

Cotswold Economy Study: Part 2 Volume 2 Employment Study (Existing Employment Sites) April 2016 Update



COTSWOLD
DISTRICT COUNCIL

Contents

1 Introduction	3
2 Existing employment sites to be protected	5
3 Former employment sites	8
4 Existing employment sites where site boundary has changed	9
5 Site proformas for existing employment sites	11

I Introduction

As part of the evidence base to inform Cotswold District Council's emerging local plan, Peter Brett Associates (PBA) produced the Cotswold District Economy and Retail Study in October 2012. The Study comprised several parts. Part 2 Volume 2 provided a list of existing employment sites in Cotswold District. This document also mapped the extent of each existing employment site and provided an evaluation of the quality of the existing employment sites against a number of criteria.

In light of paragraph 22 of the National Planning Policy Framework, which specifies that "*planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose*", a recommendation was also given about whether to protect the existing employment sites or release them for alternative uses. Of the 50 existing employment sites that were surveyed, 47 were recommended for protection and three were recommended for release. The full version of the Cotswold District Economy and Retail Study (PBA, October 2012) can be downloaded from the Evidence Base and Monitoring page of the Council's website via the following link: www.cotswold.gov.uk/planning-policy/evidence-base-and-monitoring

Since October 2012, a number of developments have taken place that impact on Cotswold District's existing employment sites. Furthermore, the emerging local plan is now approaching the point where it will be submitted for examination. It is therefore imperative that the evidence base is up to date in order that policies can take account of the most up to date situation on the ground.

This document updates the position of Part 2 Volume 2 of the Cotswold District Economy and Retail Study (PBA, October 2012) as of April 2016. Each site has been reviewed to establish if any new employment development has occurred within the undeveloped parts of the existing employment sites or if any parts of the existing 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 altered to reflect the change.

A full schedule of the existing employment sites in Cotswold District is provided in section 2, which recommends that 45 employment sites should receive policy protection. A list of former employment sites that no longer have policy protection is provided in section 3. Any major changes that have taken place on existing employment sites are outlined in section 4. This is followed by a the full list of updated site proformas and maps, which are provided in section 5.

Any queries on this study should be addressed to:

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Existing employment sites to be protected 2

2 Existing employment sites to be protected

Table 1 provides a list of existing employment sites in Cotswold District that should be protected through a safeguarding policy in the Cotswold District Local Plan (2011-31).

Table 1

Parish	Existing Employment Site	PBA Economy Study (2012) Reference Number	Cotswold District Local Plan (2011-2031) Reference Number
Andoversford	Andoversford Industrial Estate, Station Road	1001	EES44
Barnsley	Dovecot Workshops, Barnsley Park, GL7 5EG	1003	EES22
Beverston	Babdown Airfield	1004	EES41
Blockley	Draycot Works	1005	EES11
Blockley	Northwick Business Centre	1006	EES13
Blockley	Paxford Brickworks, Station Road, GL56 9LH	1007	EES12
Bourton-on-the-Water	Bourton Business Park/Industrial Estate	1008	EES1
Chipping Campden	Campden BRI (Campden & Chorleywood Food Research Association)	1009	EES10
Chipping Campden	Chipping Campden Business Park, Station Road	1010	EES9
Cirencester	Cirencester Office Park (Smith's Field)	1011	EES16
Cirencester	College Farm, Tetbury Road	1012	EES18
Cirencester	Love Lane Industrial Estate	1013	EES14
Cirencester	Mitsubishi Office	1014	EES20
Cirencester	Phoenix Way	1015	EES15
Cirencester	Querns Business Centre, Querns Road	1016	EES17
Cirencester	Whiteway Farm, The Whiteway	1017	EES19
Cirencester	St James Place, Tetbury Road	1050	EES21
Coln St Aldwyn	Cockrup Farm	1018	EES30

2 Existing employment sites to be protected

Parish	Existing Employment Site	PBA Economy Study (2012) Reference Number	Cotswold District Local Plan (2011-2031) Reference Number
Compton Abdale	Compton Business & Craft Centre	1019	EES37
Doughton	Street Farm	1021	EES42
Fairford	Horcott Industrial Estate	1022	EES26
Fairford	London Road	1023	EES27
Fairford	New Chapel Electronics, London Road (A417)	1024	EES29
Fairford	Whelford Lane Industrial Estate	1025	EES28
Great Rissington	The Barn Business Centre	1026	EES2
Kemble	Kemble Airfield Enterprise Park	1027	EES43
Longborough	The Sitch	1029	EES34
Mickleton	Seyfried (Bird Industrial Estate) Stratford Road	1030	EES8
Moreton-in-Marsh	Cotswold Business Village, London Road	1031	EES32
Moreton-in-Marsh	Fosseway Industrial Estate, Stratford Road	1032	EES33
North Cerney	Fosse Cross	1033	EES23
Northleach	Old Brewery, Guggle Lane	1035	EES36
Northleach	Old Coalyard Farm Industrial Estate, West End Road	1036	EES35
Poultton	Butts Farm, Cricklade Street	1036	EES31
Preston	Village Farm	1037	EES25
South Cerney	Lakeside Business Park, Broadway Lane	1038	EES24
Tetbury	Hampton Street Industrial Estate	1039	EES39
Tetbury	Priory Industrial Estate, London Road	1040	EES40
Tetbury	Tetbury Industrial Estate, Cirencester Road	1041	EES38
Upper Rissington	Upper Rissington Business Park	1043	EES3
Upper Slaughter	Manor Farm	1044	EES4
Weston sub Edge	Honeybourne Airfield Trading Estate	1045	EES7

Existing employment sites to be protected 2

Parish	Existing Employment Site	PBA Economy Study (2012) Reference Number	Cotswold District Local Plan (2011-2031) Reference Number
Weston sub Edge	Weston Industrial Estate	1046	EES6
Whittington	Whalley Farm	1047	EES45
Willersey	Willersey Industrial Estate	1048	EES5

3 Former employment sites

3 Former employment sites

Table 2 provides a schedule of former employment sites that are recommended to either no longer have policy protection or have been redeveloped into alternative uses.

Table 2

Parish	Existing Employment Site	Reason for Removal	PBA Economy Study (2012) Reference Number
Avening	Avening Mill	Recommended for release by Part 2 Volume 2 of the Cotswold District Economy and Retail Study (PBA, October 2012). The whole site has subsequently been converted to residential use (ref: 13/04186/OPANOT).	1002
Cirencester	Sheet Street Island	Removed due to loss of former TH White site to sheltered housing development, which is under construction (ref: 14/05222/FUL). Much of the remaining site area is also a pay and display car park. The remaining site area is also a proposed mixed use allocation in the emerging local plan (ref: CIR_E13B).	1051
Coberley	Ullenwood Court	Removed due to the site being lost for housing (ref: 14/05225/OUT).	1042
Compton Abdale	Manor Farm	Recommended for release by Part 2 Volume 2 of the Cotswold District Economy and Retail Study (PBA, October 2012).	1020
Lechalde	Old Station Site	Recommended for release by Part 2 Volume 2 of the Cotswold District Economy and Retail Study (PBA, October 2012). The whole site has subsequently been developed for residential use (ref: 14/04198/REM).	1028

Existing employment sites where site boundary has changed 4

4 Existing employment sites where site boundary has changed

Table 3 provides a schedule of existing employment sites where the site boundary has changed or where major development has occurred since October 2012.

Table 3

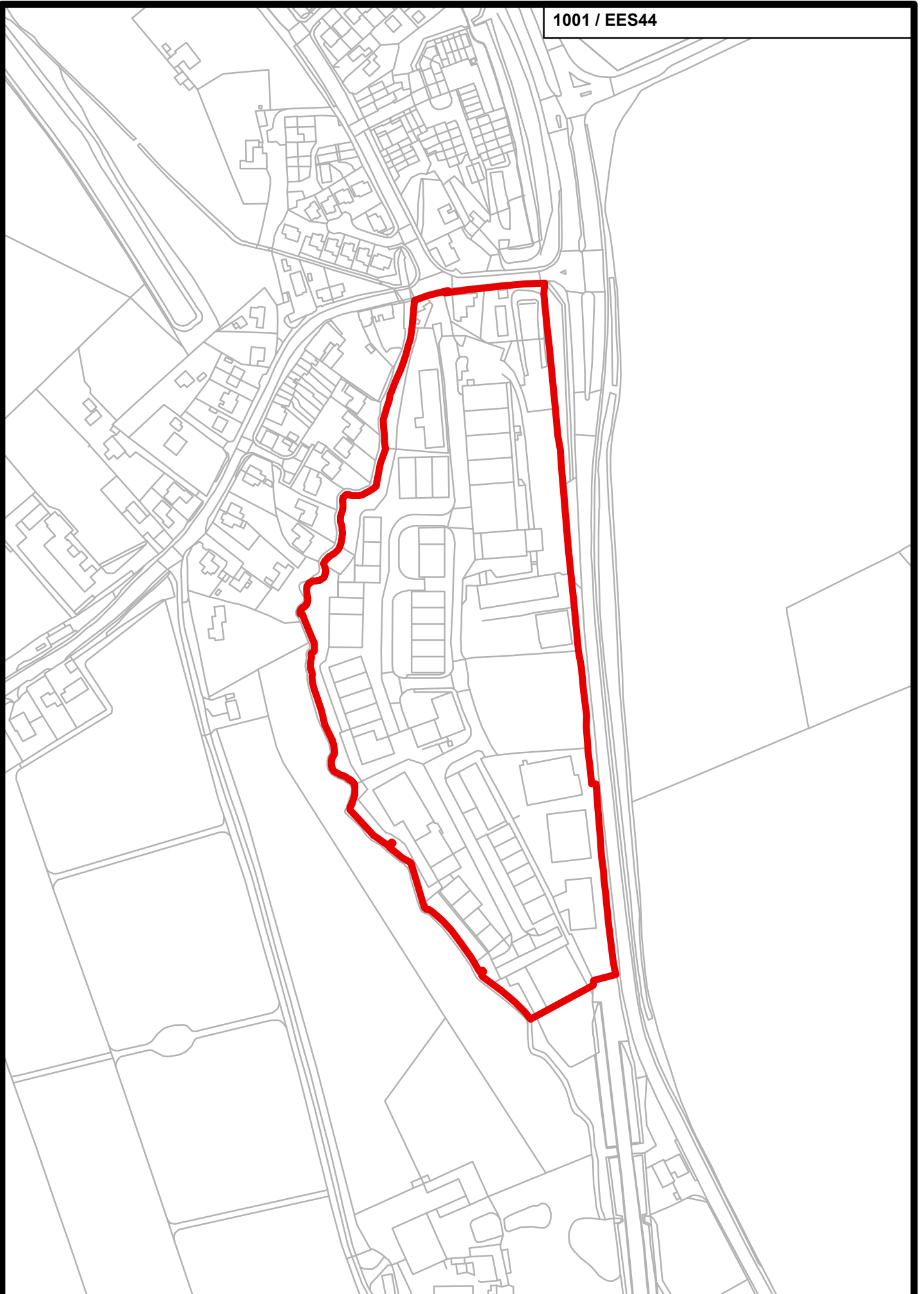
Parish	Existing Employment Site	Description of change	PBA Economy Study (2012) Reference Number	Cotswold District Local Plan (2011-2031) Reference Number
Bourton on the Water	Bourton Industrial Estate	Boundary extended to incorporate northern extension to Bourton Industrial Estate (ref: 09/03506/FUL).	1008	EES1
Cirencester	Love Lane Industrial Estate	Boundary reduced to exclude the Lidl supermarket, the recently completed retail scheme on the former Vygon site (ref: 12/01865/FUL) and the under construction application to convert Longwood House, Claverton House and Unit 3, Love Lane into residential use (ref: 15/01012/OPANOT).	1013	EES14
Cirencester	Querns Business Village	Boundary extended to incorporate employment unit, which should have been inside the original existing employment site boundary.	1016	EES17
Coln St Aldwyn	Cockrup Farm	Boundary changed to remove part of site that has been lost to a completed planning permission (ref: 13/04932/OPANOT).	1018	EES30
Moreton in Marsh	Fosseway Industrial Estate	Reduced site area due to a completed housing scheme on the old tramway (ref: 10/03807/FUL and 09/03026/FUL).	1032	EES33
Northleach	Old Coalyard Farm Industrial Estate	Reduced site area due to car showroom to the north being a car showroom (SG) use and also a proposed housing allocation.	1036	EES35
Preston	Village Farm	Boundary reduced to exclude a field, which should not have formed part of the original existing employment site boundary.	1037	EES25
Tetbury	Tetbury Industrial Estate	Boundary reduced due to planning permissions for new housing (ref: 12/01792/OUT, 13/05306/FUL, 13/04451/REM, 14/03567/REM,	1041	EES38

