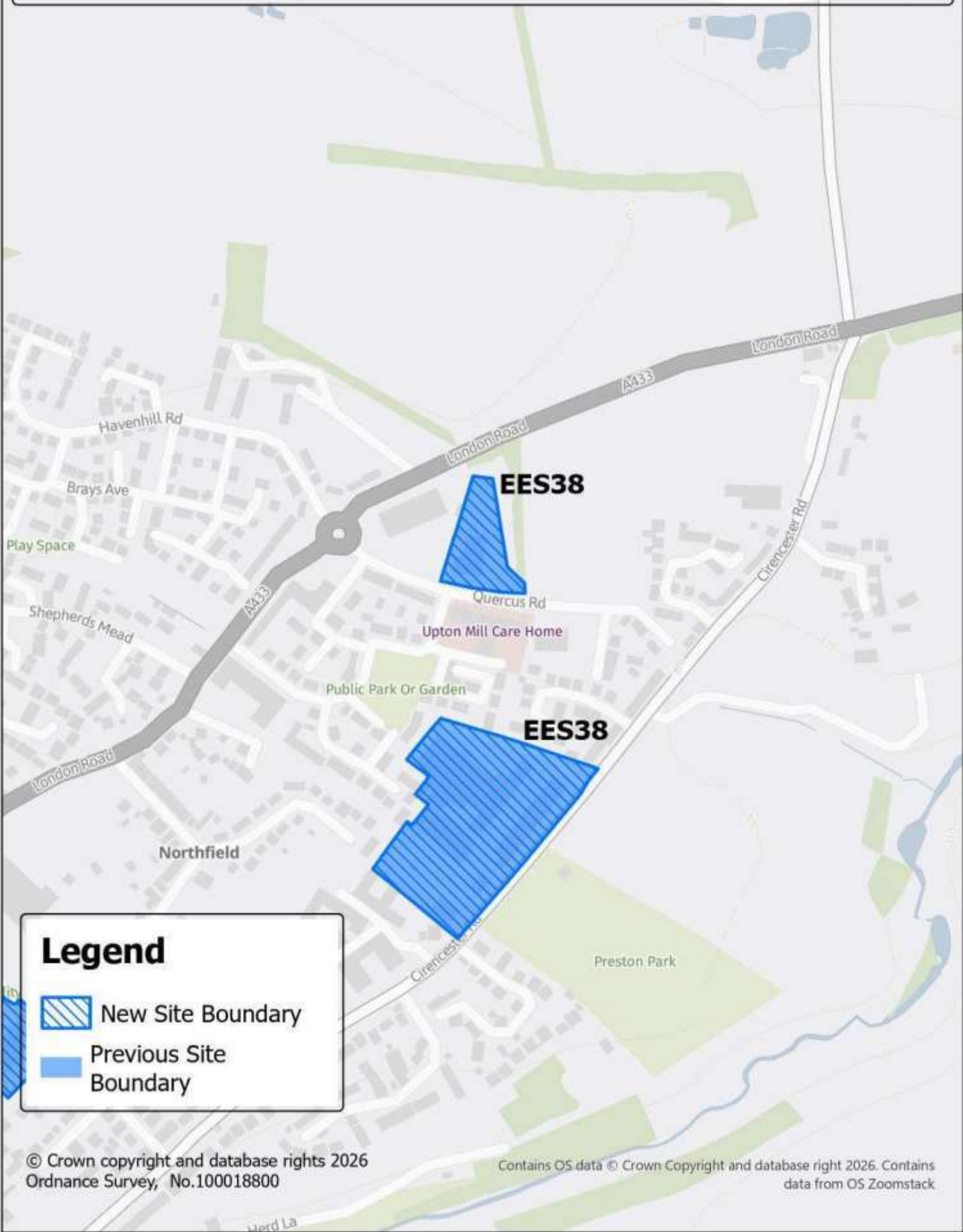
Site ref	Settlement	Overall site area (ha)
EES38	Tetbury	2.89
Site Address		Site status:
Tetbury Industrial Estate, Cirencester Road, GL8 8EZ		Protect
Description of site/surrounding uses		
Tetbury Industrial Estate is an older industrial development on the eastern edge of Tetbury. The site was formerly 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. There appears to be a low level of activity for an industrial estate of its size and it is in parts poor quality and run-down. The estate was being sold at auction at the time of the survey. 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.		
Environmental Quality / Constraints		
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 sits within the Cotswolds National Landscape, is generally flat and has all utilities available. The site sits on a hilltop location increasing landscape sensitivity in terms of further expansion.		
Accessibility / Strategic Access		
The site is 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 the site is on the main bus route from / to Kemble railway station. The nearest railway stations are located at Kemble (6 miles) and Stroud (11 miles).		
Developable Space / Vacancy		
There is little available land within the remaining existing parts of Tetbury Industrial Estate that could accommodate new employment development. On the other hand, if the vacancy levels are as low as thought when inspected, there may be room for renovation and growth within. There are a number of poorer quality units within the northwest of the site at the entrance – redevelopment of these units to provide newer stock should be considered. Expansion to the north would not be suitable given that the land steeply slopes and its sensitive hilltop location within the National Landscape.		
Ownership / Planning History		
Ownership details unknown. No noteworthy planning applications since April 2016.		
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?		
This area is important for either general or heavy industry, waste management, storage and distribution, or a mix of such uses. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area and business operations.		
Summary		
Established industrial estate within an existing settlement area (out of centre location). Protect for employment use.		

