



Employment Land Monitor 2019-20

Information presented in this report represents
data monitored from the period:

1st April 2019 to 31st March 2020

Published January 2021

Contents

	Page
1. Introduction	4
2. Employment Land Development	5
3. Land Type	8
4. Worcester Employment Land Supply at April 2020	8
5. Conclusion	15
Employment Land Monitor Schedules 2019/20	18
Schedule 1 - Land identified in the Adopted Local Plan for Employment	19
Schedule 2 - Commitments for Employment Uses including Allocated Sites	20
Schedule 3 - Land developed for Industrial/Employment Use 1 st April 2006 – 31 st March 2020	22
Schedule 4 - Total land developed for Employment Uses 1 st April 2006 – 31 st March 2020	28
Schedule 5 - Permissions included in the last monitoring report which had expired by 31 st March 2020	29
Schedule 6 - Employment Land Larger than 0.1 Hectare Lost to Other Uses Since 2006	30
Schedule 7 – Wider Worcester Area Employment sites	31

Tables**Page**

Table 1	Employment Land in Worcester 2006-2020	6
Table 2	Status of Local Plan Employment Sites	10
Table 3	Approved non-B Use Class Development on Allocated Employment Land	11
Table 4	Worcester Local Plan Employment Land Supply March 2020	12
Table 5	South Worcestershire Development Plan Wider Worcester Employment Land Supply March 2020	14
Table 6	Annual Change in Total Employment Land Supply Wider Worcester Area	16
Table 7	Annual Change Worcester's Employment Land Supply	16

1. Introduction

- 1.1 The City Council has a statutory responsibility to make available any information it has collected for monitoring purposes as soon as possible after the information becomes available¹. This report provides information on the supply of employment land in Worcester for the period 1st April 2019 – 31st March 2020, forming part of the City Council's annual monitoring programme.
- 1.2 This report has not included the site areas of extensions to existing units, as it is the overall area of land to be used/being used for employment purposes that is monitored, and not the floor area of each building.
- 1.3 The report is focused on employment land which relates to business use within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). In general terms this will cover the following:
- Offices - B1(a).
 - Industrial - B1(b), B1(c), B2.
 - Storage and Distribution - B8.
- 1.4 A separate retail monitoring report is also produced annually by the Council. Changes to the Use Classes Order were made in September 2020 which affected employment land monitoring. A new 'E' use class was introduced which combined A1, A2, A3 and B1 uses together. The new use class E means that that use class B1 no longer exists. However, this report refers to the old use class system due to the fact the changes to

¹ Paragraph 7, Part 8, The Town and Country Planning (Local Planning (England) Regulations 2012

² The economic objective, paragraph 8 of the NPPF February 2019

the system had not taken place during the reporting timeframe. The updated use classes will be incorporated into the 2020/21 monitoring report.

- 1.5 The Government sets out its view of how planning should deliver economic growth in the National Planning Policy Framework (NPPF). This requires the planning system to contribute to the building of a strong, responsive and competitive economy, by ensuring that sufficient land of the right type and in the right locations is available to allow growth and innovation².

2. Employment land development

- 2.1 In the year 1st April 2019 to 31st March 2020 **6.79 hectares of land** was developed for new B use class employment space. See Schedule 3 for details of completed B use class development since 2006.
- 2.2 Table 1 below shows the amount of employment land that has been developed in Worcester between 2006 and 2020. Since 2006 around 23.12 hectares of employment land has been developed in the city. Schedule 4 details the annual total employment land completions by year over this period and illustrates that for 2019/20 6.79 ha of employment land was developed. The average amount of employment land developed per year in Worcester since 2006 is 1.41 hectares. More recently, the average over the last 5 years (2015-2020) is 2 hectares.