4 Existing employment sites where site boundary has changed

Parish	Existing Employment Site	Description of change	PBA Economy Study (2012) Reference Number	Cotswold District Local Plan (2011-2031) Reference Number
		15/00905/OPANOT). Part of the site is now also used as an Audi car showroom (SG), which has also been removed.		
Upper Rissington	Upper Rissington Business Park	Boundary reduced to reflect loss of site to housing (ref: 12/03810/REM) and new business park planning permission (ref: 12/03811/REM).	1043	EES3
Weston Subedge	Honeybourne Airfield Trading Estate	Boundary extended to incorporate newly completed 0.78 ha waste storage facility (B2/B8) use (ref: 10/02418/CPO).	1045	EES7
Whittington	Whalley Farm	Boundary reduced to exclude a field, which should not have formed part of the original existing employment site boundary.	1047	EES45

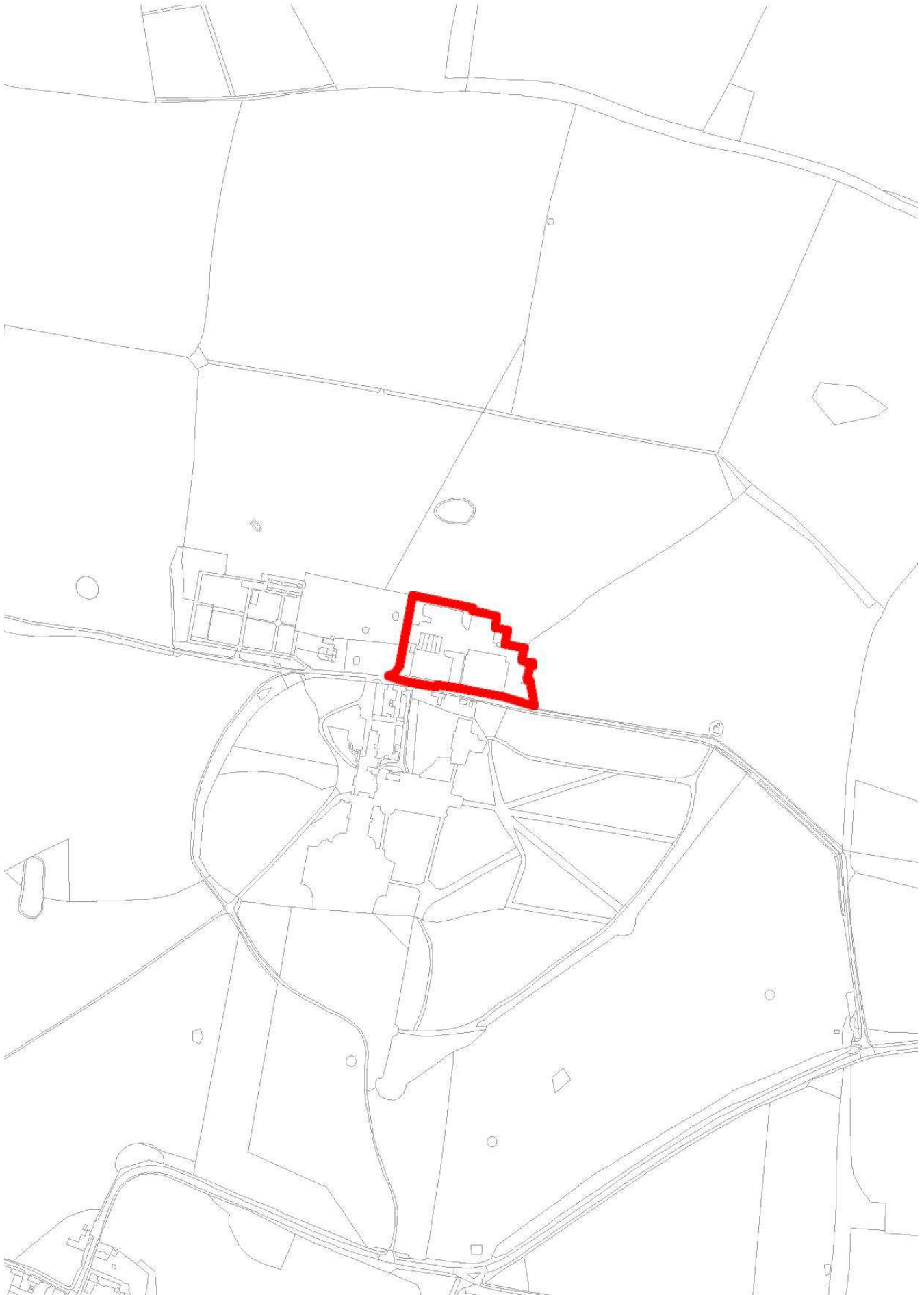
5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1001 / EES44	Andoversford	5.53
Site Address		Site status:
Andoversford Industrial Estate, Station Road		Protect
Description of site/surrounding uses		
<p>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 a large number of light industrial and workshop units together with small purpose built units at Coln Park within the site. 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 up into a number of 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 exists to the east.</p>		
Environmental Quality / Constraints		
<p>The external areas of tarmac surfaced parking areas and circulation roads are complimented by large grassed areas, all of which are in good condition. The internal circulation is good with adequate parking and all necessary servicing. All modern utilities on the site.</p> <p>Good quality environment with no obvious constraints or contamination issues. The proximity of neighbouring residential properties could be an amenity issue.</p>		
Accessibility / Strategic Access		
<p>The site is readily accessible from the A40 with access to the estate being provided by Station Road, which is immediately south of the A40.</p> <p>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). There are a lack of local facilities for workers at the site.</p>		
Developable Space / Vacancy		
<p>Andoversford Industrial Estate has good levels of demand. The site benefits from excellent 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 higher than average vacancy but those units that are vacant are actively marketed.</p>		
Ownership / Planning History		
<p>Ownership details unknown - large number of units under leasehold terms.</p> <p>Very limited planning application activity in the past five years. The only application is for "Alterations to existing storage building to create additional office floorspace and car parking with associated materials alterations to elevations (ref: 14/02705/FUL), which has yet to commence development.</p>		
Overall		
Established industrial estate in village location. Even though higher than average vacancy the site is still largely in use. Protect		



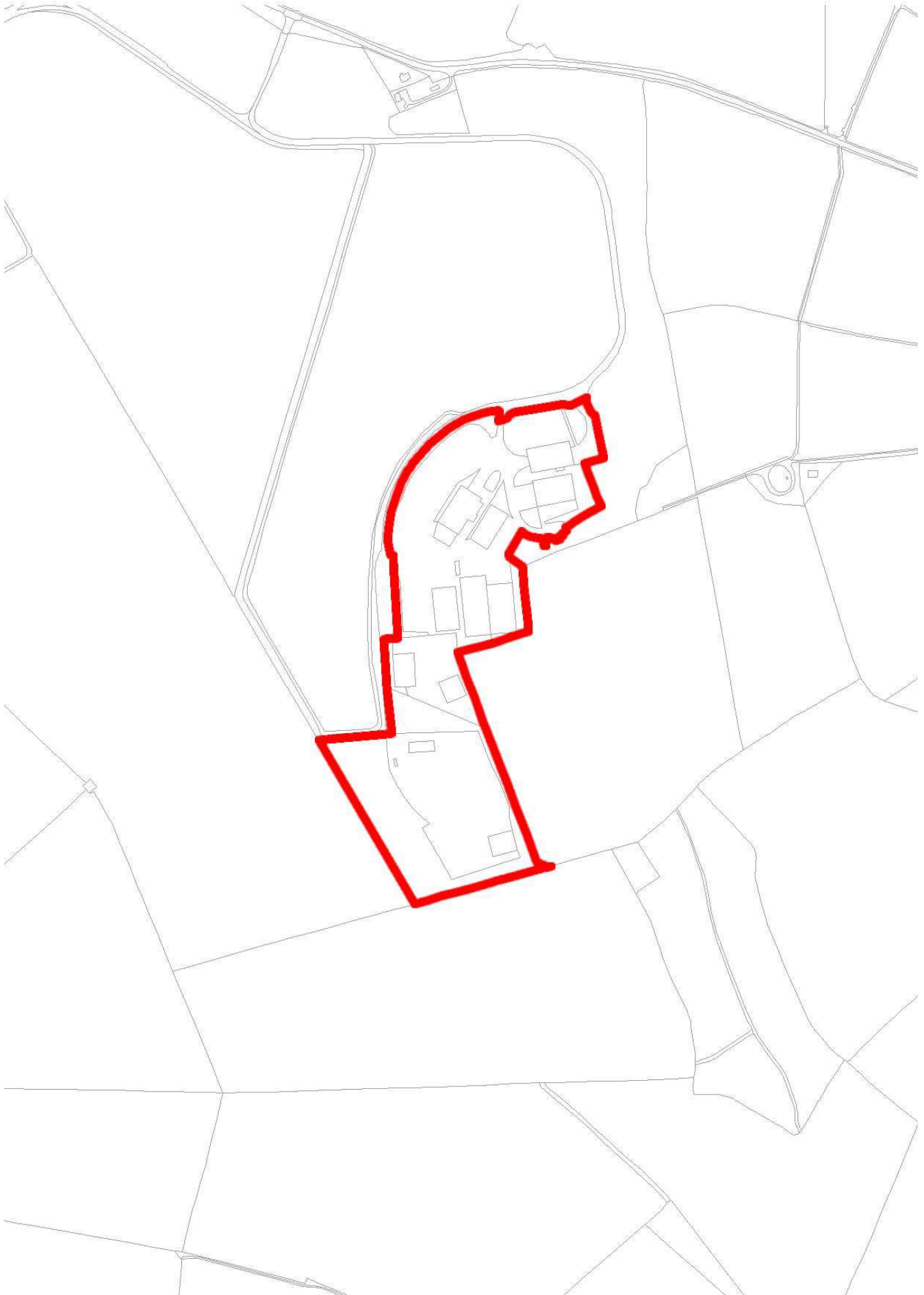
5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1003 / EES22	Barnsley	1.07
Site Address		Site status:
Dovecot Workshops, Barnsley Park, GL7 5EG		Protect
Description of site/surrounding uses		
<p>Dovecot Workshops are 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. The complex includes a large industrial warehouse occupied by Cotswold Handling and a number of smaller starter units established around a central courtyard parking area. The site consists of a number of 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.</p>		
Environmental Quality / Constraints		
<p>The site has flat topography and all the modern utilities. The external area is well maintained within a very high quality environment.</p> <p>The surrounding rural landscape is of a variety of high quality open countryside and agricultural land. There are no on-site environmental constraints, contamination or other related issues, although the site does sit in the in the Cotswold AONB. The amenity of adjacent occupiers is not an issue due to rural location.</p>		
Accessibility / Strategic Access		
<p>Access is provided by a narrow, single track private road from the B4425. Being private makes the road highly restricted. Access is also restricted by the site's rural location, which is considerable distance from the main district network. There is also a total lack of facilities on site for the workforce and accessibility to the site relies heavily on private cars.</p> <p>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).</p>		
Developable Space / Vacancy		
<p>There are no identified vacant units but there is possible scope for expansion, although this could impact on the overall attractiveness of the workshops. There are good levels of take up and wide range of quality occupiers. There is also a range of workshop units and offices available, providing accomodation of around 800 -1,700 sq. ft.</p>		
Ownership / Planning History		
<p>Ownership details - freehold. No recent history of planning consents.</p>		
Overall		
<p>Converted farm in rural location. Good quality, in use, protect.</p>		



