

December 2019

# Forest of Dean district Employment Land Baseline Report

Forest of Dean District Council  
[www.fdean.gov.uk](http://www.fdean.gov.uk)



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## 1 . Introduction

### 1 Introduction

**1.1** This keynote document will help to inform the new 2041 Local Plan for the Forest of Dean district, which will replace the current Core Strategy and Allocations Plan, which end in 2026. Evidence collected for the existing plans are being updated in order to provide more current information on the local economy and key statistics. This includes this assessment on the amount of land available for employment development within the district. This will assist in identifying employment land allocations for the 2041 Local Plan.



## 2 . Policy Background

### 2 Policy Background

#### National Planning Policy Framework

**2.1** Since the adoption of the Core Strategy in 2012 and Allocations Plan in 2018, the National Planning Policy Framework (NPPF) has been updated. The overarching theme of the NPPF document is still a presumption in favour of sustainable development. Section 6 of the document outlines that a key aim is to build a strong, competitive economy. It outlines that planning policies and decisions should create conditions in which businesses can invest, expand and adapt. Significant weight is placed on supporting economic growth and productivity which takes into account the needs of local businesses and wider opportunities for development.

**2.2** Employment land should be used for homes in areas of high housing demand, provided it does not undermine key economic sectors. Allocated land should also be regularly reviewed and if there is not prospect of an application coming forward for the allocated use, the land should be reallocated for a more deliverable use to address identified needs.

#### Core Strategy Objectives

**2.3** The Core Strategy was adopted in February 2012 and sets out the overall strategy for development in the district for the period 2012-2026. The strategy sets out a vision for the district and a number of key objectives that the plan should aim to achieve. Core Strategy Objective 2- Develop the local economy and tourism, is the key objective linked to improving the employment prospects and opportunities within the Forest of Dean District. The objective reads:

**2.4** “Develop a more self-contained and diverse local economy including tourism- to address out commuting and enable more sustainable transport patterns while providing a greater range and number of jobs and improving the services and facilities that are accessible”.

**2.5** The objective identifies the key principle for improving employment within the district alongside helping to make the district more sustainable in reducing the amount of out commuting and reducing travel to work distances.

#### Settlement Provision

**2.6** The Core Strategy identifies provisions for employment for each of the main towns and supports suitable employment site opportunities for intensification of existing uses, redevelopment and or diversification within all villages that have good connections to services and facilities. The provisions identified are as in the table below:

## 2 . Policy Background

Settlement	Employment Provision and implementation
Cinderford	About 26ha of already identified land to be brought forward, including land at the Northern Quarter. Diversification of provision through other sites, and step change in quality. Provision to include offices in exceptional locations, and other B1 space. B2 and B8 mainly within existing employment areas. Development by public and private sector, with some advance infrastructure provision/ subsidy in AAP area. Includes financial support (HCA) for relocation and redevelopment for housing of one key site- funding and land acquisitions complete.
Lydney	About 30ha new land (already identified) to be used for employment, in addition to new uses and intensification elsewhere. New allocated land all well located for more diverse offer. At least 20ha is linked or adjoins the proposed new neighbourhood, about 5ha is to be provided as an integral part of the neighbourhood.
Coleford	About 6.8 ha of land already identified to be developed in addition to other sites within settlement for a range of employment.
Newent	5ha of new land to be developed in addition to promotion of other employment uses within the settlement.
Villages	Suitable sites identified, intensification, redevelopment and diversification will be supported on other sites that are well linked to settlements and services.

**2.7** Part of the current plan review will involve assessing whether the new employment land identified in the Core Strategy are still appropriate. It may be decided that further or less employment land is required.

## 2 . Policy Background

### Policy CSP CSP.7

#### **Economy (strategic objective: develop the local economy including tourism)**

Economic development will be promoted throughout the district in accordance with the spatial strategy and its allocations. This will encourage new and more diverse types of employment and supporting infrastructure to be established by making land and premises available. The location of new development must be justifiable in terms of the settlement hierarchy and policy CSP 4. Priority will be given to:

- sustaining the development of key economic sectors or clusters, including knowledge based enterprises and tourism;
- supporting the development of growth sectors;
- providing office and business (B1) space in attractive locations;
- providing the conditions and support for small and medium sized enterprises to become established and grow;
- supporting further and higher education and skills training and the facilities to provide it;
- supporting transport investment that will aid economic development; and
- ensuring that secure and safe environments result from any provision.

Land presently used for employment will be expected to remain so, unless allocated for another purpose. In order to encourage this, a range of employment generating uses appropriate to each site will be considered favourably. Where a site is underused and unsuitable (by way of environment or location) for any employment generating use, (including service based uses) then a mixed use may be appropriate (eg employment and housing) and failing that an alternative non employment use.

**2.8** The policy context for development of an employment related use comes from the Core Strategy Policy CSP7 - Economy. The policy is set out below. Key emphasis is put on the retention of existing employment uses but allowing a wide range of employment related uses to accommodate sites. Where sites are vacant or underused mixed developments could be considered. This policy falls inline with policies mentioned above from the NPPF and goes further in prescribing types of uses.

## 2 . Policy Background

### Allocations Plan

**2.9** The Allocations Plan aims to meet the needs of the Core Strategy objective through the allocation of land for the development of employment generating uses to increase job prospects in the local area when the land is developed. The below table outlines the sites allocated.

Allocations Plan Policy	Site Name
AP11	Transport Yards near Blakeney- Cairanct and Dene Close
AP12	Stone End Farm Churcham
AP17	Land at Stowfiled, Lydbrook
AP18	Taurus Crafts near Lydney
AP19	Aylburton Business Park
AP20	Former Lightmoor Colliery, near Cinderford
AP21	Staunton Court
AP22	The Hawthorns Corse
AP24	Cannop Depot
AP25	Whitemead Park
AP36	Forest Vale Cinderford- employment Area
AP 37	Valley Road Cinderford
AP38	Linear Park Cinderford
AP43	Pine End Works and Land to North
AP44	Lydney Industrial Estate
AP47	East of Lydney
AP48	Empolyment uses including Foundry site, Lydney
AP49	Mead Lane Lydney
AP50	Mead Lane Lydney (Exisiting employment area)
AP56	Lawnstone House Coleford
AP60	Land Adjoining Suntory Factory Coleford
AP61	Tuffthorn Avenue and Pingry Farm Employment Sites Coleford

## 2 . Policy Background

AP62	Staunton Road Coleford Employment/ Hotel site
AP67	Tuffhorn Avenue Coleford
AP78	Gloucester Road Newent
AP79	Ross Road Newent
AP90	Transport Depot A4136 (Longhope)
AP91	Longhope Industiral Estate
AP97	Employment Intensification/ Retention Vantage Point Mitcheldean
AP106	New Dunn Business Park Sling
AP110	Lydney Road Whitecroft
AP111	Whitecroft Scovill

**2.10** Part of the new plan process will involve assessing whether these sites are still suitable to allocated. The NPPF outlines that land allocated within development plans should reallocate the land for a more deliverable use if there is no reasonable prospect of an application coming forward for it. New potential sites will also be identified if it is considered that there is a need.

## 3 . District Profile of Employment Areas

### 3 District Profile of Employment Areas

**3.1** In late 2019, a review of employment sites was conducted by the Forest of Dean District Council Local Plans team. Through a combination of methods, an estimation has been made regarding the following three key indicators:

1. Banded estimated employee numbers at each employment site (as a number within an estimated band);
2. Estimated occupancy rate of existing business units (as a percentage);
3. Estimated infill capacity within each site (in ha).

**3.2** There is no perfect way of verifying the true extent and number of these three factors, so the findings of this report represents a best estimate based on the following methods:

1. An online poll from identified larger employers across the district;
2. A drive-by assessment of the district's multi-tenancy industrial areas and business parks in the region;
3. An assessment of all local businesses located in these sites through websites and online presence;
4. A "Labour Insight Report" which lists all companies which have advertised a job vacancy online over a 12 month period in the Forest of Dean district (Appendix 2);
5. Correlating our independently collected data against companies with largest GDP in the District (Appendix 3);
6. Spatial analysis through Council's internal mapping to estimate infill capacity.

**3.3** This assessment has provided a district wide picture of the activity and capacity of existing employment sites. The following figure provides an overall district picture across all existing designated employment sites, as it stands in 2019:

**3.4** As the employee numbers are the most difficult to quantify and the most dynamic of the three indicators, these have been put into bands rather than number estimates, to reflect the wide margins for change and variation for these estimates.

<b>Total estimated employees</b>	<b>Total estimated infill capacity</b>	<b>Average estimated occupancy rates</b>
8,000-12,000 employees	82ha	82%

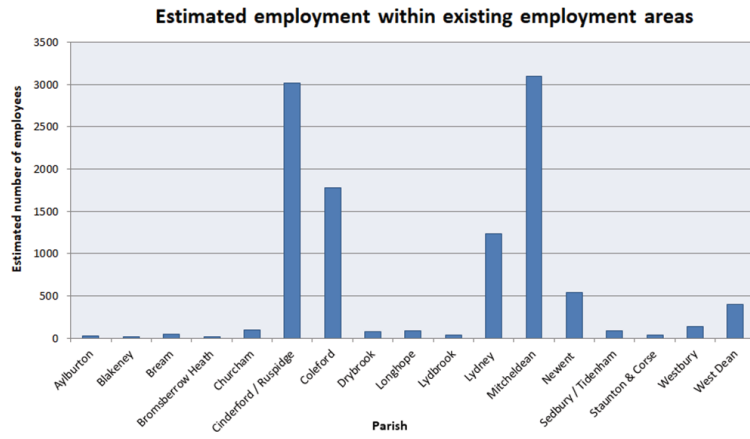
### 3. District Profile of Employment Areas

**3.5** This data is then further broken down into location by Parish:

Parish	Estimated employees	Estimated occupancy (%)	Estimated infill opportunity (ha)
Aylburton	25-50	80%	0.07 ha
Blakeney	10-25	90%	0 ha
Bream	25-50	80%	0.2 ha
Bromsberrow Heath	10-25	80%	0.19 ha
Churcham	75-100	85%	0.08 ha
Cinderford / Ruspidge	2500+	90%	10.9 ha
Coleford	1500-2000	75%	8.28 ha
Drybrook	75-100	90%	0.07 ha
Longhope	75-100	80%	4.39 ha
Lydbrook	25-50	70%	8.02 ha
Lydney	1000-1500	70%	35.89 ha
Mitcheldean	2500+	90%	1.45 ha
Newent	500-750	80%	5.36 ha
Staunton & Corse	25-50	85%	0 ha
Sedbury / Tidenham	75-100	60%	0.9 ha
Westbury	100-150	100%	0.06 ha
West Dean	200-500	90%	6.03 ha

### 3. District Profile of Employment Areas

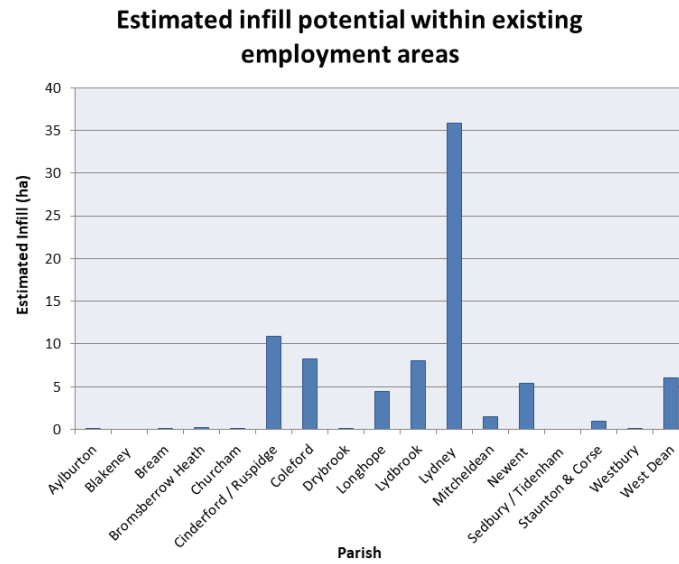
**3.6** The following graph illustrates the estimated number of employees calibrated across Parishes of the district:





### 3. District Profile of Employment Areas

**3.7** This figure represents the estimated infill potential within existing employment areas reviewed in this study, also calibrated by Parish:



### 3. District Profile of Employment Areas

**3.8** The following colour coded table represents a "traffic light assessment" which parishes are either reaching capacity within their existing allocations, or there are employment areas which are under-performing in terms of occupancy rates or estimated employee numbers. The green band indicates a good/high level of performance for each of the three key indicators, whilst the amber colour band signifies the parishes are performing moderately. The red band, on the other hand, represents a poor/low level of performance. These colour coded bands were determined by comparing each of the three key indicators with the size of the employment area within each of the parishes.