Table 1: Employment Land in Worcester City 2006-2020

a	Employment Land Built (since 2006) (Schedule 4)	23.12 ha
b	Employment Land Under Construction Including Allocated Sites on 31 st March 2020 (Schedule 2)	6 ha
c	Commitments for Employment Uses Including Allocated Sites (Schedule 2)	6.77 ha ²
d	Employment Land Allocated without planning permission (Schedule 1)	8.3 ha
	LAND SUPPLY (b + c + d)	21.07 ha
e	Loss of Employment Land (2006-2020) (Schedule 6)	42.56 ha

2.3 In the monitoring year April 2019 to March 2020, **6.79 hectares of employment land** (B1, B2, B8) moved from commitments to completion. The unusually high number includes 3.67 hectares of the completions from Unit A, Blackpole East Trading Estate. This is a significant increase compared to 2018/19 where 0 hectares of employment land was developed and far exceeds the average rate of development over the past five years. There is 21.07 hectares of supply outstanding (this is the total of permissions, outstanding allocations and under construction sites) (see table 1 above). Of the sites currently under construction, two are allocated sites which are likely to be delivered in the next monitoring year³. However, it is unlikely that Worcester City will achieve sustained

² Includes 4 ha of land at SWDP 43/18 which is subject to a planning application for 120 dwellings (20/00249/OUT).

³ SWDP 43/22 and SWDP 43/23

growth in employment land in the future. This could also reflect the move towards the changing patterns of work.

- 2.4 The total land supply available for new B use class development has decreased by 5.83 hectares since April 2019. This change is a result of many factors including sites obtaining planning permission for alternative land uses such as residential development, committed sites being developed, and approvals lapsing, and therefore are no longer part of the potential future supply of development. This is a continuation of the trend in recent years where the supply of available employment land has declined each year. Despite the adoption of the South Worcestershire Development Plan (SWDP) in 2016, there has been a decline in employment land availability due a number of parcels of land being used for housing development instead.
- 2.5 Further, the employment land supply in table 1 above 44.19 hectares (i.e. delivered and committed sites), is a gross figure as it does not account for employment land losses since 2006, as outlined in part 'e' of the table (42.56 ha). If these losses are factored in, the net employment land supply of delivered and committed sites would amount to 1.63 hectares.
- 2.6 While the market ultimately determines what development takes place, the size of allocated employment sites and landowner aspirations are factors that have affected the delivery of allocated employment sites during the plan period. The current market conditions do not favour commercial developments in general and office and industrial floor space is often unviable at present without an agreed pre let in place. The emphasis on the delivery of housing has also raised landowners expectations about the value of land for residential use and has reduced the willingness of landowners to release land for other uses such as employment that do not offer the perceived premium that residential development does.

3. Land Type

Brownfield Land

3.1 Worcester City Council has sought to ensure that brownfield sites are released for development for employment purposes where viable. The only brownfield site allocated for employment uses in the SWDP is at Great Western Avenue, Midland Road (SWDP 43/22). It is currently under construction and is nearing completion.

Greenfield Development

3.2 The majority of employment development since the 1980s has been located on greenfield land in Warndon. The overall figure for greenfield development since 2006 however is just 6.8 hectares which represents 29% of the total employment land developed. Greater greenfield development will also occur with the construction and completion of SWDP45/6 as part of the Wider Worcester Area.

4. Worcester Employment Land Supply at April 2020

4.1 The SWDP includes within policy SWDP 3 a requirement for about 80 hectares of land for employment uses for the Local Plan period 2006-2030 within Worcester. The employment land supply total for 2006-2030 includes completions, commitments (identified through planning permissions), and allocations identified through the Local Plan. SWDP Policy SWDP 43 allocates six sites for employment use.

4.2 The requirement for the plan period equates to an annual average of 3.3 hectares per year. This is a useful target to compare with completions in recent years.

4.3 The SWDP also includes a requirement for about 120 hectares of employment land within the Wider Worcester Area. This is a total requirement which includes the 80 hectares within the City. Policy SWDP 44 allocates 41 hectares of land on three sites for employment use. Phase

one of the Worcester Technology Park (27.2 hectares) is in addition to these allocations and is already accounted for in the supply.

4.4 The NPPF replaced most government planning policies in England in March 2012, with the latest revision published in February 2019. The NPPF states at paragraphs 120 and 121 that:

a. Planning policies and decisions need to reflect changes in the demand for land.

b. Planning policies should be informed by regular reviews of land allocated for development in plans and land availability and where there is no reasonable prospect of an application for development or where a plan is out of date support alternative uses where this would contribute to meeting an unmet need.

c. Local planning authorities should take a positive approach to applications for homes in areas of high housing demand on currently developed land which is not allocated for a specific purpose in plans. The redevelopment of retail and employment land in such areas should be supported unless there is evidence that this would undermine key economic sectors or the vitality and viability of town centres.