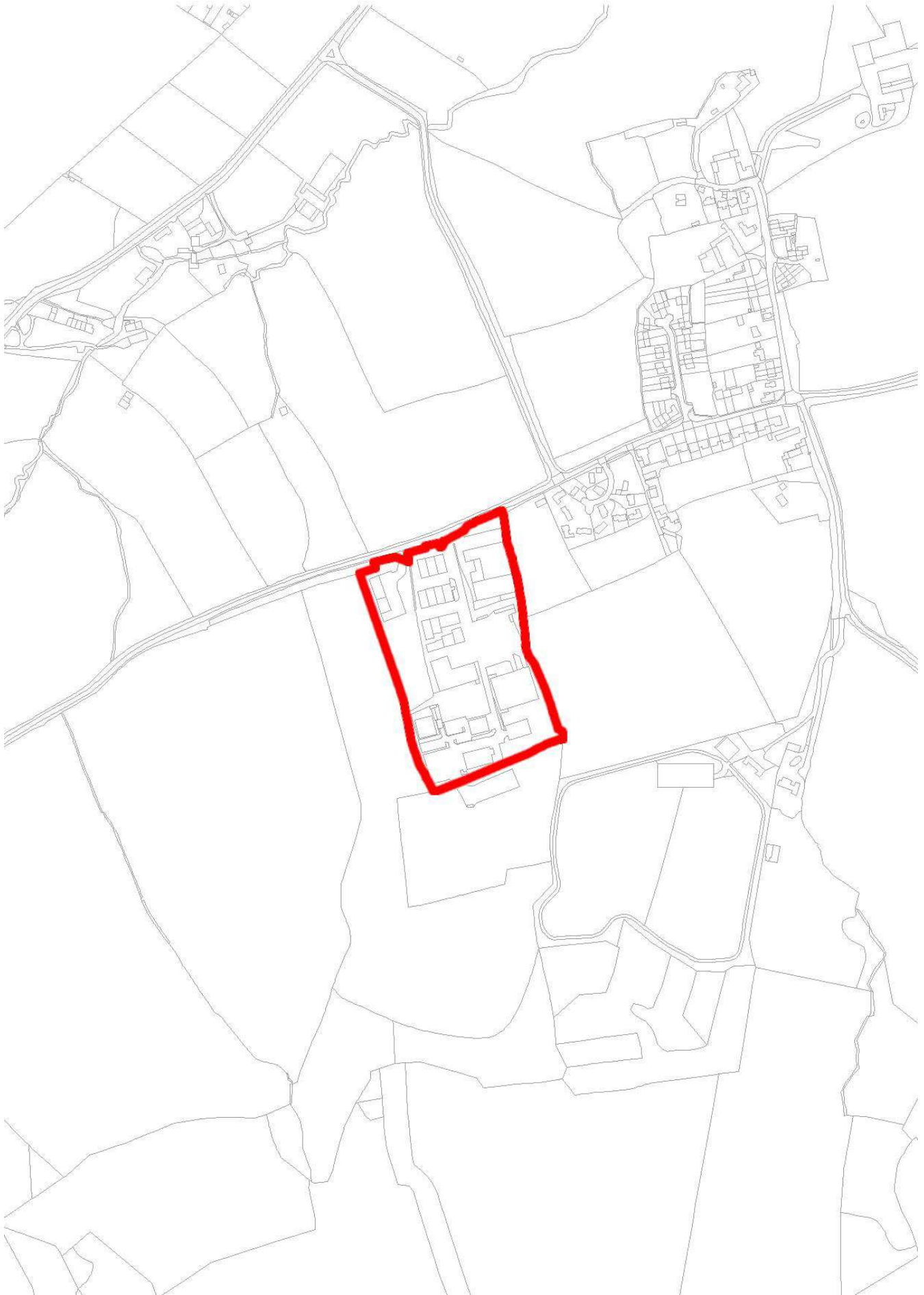
5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1004 / EES41	Beverston	10.00
Site Address		Site status:
Babdown Airfield		Protect
Description of site/surrounding uses		
<p>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 gravel track from the A4135 Tetbury to Dursley Road. The site is dominated by the large Cotswold Steel Stockholders Ltd. depot and outside storage space, but also provides a range of medium sized individual units including a furniture factory. The units are all in good use but their quality varies. The site is largely occupied by heavier B2 industrial uses which take advantage of the considerable distance from neighbouring properties.</p>		
Environmental Quality / Constraints		
<p>The site is a low density employment area in a rural location, which enables it to have no amenity impact. There are also no obvious environmental or contamination constraints other than the site's isolated and unsustainable location and general low quality of the units. The site is, however, quite run down and not well maintained. The site is also located in the Cotswold AONB and is bounded on all sides by attractive agricultural land and open countryside.</p>		
Accessibility / Strategic Access		
<p>Access to the main road network is via a mixed dirt and tarmac track, which is in a poor state and needs re-surfacing, and the A4135.</p> <p>Access by public transport is limited and the nearest local and district wide bus services operate from the centre of Tetbury. 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, which is approximately 2 miles away.</p>		
Developable Space / Vacancy		
<p>Significant expansion is possible and there is a good level of established occupiers, characterised by large space requirements and potential for bad neighbour uses. There are a number of large scale occupiers including the Cotswold Collection (fitted kitchens/upholstery), Cotswold Steel Ltd, HMI engine manufacture 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.</p>		
Ownership / Planning History		
<p>Ownership details unknown. Two planning permissions in the past five years. An application for a 461sq.m office extension was completed in 2014/15 (ref: 14/03862/FUL). A new 235 sq.m storage building (B8) was also completed in 2015/16 (ref: 15/04304/FUL).</p>		
Overall		
Established employment area in a rural location. Low quality but clearly serving a market. Protect		



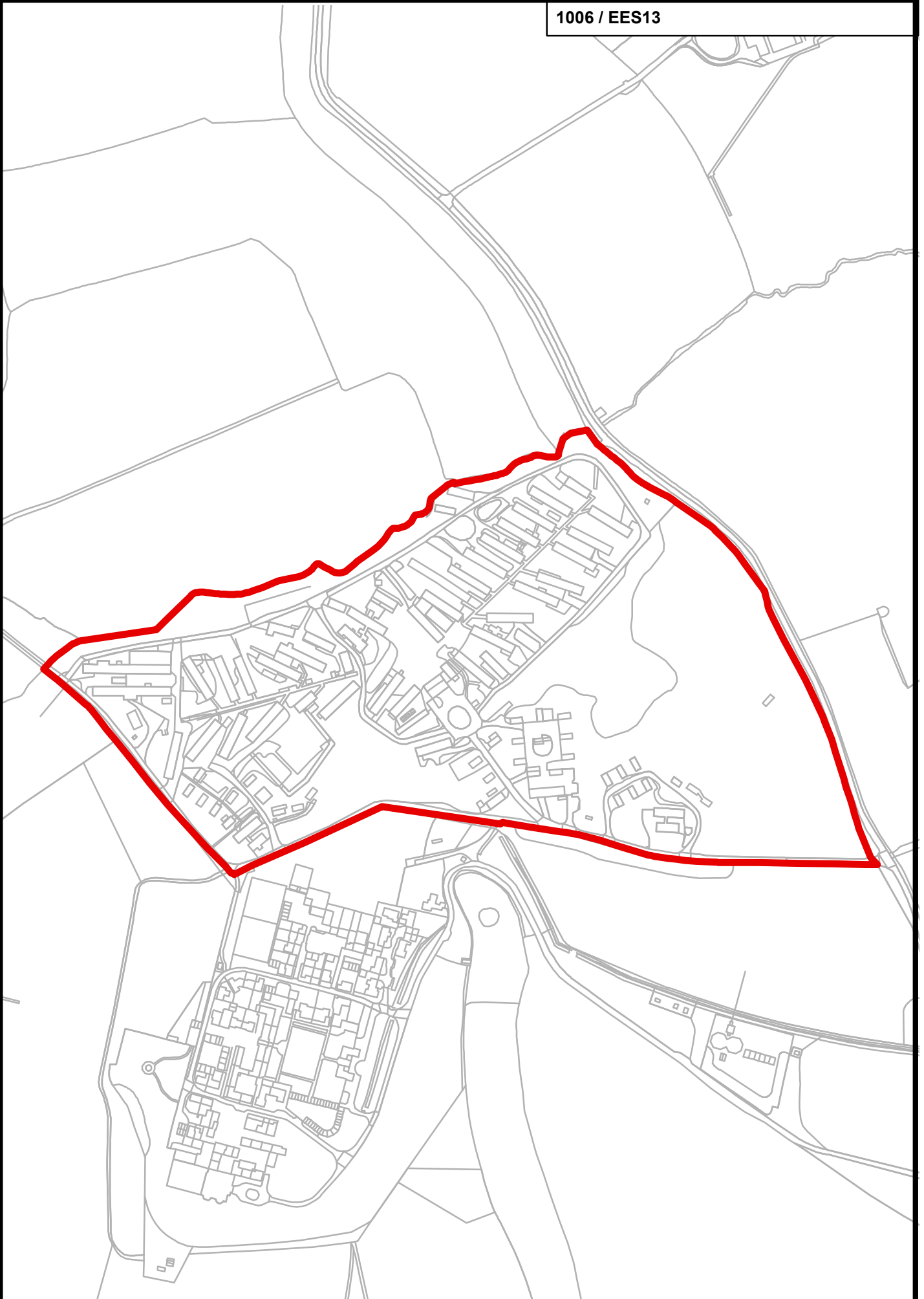
5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1005 / EES11	Blockley	3.70
Site Address		Site status:
Draycot Works		Protect
Description of site/surrounding uses		
<p>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 consist of a number of designated car parking spaces, 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.</p>		
Environmental Quality / Constraints		
<p>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 Cotswold AONB. Open land surrounds the site in all directions.</p>		
Accessibility / Strategic Access		
<p>The site is accessible via narrow country roads and is situated in an isolated rural location.</p> <p>There is a lack of local facilities for the workforce due to the isolated location. 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).</p>		
Developable Space / Vacancy		
<p>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.</p>		
Ownership / Planning History		
<p>Ownership details are unknown. Application for a 1762sq.m B1(a) unit was completed in 2011/12 (ref: 06/02825/FUL). Unit 6 was also converted back into B2 use from a fitness centre in 2015/16 (ref: 14/05563/FUL).</p>		
Overall		
<p>Established industrial estate in an isolated rural location. In use, protect.</p>		



5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1006 / EES13	Blockley	17.02
Site Address		Site status:
Northwick Business Centre		Protect
Description of site/surrounding uses		
<p>Northwick Business Centre is an industrial estate on the site of a former army barracks. The site consists of a collection of circa 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 of low quality and 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.</p>		
Environmental Quality / Constraints		
<p>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 are not very well maintained and are in need of investment. The site is generally run down, but functions well enough and could be improved.</p> <p>There are no on site environmental constraints and all utilities are provided on site. The site is, however, in a rural location within the Cotswold AONB.</p>		
Accessibility / Strategic Access		
<p>The site is accessible via narrow country roads, which provide reasonable access, but the site is situated in an isolated rural location. There is ample parking on site, with good internal circulation and servicing.</p> <p>There is a lack of local facilities for the workforce. 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).</p>		
Developable Space / Vacancy		
<p>There is a low level of vacant units. The owner is keen to redevelop the site although there are a number of 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 new business and is dominated by local occupiers. Agents report the site serves a local need in providing for small, flexible and low cost accommodation. Agents also highlighted the low turnover of units and long term occupation by established local businesses.</p>		
Ownership / Planning History		
<p>Promoted by Strutt and Parker who provided comprehensive planning. A 999sq.m scheme to use existing units at Northwick Business Centre for a B1 (Business), B2 (General Industry), B8 (Storage and Distribution) purposes and ancillary uses, and use of Unit 77 as a café (A3) was completed in 2012/13 (ref: 12/02252/FUL). A 300 sq.m scheme to erect two commercial storage buildings (B8) at units 41 and 52 currently has planning permission (ref: 15/05196/FUL).</p>		
Overall		
Established industrial estate in an isolated rural location. Whilst the units have limited quality, the site should be protected.		