**3.9 Table 2.** Colour Coded graph representing the levels of employment, occupancy, and infill capacity for each parish across the Forest of Dean.

Parish	Estimated employment	Estimated occupancy (%)	Estimated infill opportunity (ha)
Aylburton	25-50	80%	0.07 ha
Blakeney	10-25	90%	0 ha
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Westbury	100-150	100%	0.06 ha
West Dean	200-500	90%	6.03 ha

**3.10** These results indicate the following key messages:

### 3 . District Profile of Employment Areas

1. Larger employment areas such as Forest Vale in Cinderford, Vantage Point in Mitcheldean and Mead Lane in Lydney are well utilised and accommodate some large employment generators. These sites provide a significant source of local employment for the district. Between these major employment sites, there are a combined estimate of up to 6,000 job creation for the district.
2. Despite this, there is some room for expansion and better utilisation of some of these employment sites, particularly the Harbour Industrial area in Lydney, which is estimated to be only 50% occupied. This represents a major unused capacity, with many established business units sitting empty. Around 30% of the business units at Lightmoor Park in Lydney are estimated to be empty. Mead Lane industrial area enjoys higher occupancy rates, however several large facilities use their sites loosely, and further subdivision and infill could be achieved.
3. Forest Vale employment area is the largest employment site in the district, however significant areas within this site lie dormant and are ripe for redevelopment. Forest Vale has infill capacity for some large new facilities on brownfield land, such as manufacturing of heavier industrial uses, should the investment become available. Further brownfield development opportunities exist at the Cinderford Northern Quarter site.
4. Vantage point at Mitcheldean is well occupied, and with a new day care centre and Growth Hub due to be opened on the site, this site is likely to still be an attractive location to attract a range of small- medium business tenants. There are still some warehouse, light industrial, and business units available to let but on the whole the site is well utilised, and a certain amount of churn in tenancies is to be expected.
5. There is infill potential within tenancies to subdivide into smaller units, as some large sites appear to be occupied but under-utilised. However the infill capacity of each of these larger sites is relatively minimal.
6. Tufthorn Ave & Mushet Industrial park are well utilised and busy employment sites, well located close to the Coleford town centre and the B428 road. There is one site within Tufthorn Ave which could be converted into new business units (currently used to store containers) but other than this, expansion of the employment area is constrained by housing and new housing approvals on three sides. Nearby Pingry farm provides a possible overflow location to accommodate new employment opportunities for Coleford.
7. Newent's business park is well utilised, as is the smaller Cleeve Mill business park on Ross Rd. Some intensification on the Ross Rd business park could be achieved, to provide Newent with a small release of more employment land.
8. Some existing employment areas are almost derelict, and only used for storage and vehicle parking uses, with minimal occupancy by tenant businesses. These include Whitecliff Quarry in Coleford, Staunton Rd Coleford and Land at Stowfield in Lydbrook. The dormant Richard Read depot at Longhope has recently been purchased with a view to develop it for new business units.

**3.11** This provides a baseline against which to monitor against to begin to identify employment land trends. It is hoped that now that this baseline has been established, the rapid annual monitoring will continue, to determine how employment generation, occupancy rates and infill capacity is tracking on both key local employment sites, and across the district.

## 4 . Demographic profile of employment in Forest of Dean district

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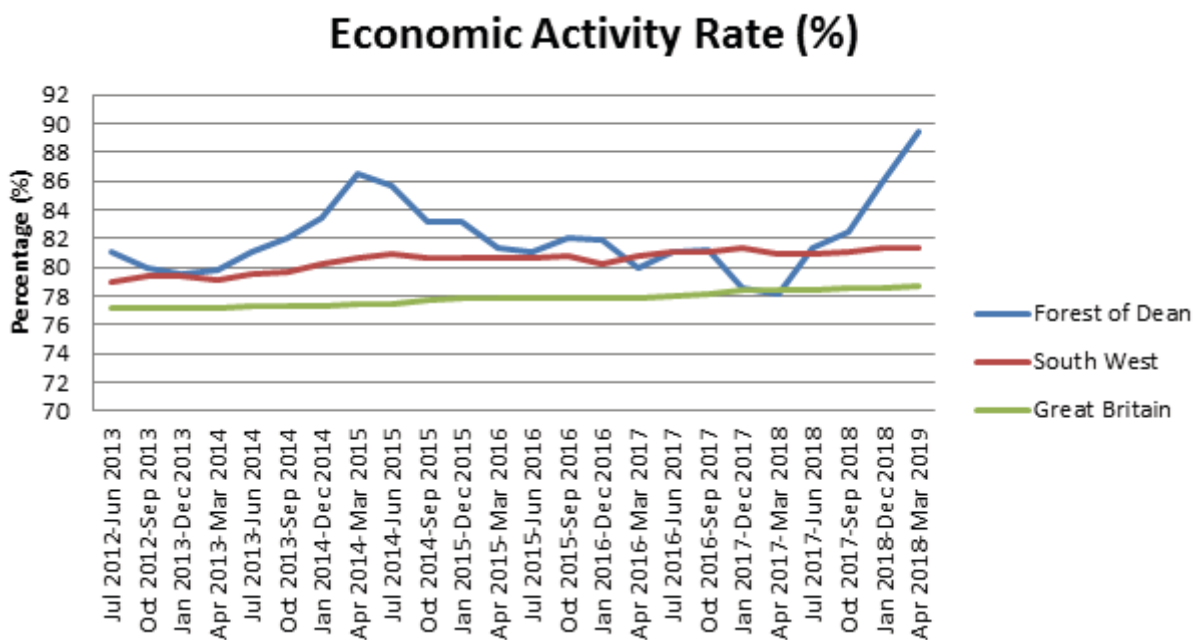
#### Key Indicators for the Forest of Dean District

**4.1** This section will identify a key set of indicators related to employment that are important in assessing need and also identifying historic trends. The data will provide key evidence needed to support employment allocation in the district and help to clarify the economic climate within the district.

#### Economic Activity Rate

**4.2** The economic activity rate is an indicator that measures the percentage of the population within the district that are economically active i.e. in work and between the age of 16-64.

**4.3** The Economic Activity rate of the district has been steadily increasing since the last update in March 2013 (82.6%). The economic activity rate in the Forest of Dean as of March 2019 was 89.4% which is higher than the south west average (81.4%) and the Great Britain average of 78.7%. This puts the district above others within the South West Region. This is however, not a direct indicator that the job market within the Forest of Dean district is healthy as there is a historic trend of a high level of out commuting to work in neighbouring authorities and further afield.



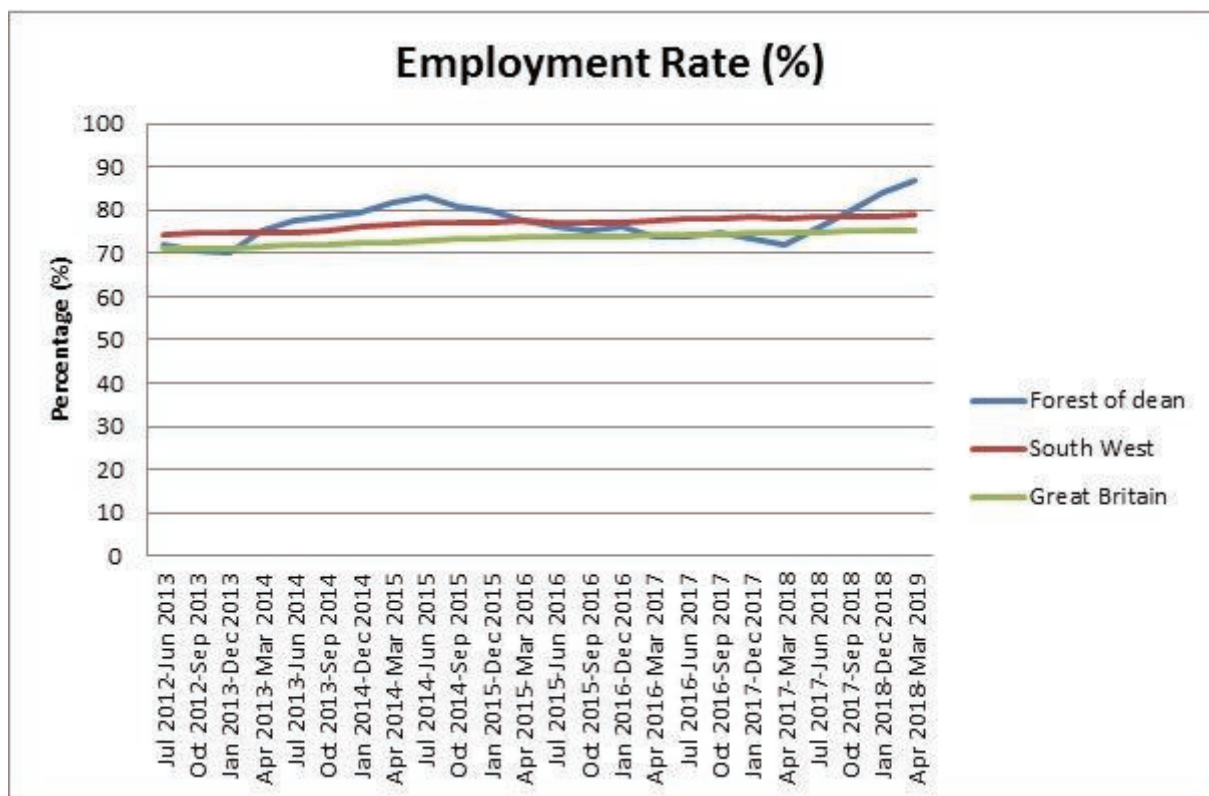
**4.4** The graph above shows that the Economic Activity Rate regionally and nationally has been fairly steady since the last Keynote update in 2013. This shows that there must be variation between the different authorities which has balanced the overall activity figures

## 4 . Demographic profile of employment in Forest of Dean district

leading to the flat but steady trend. The Forest of Dean district rose slightly in 2014 before having a number of peaks and troughs, and then starting to rise again in 2018 to the current point.

### Employment Rate

**4.5** The average employment rate in the South West region is 78.9% while the Forest of Dean District is above this at 86.9% as of March 2019. The employment rate for the region and the district is now higher than the average for Great Britain. The South West Region average has remained above the Great Britain average through the period shown on the below graph, however the Forest of Dean average has sometimes been below the Great Britain average. In 2018 the rate for the Forest of Dean has again started to improve.



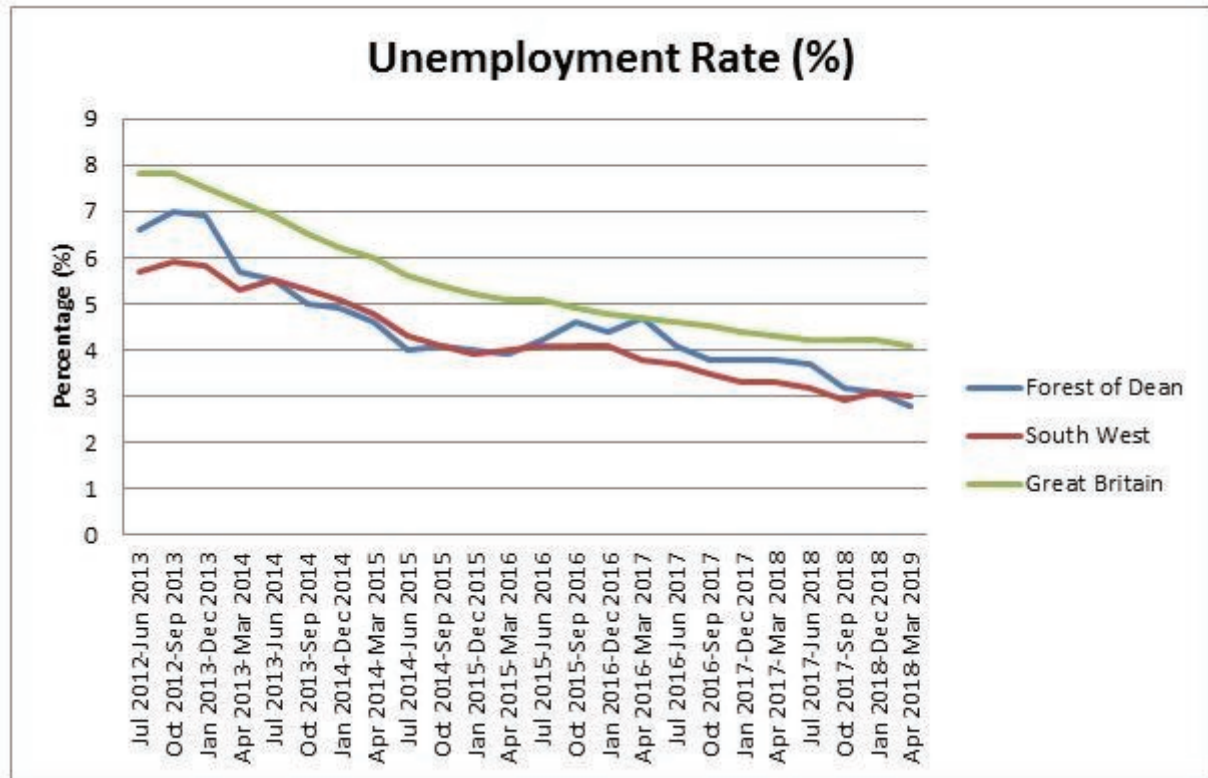
**4.6** The above graph shows that the Forest of Dean's employment rate has dipped below the region's average a number of times during the period shown. The average started to increase at the same point at which the Allocations Plan was having final examinations and was eventually adopted. Further analysis would need to be undertaken to confirm whether there is a direct correlation as there may be other factors which impacted this change.