EES38

Tetbury
Tetbury Industrial Estate



Scale: 1:5,000



Legend

-  New Site Boundary
-  Previous Site Boundary

Site ref	Settlement	Overall site area (ha)
EES39	Tetbury	1.57
Site Address		Site status:
Hampton Street Industrial Estate, Tetbury, GL8 8LD		Protect
Description of site/surrounding uses		
Hampton Street Industrial Estate is situated within the north-west of Tetbury. The area comprises 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. There is a presence of heavy machinery and the construction industry is highly active here. 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. The estate supports a range of local small businesses.		
Environmental Quality / Constraints		
The topography is undulating and the site is rectangular in shape. It is a typical, well maintained industrial estate environment, with a very high-quality tarmacked road within and a well laid out internal network within. The estate has all the modern utilities on site with no obvious environmental or contamination constraints. 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 National Landscape. 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.		
Accessibility / Strategic Access		
The site is situated off the B4014, which links Tetbury to Avening to the north. There are ready links to the A class road network through the centre of Tetbury. This is ideal for the heavy vehicles that come in and out, with the construction industry having a high presence in the Industrial Estate and a lorry park at the back. The site is close to a convenience store and Tetbury town centre is within walking distance, which provide services for the workers. 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).		
Developable Space / Vacancy		
There are no obvious ransom strips and there is scope for extension of the industrial estate into the neighbouring land (outside of Tetbury's development boundary). Internal redevelopment would be difficult as the site has low levels of vacancy.		
Ownership / Planning History		

The site is in a number of separate ownerships. Noteworthy planning permissions since April 2016 include: • Erection of storage building at Hampton Street Lorry Park (ref: 16/01646/FUL). • Change of use of the ground floor storage area (Use Class B8) to Fitness Studio (Use Class D2) and reinstatement of Offices (Use Class B1) on the first floor at Unit 4 (ref: 17/01842/FUL). • Change of use of the ground floor storage area (Use Class B8) to Fitness Studio (Use Class D2) and reinstatement of Offices (Use Class B1) on the first floor. 17/03323/FUL Address: Unit 4 Hampton Street Industrial Estate Hampton Street Tetbury Gloucestershire GL8 8LD. Description: • Partial change of use of first floor from B1 to D2 at Unit 4A (ref: 20/03305/FUL).
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?
This area is important for either general or heavy industry, waste management, storage and distribution, or a mix of such uses. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area and impact on the business operation.
Summary
Established purpose built industrial estate with a lorry park to the rear of the site. Located within the Tetbury development boundary (out of centre). Busy commercial activity. Protect for employment use.

EES39

Tetbury
Hampton Street Industrial Estate



Scale: 1:5,000



Legend



New Site Boundary



Previous Site
Boundary

Site ref	Settlement	Overall site area (ha)
EES40	Tetbury	1.33
Site Address		Site status:
Priory Industrial Estate, London Road, GL8 8HZ		Protect
Description of site/surrounding uses		
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, linking the site to the Tesco store which is adjacent to the Industrial Estate. 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, gym, health foods, a carpet and bed supplier and a builder’s merchant, which provide a wide variety of industries to cater for the local needs.		
Environmental Quality / Constraints		
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 – e.g. there is some noise from the Industrial Estate. The site is washed over by the Cotswolds National Landscape 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.		
Accessibility / Strategic Access		
The site is 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). Parked cars on the straight road on the entrance into the estate can cause problems for lorries and heavy vehicles accessing certain parts of the Industrial Estate, for HGV parking and turning.		
Developable Space / Vacancy		
The site has several trade counter occupiers. Due to the configuration of the site, there is limited potential for expansion. This is reflected in the recent planning application history.		
Ownership / Planning History		

The site is in multiple ownership. Since 2016, there has been limited planning activity on the site, including the extension of the Coates Building to provide a mezzanine level and the subdivision of Unit 2 to provide two units. • Raising of eaves, recladding and alterations to elevations to create first floor accommodation at The Coates Building (ref: 18/04847/FUL). • Proposed subdivision of the unit and change of use to form hand car wash and valeting centre at Unit 2 Block (ref: 19/02469/FUL). B1 use class became E(g) use class on 1 September 2020.
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?
This area is important for either general or heavy industry, waste management, storage and distribution, or a mix of such uses. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area and business activities.
Summary
Established industrial estate within an existing settlement area (out of centre). In use for employment and Sui Generis employment uses. Protect for employment use.