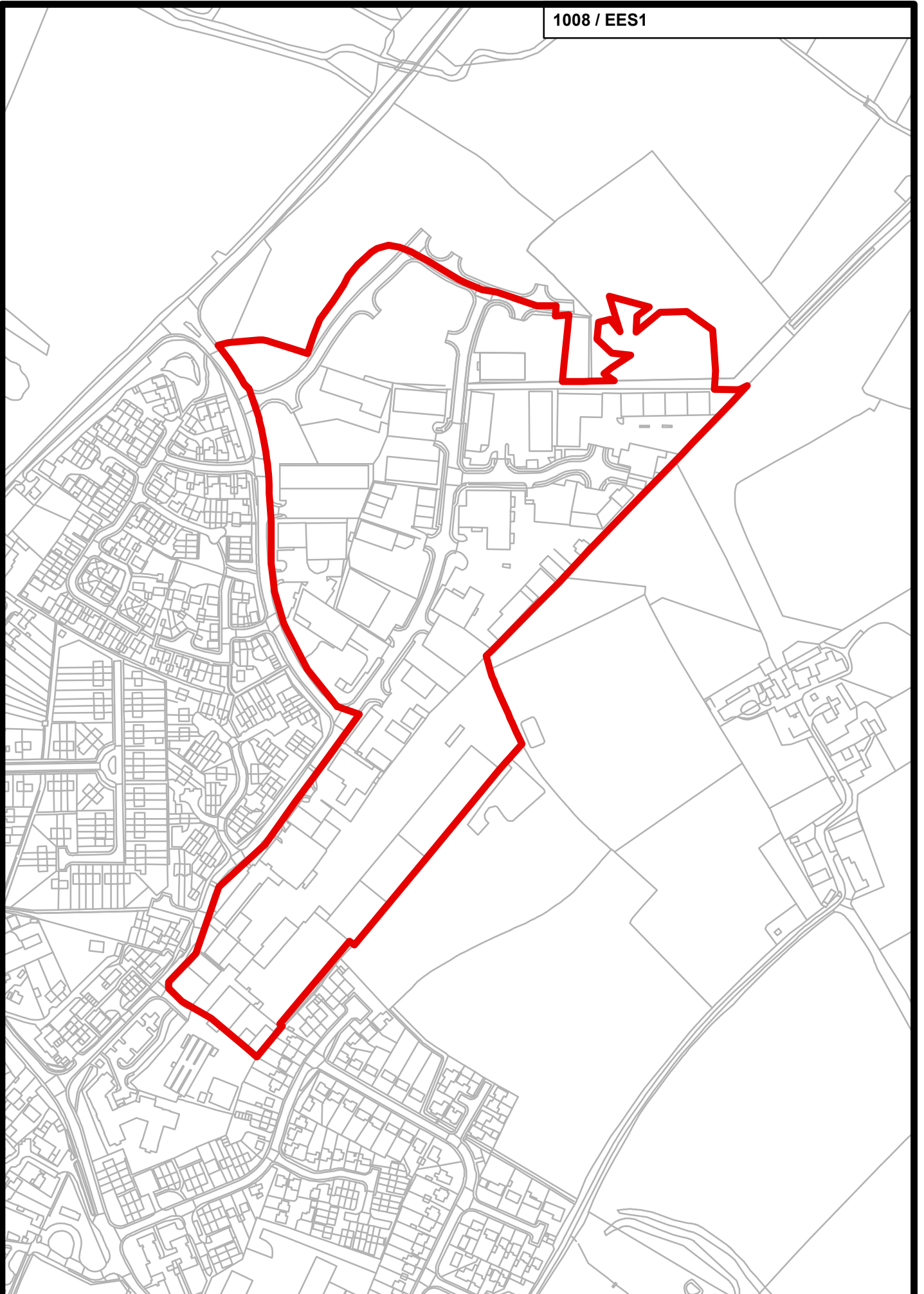


5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1007 / EES12	Blockley	20.20
Site Address		Site status:
Paxford Brickworks, Station Road, GL56 9LH		Protect
Description of site/surrounding uses		
<p>The brickworks is a very large traditional factory building surrounded by expansive open air storage areas where the bricks are stored prior to delivery. The Park is a small, purpose built 9 unit business park of B1 and B8 uses, adjacent to the large Northcott brickworks factory. There are 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 are one medium large unit. All units are of good quality.</p>		
Environmental Quality / Constraints		
<p>There are no noise or other obvious pollutants. The concrete surface external areas are in good condition. The areas adjacent to the stored bricks and closest to the factory appear relatively run down. There is ample parking and good internal circulation and servicing. The site has flat topography and is rectangular in shape, with all modern utilities. There are no on site environmental constraints and there is also some capacity due to vacancies.</p> <p>The site is located in a rural location and within the Cotswold AONB. There is open land in all directions surrounding the brickworks and railway to the north-east.</p>		
Accessibility / Strategic Access		
<p>The location is poor, being isolated and rural, which makes it only accessible via private car along rural roads (B4479 Station Road). The lack of local facilities for the workforce add to make this an unsustainable location.</p> <p>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).</p>		
Developable Space / Vacancy		
<p>There is one vacant unit and 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.</p>		
Ownership / Planning History		
<p>Ownership details - freehold (Northcott Brick Ltd). A scheme to construct some training classrooms for the Fire Protection Association was completed in 2012/13 (ref: 12/03034/FUL). There is also extant planning permission to demolish an existing building and erect a 929sq.m single storey industrial building for mixed B1, B2 and B8 uses (ref: 14/04966/FUL). In addition, there is an extant planning permission for a 220sq.m two storey office extension (ref: 15/01123/FUL).</p>		
Overall		
<p>The site is an established modern business park/industrial estate in an isolated rural location to the south of the settlement of Paxford. Generally in use, protect.</p>		

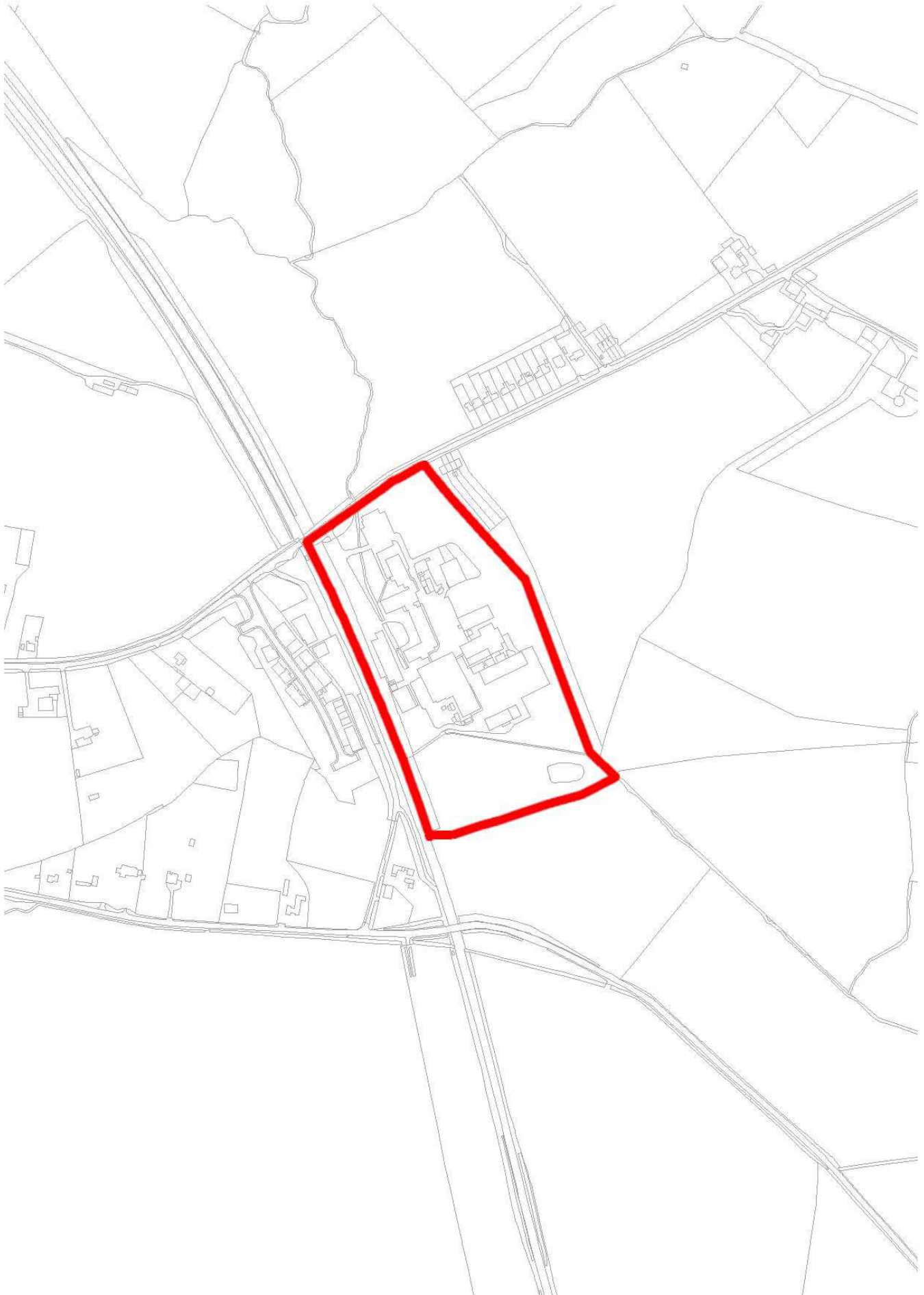
5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1008 / EES1	Bourton-on-the-Water	12.58
Site Address		Site status:
Bourton Business Park/Industrial Estate		Protect
Description of site/surrounding uses		
<p>Bourton-on-the-Water Industrial Estate is a very large, established and spacious industrial estate of irregular shape to the north of the town. There are approximately 150 units accommodating a range of B1, B2 and B8 uses. 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. Internal circulation around the large site is good with generous levels of off-street parking.</p>		
Environmental Quality / Constraints		
<p>The site has flat topography and appears to be trading strongly with all modern utilities on the site. External areas are well maintained on the whole although there are some areas that require environmental improvements and investment. There are no obvious noise or pollution issues.</p> <p>The Bourton-on-the-Water settlement area is washed over by the Cotswold AONB. Large residential areas exist to the south, west and east. The area to the north is constrained by land that has high risk of flooding.</p>		
Accessibility / Strategic Access		
<p>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), Kingham (8 miles) and Cheltenham (18 miles). There are adequate facilities locally for the workforce.</p>		
Developable Space / Vacancy		
<p>There is potential for the site to absorb capacity given that there are some vacant plots and large swathes of green space to the east and north east. This is one of the largest industrial estates in the District with a range of workshop units and offices available, including floorspace under construction and unimplemented planning consents. Letting agents confirm a good level of interest in the site.</p>		
Ownership / Planning History		
<p>Ownership details - the site is understood to have a mix of freehold and leasehold opportunities. There has been a recent planning consent from a local transport company. There is also ongoing expansion associated with recent construction activity and unimplemented consents. A decision is also awaited on an application for a further extension to Bourton Industrial Park to provide a new supermarket (class A1) with an adjoining petrol station and kiosk, as well as B1 (office and light industrial), B2 (general industrial) and B8 (storage and distribution) employment units (Outline application) (ref: 15/03318/OUT). If granted, this scheme will comprise a major extension to the north.</p>		
Overall		
<p>Established industrial estate within the Bourton-on-the-Water settlement boundary, as defined in the Cotswold District Local Plan. Scope for further expansion. Protect existing and potentially expand further.</p>		