### Unemployment Rate

**4.7** In Great Britain the unemployment rate as of March 2019 was 4.1%. It has not been at a lower point since October to December 1974. The unemployment rate in Great Britain has been steadily decreasing from June 2009, which was 7.9%, to the current level. The

## 4 . Demographic profile of employment in Forest of Dean district

unemployment rate In the Forest of Dean in March 2019 was 2.8%. This is lower than the national average and the regional average of 3.0%. The decrease in the unemployment rate indicates that there has been some recovery of the economy since the recession .



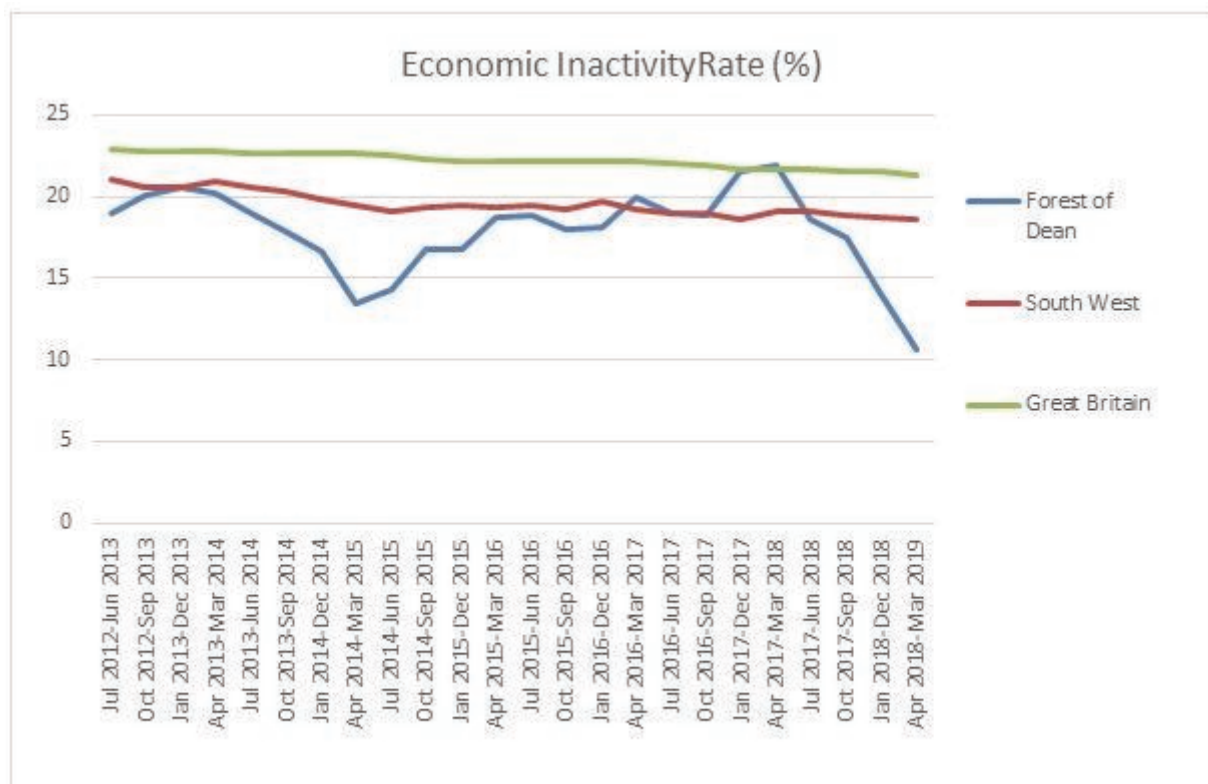
**4.8** Throughout the period shown on the above graph the Forest of Dean unemployment rate has had some peaks and troughs. At times it has been higher than the regional average but has always been lower than the national average. The national average has steadily decreased through the period while the regional average has occasionally risen slightly before dropping again. The regional average has been more steady than the Forest of Dean therefore there is variation in the region which has levelled the average.

### Economic Inactivity Rates

**4.9** The economic inactivity rate represents those not accounted for in the Unemployment section above. As of March 2019 the economic inactivity rate of the Forest of Dean was 10.6% which is significantly lower than the regional (18.6%) and national (21.3%) average. The value for the district in June 2013 was 19% therefore there has been a significant improvement.



## 4. Demographic profile of employment in Forest of Dean district



**4.10** Both the regional and Great Britain average Economic Inactivity Rates have had a fairly linear trend with few big changes. The South West region overall has a lower average than Great Britain overall. Through the majority of the period the Forest of Dean average has been below the regional and national average there have however been a number of peaks and troughs.

### Job Density

**4.11** Job Density is a measure of the number of jobs available per person of working age population (age 16+). This measure is useful in helping to identify how the economy within each geographical area is doing. It is a key indicator for comparison of geographical areas. It is also directly linked to a number of other indicators such as out-commuting and the unemployment vs employment rates. The figure is a ratio of the number of jobs to the working age population as a figure to one decimal place. Job density can be used as a figure to rank the employment opportunities within local geographies and as a useful comparison to local authorities and their neighbouring districts.

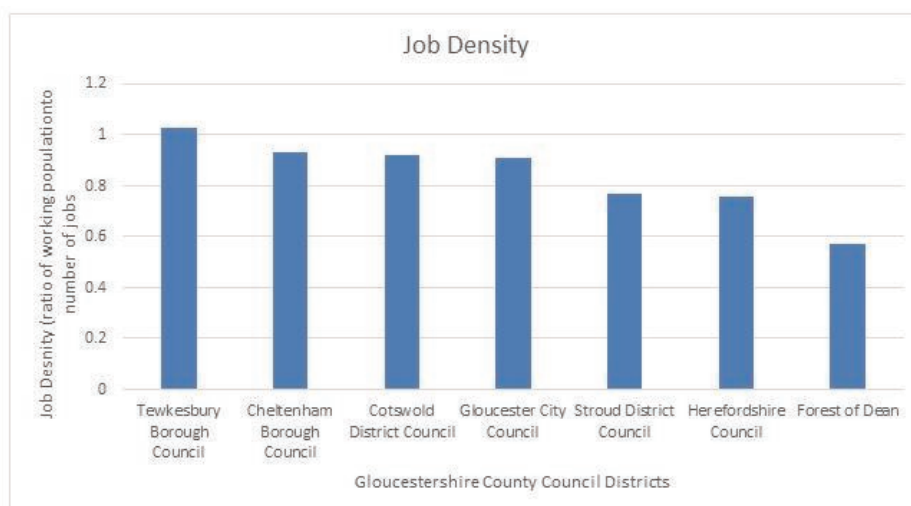
**4.12** The table below shows the Job Density figures for all the Gloucestershire districts and surrounding to understand how the Forest of Dean District compares with other districts. Data was taken from the Office for National Statistics mid year estimates for 2017 for economically active population figures and the number of jobs from the ONS business register and employment survey 2017.

## 4 . Demographic profile of employment in Forest of Dean district

Rank	Authority	Economically active population 16+		
		Job Density	Number of jobs	Economically Active
1	Tewkesbury Borough Council	1.03	47800	46300
2	Cheltenham Borough Council	0.93	61000	65800
3	Cotswold District Council	0.92	41000	44800
4	Gloucester City Council	0.91	63300	69900
5	Stroud District Council	0.77	49200	63200
6	Herefordshire Council	0.76	74900	98500
7	Forest of Dean	0.57	23900	41700

**4.13** The table above shows the rank of job density of all the authorities. It shows that the leading authority in terms of employment opportunities is Tewkesbury Borough Council who have a job density of 1.03. This means that for the economically active population within the borough there are 1.03 jobs each. However this does not take account of people who live outside the district and many of these jobs will be taken by people from outside the borough commuting to work.

**4.14** Unfortunately the Forest of Dean District ranks at the bottom of the districts in terms of job density (0.57) and subsequently see a much higher unemployment figure than the other districts and also a much larger out commuting figure so people can find work. There is a significant difference in the job density figure between the Forest of Dean District and all other districts. Part of this falls down to the district having a historic reliance on large employers and with the economic downturn this has resulted in a reduction in numbers of jobs from these employers. Many of the working age population within the district now out-commute to a place of work and this is evident from the data in the commuting section below.





## 4 . Demographic profile of employment in Forest of Dean district

### Industry

**4.15** The number and type of jobs can be broken down further into the categories of industry that the jobs fall into. The pie chart below shows how the jobs in the district are divided into the identified categories. The largest proportion of jobs within the district fall into category C which represents the Manufacturing Trade. This is followed by:

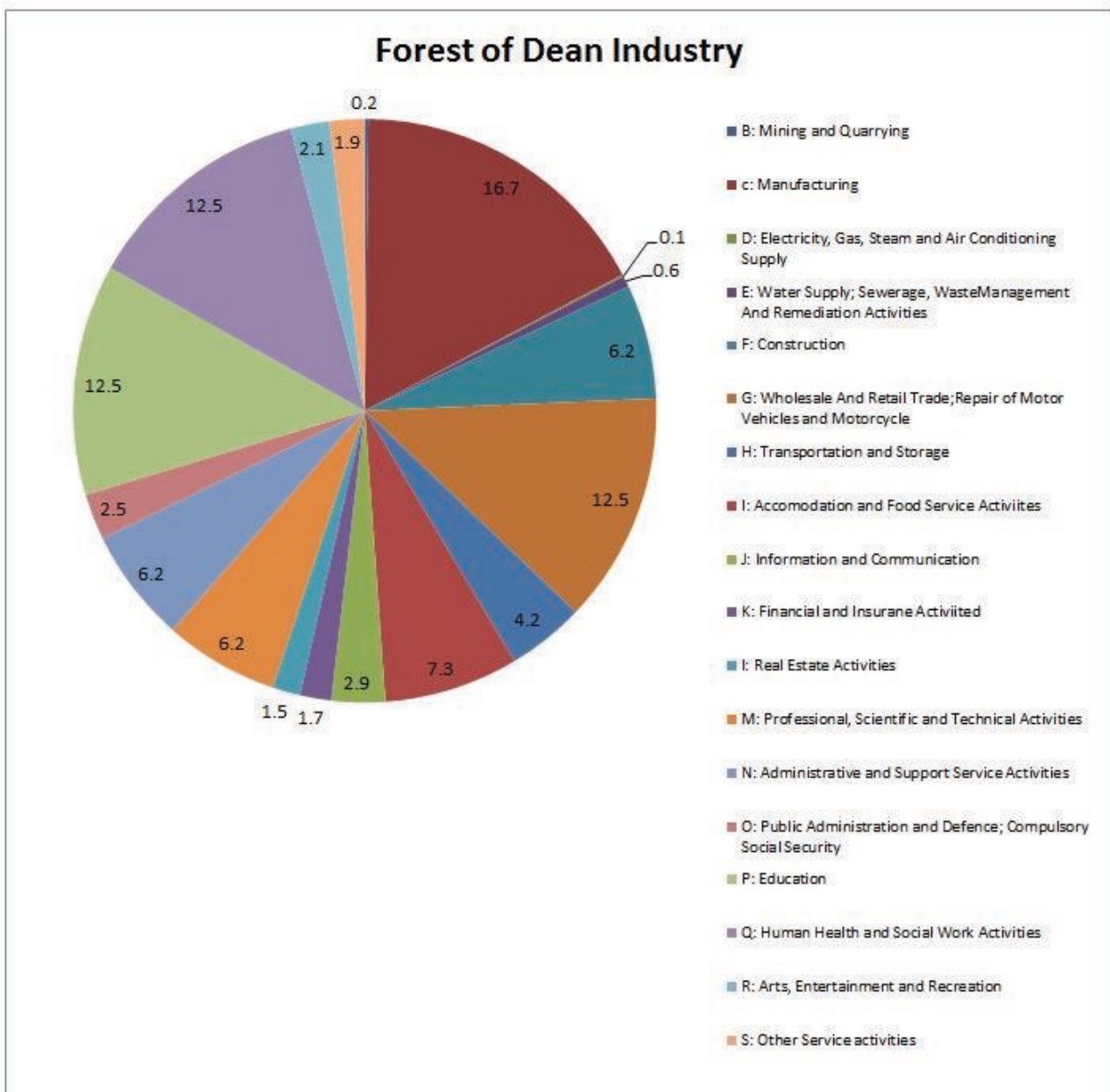
- Category G: the Wholesale and Retail Trade, repair of Motor vehicles and Motor Cycles,
- P: Education and
- Q: Human Health and Social Work Activities all at 12.5%.