The national planning policy approach is reflected in recent planning approvals for developments on a number of allocated sites in Worcester. Schedule 6 provides details of consented non-B use class development on employment land since 2006.

Table 2: Status of Local Plan Employment Sites

Local Plan Employment Sites		
Site	Ha (total allocated)	Comments
Status of Site Allocations at 01/04/2020		
SWDP 43/15 Worcester Woods	11	2.7 ha lost to non-employment uses. Previous application for office use has now expired. 8.3 ha remaining.
SWDP 43/16 Whittington Road	4	4 ha lost to alternative residential development commenced in March 2019 (P18G0322). See table 3 below.
SWDP 43/18 University Park	11	4 ha remaining following approval of residential development on part of this site allocation (P18C0175). However, there is a current planning application on the remaining 4 ha for 120 dwellings (20/00249/OUT). If approved, all employment land will have been lost to other uses on this site. See table 3 below.
SWDP 43/20 Land at Nunnery Way	8	Phase 1 and 2 both complete (Phase 1: P15Q0465, Phase 2: 19/00056/FUL)
SWDP 43/22 Midland Road	1	2 units totalling 2,786 sqm for B1a, B1c or B8 use nearing completion (P18D0210).
SWDP 43/23 Land South of Warndon Wood	5	3 units totalling 21,072 sqm for B1a, B2 or B8 use approved and under construction (P17P0247).

Table 3: Approved non-B Use Class Development on Allocated Employment Land

Non-B Use Class Development on Allocated Employment Land		
Site	Ha Lost to Alternative Uses	Alternative use
SWDP 43/15 Land south of Newtown Road/Nunnery Way	2.7 (of 11)	Care Home & Hospital Car Park - complete.
SWDP 43/16 Former Government Offices Whittington Road	4 (of 4)	71 Extra Care Apartments and 64 dwellings under construction (P18G0322).
SWDP 43/18 Grove Farm, Bromyard Road	7 (of 11)	Doctors Surgery, Care Home and Extra Care Apartments - complete. 175 dwellings under construction (P18C0175). However, there is a current planning application on the remaining 4 ha for 120 dwellings (20/00249/OUT). If approved, all employment land will have been lost to other uses on this site.

4.5 At 31st March 2020 there were 10 ha of committed employment sites, a reduction of 10.8 ha from the 20.8 ha recorded in March 2019, but 8.3 ha of which has moved to uncommitted allocated employment land without planning consent (see Schedule 1). The amount of employment land available (i.e. employment sites under construction or with planning permission) totals 12.77 ha (see Schedule 2), down from 26.9 ha in April 2019.

4.6 In 2019/20 four additional sites⁴ gained planning permission for employment purposes and 0.95 hectares of employment land was lost to alternative uses⁵.

⁴ See Schedule 2

⁵ See Schedule 6

Employment Land Provision 2006 to 2030

4.7 The provision of employment land within the City of Worcester monitored against the requirements of the adopted SWDP is illustrated by Table 4 below. In the past year the deficit against the Local Plan target has decreased slightly by 1.08 ha to 35.81 ha. This figure is gross and does not factor in recorded employment land losses since 2006, as outlined in part 'e' of table 1. If these losses are factored in (42.56 ha), the net employment land supply against the SWDP target for Worcester City would be a deficit of 78.37 hectares.

Table 4: Worcester Local Plan Employment Land Supply (March 2020)

Employment Land Supply March 2020 (Worcester City)	
SWDP 2006-2030 Requirement	80 ha
Completions 2006-2020 (See Schedules 3 and 4)	23.12ha
Commitments at March 2020 (See Schedule 2)	12.77 ha
<u>Residual Balance</u> (Completions + Commitments) – Local Plan Requirement	$(23.12 + 12.77) - 80 =$ -44.11 ha
Local Plan Employment Allocations (excluding commitments) at March 2020 (See Schedule 1)	8.3 ha⁶
<u>Surplus/Deficit against Local Plan target</u>	-35.81 ha

⁶ SWDP 43/15 Worcester Woods

4.8 There is a significant deficit in the supply of employment land within Worcester City compared to the target set in the adopted Local Plan. This deficit is the result of a number of changes during the preparation of the SWDP and since the adoption of the plan, including:

- The loss of sites, or parts of sites, to non-B use class development.
- Sites with planning permission for B use class development not being developed.
- The reduction in site areas as sites progress through the development cycle, i.e. the gross site area is larger than the net developed area monitored at the completion of development.