EES40

Tetbury
Priory Industrial Estate



Scale: 1:5,000



Legend

-  New Site Boundary
-  Previous Site Boundary

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Site ref	Settlement	Overall site area (ha)
EES3	Upper Rissington	2.11
Site Address		Site status:
Upper Rissington Business Park, GL54 2QB.		Protect
Description of site/surrounding uses		
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 (including employment development) was granted planning permission on the site in 2009. This has nearly been completed. 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. 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.		
Environmental Quality / Constraints		
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 Cotswolds National Landscape and does not appear to suffer any adverse environmental issues.		
Accessibility / Strategic Access		
The isolated location of the site 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. 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).		
Developable Space / Vacancy		
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). E(g) development is envisaged as part of the wider Victory Fields development, but there has been limited progress in bringing forward new commercial space.		
Ownership / Planning History		

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.

- Outline application for the partial demolition of former military buildings and existing commercial buildings and redevelopment to provide up to 368 dwellings, up to 3,140 sqm of D1 and D2 floor space, up to 2050 sqm of A1- A5 floor space, up to 7,100 sqm of B1 floor space, including conversion of the former Officer's Mess, the former Station Sick Quarters, the former Station Headquarters and the former Education Block for residential purposes & conversion of the former Watch Tower, the former Guardhouse and the former Sergeants' Mess for employment purposes, together with the provision of public open space, associated access and junction improvements and other associated works (ref: 08/03697/OUT).
- Reserved matters application for 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).
- A planning application was withdrawn for the Erection of 24 residential dwellings, car parking and associated landscaping and the erection of 2 x B1 (Business) units with associated car parking and landscaping (ref: 17/03740/FUL).
- A planning application was permitted for the Erection of 10 dwellings, new vehicular access, associated works and infrastructure at Land adjacent to Mitchell Way and Wellington Road (ref: 20/02697/FUL). This has lost part of the established employment site to housing development.
- Another planning application for 26 Affordable Homes on the southern part of the site (ref: 26/01045/FUL) is pending decision. The application is supported by the Council and it is therefore appropriate to also remove this part from the Established Employment Site.

B1 use class became E(g) use class on 1 September 2020.

Summary

Remnant of former business park in an isolated rural location. Extant planning permission for employment uses. Protect for employment use.