**4.16** The lowest category of jobs are now:

- D: Electricity, Gas, Steam and Air Conditioning Supply (0.1%),
- B: Mining and Quarrying (0.2%) and
- E: Water Supply; Sewerage, Waste Management and Remediation Activities (0.6%).

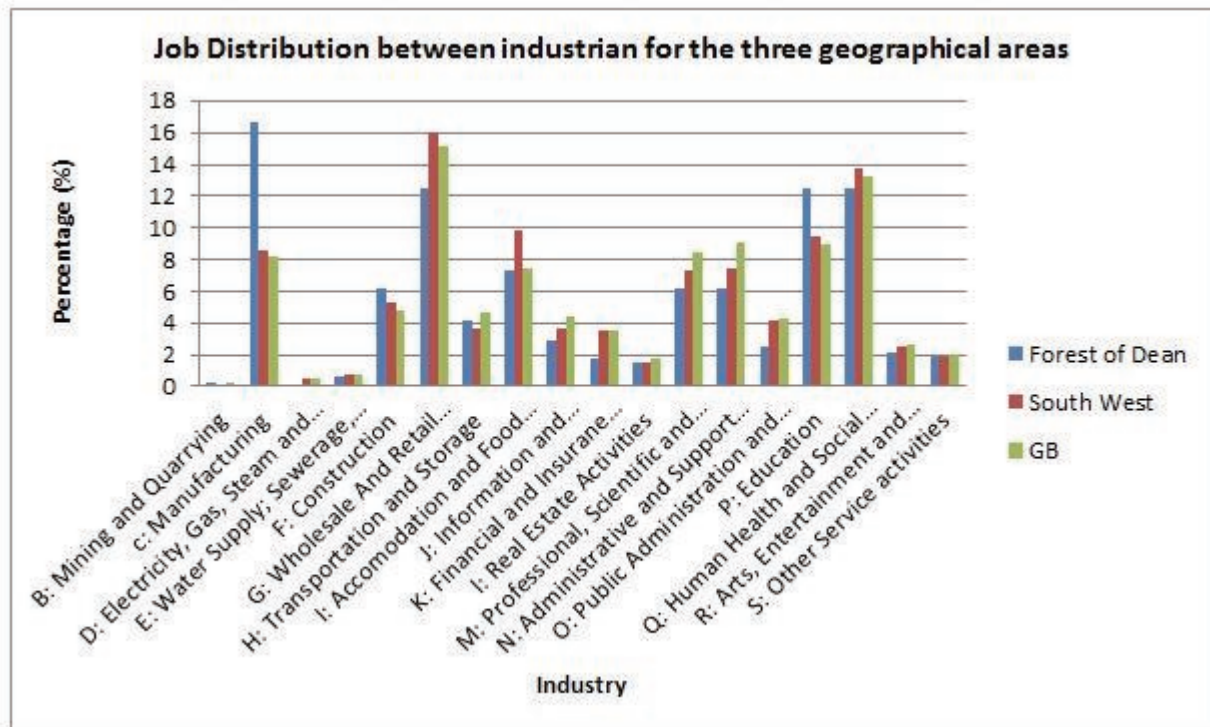
**4.17** Mining and quarrying used to be the main industry within the district however this has declined and very few “Free Miners” and commercial quarrying operations are now running. The few Quarrying operations still blasting in the district are large operations identified for expansion to fulfil the need from high quality forest stone and road building aggregates.

## 4 . Demographic profile of employment in Forest of Dean district



**4.18** If we compare the industries across the South West region and the National figures we can see similar trends and figures in the different industry categories. The graph below illustrates the similarities in the figures between categories across all three geographical areas.

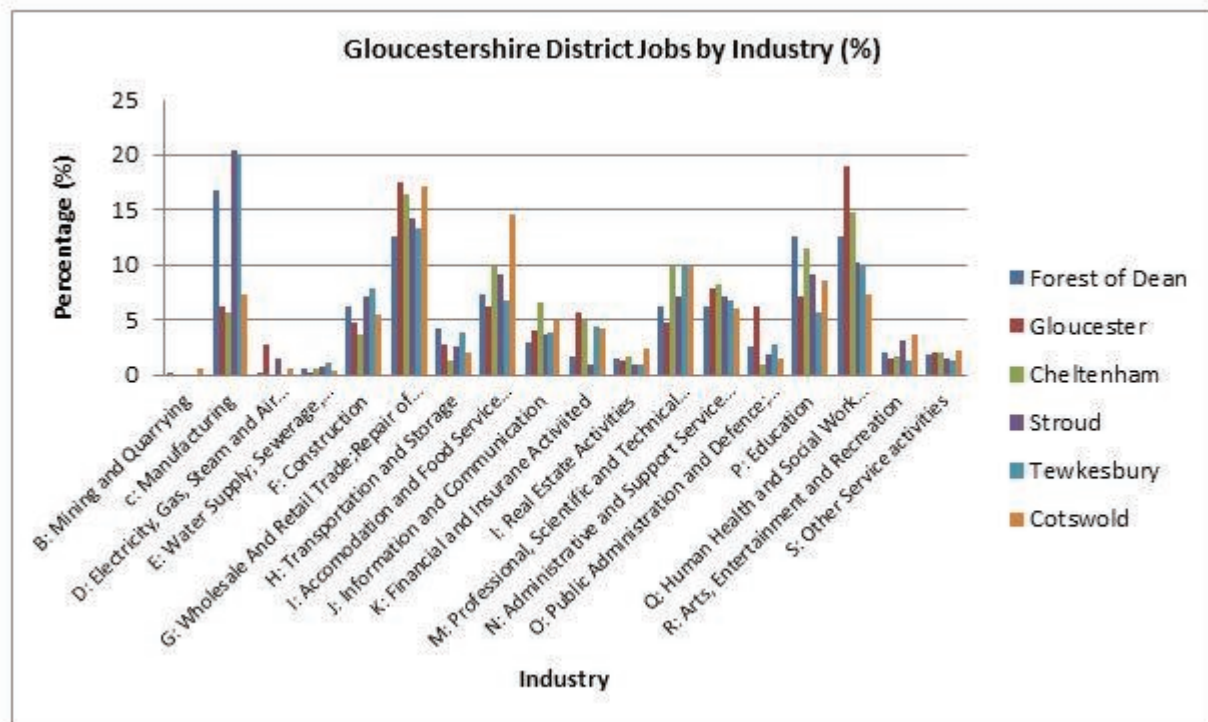
## 4 . Demographic profile of employment in Forest of Dean district



**4.19** The percentage of jobs falling within the Manufacturing industry is a much higher proportion in the Forest of Dean District (16.7%) than in the South West region (8.6%) and Great Britain (8.2%) as a whole. This may be due to the large manufacturing employers such as the Suntory factory in Coleford and manufacturers at Vantage Point in Mitcheldean. Some of these jobs may however be outside the district with Forest of Dean residents commuting to access them. Jobs in construction are also above regional and national averages.

**4.20** The Forest of Dean District also has a slightly higher proportion of jobs within the Education sector (12.5%) than the regional and national averages. These differences may be attributable to the large number of colleges and schools across the district. Hartpury College continues to expand and the new Gloucestershire college campus opened in Cinderford in September 2018. The expansion of these facilities bodes well for the educational sector of the district to continue to generate employment. If we break this down further into the Local Authorities within Gloucestershire useful comparisons and conclusions can be drawn about employment within the county.

## 4. Demographic profile of employment in Forest of Dean district



**4.21** The graph above shows the comparison of all local authorities within Gloucestershire by industry. It shows that the distribution of jobs between the industry types for all authorities are similar to the majority of industries. There are, however, large differences in some districts in the manufacturing industry. In addition Cheltenham has higher proportion of those working in Accommodation and Food Services while Gloucester has a higher proportion of those working in Human Health and Social Work than the other districts. This is partly down to the nature of the district and the nature of the economies within each district. It is also dependent upon the size of the districts and their main towns/cities.

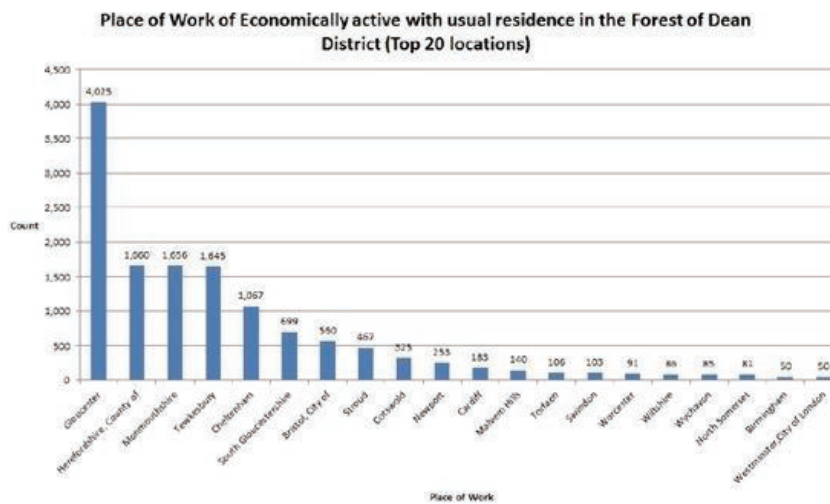
**4.22** The geographical location of some of the authorities within Gloucestershire mean that they are better suited to different industries and are easier to commute to for people working in different authorities. It is also recognised that some authorities have better transport links in terms of train services and also major infrastructure. This major infrastructure and good connectivity tends to draw industry to locate in these areas to allow easier and more efficient trading.

### Commuting

**4.23** The figures below represent the people who live in the Forest of Dean and where they work. The most recently available data in respect of this is from the 2011 census. The figures are based on usual residents aged 16 and over in employment. Out of a total figure of almost 30,000 people, 15,524 people live and work within the Forest of Dean District. This represents over half of the working population. However this also means that over 14,000

## 4 . Demographic profile of employment in Forest of Dean district

people who are working and are living within the Forest of Dean District are out commuting to a place of work. The graph below represents the top 20 destinations for people working outside the district who are usually resident within.



**4.24** In 2013, the Office for National Statistics (ONS) published commuting patterns data taken from the 2011 Census on their online interactive mapping interface. The map highlights inward and outward commuting figures between districts depending on which district you select as the destination. It also provides a useful net commuting figure. The table below compiles this data for adjacent and surrounding local authorities to the Forest of Dean District and gives an overall Forest of Dean commuting figures between all the Local Authorities in the UK. The figures are as below:

## 4 . Demographic profile of employment in Forest of Dean district

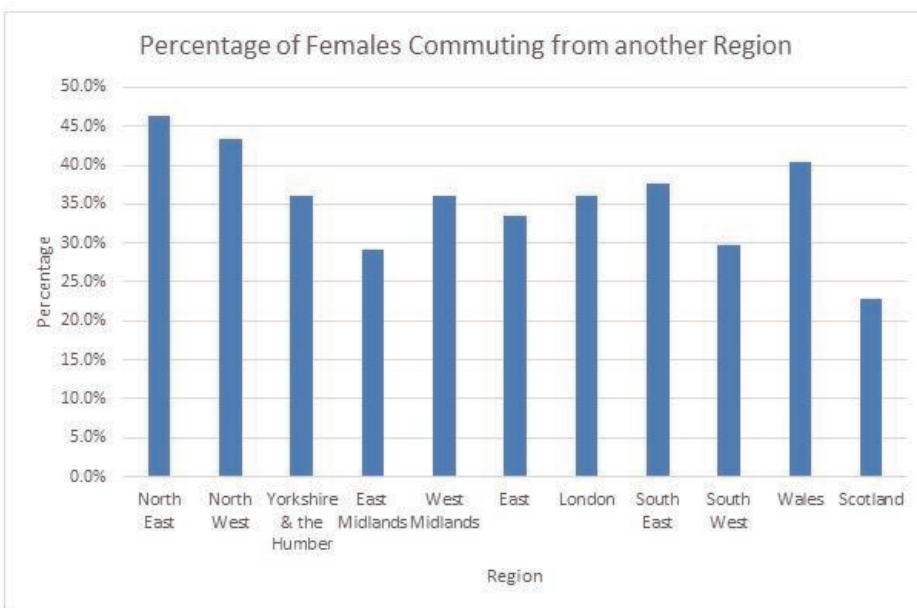
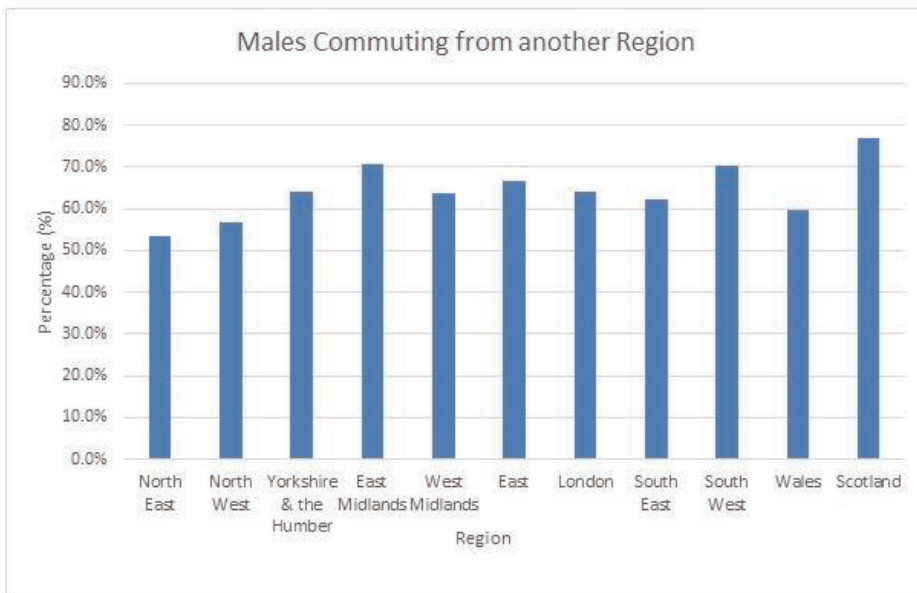
Commuting patterns from and to local authorities adjacent to the Forest of Dean District			
ONS-2011 Census Data			
Local Authority	Inward	Outward	Net
Tewkesbury	464	1646	-1182
Stroud	283	467	-184
Gloucester	1054	4036	-2982
Malvern Hills	99	140	-41
Herefordshire	1178	1678	-500
Monmouthshire	1070	1661	-591
South Gloucestershire	99	704	-605
Newport	101	252	-151
Worcester	31	95	-64
Cheltenham	311	1073	-762
Cotswold	283	467	-184
Wychavon	42	90	-48
Total Commuting Figures for Forest of Dean to all other UK Local Authorities	6015	14627	-8612

**4.25** Overall the figures show that the Forest of Dean district sees a negative net commuting figure out of the district. This is true between all the local authorities as listed in the table above. The higher inward and outward movements occur between the adjacent authorities and ones in closer proximity as you would expect.

**4.26** Additionally the ONS genders commuting from one region to another for work. The below graphs show that in the South West males do the majority of commuting. The region has the third highest number of males (70.3%). This is beaten only by Scotland (77.1%) and the East Midlands (70.8%). Unfortunately, a breakdown of districts is not available for this data therefore it is not clear what impact the Forest of Dean has upon this percentage.



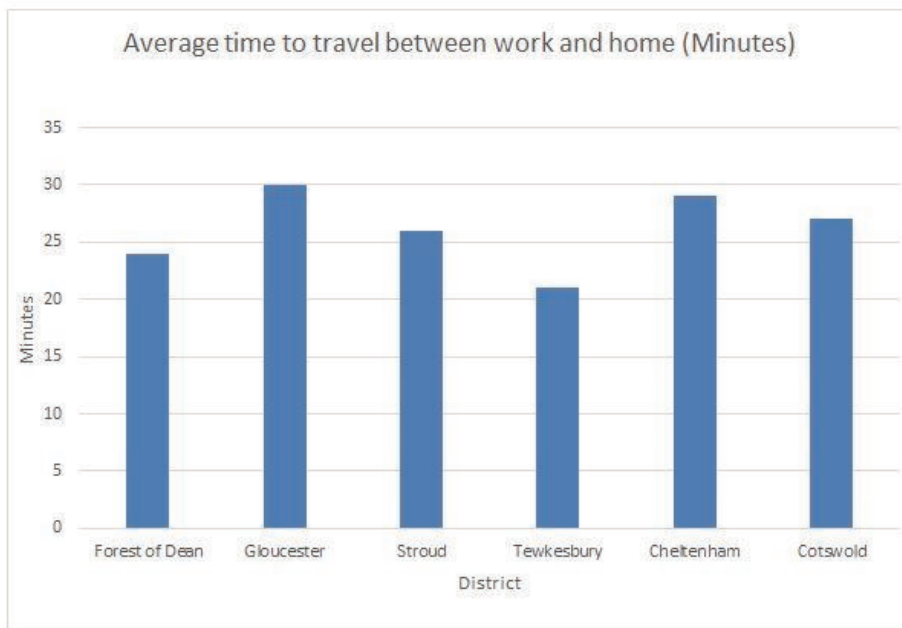
## 4 . Demographic profile of employment in Forest of Dean district



## 4 . Demographic profile of employment in Forest of Dean district

### Travel to Work

**4.27** In 2016 the ONS provided data on average travel to work time for each district. The below graph displays the average travel to work time in minutes for each of the districts in Gloucestershire. The Forest of Dean was the second lowest at 24 minutes while those living in Gloucester have the longest average commuting time of 30 minutes. This data is however representative of all methods of travel such as walking, public transport and private car therefore it does not give a clear indicator of the level of commuting.



**4.28** From the Labour Source Survey the ONS has been able to demonstrate the different modes of travel by individuals in each district as of 2016. This displays in the Forest of Dean that the majority of commuting is by car, van, minibus or works van and a small amount of individuals walk to work. For all districts in Gloucestershire most of the commuting is by car, van, minibus or works van.



## 4 . Demographic profile of employment in Forest of Dean district

Travel Method	Cheltenham	Gloucester	Forest of Dean	Gloucester	Stroud	Tewkesbury
Car, van, minibus, works van	34,342	20,672	29,641	41,152	48,855	17,957
Motorbike, moped, scooter	1789	*	*	-	*	*
Bicycle	3279	*	-	2356	*	*
Bus, coach, private bus	1708	-	*	4080	*	*
Taxi	-	-	-	-	-	-
Railway train	-	*	-	*	*	-
Underground train, light railway, tram	-	-	-	-	-	-
Walk	6789	7747	1900	4684	3132	4725

(- no figures to report \*sample size too small to provide reliable estimate)

**4.29** The other districts in the county have a higher number of those that commute by foot. This is potentially due to their more urban location. Cheltenham and Gloucester also have a high amount of commuters by bicycle which may be due to the number of cycle lanes in the area. These towns also have a higher number of commuters using buses and coaches potentially due to the regular public transport system. Many villages in the Forest of Dean lack a regular bus services which may explain why the sample size is too small to report.

## 5 . Job Requirement

### 5 Job Requirement

**5.1** The new dwellings that are required in the district will need to be accompanied by new employment opportunities. It is possible to estimate the scale of employment that may be required for these additional dwellings along the following lines:

The potential dwelling requirement from 2026 to 2041 is 4200. 4200 dwellings could require the following jobs:

- Number of persons @2.2 per house is  $4200 \times 2.2 \text{ persons} = 9240$
- Percentage of population which is 16 to 74 (generally working age ) is 59.5%
- 59.5% of 9240 is 5498
- Percentage of the above that are economically active is 89.4%= $5498 \times 0.89 = 4893$
- Total number of new jobs required by new dwellings is 4893
- Total number required less number working from home (7.6% of the totally economically active 16-74 year olds)
- $4893 \times 7.6\% = 372$
- Therefore total new job estimated  $4893 - 372 = \underline{4521}$

## 6 . Requirement of Land for Employment

### 6 Requirement of Land for Employment

**6.1** The aim of the new 2041 Local Plan will be to provide for a wide range of opportunities and to encourage a more diverse economy. The Core Strategy and Allocations Plan analyses the land that is potentially available and provides a range of sustainable sites either through re-affirming allocations that exist or providing new ones. It is vital to offer a range of sites in sustainable locations and to ensure that these can be developed. The Allocations Plan provided 66 ha with a potential of 5742 (approx.) jobs, at the midpoint of density assumptions.

**6.2** Sites allocated within the Allocations Plan took the distribution and scale of employment development from the Core Strategy. The Allocations Plan provided more site specific policies and these in some cases provide more guidance in terms of preferred uses but this is only where there are specific aims or constraints that require the allocation to be more precise.

**6.3** Sites currently allocated, vary from greenfield land which accompanies proposed housing in a new neighbourhood to modest extensions onto land adjoining existing enterprises in villages.

**6.4** Increased employment in a variety of other locations has also been encouraged and the trend away from traditional sites (land marked for employment use, or industrial “estates”) is expected to continue.

**6.5** The Core Strategy also encouraged employment through the following means:

1. Sustaining the development of key economic sectors or clusters, including knowledge based enterprises and tourism;
2. Provided office and business (B1) space in attractive locations;
3. Providing the conditions and support for small and medium sized enterprises to become established and grow;
4. Supporting further and higher education and skills training and the facilities to provide it and;
5. Supporting transport investment that will aid economic development.

**6.6** Land used for employment was expected to remain so, unless allocated for another purpose. A range of employment generating uses appropriate to each site were considered favourable in order to encourage this. Where a site is underused and unsuitable (by way of environment or location) for any employment generating use (including service based uses), then a mixed use may be appropriate (e.g. employment and housing) and failing that an alternative non employment use.

**6.7** National policy in the NPPF encourages a variety of sustainable employment including in rural areas and this approach is supported for the Forest of Dean. A new Local Plan will provided new policies to guide distribution and any local constraints.

**6.8** Sites allocated in the Allocations Plan will now be analysed in order to assist in considerations for whether the allocation is appropriate.

## 7 . APPENDIX 1: Employment site assessment table

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Parish	Employment Site	Allocations Plan Policy	Estimated Employment	Estimated Occupation Rate	Estimated Infill Opportunities	Active Tenants / Notes
Aylburton	Aylburton Business Centre	AP19	25-50	80%	0.07 ha	<p>This site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. MBBS</li> <li>2. Apex Architecture Ltd</li> <li>3. S.C George &amp; Sons</li> <li>4. Bailey Heating and Plumbing</li> <li>5. Outdoor Medical Solutions</li> <li>6. Pictureworks Photography</li> <li>7. Sonicbond Promotions Ltd</li> <li>8. Sonicbond Music Ltd</li> <li>9. Full Moon Media</li> <li>10. C21 Design</li> </ol> <p><b>Site Summary:</b></p> <p>Aylburton Business Centre (also known as Stockwell Estate) is a relatively small and compact site, accommodating independent businesses. Two larger buildings at the front of the site are well presented and modern, but appear to be only loosely occupied. Older style industrial units are located to the rear of the site.</p>
Blakeney	Blakeney Transport Yard	AP11	10-25	90%	0 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. W&amp;N Adams Ltd</li> <li>2. BH Cecil &amp; Sons</li> </ol> <p><b>Site Summary:</b></p> <p>Blakeney Transport Yard is a small and compact business area located on the A48 just outside the village of Blakeney, accommodating two small independent businesses, generating minimal employment. There is a possible vacant unit but this could be being used for storage.</p>
Bream	Princess Royal Industrial Estate		25-50	85%	0.2 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. Float in the Forest</li> <li>2. Complete Training Provision Ltd</li> <li>3. CRS Training Services Ltd</li> <li>4. Axel Engineering Ltd</li> <li>5. Trefurn</li> <li>6. Spindle Revolution</li> </ol>

## 7 . APPENDIX 1: Employment site assessment table

						7. Phase 3 CNC Ltd  <b>Site Summary:</b>  The Princess Royal Industrial Estate is a fairly large and well-occupied business site, with only one vacant unit (unit 6). Four larger buildings are well presented and purpose built.
	Former Colliery, Clements end		5-10	30%	0 ha	The site solely accommodates The Flour Mill.  <b>Site Summary:</b>  The Former Colliery is a listed building accommodating only one business, a locomotive repair shop, which occupies less than half of the site. Historically, the site was known as the Flour Mill colliery. There are four total units, with the two units to the rear, appearing to be either under-utilised or vacant.
Bromsberrow Heath	Bromsberrow Heath Business Park		10-25	80%	0.186 ha	The site accommodates the following businesses:  1. Auto Correct 2. The Shop at Bromsberrow 3. ICF Central Ltd 4. Bromsberrow Heath Services Central  <b>Site Summary:</b>  Bromsberrow Heath Business Park is a relatively large and fairly well-utilised site, but only offers a small employment area. There are currently six units on the site, with four being active. There are two vacant units, but these units could be soon occupied. The site includes a community run shop.
Westbury on Severn	Severn and Wye Smokery		100-150	100%	0.06 ha	The site accommodates Severn and Wye Smokery only.  <b>Site Summary:</b>  The Severn and Wye Smokery is the only business, but is fairly large occupying 5 units, generating a fairly significant and important employment area. The site dominates the small settlement of Chaxhill.