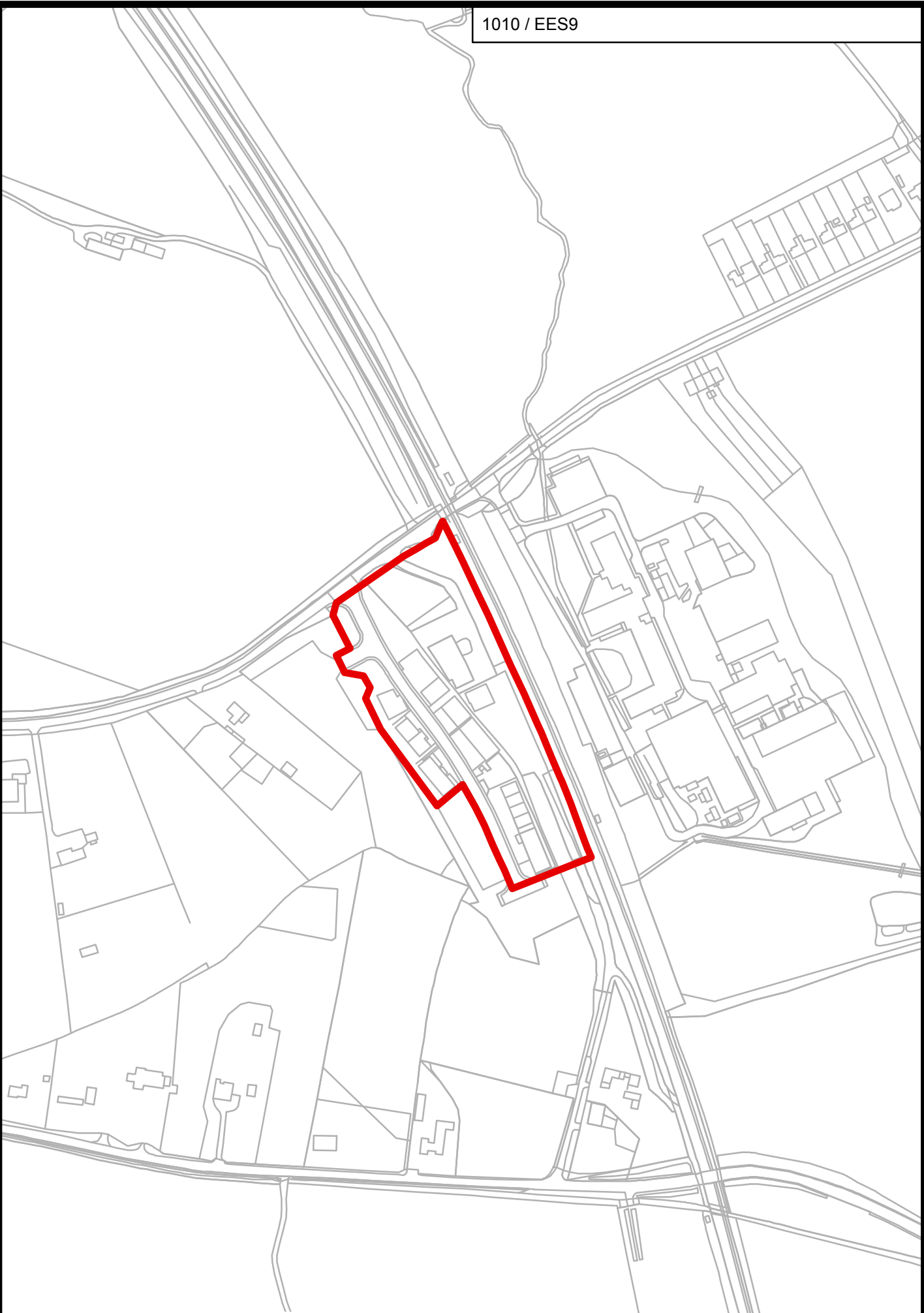
5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1009 / EES10	Chipping Campden	6.64
Site Address		Site status:
Campden & Chorleywood Food Research Association		Protect
Description of site/surrounding uses		
<p>The site is dominated by the large brick built structure and ancillary outbuildings of the Food Research Association building. This is a large stone building that has been extended extensively with a two storey modern, brick extension to the north west elevation. A yellow brick outbuilding has also been developed to the north west of the main building, which is linked by a covered bridge at second storey level. There is also an on site children's nursery. The site is used as research establishment with outbuildings and a mix of office/research labs. The site has high quality and well maintained external areas including tarmac surface circulation roads and parking, gravel parking areas and attractive soft landscaping. Parking, internal circulation and servicing are all adequate.</p>		
Environmental Quality / Constraints		
<p>The site has flat topography, is rectangular in shape and contains all modern utilities. There are no on site environmental constraints and a small area for infill development is available.</p> <p>The site sits in a rural location and is also within the Cotswold AONB. The surrounding land uses, such as the railway line and further employment land to the south-west, may inhibit expansion. The Pymetes services depot exists to the immediate south west beyond the railway line and open space in all other directions.</p>		
Accessibility / Strategic Access		
<p>The site is readily accessible from the road network via B class rural roads. However, the site's out-of-centre location to the north-east of Chipping Campden makes access difficult by any other mode except private automobiles.</p> <p>There are a lack of facilities for the workforce locally, the nearest facilities being located in Chipping Campden town centre, which is 2km away (20 minutes walking distance). The nearest bus stop is 6 minutes walking distance and is only served by very infrequent services. 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).</p>		
Developable Space / Vacancy		
<p>There is scope for limited expansion subject to reconfiguration of on site uses. The site is a specialist research facility and there is an unproven demand given the nature of the site's use. There is scope for wider use of the site for a related agri-business research.</p>		
Ownership / Planning History		
Freehold ownership.		
Overall		
Established research unit in an edge of centre/rural location. In use, protect.		



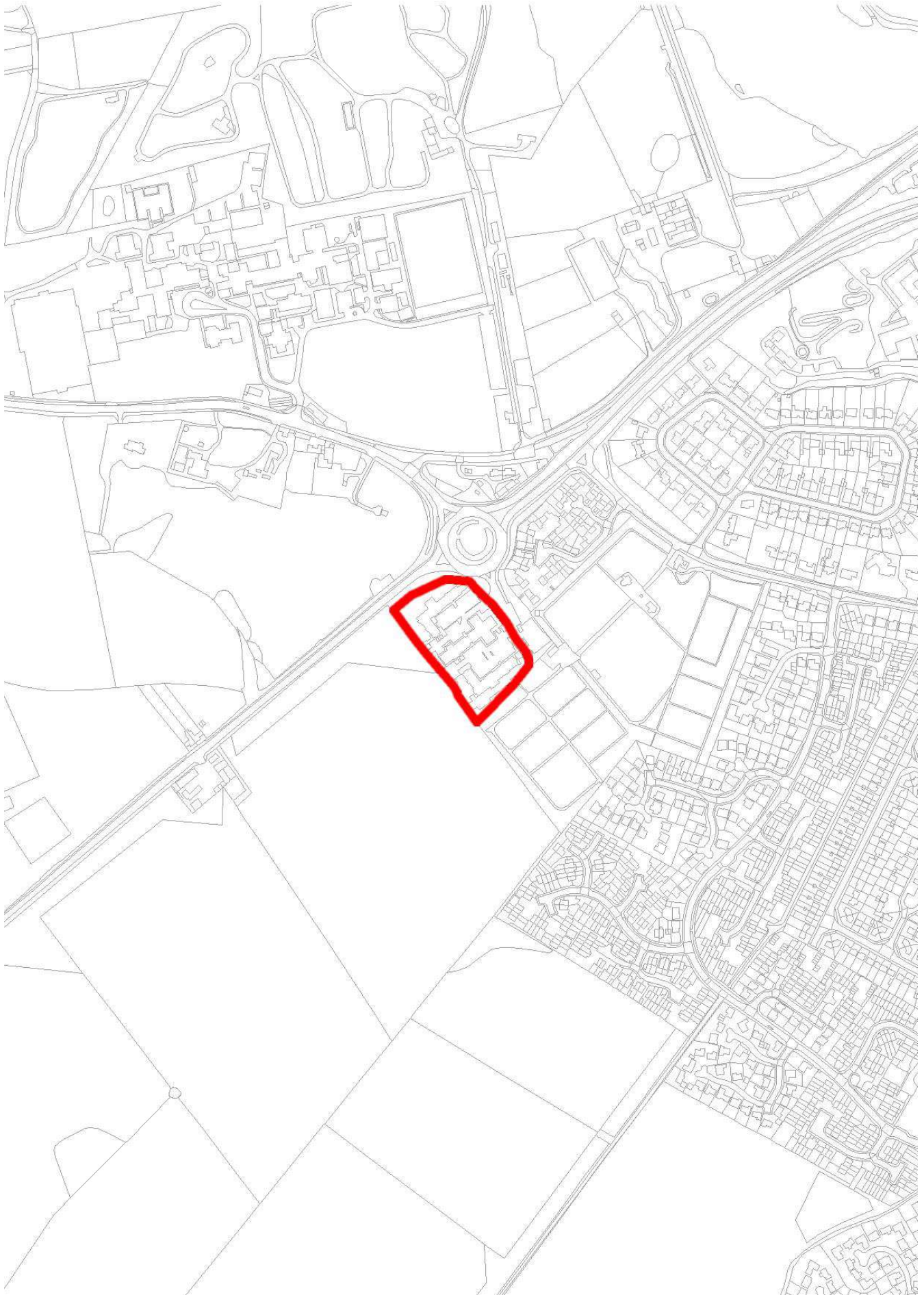
5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1010 / EES9	Chipping Campden	1.60
Site Address		Site status:
Chipping Campden Business Park, Station Road		Protect
Description of site/surrounding uses		
<p>The site is well established but small business park which offers high quality, yellow brick office and starter industrial workshop 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 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 heading towards Battledene Farm. Residential areas exists to the south west.</p>		
Environmental Quality / Constraints		
<p>The site has flat topography, is rectangular in shape and has all modern utilities. There are no on-site environmental constraints and a small area for infill development is available. The site is in a rural location within the Cotswold AONB.</p>		
Accessibility / Strategic Access		
<p>The site is readily accessible from the road network via B class rural roads. However, the site's out-of-centre location to the north-east of Chipping Campden makes access difficult by any other mode except private automobiles.</p> <p>There are a lack of facilities for the workforce locally, the nearest facilities being located in Chipping Campden town centre, which is 2km away (20 minutes walking distance). The nearest bus stop is 8 minutes walking distance and is only served by very infrequent services. 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).</p>		
Developable Space / Vacancy		
<p>The site is dominated by a good variety of local occupiers. However, there are several vacant units with average levels of take up. There is scope for limited expansion to the south and west. Surrounding land uses, including the railway line and a further employment site to the north-east, may inhibit expansion.</p>		
Ownership / Planning History		
<p>Ownership details unknown. The land to the south benefits from extant outline planning permission for business park/industrial estate for B1, B2 or B8 use (ref: 98.00526). However, there has been limited take up. An scheme to change 3 Campden Business Park from B1 (Business) to B8 (storage and distribution was completed in 2010/11 (ref: 10/04528/FUL). Another application to convert Unit 4A from B1 to mixed use B1 and D1 was completed in 2015/16 (ref: 13/02517/FUL).</p>		
Overall		
<p>Established business park in an out of centre location. Generally in good use. Scope for extension to south and west. Protect.</p>		