EES3

Upper Rissington

Upper Rissington Business Park



Scale: 1:5,000



Legend



New Site Boundary

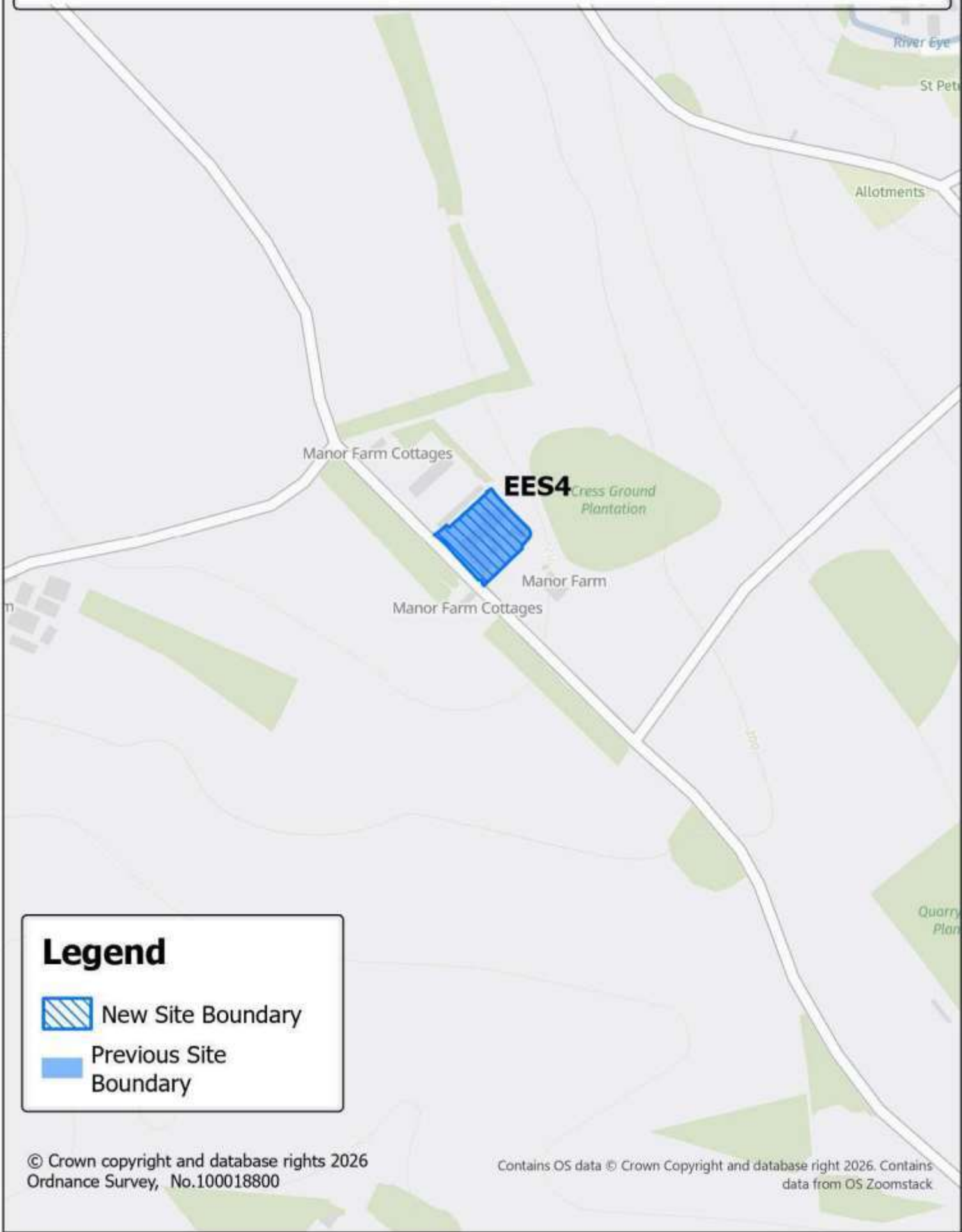


Previous Site
Boundary

Site ref	Settlement	Overall site area (ha)
EES4	Upper Slaughter	0.51
Site Address		Site status:
Manor Farm, GL54 2JJ		Protect
Description of site/surrounding uses		
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. There is an equine company, as well as several small businesses to the rear of the L shaped style business park.		
Environmental Quality / Constraints		
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 Cotswolds National Landscape and is surrounded by open farmland. The Farm building and walls are Grade II listed as are the Stable Range and Manor Farmhouse which are adjoining.		
Accessibility / Strategic Access		
The site's isolated location constrains its accessibility and makes access heavily reliant on private cars. There are limited areas to park cars it is evident that premises or storage units are sometime blocked by parked vehicles. There is 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. 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).		
Developable Space / Vacancy		
There is scope for limited conversion, but any new development must accord with the environmental quality of the location's setting.		
Ownership / Planning History		
Ownership details are unknown although the site is likely to be freehold. There have been no notable planning permissions granted since April 2016. B1 use class became E(g) use class on 1 September 2020.		
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?		
This area is important for either general or heavy industry, waste management, storage and distribution, or a mix of such uses. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area because there are no footways, no street lighting, a lack of access to services and facilities and a lack of access to greenspace.		
Summary		
Established employment area within a working farm complex. Protect for employment use.		

EES4

Upper Slaughter
Manor Farm



Legend

-  New Site Boundary
-  Previous Site Boundary

Site ref	Settlement	Overall site area (ha)
EES6	Weston-sub-Edge	5.08
Site Address		Site status:
Weston Industrial Estate, WR11 7QB		Protect
Description of site/surrounding uses		
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 and motor sport businesses. The site is well laid out and has good circulation and two access roads and is well managed.		
Environmental Quality / Constraints		
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 site has an isolated rural location. The site is large and has flat topography.		
Accessibility / Strategic Access		
The site is readily accessible by car or HGV via the B Class Honeybourne Road and is approximately 3 miles from the A44. There is a lack of local facilities on-site for the workforce, the nearest convenience store being in Mickleton (3.5 miles). The site has two entrances but has limited parking throughout. 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)		
Developable Space / Vacancy		
There is currently only one vacancy. The site is occupied by mainly local businesses. Vacant units, when they come up, are marketed. There is reportedly a long waiting list for companies to rent a unit on the site. There is scope for limited expansion. The fields that surround the industrial estate is also owned by the estate owner.		
Ownership / Planning History		
Privately owned site in single ownership. Recent planning history of note has included several extensions to existing units: • Side extension to Unit 28A (ref: 21/01793/FUL). • Two-storey extension to Unit 3 (ref: 21/00021/FUL). • Extension to workshop at Unit 3 (ref: 19/02507/FUL). • Certificate of Lawful Proposed Use under S.192 of the Town and Country Planning Act 1990 for single storey extension to existing commercial building at Unit 3 (ref: 19/01727/CLOPUD). • Extension to Industrial Unit and relocated parking at Unit 5 (ref: 19/00298/FUL). B1 use class became E(g) use class on 1 September 2020.		

Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?
This area is important for either general or heavy industry, waste management, storage and distribution, or a mix of such uses. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area.
Summary
Established industrial estate in rural location. Protect for employment use.

EES6

Weston-sub-Edge
Weston Industrial Estate



Site ref	Settlement	Overall site area (ha)
EES7	Weston-sub-Edge	5.16
Site Address		Site status:
Honeybourne Airfield Trading Estate, WR11 7QF		Protect
Description of site/surrounding uses		
The industrial estate is a converted military airfield situated approximately 0.5 miles north of Weston Industrial Estate. The estate consists 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.		
Environmental Quality / Constraints		
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. Large parts of the site fall in Flood Zone 2 or Flood Zone 3.		
Accessibility / Strategic Access		
The site is readily accessible by car or HGV via the B Class Honeybourne Road and is approximately 4 miles from the A44. There is a lack of local facilities on-site for the workforce. The nearest convenience store is located in Honeybourne (1 mile). 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).		
Developable Space / Vacancy		
The northern part of the site has now been developed and there is now only limited scope for expansion over the previous floorspace.		
Ownership / Planning History		
Multiple ownerships. Since the 2016 report, there have been one planning permissions of note. Additional detached warehouse facility, parking and turning area at Former Organic Farm Foods (ref: 19/00977/FUL). B1 use class became E(g) use class on 1 September 2020. There is a safeguarded route for the former Stratford-Cheltenham Railway Line which traverses the site.		
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?		
This area is important for general and heavy industry, waste management and storage and distribution uses. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses in this area and the business function.		
Summary		

Established industrial estate in rural location. The site should be protected for future employment use.

EES7

Weston-sub-Edge
Honeybourne Airfield Trading Estate



Legend

-  New Site Boundary
-  Previous Site Boundary

Site ref	Settlement	Overall site area (ha)
EES5	Willersey	3.24
Site Address		Site status:
Willersey Industrial Estate, WR12 7QF		Protect
Description of site/surrounding uses		
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 B2 and E(g) units. The site has a mixture 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. The site is very busy with light and large vehicles moving and turning.		
Environmental Quality / Constraints		
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. This was noted in 2016 and is still occurring in 2023. The site offers modern utilities and has no obvious contamination issues. Residential land uses neighbour the estate to the immediate south, east and west. The site is bound to the north by 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.		
Accessibility / Strategic Access		
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). Badsey Lane sees significant on-road parking which prohibits HGV access to the site. 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. Easy wide access to the industrial estate. There is a lack of on-site facilities for the workforce. 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). There are footpaths within the estate, which enable people to walk safely around the site.		
Developable Space / Vacancy		
There were no visible vacant units on the day of the survey. There is scope for expansion to the east (as explained in the planning history section below), however the eastern expansion will have a separate access from the B4632, being disconnected from the existing site. 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.		
Ownership / Planning History		

Site in multiple ownership. - Land to the east is allocated in the Local Plan for 1.97ha of B1, B2 and / or B8 use class employment land (ref: W_7A/WIL_E1C). A planning application was granted in June 2024 for "Employment development comprising new production, office, workshop and service buildings, covered storage areas, external storage areas for products and parts, parking areas and vehicular access to the B4632 road, landscaping and external works" (ref: 22/03534/FUL). - There is a pending planning application for residential development of 60 homes on the adjoining land east of the industrial estate (east of granted application above) (25/02687/FUL). B1 use class became E(g) use class on 1 September 2020.
Important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, or where there may be an unacceptable impact on intended occupiers resulting from the introduction of residential uses either now or in the future?
This area is important for either general or heavy industry, waste management, storage and distribution, or a mix of such uses. The introduction of residential uses in this location would have a harmful impact on intended occupiers of the residential uses.
Summary
Established industrial estate on the edge of rural location village. Largely in use. Protect for employment use.

EES5

Willersey
Willersey Industrial Estate