## 7 . APPENDIX 1: Employment site assessment table

Churcham	Churcham Business Park  (Stone End Farm)	AP12	75-100	85%	0.08 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. Scandinavian Timber Ltd</li> <li>2. Mill-Water Engineering Ltd</li> <li>3. Clickmaster Ltd</li> <li>4. Gloucester Event Hire Ltd</li> <li>5. Rockseven Investments Ltd</li> <li>6. Rock Seven Group Ltd</li> <li>7. Rock Seven Mobile Services</li> <li>8. Wireless Innovation Ltd</li> <li>9. Inky Little Fingers Ltd</li> <li>10. Acoustic Polymers Ltd</li> <li>11. The Little Music Company Ltd</li> <li>12. Yb Tracking Ltd</li> <li>13. E-Bop TV Ltd</li> <li>14. Radio Bidco Ltd</li> <li>15. Radio Midco Ltd</li> <li>16. Radio Holdco Ltd</li> <li>17. Boqer123 Ltd</li> <li>18. SPAR</li> <li>19. Countyman Sports</li> </ol> <p><b>Site Summary:</b></p> <p>Churcham Business Park is a fairly large, compact site with well-utilised units, accommodating small businesses.</p>
Cinderford / Ruspidge	Forest Vale /  Valley Rd/  Linear park/ Northern Quarter	AP36  AP37  AP38	2500+	80%	10 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. APD International Ltd</li> <li>2. Assemblit Ltd</li> <li>3. Automotive Innovations</li> <li>4. BASF Metal Recycling</li> <li>5. BituChem</li> <li>6. Bo-Peeps</li> <li>7. Bradford Building Supplies</li> <li>8. Broadoak Nursery</li> <li>9. Cameron Coatings</li> <li>10. Ceritech Audio</li> <li>11. Certas Energy</li> <li>12. Cinderford MOT &amp; Service Centre</li> <li>13. D&amp;F</li> <li>14. Dean Electricals Wholesale</li> <li>15. Dean Services Ltd</li> <li>16. Delta Rewinds</li> <li>17. Derek W Hancox</li> <li>18. Dezac Group</li> <li>19. Direct Online Services</li> <li>20. Dock Solutions Ltd</li> <li>21. Dockright Regeneration Ltd</li> <li>22. Doodle Wear</li> <li>23. Duberley Speed Werks</li> <li>24. Eagles Environmental Ltd</li> <li>25. EDM Services</li> </ol>

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					26. Farm Feed Systems Ltd 27. Farmgate 28. Forest Auto Salvage 29. Forest Climbing Ltd 30. Forest Dialysis Unit 31. Forest Engine Services 32. Forest of Dean Age Concern 33. Forest Upcycling Project 34. Forest Vehicles 35. Forest Vinyl Ltd 36. Fusion signage and displays 37. Garden Tractors 38. Gardner D J Joinery Ltd 39. Grail Engineering 40. Greenhill Coffee 41. Gretton Motors 42. Grindles Coaches Ltd 43. Happy Turtles 44. Hawthorne pet and animal supplies 45. House of Flavours Ltd 46. James Marketing 47. John Clement & Son 48. JPS Hair 49. JRD Pressings 50. K.B Woodcrafts Ltd 51. Kitchen Inspirations 52. KW BELL Group Ltd 53. Kwik Fit 54. Leeways Joinery 55. Leoni Temco 56. Mar-Deb 57. MXL Deliveries Ltd 58. Nick King Car Sales 59. NPS Drylining Ltd 60. Oakland Sports Bar 61. Owen Fuels 62. Partington Engineering Ltd 63. Perry's Tyre & Exhaust services Ltd 64. Pioneer Plumbing 65. Protech Windows Ltd 66. Quality Engineered Products Ltd 67. R W Bearings 68. Raven Engineering 69. Rothdean Ltd 70. Rubbertech 2000 71. Samurai Signs 72. Satin & Lace 73. Severnside Relocatable Systems Ltd 74. Springmakers Ltd 75. Stellar Motorcycles 76. Stevenswood 77. Synetiq (was FAB recycling Ltd) 78. T K Motors 79. The Gorgeous Food Company 80. Tieval Ltd 81. Traditional Carpentry 82. Travis Perkins
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						<p>83. Unit 8 84. Valley Oaks MOT garage</p> <p><b>Site Summary:</b></p> <p>Forest Vale/ Northern Quarter is the largest employment area in the district and include well-utilised business estates, which accommodate both a number of small and larger businesses. There are a number of under-utilised spaces across the site, with Broadmoor Park representing the largest, with only two businesses occupying a large number of units. Additionally, there are a number of vacant units across the site ranging in size, with some either being for sale or to let.</p>
	Lightmoor Business Park	AP20	10-25	100%	0.9 ha	<p>The site accommodates Forest Products Ltd only.</p> <p><b>Site Summary:</b></p> <p>Forest Product Ltd is the sole business at Lightmoor Business Park, offering a fairly large employment site, resulting in a valuable asset for employment and services to Cinderford and Ruspidge.</p>
Coleford	Pingry Farm	AP61	10-25	100%	0 ha	<p>The site accommodates JBH Associates Ltd only.</p> <p><b>Site Summary:</b></p> <p>Pingry Farm is a fairly large business site, allocated for the retention of employment generation. The sole business on the site is JBH Associates Ltd, however there may be future potential to accommodate other business units within this facility.</p>
	Tuffthorn Avenue	AP67	500-750	80%	0.7 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. 3p Enterprise</li> <li>2. Andy Autos</li> <li>3. APD Cotswold</li> <li>4. Asbestostrip Innovations</li> <li>5. Aspect Commercial</li> <li>6. Auto Fix</li> <li>7. Baysek Machine</li> </ol>



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					<ol style="list-style-type: none"> <li>8. Branded Drinks</li> <li>9. Christopher Edey Engineering</li> <li>10. Dean Park Contractors</li> <li>11. Express Windows</li> <li>12. Forterra Formpave</li> <li>13. Hormann (Dean Garage Doors)</li> <li>14. Jewsons</li> <li>15. K&amp;S Site Services</li> <li>16. Marshalls</li> <li>17. Morgatronic</li> <li>18. M-Tech Engineering</li> <li>19. Polymer Products</li> <li>20. R.J Fowler Motor Services</li> <li>21. Revill Mowers Ltd</li> <li>22. RWDC</li> <li>23. Ryeland Electrical</li> <li>24. Smith Warehousing</li> <li>26. Swansons</li> <li>27. Synergy</li> <li>28. Travis Perkins</li> <li>29. Wheel Master</li> <li>30. Wyedean Hardword</li> </ol> <p><b>Site Summary:</b></p> <p>Tufthorn Avenue is a well-utilised employment area, which is allocated site for employment generating uses. The site is almost fully occupied, accommodating both small and large employment generators such as Forterra Formpave and Travis Perkins. There are four units that appear to be unused, whilst to the rear of the site; there is a corner block that could offer an opportunity for infill.</p>
	Mushet Industrial Park	500-750	80%	0 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. Designer Signs</li> <li>2. Wye Valley sausages</li> <li>3. Pete Smith Specialist cars Coleford</li> <li>4. SPP Pumps</li> <li>5. Office 5 star group</li> <li>6. DPS Design</li> <li>7. Motorhouse Coleford- Citroen &amp; Suzuki</li> <li>8. Texaco UK- Service Station</li> </ol>

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						<p><b>Site summary:</b></p> <p>This site is more loosely occupied than neighbouring Tufthorn Ave, but still accommodates a high occupancy rate. It contains SPP pumps which is one of the larger employment generators businesses in Coleford, with around 475 employees.</p>
	Lawnstone House	AP56	150-200	80%	0 ha	<p>The Lawnstone House site accommodates the Forest of Dean District Council, which (through Publica, Ubico etc) employs 150 people. The site also contains the Coleford job centre plus.</p> <p><b>Site Summary</b></p> <p>An infill area at the front of the site has been developed with new buildings which include 10 dwelling units and three commercial premises, which are yet to be occupied.</p>
	Suntory Factory  (and land adjoining)	AP60	200-500	50%	6.73 ha	<p>The Suntory factory site contains the Ribena/ Lucozade factory which is the largest employer in the town of Coleford.</p> <p><b>Site Summary</b></p> <p>The land adjoining the Suntory factory is a large site of almost 7 ha which could accommodate several more large employment generating uses, as well as employment area which cater for any overflow from nearby Tufthorn Ave which is nearly full.</p>
	Whitecliff Quarry		10-25	10%	0.25 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. Whitecliffe off-road Driving Centre</li> <li>2. Forest of Dean Buildings Registered Office</li> <li>3. Home of Stone</li> </ol> <p><b>Site Summary:</b></p> <p>Whitecliffe Quarry is a medium sized, but under-utilised site, with a number of possible vacant units, which may currently be being used as storage. The main purpose of the site is for storage and transport.</p>

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	Staunton Road	AP62	5-10	5%	0.6 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. Regalrouge Dog Grooming and Dogue de Bordeaux show team</li> <li>2. Stowfield storage</li> </ol> <p><b>Site Summary:</b></p> <p>Staunton Rd is a very large and mostly unused site, with the main purpose being for storage and vehicle parking, used by Stowfield Quarry located opposite. Currently, the site offers very minimal employment generation, and seems to present a significant redevelopment opportunity.</p>
Drybrook	Hawthorn Business Park		25-50	85%	0 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. Athrodax Healthcare</li> <li>2. Total Metal Products Manufacturing Ltd</li> <li>3. Ross Aviation</li> <li>4. Cavendish Park</li> </ol> <p><b>Site Summary:</b></p> <p>Hawthorn Business Park is a small and relatively remote site in a countryside location. The site is well utilised, with the exception of Ross Aviation that appears to be ¾ full and a fairly large unit that is possibly vacant (unit 4).</p>
	Hale & Co Ltd		25-50	90%	0.07 ha	<p>The site accommodates only one business, Hale &amp; Co Ltd.</p> <p><b>Site summary:</b></p> <p>Hale &amp; Co Ltd is a fairly large and well-occupied business, which are a building supplies and hardware company, with a retail component. The business employs 47 people, providing a valuable employment and service asset to the area of Drybrook</p>
Longhope	Harts Barn Farm		50-75	90%	0.04 ha	<p>The site accommodates:</p> <ol style="list-style-type: none"> <li>1. TJ Hart Jewellery</li> <li>2. Creative Needles</li> <li>3. Fern Health and Beauty</li> <li>4. Little Mo's Forest Creations</li> <li>5. Antiques &amp; 20<sup>th</sup> century design</li> </ol>

## 7 . APPENDIX 1: Employment site assessment table

						<p>6. Acceptance, Counselling and Psychotherapy</p> <p>7. Tree Shop Ltd (Horticulture)</p> <p>8. The Old Dairy Tea Room</p> <p>9. Enrico Interiors</p> <p>10. Harts Barn Craft Centre</p> <p>11. Harts Barn Cookery school</p> <p>12. Sundean Vets</p> <p>13. The Peepshow Gallery</p> <p>14. Sally Safford</p> <p>15. The Duffy Archive</p> <p>16. Matthew Tradgett Furniture</p> <p><b>Site Summary:</b></p> <p>Harts Barn Farm is a relatively small site, which accommodates small, independent businesses generating a fair amount of employment. The site is well-utilised with many small artisans and craft people, with limited opportunities for infill.</p>
	Longhope Industrial Estate	AP61	25-50	85%	0.111 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. James Constance and Sons Ltd</li> <li>2. Ultra View Windows</li> <li>3. Longhope Motor Services</li> <li>4. Auto Paint Worx</li> <li>5. Blue Sky Shepherd Huts Ltd</li> <li>6. Chris Ball Designs</li> <li>7. Sandmade Gallery and Studio</li> <li>8. Nick Thomas Landscapes</li> <li>9. Orchard recycling</li> <li>10. The Forest Bakehouse</li> </ol> <p><b>Site Summary:</b></p> <p>Longhope Industrial Estate is a small and compact site, which is well-utilised. The site accommodates a variety of independent businesses, some of which have a retail component. The site has limited space for infill, as any spare space is used for customer parking. The adjoining site of Northumberland House is less utilised, and has some land that could be redeveloped at a higher intensity.</p>
	Former Richard Read Transport Depot	AP90	0	0%	4.24 ha	<p>This site accommodated the former Richard Read Transport and Haulage business.</p> <p><b>Site Summary:</b></p>