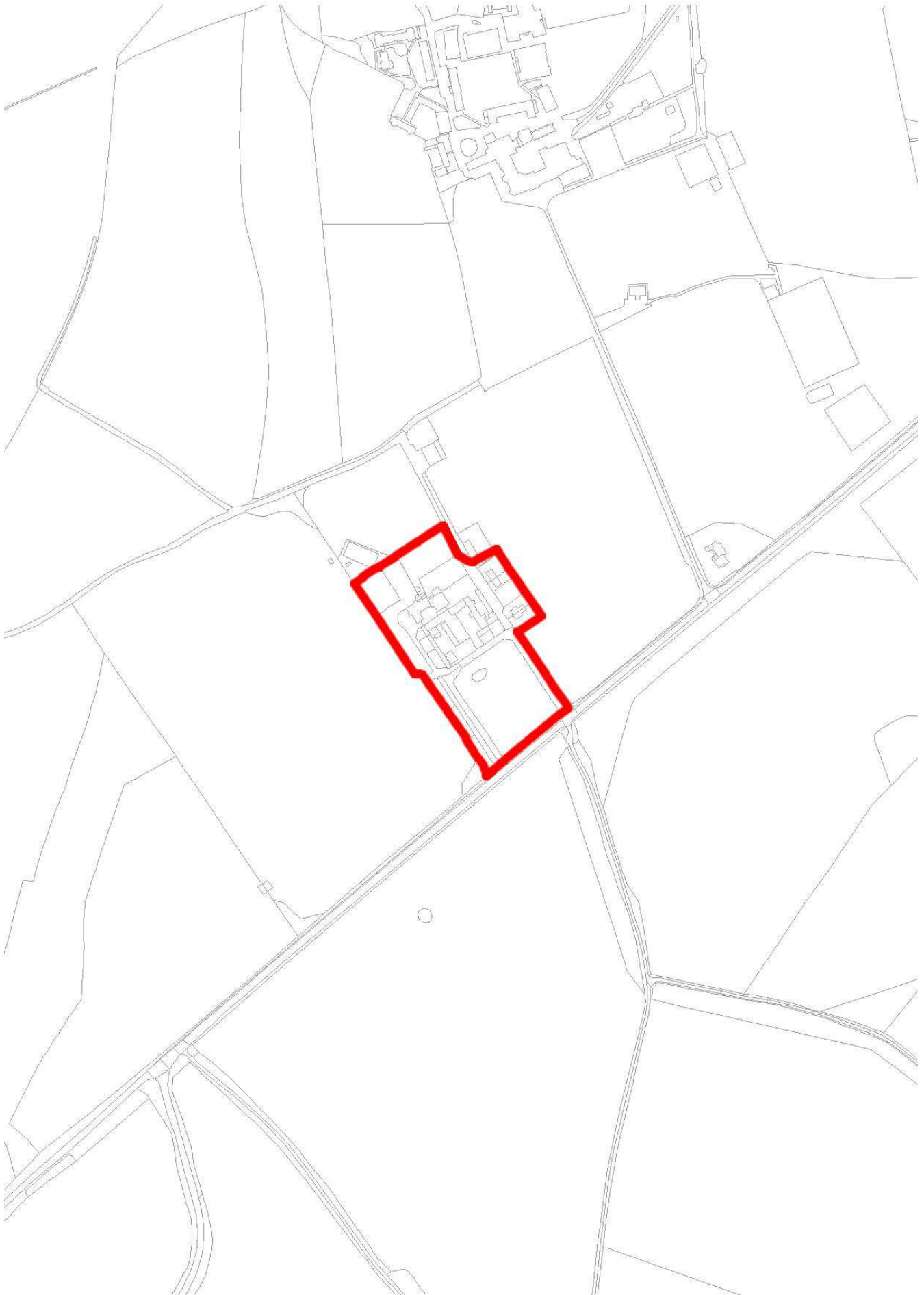
5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1011 / EES16	Cirencester	1.14
Site Address		Site status:
Cirencester Office Park (Smith's Field)		Protect
Description of site/surrounding uses		
<p>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. 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 consists of high quality open countryside, including Cirencester Agricultural College.</p>		
Environmental Quality / Constraints		
<p>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 Cotswold AONB. There is limited potential to expand due to lack of space and the proximity of residential property, but the site could potentially expand along the A433 and within the defined Cirencester settlement area (Policy CIR.12 of the Cotswold District Local Plan).</p>		
Accessibility / Strategic Access		
<p>The site is highly accessible due location adjacent to the A433 between Cirencester and Tetbury. There are no on-site facilities for the workforce but 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, including Eastcombe, Bussage, Chalford (22B), Ashton Keynes (51), Sapperton, Minchinhampton and Stroud (54), Stroud (54A), Chesterton (59), Gloucester (59), Moreton-in-Marsh, Stow-on-the-Wold, Bourton-on-the-Water, Kemble and Northleach (855), Lechlade and Fairford (877), Tetbury (881) and many others. The nearest railway station is located at Kemble (4 miles).</p>		
Developable Space / Vacancy		
<p>The site is fully developed although there is scope for expansion of the office park to the west. There are good levels of interest shown in the site because of its location, high quality product and flexible lease conditions, including a freehold option. Agents report the office park offers a prestigious location for both local and inward investors.</p>		
Ownership / Planning History		
<p>The site has been developed in three phases by Morcroft Property Development for B1 (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 15 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 sq. ft 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). If granted, this scheme may lead to an expansion of the business park.</p>		
Overall		
Purpose built office development on the edge of Cirencester. Good quality, in use. Protect.		



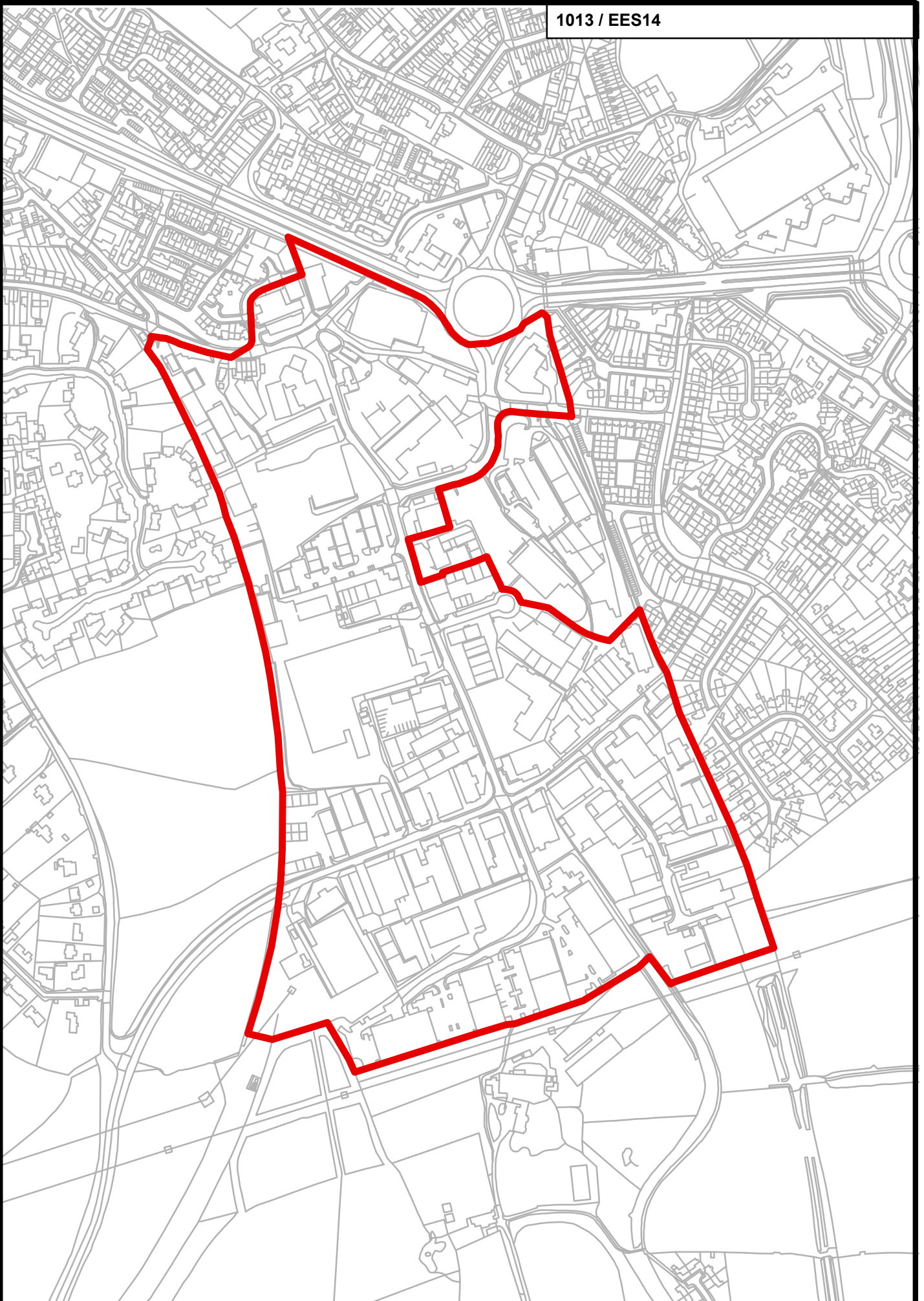
5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1012 / EES18	Cirencester	2.89
Site Address		Site status:
College Farm, Tetbury Road		Protect
Description of site/surrounding uses		
<p>College Farm is a collection of 14 small and medium sized single and two storey employment units situated in an out-of-centre 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.</p> <p>The original farm buildings are supplemented by more modern, larger stone buildings of similar style. All of the buildings are of a high quality. There are a range of unit sizes providing light industrial and workshop uses (B1 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 Cirencester Agricultural College.</p>		
Environmental Quality / Constraints		
<p>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. There is generous parking space provision on the site, modern services and good circulation.</p> <p>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 designated as an AONB. There is no contamination or other related issues. The amenity of adjacent occupiers is not an issue at present.</p>		
Accessibility / Strategic Access		
<p>The site has very good access. There are extensive regular and frequent bus links from the centre of Cirencester (0.5 miles) across the District and the region, including services to Eastcombe, Bussage, Chalford (22B), Ashton Keynes (51), Sapperton, Minchinhampton and Stroud (54), Stroud (54A), Chesterton (59), Gloucester (59), Moreton-in-Marsh, Stow-on-the-Wold, Bourton-on-the-Water, Kemble and Northleach (855), Lechlade and Fairford (877), Tetbury (881) and many others. The site is also highly accessible by private car via the A433 road that links Cirencester to Tetbury. The nearest railway station is located at Kemble (<4 miles).</p>		
Developable Space / Vacancy		
<p>There is scope for limited expansion. 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.</p> <p>Good active marketing of the estate to ensures maximum usage. Prospects for future demand is good - the units are attractive to the market and no intervention is necessary. During our visit in May 2016, there were 10 operators that occupied 12 units with two units to let.</p>		
Ownership / Planning History		
<p>Single ownership - Bathurst Estate. No known ownership constraints. No recent planning history.</p>		
Overall		
<p>Converted farm in out of centre location. Well occupied attractive units, which should be protected.</p>		



