

DURSLEY NEIGHBOURHOOD DEVELOPMENT PLAN

Friday 20th March 12-2pm

Calling all business owners and managers

Dursley Town Council will have two councillors at Littlecombe Business Park tomorrow between 12 – 2pm. For the first hour we shall knock on doors to talk with individual businesses and from 1-2pm we shall be meeting with Ian Beswick, AP Air Ltd from 1pm at 4d. We would like to hear your views about your future business needs

Dursley Town Council and other local residents are drafting a Neighbourhood Development Plan (NDP) under powers provided by the Localism Act 2011. The NDP gives local communities the power to put in place planning policies for the future. We are keen to ensure that the plan takes into account your future business requirements so if you can spare a few minutes please look out for our councillors.

If you would like further information about the NDP or tomorrow please ring Dursley Town Council on 01453 547758 or email:
ndp@dursleytowncouncil.gov.uk

NOTES OF MEETING WITH LITTLECOMBE BUSINESS PARK DIRECTORS
AND EMPLOYEES ON 25TH MARCH 2015.

On behalf of the Dursley NDP Jonathan Bird and Sue Creswick visited all the units at Littlecombe Business Park and spoke with five of the Directors or Managers as well as senior employees of all the businesses.

We were told;

1. That most of the businesses wish to expand on site
2. That Everhot, the largest employer and user of several units on site, had made a bid to expand onto the attached land earmarked for business use but were rebuffed by the developers, St Modwens.
3. That if Everhot had been able to transfer their business to the attached land, other businesses on site would wish to expand into the vacated units.
4. That without such expansion several businesses may need to move from Dursley. They do not wish to do so as most of the employees are local, as are several of the directors.
5. That many of the firms had been made to feel unwelcome by St Modwens because of problems with road access, maintenance, lack of security measures and other matters. They told us that they strongly felt that St Modwens would prefer them to leave in order to free up space for more housing.
6. That one of the units, which had been ram-raided had asked to put up bollards at their own expense and had been refused. Several had asked for security cameras, which they were willing to pay for and had been refused.
7. That parking was completely inadequate, especially for the units, which act or wish to act as "Shop Fronts".
8. That access for large lorries and space for unloading was very poor and at times impossible.
9. That appropriate signage had been removed and not replaced.

10. That the road into the business park is not properly surfaced, with hard surfacing ending at the point where the access to the new houses ends and not extending to the business park.
11. That it is wrong to say, as DTC has been told, that the Units could not be filled. The first tenant/owner (a commercial laundry serving a wide area and needing to expand) came on site very soon after the units went on the market. According to the director of the laundry, most of the units were then full within only a few months. For some years all units have been full as far as he was aware.

We conclude:

1. There is an urgent need for more business land/units on or very close to the Littlecombe Business Park.
2. There is a concerted sense among the business people that they are not welcome and are not being allowed to build their businesses at Littlecombe.
3. There are urgent problems with access, parking and security.
4. That it is false to suggest that there was or is no demand for business premises at Littlecombe.
5. That without more business space, businesses will leave for more welcoming locations.

Dr. Jonathan Bird and Ms Sue Creswick for the Dursley NDP