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						This business location is a large site for its location (0.7 ha), which has recently be sold and up for redevelopment. Currently, the site comprises of a warehouse and depot units, offering a range of uses from offices, storage, vehicle servicing and repairs. There is an extensive service yard throughout the site, whilst to the rear; there is an area of underdeveloped land. Due to the size, the site could potentially generate a fairly large employment area.
Lydbrook	Waterloo Business Park		10-25	60%	0.02 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. Ford</li> <li>2. Hancock Building Services</li> <li>3. WV Gardner Engineering</li> <li>4. Forest Joinery</li> </ol> <p><b>Site Summary:</b></p> <p>Waterloo Business Park is a relatively small and moderately well-used site, accommodating small businesses. There are limited opportunities for infill, and the small number of businesses will only generate a minimal level of employment.</p>
	Land at Stowfield	AP17	0	0%	7.9973 ha	This site is currently unoccupied, which represents a potential redevelopment site. Some parts of the site are subject to flooding.
	Lydbrook Industrial area		10-25	100%	0 ha	<p>The site contains the following businesses:</p> <ol style="list-style-type: none"> <li>1. AM Max</li> <li>2. Lydwood</li> </ol> <p><b>Site Summary:</b></p> <p>The site consists of two large industrial units side by side on the Main Rd of Lydbrook. These two sites take up all of the available area.</p>
Lydney	Allaston Grove Sawmills		10-25	90%	0.49 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. M E Damsell</li> <li>2. Able Plastics</li> <li>3. DAJ Properties</li> <li>4. Allaston Grove Fencing</li> </ol>

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						<p>5. Dean Truck Repairs</p> <p><b>Site Summary:</b></p> <p>Allaston Grove Sawmills is a small site, which accommodates small independent businesses. The site could be redeveloped for better space efficiency, which currently contains a large amount of shipping containers and disused vehicles.</p>
	Hurst Farm		10-25	95%	0.2 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. Forecourt Maintenance Services Ltd</li> <li>2. Forest of Dean Flooring Solutions</li> <li>3. Graphic Shack Ltd</li> <li>4. West Country Boat Repairs</li> </ol> <p><b>Site Summary:</b></p> <p>Hurst Farm is a small, compact, and well-occupied site, accommodating small, independent businesses in 7 industrial buildings on site. The site fills the area but one corner could possibly accommodate another unit.</p>
	Lydney Harbour Industrial Estate	AP44	200-500	50%	2.6 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. Bendal Metal Recycling</li> <li>2. Bilbo Pet Spa</li> <li>3. Black Dwarf Lightmoor Publications</li> <li>4. Custom Moulded Polyurethane Ltd</li> <li>5. Emma's Country Cakes</li> <li>6. FOD Valeting Services</li> <li>7. Harbourside accident repair Ltd</li> <li>8. Hillman Engineering</li> <li>9. Joshua's Catering Company</li> <li>10. Light Wright Tiles Ltd</li> <li>11. Lydney Bathroom and Kitchens</li> <li>12. Lydney Securities Ltd</li> <li>13. Lydney Tyre &amp; Auto Services</li> <li>14. Mark Lumley Blacksmith</li> <li>15. Mabey Bridge</li> <li>16. Mile High Trade Centre</li> <li>17. Parallel Precision</li> <li>18. Paramount Chemicals</li> <li>19. Paul McGuinness Premier Joinery</li> <li>20. Saving on Glazing</li> </ol>

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						<p>21. Simpsons Motorsport  22. TPS Gates and Doors  23. UN enterprise  24. Vine Joinery Ltd  25. Whitehouse Press  26. Yer Tiz  27. M Spray Industrial Coating</p> <p><b>Site Summary:</b></p> <p>Lydney Industrial Estate is a well established and very large, but fairly under-utilised site, with up to half of all business units being unoccupied. Mabey Bridge is the largest facility on site, with approx. 160 employees. Throughout the site there are a number of vacant units, creating large empty spaces.</p>
Mead Lane/ Light House Trade Park	AP49  AP50	500-750	60%	1.2 ha  Plus 12.4595ha on adjoining site	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. Albany Pumps</li> <li>2. Apollo Carpets and Flooring</li> <li>3. Berwin Industrial Polymers</li> <li>4. C &amp; R Vehicle repair</li> <li>5. C&amp;B Systems</li> <li>6. DPD Local</li> <li>7. Extrusions Plant Glatfelter</li> <li>8. Forest Sports Education</li> <li>9. Glatfelter</li> <li>10. James Bevan</li> <li>11. Kiely Carpets</li> <li>12. M K Wildin &amp; Sons</li> <li>13. Miles Loughton Joinery</li> <li>14. NJ &amp; J Jenkins LTD</li> <li>15. Part Worn Tyre Shop</li> <li>16. Royal Mail</li> <li>17. Self-Storage &amp; More</li> <li>18. Severn Valley Woodwork</li> <li>19. TDC Bodyshops</li> <li>20. Teyron Engineering</li> <li>21. Travis Perkins</li> <li>22. Trelleborg/ Interfit</li> <li>23. Vision Pelton Polymers</li> <li>24. Watts Aviation</li> <li>25. Watts Urethane products</li> </ol> <p><b>Site Summary:</b></p> <p>Mead Lane is a large employment area, but is currently fairly under-utilised. The site</p>	

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						<p>accommodates a strong number of large employment generators on an international, national and local scale. The Light House Trade Park does have a number of vacant units, with the businesses being minimal and dispersed across the site. Whilst towards the south of Mead Lane, there are a large number of businesses which provides quite a large pool for employment. There may be opportunities to subdivide existing lots, several of which are loosely fit within very large lots. There is an employment land allocations in the existing Allocations plan, adjacent to the established industrial area of Lydney, which is yet to be developed.</p>
	Taurus Crafts	AP18	50-75	80%	2.561ha	<p>This site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. Balm Jewellery</li> <li>2. Greenman and Gatekeeper</li> <li>3. The Little cottage food shop</li> <li>4. The chocolate bar</li> <li>5. The little Bazaar</li> <li>6. Cat's eye carving</li> <li>7. Indigo</li> <li>8. Picture cards gallery and framing studio</li> <li>9. Unique</li> <li>10. The garden retreat health and beauty salon</li> <li>11. Taurus Crafts shop</li> <li>12. Taurus Crafts cafe</li> </ol> <p><b>Site summary:</b></p> <p>Taurus crafts is a multi use facility which accommodates a range of independent designer- makers and artisan businesses. It is a well-utilised site with minimal capacity for infill. There is a plant nursery with greenhouses at the rear of the site which could be redeveloped, however this appears to belong to adjoining Lydney Park/ Bathurst estate.</p>
	Pine End works	AP43	0	0 %	10.6291ha	<p><b>Site Summary:</b></p> <p>This site is a brownfield site which is currently being redeveloped.</p>
	East of Lydney	AP47	0	0%		<p><b>Site Summary:</b></p>



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						This is an allocated employment site in the Allocations Plan, which is yet to be developed. This site is within the bypass and has the potential to be integrated with new housing allocations in Lydney East. A further large site across the bypass has also been allocated for employment uses, and planning permission has been granted, but the site has not yet come forward.
	Employment uses including Foundry site	AP48	0	0%	5.7496ha	<p><b>Site Summary:</b></p> <p>This site is a brownfield site which could be potentially redeveloped subject to planning consent.</p>
Mtcharlan	Ladygrove Business Park		25-50	95%	0.6 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. Cadfan Ltd</li> <li>2. MTP Services</li> <li>3. Transport Executive Services Ltd</li> <li>4. Dragon Cave Clothing</li> <li>5. Metric Co Ltd</li> <li>6. Nectar Ease UK Ltd</li> <li>7. Eveleigh Conservatories</li> <li>8. Severnside Decorating and Maintenance</li> <li>9. Happy Howlers Dog Grooming Salon</li> </ol> <p><b>Site Summary:</b></p> <p>Ladygrove Business Park is a small, narrow business site, predominantly accommodating small, independent businesses. The site is well-utilised, with the exception of one unit, and has potential for infill.</p>
	Vantage Point Business Park	AP97	2500+	90%	0.8 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. FOD Fasteners</li> <li>2. Toolite &amp; Co</li> <li>3. Jolter Press</li> <li>4. Well Wisher Café</li> <li>5. Brewery Tap</li> <li>6. Handmade by Moi</li> <li>7. Bespoke Brewery</li> <li>8. Eaton Security</li> <li>9. Vulcan UAV Ltd</li> <li>10. Warranty group</li> <li>11. Simplicity</li> <li>12. Excalibur Technologies</li> <li>13. Whitecroft Essentials</li> <li>14. The Bladeroom</li> <li>15. Stock Sweepers Ltd</li> </ol>

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						16. Gunpoint Ltd 17. United Healthcare Global Medical Ltd 18. BMJ Ltd 19. Reign Beau Ltd 20. FM Security Ltd 21. FM Electronics 22. Teens in Crisis Associates Ltd 23. PVC Extrusion Tooling Ltd 24. D.R.S Management and Financial Ltd 25. W Braid Ltd 26. MillHall Consultants 27. Keen Thinking Ltd 28. Beegreen Technology Ltd 29. Vantage Point Business Village Ltd 30. Context UK Ltd 31. Whitecroft Properties Ltd 32. Vantage Leasing Ltd 33. All Fleet Services Ltd 34. Dean Healthcare South West Ltd 35. TD Emmett Ltd 36. Vantage Developments Ltd 37. Henryka Ltd 38. Twinskrew Engineering Ltd 39. GA Secretaries Ltd 40. GAAC Ltd 41. Green Kingfisher Ltd 42. Green KingBird Ltd 43. Harpy Eagle Ltd 44. House Sparrow Ltd 45. House Wren 46. Red Crested Finch Ltd 47. Tropical KingBird Ltd 48. King Vulture Ltd 49. Large Billed Tern Ltd 50. Red Necked Woodpecker Ltd 51. Pygmy Kingfisher Ltd 52. Ringed Woodpecker Ltd 53. Red and Green Macaw Ltd 54. Tropical Mockingbird Ltd 55. Red Bellied Macaw Ltd 56. Roadside Hawk Ltd 57. Turkey Vulture Ltd 58. Warbling Antwren Ltd 59. Red Capped Cardinal Ltd 60. Waved Woodpecker Ltd 61. Recmedia 62. Frontier Medical Services 63. Kyle Financial Planning Ltd 64. When Sparks Fly Ltd 65. The Documents Co Xerox 66. Cascade Uniform Company Ltd 67. Sodexo at Dowty Propellers 68. Stocks (UK) Ltd 69. Exploration logistics Group PLC 70. Simply Desserts 71. Next Tech 72. Towquest Ltd 73. Stock Re-Manufacturing Ltd 74. OCS Ltd 75. Great Kiskadee Ltd
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						<p><b>Site Summary:</b></p> <p>Vantage Point is a very large, well-utilised site, accommodating a large range of businesses from local to national significance. The combination of larger and small employers offers a valuable source of employment, resulting in the business park being the most active employment area across the Forest of Dean. Despite the site being active and well-utilised, there are a few vacant units, ranging from small and large industrial/warehouse units and office space.</p>
	Stenders Business Park		25-50	90%	0.05 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. P&amp;R Finishes</li> <li>2. Woodcom</li> <li>3. Stenders Business Centre</li> <li>4. High View Cable Solutions</li> <li>5. Mechtech Valve Services</li> </ol> <p><b>Site Summary:</b></p> <p>Stenders is quite a large site, which accommodates independent businesses. The site is fairly well-utilised, with a number of active businesses, but they only provide a small area for employment generation. Despite the site being mostly occupied, there is a vacant unit.</p>
Newent	Compton Green		10-25	50%	0.132 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. Hamilton's Furniture</li> <li>2. JD Plant Groundworks</li> <li>3. PHE Polymer</li> <li>4. Colour Catch</li> </ol> <p><b>Site Summary:</b></p> <p>Compton Green is a large, but is an under-used site. The number of businesses makes up less than 25% of the site, whilst the predominant use is used for storage.</p>
	Newent Business Park	AP78	100-150	100%	4.2243 ha	<p>The site accommodates the following businesses:</p>