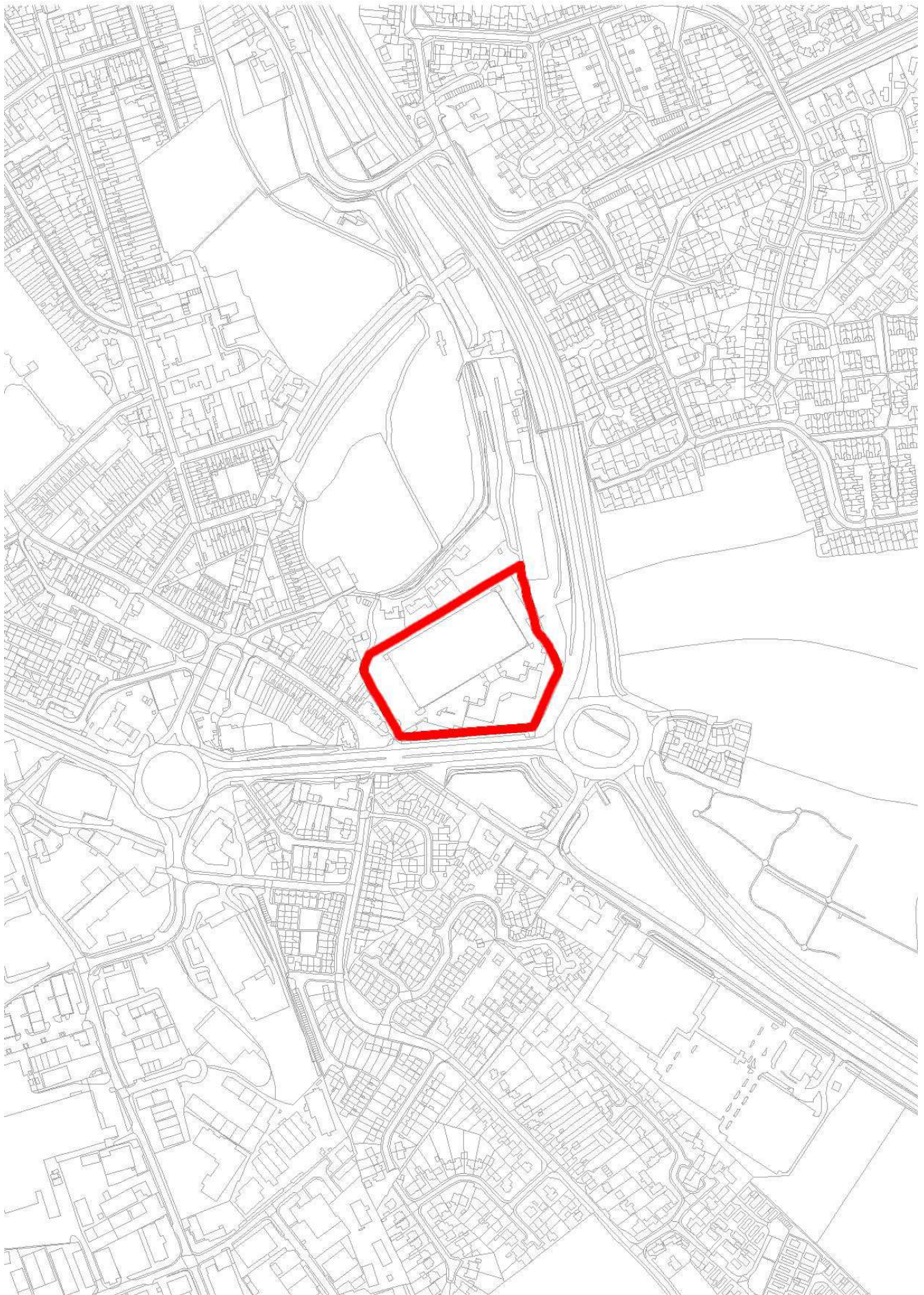
5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1013 / EES14	Cirencester	27.93
Site Address		Site status:
Love Lane Industrial Estate		Protect
Description of site/surrounding uses		
<p>The employment area surrounding Love Lane 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 Cornium Centre, and the Bankside Trade Park.</p> <p>Love Lane is a mixed B1/B2/B8 industrial estate containing approximately 100 employers focused on light manufacturing, storage, trade counter uses, 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.</p>		
Environmental Quality / Constraints		
<p>External areas are well maintained on the whole with tarmac services and 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.</p> <p>The site has 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 are in need of environmental improvements but this reflects the differing ages of the units. Surrounding land uses include residential areas and open space.</p>		
Accessibility / Strategic Access		
<p>The Cirencester bypass road (A429) flanks the north east side of the site, providing direct strategic access to the site, also making the site highly accessible by private car.</p> <p>There are an abundance of local facilities in Cirencester for the workforce. 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).</p>		
Developable Space / Vacancy		
<p>Various vacant units on the market, but not considered sufficient to warrant concern.</p> <p>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 and there is potential for the site to facilitate further to the south. In addition, sites within the estate will be redeveloped over time to provide new employment premises when older units are no longer attractive.</p>		
Ownership / Planning History		
<p>Ownership details unknown. Some of the employment uses on the industrial estate have been lost in recent years, including the recently completed retail scheme on the former Vygon site (ref. 12/01865/FUL), the under construction application to convert Longwood House, Claverton House and Unit 3, Love Lane into residential use (ref: 15/01012/OPANOT) and the loss of the former Metric House to provide a Wickes retail unit. Notwithstanding this, there is potential for expansion, as the industrial estate 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).</p>		
Overall		
Established large industrial estate within the Cirencester settlement boundary. Major employment site that should be protected.		



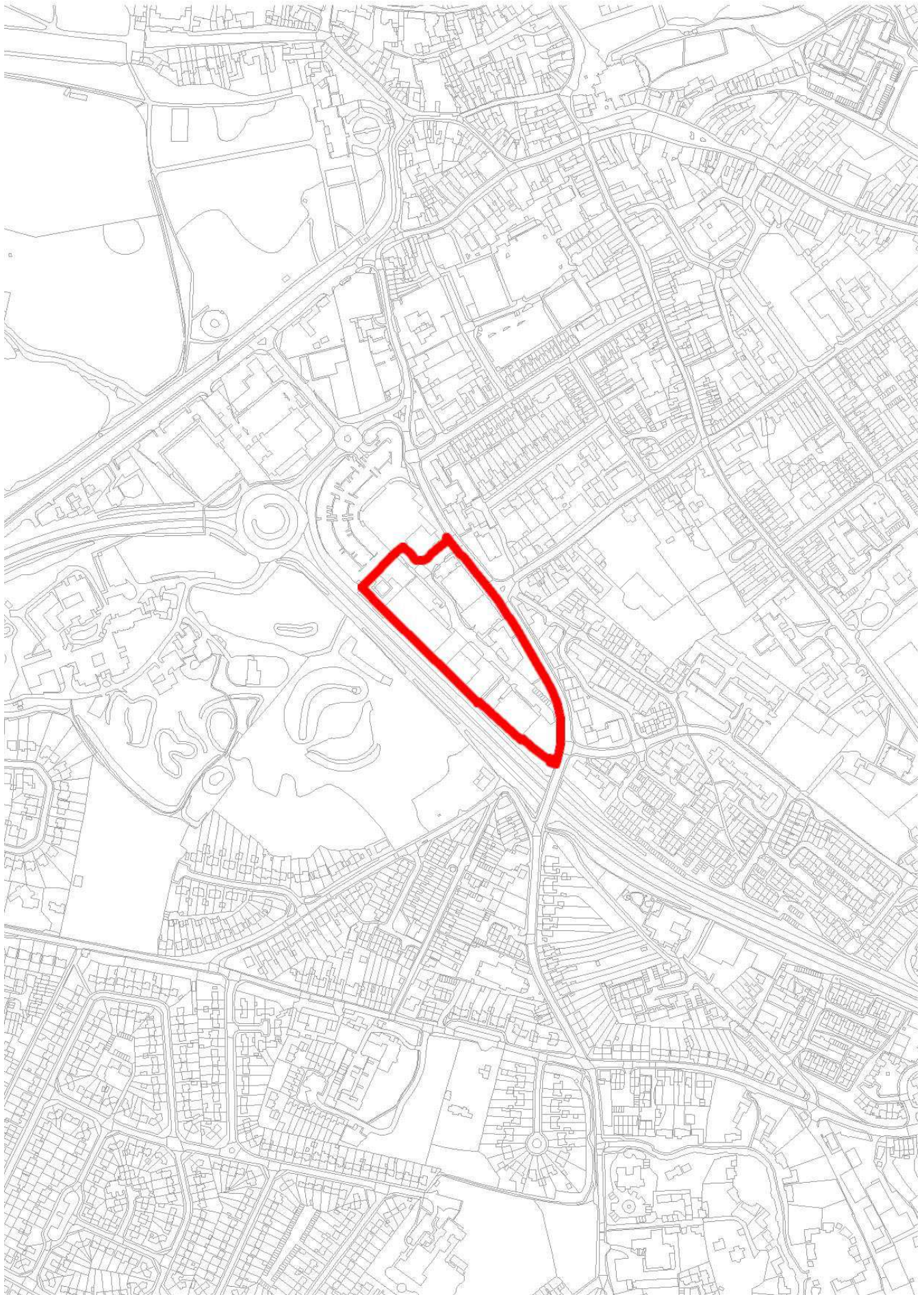
5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1014 / EES20	Cirencester	2.34
Site Address		Site status:
Mitsubishi Office		Protect
Description of site/surrounding uses		
<p>Mitsubishi office building is a modern purpose built employment premises with surrounding areas of landscaping, hardstanding and parking areas. The site is located quite centrally in Cirencester and offers good quality B1 office with good accessibility to both the town centre and the strategic road network.</p>		
Environmental Quality / Constraints		
<p>The site is well maintained, has flat topography and modern buildings. There are good communal areas of hardstanding and parking. There are no environmental constraints or obvious pollution or noise issues.</p> <p>The site is bounded 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.</p>		
Accessibility / Strategic Access		
<p>Strategic access to the site is good as the site is a short distance from the A429, a primary route. Connecting the site to the road the national road network is Watermoor Road, a residential street, but this serves the site adequately.</p> <p>The site is located within 1km walking distance of Cirencester town centre with all its facilities and services. The site has a reasonably accessible location and is situated relatively closely to Cirencester town centre with its bus links across the district and many facilities for the workforce.</p>		
Developable Space / Vacancy		
<p>The site appears to be well used. There is limited scope for expansion. The single occupier nature of the site may lead to additional requirements being sought by the occupier within the site boundary.</p>		
Ownership / Planning History		
Ownership Unknown		
Overall		
Established employment site in Cirencester. In good use for significant employer. Protect.		



