

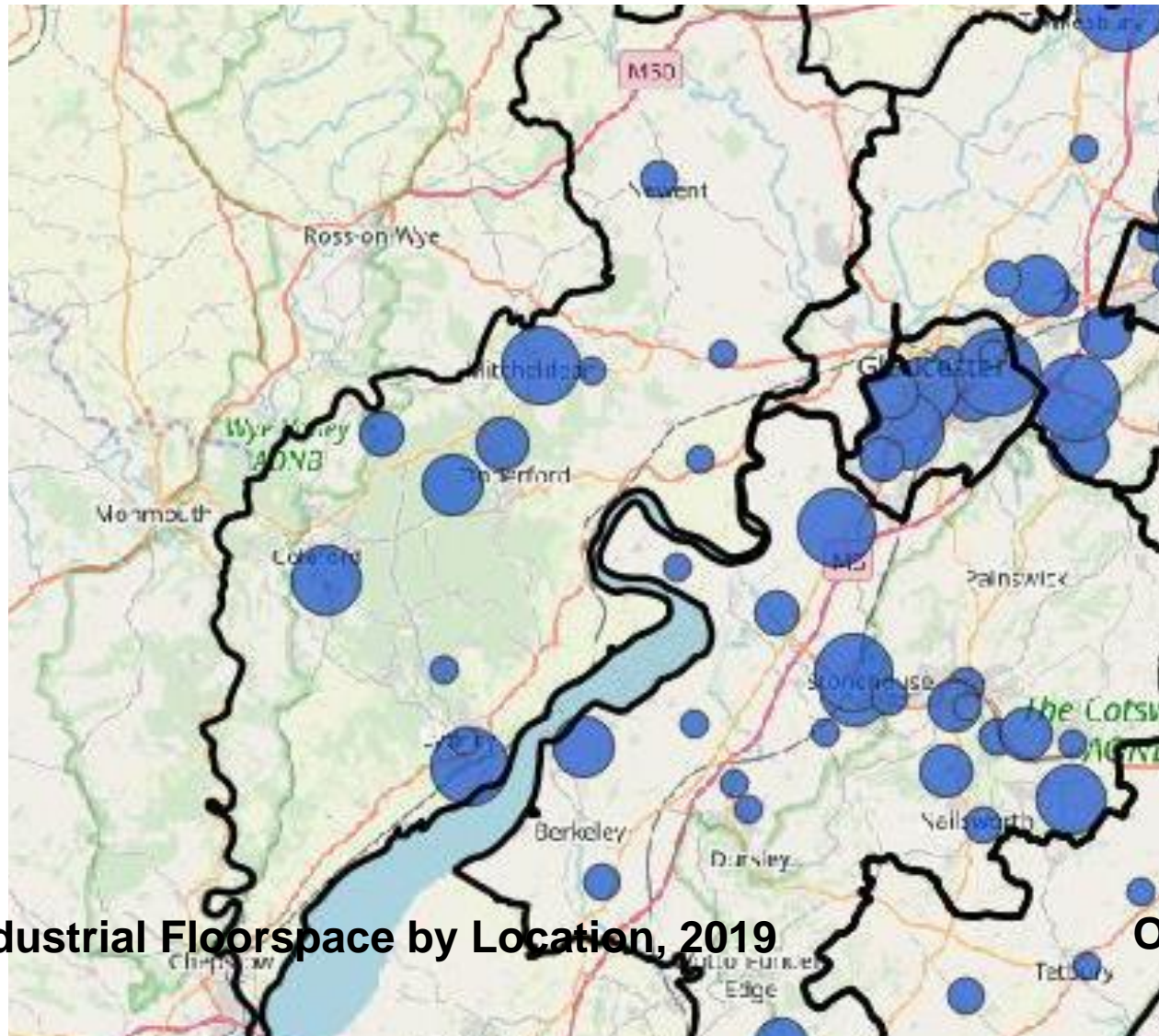
Space for Business

Friday 5th March 2021

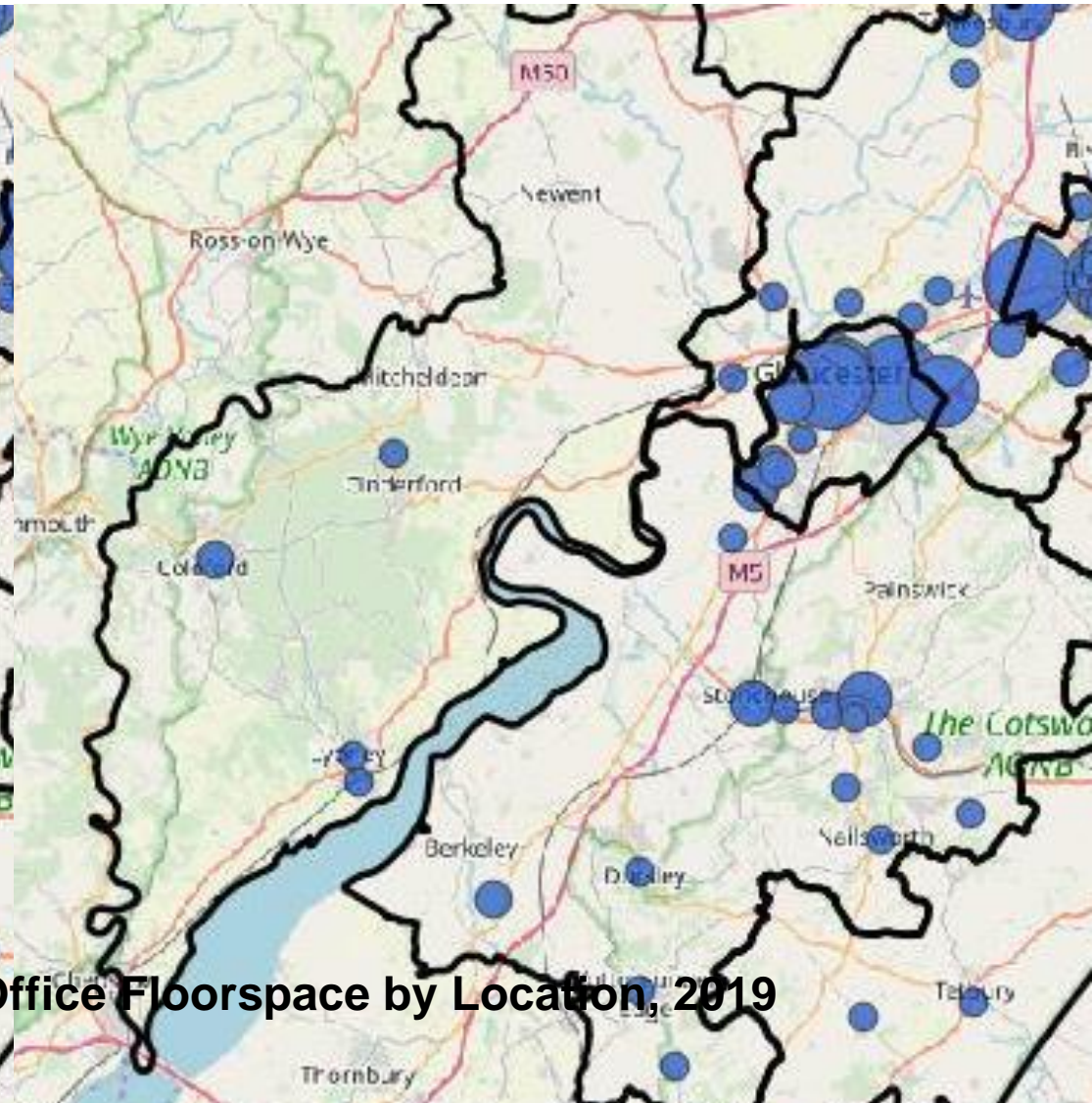
Background

- 89.7% of Stroud's businesses are Micro (0-9 employees)
- Since 2006 31.56 ha of new employment land has been completed in Stroud District.
- Stroud has 10% vacancy rates - higher than the rest of Gloucestershire which sits at 7%
- 94% of Stroud Districts commercial space has superfast internet connection

Current Commercial Space



Industrial Floorspace by Location, 2019



Office Floorspace by Location, 2019

Challenges

- There is a lack of available Grow on Space (defined by 150 – 500 sqm)
- The smaller (Grow On) sites available in Stroud are usually found in Stroud Valleys and comprise of more dated stock.
- National policy (NPPF) makes it easier to change use from commercial to residential
- Local Plans cannot prevent the loss of office space to other commercial uses but is able to allocate more land for employment uses

What are the Council doing?

- Consulting with Central Government regarding National Policies
- Developing an ED Strategy and Action Plan to support the development of future business space
- Managing development and redevelopment through our planning functions
- Continuing to monitoring completions to improve our evidence base
- Working closely with developers to ensure new commercial space will be fit for purpose
- Planning for infrastructure improvements to support the Districts business base
- Considering using our own landholdings to deliver affordable, low cost sites & premises with flexible terms for business start ups

The Emerging Local Plan...

The Local Plan will:

- Allocate new employment sites of varying sizes and locations to meet the specific locational requirements of different sectors.
- Safeguard, where possible, existing employment sites for office, industrial, storage and other commercial uses
- Support the regeneration of under-utilised or low value employment sites.