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	(Town farm, Gloucester Rd)				<ol style="list-style-type: none"> <li>1. Britdoors Group</li> <li>2. Avara Foods</li> <li>3. Lifting Equipment Services</li> <li>4. R N Moore Electrical Contractors</li> <li>5. Contractors</li> <li>6. Three Counties Steel Buildings Ltd – 3CB</li> <li>7. BB Services Ltd</li> <li>8. Newberry International Produce Ltd</li> <li>9. Gills Fruit Fusion</li> <li>10. Smoothieelicious</li> <li>11. Newent Auto Centre</li> <li>12. Aritus Engineering Ltd</li> <li>13. MKM Building Supplier</li> </ol> <p><b>Site Summary:</b></p> <p>Newent Business Park is a medium sized and well-utilised site, with no vacant units. There is a large employment land allocations behind the site which is yet to be developed.</p>
	Strawberry Hill Business Park	25-50	90%	0 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. Strawberry Hill Dance Centre &amp; Pilates Centre</li> <li>2. Euroquip</li> <li>3. Authentic Bread Company</li> <li>4. Newent Body Repair</li> <li>5. ARP Installations</li> </ol> <p><b>Site Summary:</b></p> <p>Strawberry Hill Business Park is a small, compact site, but is well-utilised site, which accommodates variety of independent businesses. There are no vacant units on site.</p>
	Cleeve Mill, Newent	200-500	95%	0.085 ha	<p>This site comprises of:</p> <ol style="list-style-type: none"> <li>1. Two Rivers Housing</li> <li>2. Millpark Veterinary Centre</li> <li>3. Max Vending</li> <li>4. Direct Autos Servicing</li> <li>5. Nextday bike</li> <li>6. Regency Bespoke</li> <li>7. HPS Ltd</li> <li>8. HB Digital Printing</li> <li>9. BL Flooring</li> <li>10. Direct Autos</li> </ol> <p><b>Site Summary:</b></p>

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						This site is dominated by the Two Rivers Housing site which accommodates approximately 200 employees. A small area between existing business units and the Newent sewerage plant is available for minimal expansion. Only one business unit appeared to be vacant.
	Ross Rd business park	AP79	25-50	70%	0.919 ha	<p>This site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. Ladder and Fencing Industries</li> <li>2. Kings Arms</li> <li>3. Newent centre</li> <li>4. On the job</li> <li>5. GSM Heating/ cooling and renewables</li> <li>6. Gloucestershire fire service</li> </ol> <p><b>Site Summary:</b></p> <p>The site is mainly occupied by Ladders and Fencing industries, which is a large stock yard. The site could be subdivided to accommodate more business uses.</p>
Staunton (Corse)	Hawthorn Corse	AP22	10-25	100%	0 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. Sinclair Optical Services Ltd</li> <li>2. Corse Garage</li> </ol> <p><b>Site Summary:</b></p> <p>Hawthorn Business Park is a small, compact site, which accommodates only two businesses. Due to how compact the site is there are no opportunities for infill.</p>
	Staunton Court Business Park	AP21	10-25	15%	0.9 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. TD Tyres</li> <li>2. Pods by Future Rooms</li> <li>3. BeeKind</li> <li>4. Soulmate Vet Rehab</li> <li>5. Chris Clark Animatronics</li> </ol> <p><b>Site Summary:</b></p> <p>Staunton Court Business Park is a very large, but largely unoccupied site, with the majority of the units being vacant. The site accommodates a number of small,</p>

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						independent businesses. However, due to the size of the site, and the availability of many empty units, Staunton Court could become a significant employment asset. The buildings are modern, purpose built industrial units and the site is generally well presented.
Sedbury/ Tidderham	Hanley Farm Business Centre		50-75	100%	0 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. Lornik Animal Hydrotherapy</li> <li>2. Rachel Shilston Inspiring Creativity</li> <li>3. Badge Base Ltd</li> <li>4. SRC Physio</li> <li>5. Catherine Gray Flowers</li> <li>6. Calendar Lady Promotions Ltd</li> <li>7. Hanley Court Printers</li> <li>8. K Martin Saville Row Tailor</li> <li>9. Plumbright Ltd</li> <li>10. J LES Southwest Ltd</li> <li>11. H&amp;S Care Services Ltd</li> </ol> <p><b>Site Summary:</b></p> <p>Hanley Farm is a well-utilised and compact site located on the A48, which accommodates a significant number of independent businesses. There are no vacant units on site. The farm shop provides a retail component and community profile to this facility.</p>
	Grahamstown Road, Sedbury		10-25	75%	0 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. Fuller Tankers</li> <li>2. Laundry Equipment</li> <li>3. Sedbury Self-Storage</li> <li>4. Severn Business Services</li> <li>5. Severn Online Sales</li> <li>6. Protech Events</li> <li>7. Pinewood Studios Furniture Restoration</li> </ol> <p><b>Site Summary:</b></p> <p>Grahamstown Road is a small employment area located behind Wyedean School and Sixth Form. The site is mostly storage and only accommodates very small local businesses, however due to how small and compact the site, there is limited space for infill. The largest business and facility on site is a transport depot for Fuller tankers.</p>

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West Dean	Cannop depot	AP24	50-75	90%	0.529 ha	<p>This site accommodates the following:</p> <ol style="list-style-type: none"> <li>1. Cannop cycle centre</li> <li>2. Pedalabikeaway</li> <li>3. FLYUP Downhill</li> <li>4. Sprung Suspension Workshop Ltd</li> </ol> <p><b>Site Summary:</b></p> <p>Cannop Depot is a fairly large business site that is well-utilised, which accommodates small businesses that is predominantly associated with recreation, such as Pedalabikeaway and Cannop Cycle Centre. The site is part of the allocation plan, whereby an area has been identified for further facilities for cycling or related activities are permitted.</p>
	Whitmead Park	AP25	100-150	100%	0 ha	<p>This site accommodates the following:</p> <ol style="list-style-type: none"> <li>1. Whitmead Forest Park</li> </ol> <p><b>Site Summary:</b></p> <p>Whitmead Forest Park is a large site located on the settlement boundary of the village of Parkend. This employment area accommodates solely for tourism purposes, which is well-utilised and generates a fairly large site for employment, with approximately 150 people being employed.</p>
	Whitmead Scovill	AP111	0	0%	3.4960 ha	<p><b>Site Summary:</b></p> <p>This site is a brownfield site which may be partially converted to housing.</p>
	Lydney Road, Whitmead	AP110	25-50	100%	0 ha	<p>The site accommodates the following businesses</p> <ol style="list-style-type: none"> <li>1. Zeus Welding</li> <li>2. Edesy Home Care</li> <li>3. WMS Group</li> <li>4. Forest Auto Sales</li> <li>5. Get Stored UK</li> <li>6. Forest of Dean Tyres</li> <li>7. RK Performance Parts</li> <li>8. Knick Knacks</li> <li>9. Clearway Conservatories</li> </ol> <p><b>Site Summary:</b></p>

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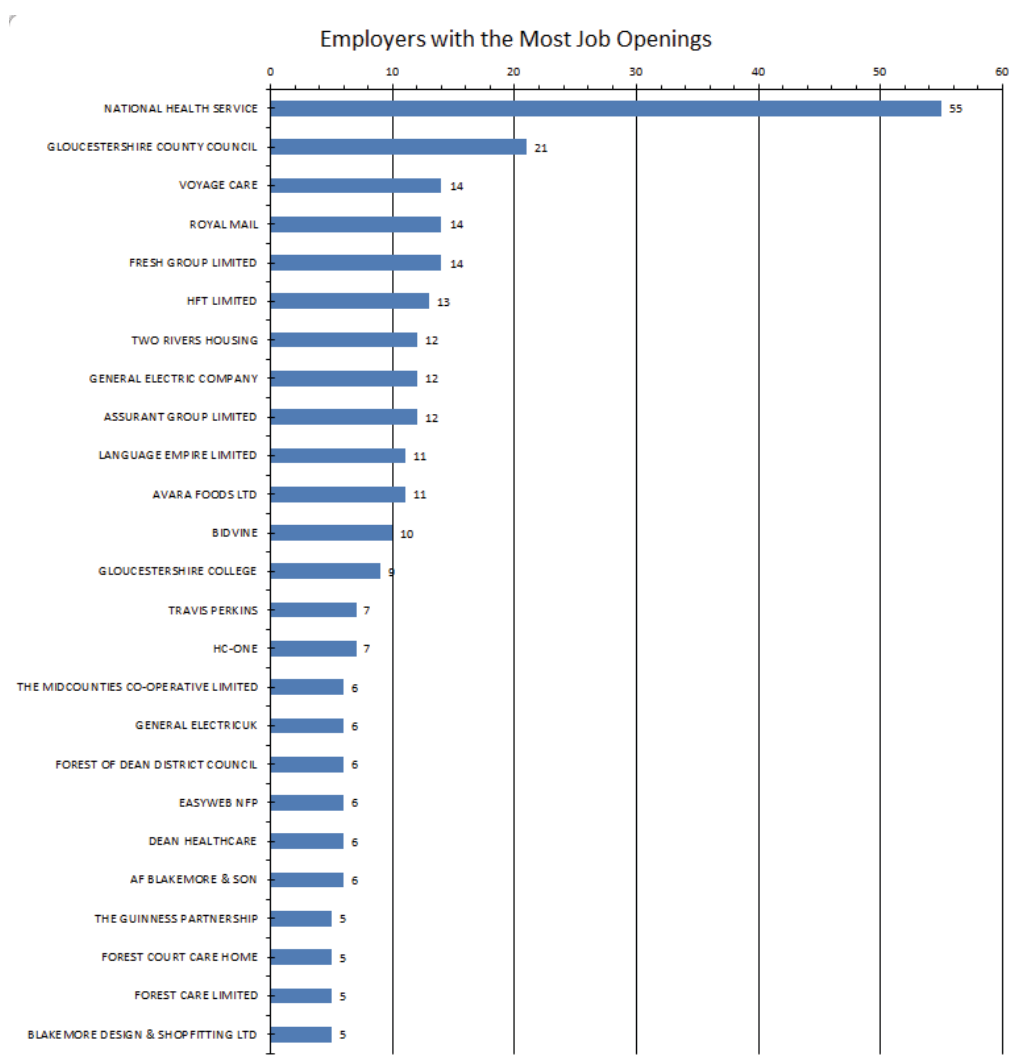
						<p>Whitecroft employment area is a small and narrow site, comprising of the units either side of New Road. The site is well-utilised, with all of the units being occupied, which accommodate predominantly small, independent businesses such as Zeus Welding, Forest of Dean Tyres, and RK Performance Parts. These businesses generate a minimal level of employment, and with the fact that the site is relatively compact and small; there are no opportunities for infill to expand the employment area.</p>
	New Dunn Business Park, Sling	AP106	75-100	100%	2 ha	<p>The site accommodates the following businesses:</p> <ol style="list-style-type: none"> <li>1. John Melvin Electrical Contracting</li> <li>2. Insight Portable Accommodation</li> <li>3. R.J Lander Ltd</li> <li>4. Welco Ltd</li> <li>5. Baltimore Estates Ltd</li> <li>6. Paint it</li> <li>7. David Latham Ltd</li> <li>8. JField4x4 Ltd</li> <li>9. GT Tyres Ltd</li> <li>10. Prestige Carwash</li> <li>11. ELR Salvage</li> <li>12. Dig N Dump</li> <li>13. Fabrication Construction</li> <li>14. Cara Blinds</li> <li>15. Coleford car and bike salvage Ltd</li> <li>16. Forest Metals</li> </ol> <p><b>Site summary</b></p> <p>New Dunn Business Park is a fairly large and well-occupied business site, which accommodates a number of businesses, generating quite a large employment area. Despite, the units being well-occupied, the units that are situated on this site only make up approximately 50% of the site, whilst the remaining half is predominantly used for the storage of shipping containers. The large spaces that are under-used and used for storage, offers a fairly large opportunity for infill, adding to the potential to expand the number of units on site.</p>



## 8 . APPENDIX 2: Labour Insight- new job listings in the district for 2018/19

## 8 APPENDIX 2: Labour Insight- new job listings in the district for 2018/19

8.1 The following table represents job vacancies advertised in the Forest of Dean district over a 12 month period from 1 April 2018 to 31 March 2019. Note: 59% of records have been excluded because they do not include an employer. This tends to be when jobs are advertised through an agency which often does not specify who the employer is. As a result, the chart below may not be representative of the full sample. Source: Labour Insight Jobs (Burning Glass Technologies)



## 9 . APPENDIX 3: FoD employers within 100 highest Gross domestic product (GDP) of Gloucestershire

### 9 APPENDIX 3: FoD employers within 100 highest Gross domestic product (GDP) of Gloucestershire

No.	Company	No of employees	Turnover	Post Code	Easting	Northing	District	Type of business
27	BAS	39	£91.3m	GL14	364814	0214298	Forest of Dean	
35	SRP	427	£79m	GL16	357851	0209991	Forest of Dean	Pump systems design and man
41	Stafelter	261	£67.8m	GL15	363064	0202234	Forest of Dean	Production of long fibre and wet
42	Quelland	1073	£66.9m	GL15	363320	0203144	Forest of Dean	
50	Bevan & Sons	132	£55m	GL14	373779	0214262	Forest of Dean	Supply of fish, game, smoked fi
68	Belle	400	£39.9m	GL14	365054	0214904	Forest of Dean	House developing and construc
71	Watts of Smokey Ltd Group Ltd	166	£35.8m	GL15	363100	0203028	Forest of Dean	Manufacture/distribute tyres