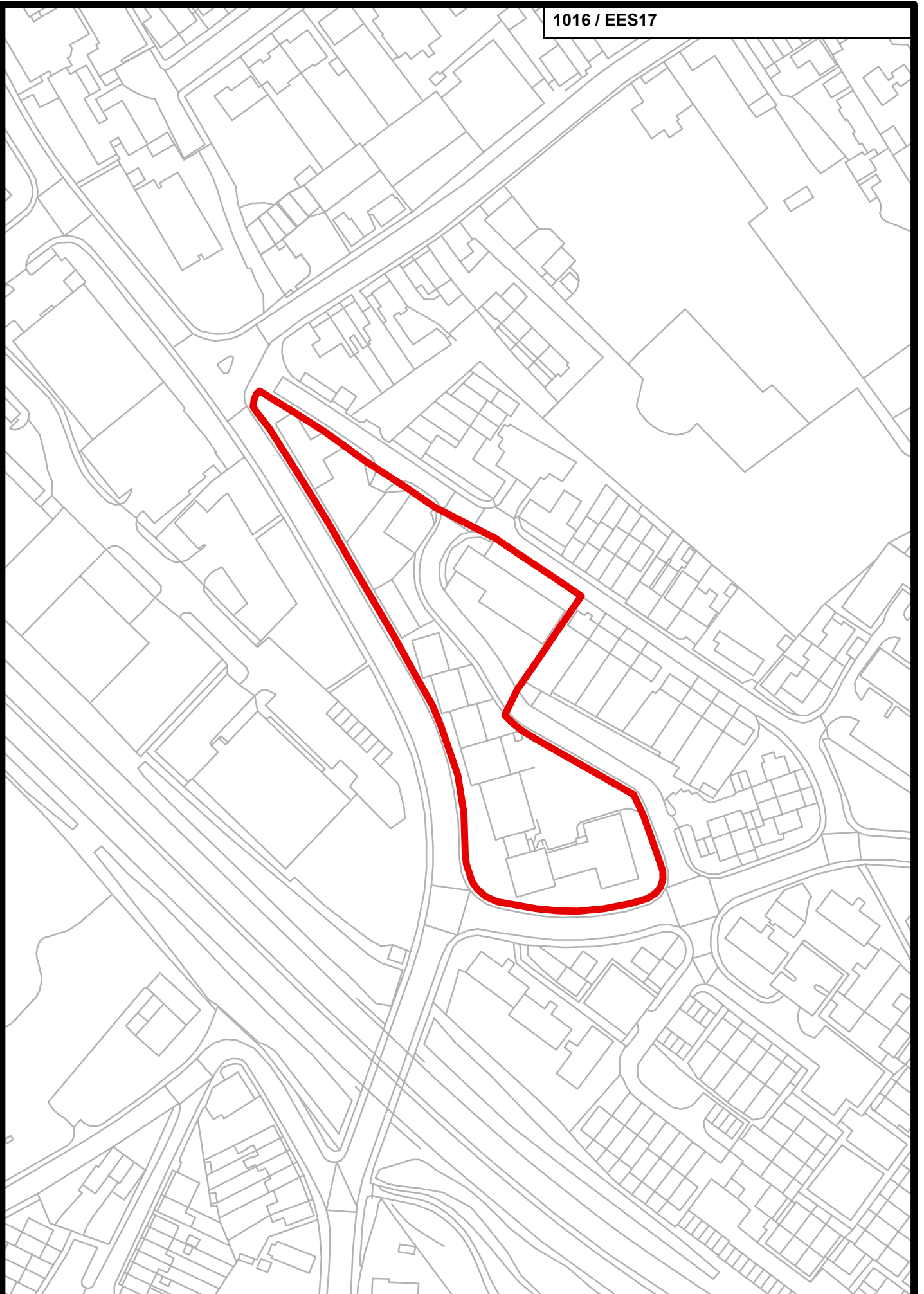
5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1015 / EES15	Cirencester	3.43
Site Address		Site status:
Phoenix Way		Protect
Description of site/surrounding uses		
<p>Phoenix way is a medium sized office and light industrial development situated off Sheep Street on the western edge of Cirencester town centre.</p> <p>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 close proximity include residential properties, Querns Business Centre and a Waitrose supermarket.</p>		
Environmental Quality / Constraints		
<p>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.</p> <p>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.</p>		
Accessibility / Strategic Access		
<p>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.</p> <p>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) and Swindon (15 miles). There is also good access from the Cirencester Ring Road (A429).</p>		
Developable Space / Vacancy		
<p>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 needs to be given to car parking and appropriate management of parking.</p>		
Ownership / Planning History		
<p>Ownership details unknown. No recent other planning history.</p>		
Overall		
<p>Town centre site that is fully developed and largely occupied. Employment site to be protected.</p>		



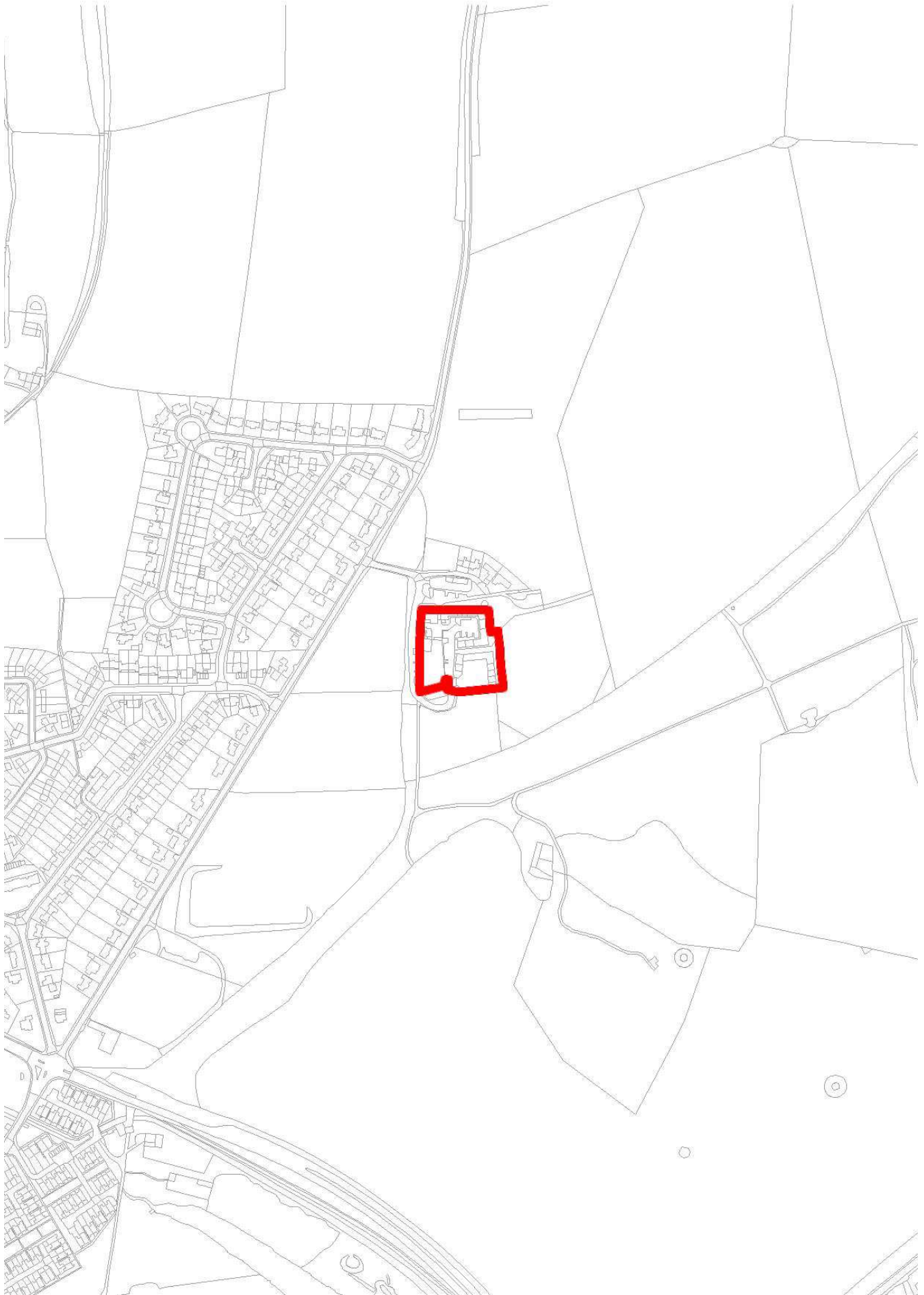
5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1016 / EES17	Cirencester	0.65
Site Address		Site status:
Querns Business Centre, Querns Road		Protect
Description of site/surrounding uses		
<p>Querns Business Centre is a modern, brick built office development situated off Querns Road within the southern area of Cirencester town centre.</p> <p>The linear development also includes a number of small starter units with associated surface parking adjacent to the neighbouring residential area of Trinity Road and Whitworth Road. The businesses support a range of uses (approximately 8 in total), which are integrated within a largely residential area.</p>		
Environmental Quality / Constraints		
<p>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.</p> <p>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 and north west. There are an abundance of facilities locally for the workforce. There are no obvious noise or pollution issues.</p>		
Accessibility / Strategic Access		
<p>There is good access from the Cirencester Ring Road (A429). There are also extensive bus links from Cirencester 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 stations are located at Kemble (4 miles) and Swindon (15 miles).</p>		
Developable Space / Vacancy		
<p>There are no potential surrounding development plots given the predominately residential nature of surrounding uses. Redevelopment of is site therefore constrained by surrounding uses. There is also a low level of vacancy.</p>		
Ownership / Planning History		
<p>Business centre in single private ownership. Other units have been offered on freehold and leasehold terms.</p>		
Overall		
<p>Central site that is fully developed and largely occupied. In use, decent quality, therefore should be protected.</p>		



5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1017 / EES19	Cirencester	0.68
Site Address		Site status:
Whiteway Farm, The Whiteway		Protect
Description of site/surrounding uses		
<p>Whiteway Farm consists of a number of converted farm outbuildings built in Cotswold stone with pitched slate roofs and a series of adjacent purpose built single storey buildings of similar design but of yellow brick construction.</p> <p>All of the buildings are of good quality and are well maintained, providing a range of approximately 20 units for small scale office and light industrial uses (B1 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.</p>		
Environmental Quality / Constraints		
<p>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 at Whiteway Farm are reasonably well maintained tarmac circulation routes and surface car parks complimented by soft landscaping.</p> <p>There is generous parking space provision on the site and good circulation. The site has flat topography, is square shaped, medium sized site and has all modern utilities on the site. There are no on-site environmental constraints, contamination or other related issues.</p>		
Accessibility / Strategic Access		
<p>The site is accessed via a residential access road that is restricted to small vehicles. However, the site has good access to the wider road network.</p> <p>There are extensive and frequent bus links from the centre of Cirencester (0.5 miles away) across the District and the region, including Eastcombe, Bussage, Chalford (22B), Ashton Keynes (51), Sapperton, Minchinhampton and Stroud (54), Stroud (54A), Chesterton (59), Gloucester (59), Moreton-in-Marsh, Stow-on-the-Wold, Bourton-on-the-Water, Kemble and Northleach (855), Lechlade and Fairford (877), Tetbury (881) and many others. The nearest railway stations are located at Kemble (8 miles) and Swindon (16 miles).</p>		
Developable Space / Vacancy		
<p>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.</p>		
Ownership / Planning History		
<p>Ownership details are unknown. There have been a number of planning applications - including a change of use application from B1 to D1 (physiotherapy centre) use on Unit 8.</p>		
Overall		
<p>Converted farm in out of centre location. In use. protect.</p>		



5 Site proformas for existing employment sites

Site ref	Settlement	Overall site area (ha)
1050 / EES21	Cirencester	0.00
Site Address		Site status:
St James Place, Tetbury Road, Cirencester		Protect
Description of site/surrounding uses		
<p>St James Place is a purpose built modern office block, located on the edge of Cirencester town centre. The building represents a high quality A grade B1 business premises with associated parking areas and landscaping. A large extension is currently under construction on part of the existing car park.</p> <p>Surrounding uses include Sheep Street island to the east, Cirencester leisure centre to the west, Cirencester Way and Waitrose supermarket to the south and Home Park to the north. Being so close to the town centre and having good accessibility, the site is well located.</p>		
Environmental Quality / Constraints		
<p>The site is largely flat with good quality landscaping and parking areas. The amenity areas are of good quality and there are no obvious environmental constraints. The existing office building occupies the southern half of the site with the new extension to the north.</p> <p>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.</p>		
Accessibility / Strategic Access		
<p>The site is accessed directly from Tetbury Road and located adjacent to Cirencester Way. 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.</p> <p>There are extensive and frequent bus links from the centre of Cirencester (0.5 miles away) across the District and the region, including Eastcombe, Bussage, Chalford (22B), Ashton Keynes (51), Sapperton, Minchinhampton and Stroud (54), Stroud (54A), Chesterton (59), Gloucester (59), Moreton-in-Marsh, Stow-on-the-Wold, Bourton-on-the-Water, Kemble and Northleach (855), Lechlade and Fairford (877), Tetbury (881) and many others. The nearest railway stations are located at Kemble (4 miles) and Swindon (16 miles).</p>		
Developable Space / Vacancy		
<p>The site is currently fully occupied by St James Place Wealth Management. Given the recent extension on the existing car park, we do not consider there to be potential for further expansion.</p>		
Ownership / Planning History		
<p>Ownership of the site is unknown. However, the recent extension to the office building was submitted by Westmoreland Developments Ltd and St. James's Place. The extension that is currently under construction comprises the erection of a new 4,860sq.m three storey office building (Use Class B1) with a new vehicular access, undercroft car parking, cycle parking, landscaping and associated works (ref: 14/02658/FUL).</p>		
Overall		
<p>An excellent B1 office building located on the edge of Cirencester town centre. Protect for continued employment use.</p>		