4.9 The SWDP targets for employment land are not limited to B use class development but it is impractical to monitor development other than by use class definitions. The deficit against the SWDP requirement of 35.81 hectares has shown a slight improvement on the deficit recorded in April 2019 of 36.77 hectares. However, it is unlikely that significant amounts new employment land will come forward within Worcester City in the short to medium term and the SWDP Review will seek to allocate additional employment land within and close to the City boundary to meet the future employment and economic needs of the City.

Employment Land Provision Wider Worcester Area 2006 to 2030

4.10 As table 5 below illustrates, the Wider Worcester Area does not have an adequate future supply of employment land when monitored against the requirements of the SWDP. The surplus of 0.65ha in 2013/14 has been reduced over the past five years to a deficit of -7.61 hectares at 31st March 2020. While the current position is only a small deficit of the total requirement (6.34%), it is currently not possible to demonstrate that Worcester City (Wider Worcester Area) has an adequate supply of employment land to match the requirements set out in the SWDP.

4.11 Throughout the monitoring periods, this report has sought to only record new employment land and has not accounted for any gains in floor space through intensification of existing sites or extensions, for example. Therefore, it is considered that employment land monitoring does not fully capture the total employment floor space developed in Worcester City.

Table 5: South Worcestershire Development Plan Wider Worcester Employment Land Supply (March 2020)

Employment Land Supply March 2020 (Wider Worcester Area)	
SWDP Requirement 2006-2030	120 ha⁷
Completions 2006-2020	42.08 ha⁸
Commitments at March 2020	49.31 ha⁹
<u>Residual Balance</u> (Completions + Commitments) - SWDP requirement	$(42.08 + 49.31) - 120$ = -28.61 ha
SWDP Wider Worcester Allocations (excluding commitments see Schedules 1 & 7)	21 ha¹⁰
<u>Surplus/Deficit against SWDP Wider Worcester Area target</u>	-7.61 ha
<u>Total Current Supply</u>	$(120 - 7.61)$ = 112.39 ha

⁷ Of which 80 ha is Worcester City.

⁸ 23.12ha Worcester City completions and 18.96ha completions at Worcester Technology Park (Phase 1).

⁹ Worcester City Commitments (21.07 ha), plus remaining land at Worcester Technology Park Phase 1 (8.24 ha net) and SWDP 45/1 (20 ha).

¹⁰ SWDP45/2 (5 ha) and SWDP 45/6 (16 ha).

4.12 The total supply figure is gross and does not factor in recorded employment land losses since 2006, as outlined in part 'e' of table 1 (Worcester City). If these losses are factored in (42.56 ha), the net employment land supply against the SWDP target for Worcester City Wider Worcester Area would be reduced to a supply of 69.83 hectares.

5. Conclusion

5.1 In the year 1st April 2019 to 31st March 2020, **6.79 hectares of employment land** was developed. The average rates of development per year over the past ten years (1.41 hectares) and over the past five years (2 hectares) do not compare favourably against the Local Plan annualised target of 3.3 hectares per year within the City. Worcester has seen two major allocated employment site losses to non-B class uses: land at Whittington Road (SWDP 43/16)¹¹ and land at Grove Farm (SWDP 43/18)¹², both for residential development. This has resulted in a loss of 8.5 hectares of allocated employment land. The average yearly loss of employment land to other uses over the past five years is 1.93 hectares compared to 0.87 in 2018/19.

5.2 Completions, Commitments (land with planning permission) and Site Allocations within the SWDP for the Wider Worcester Area (WWA) total 112.39 hectares. This is a slight improvement on the position in April 2019 (111.43 hectares) but is still below the SWDP target for the Wider Worcester Area (WWA) of 120 hectares of new commercial development over the plan period 2006 to 2030. The change in employment land supply in the WWA in recent years is shown in table 6 below.

¹¹ Planning Application Reference P18G0322.

¹² Planning Application Reference P18C0175.

Table 6: Annual Change in Total Employment Land Supply Wider Worcester Area

Year	WWA Total Supply Since 2006 (ha)	Surplus/Deficit
April 2020	112.39	-7.61
April 2019	111.43	-8.57
April 2018	116.05	-3.95
April 2017	115.19	-4.81
April 2016	113.69	-6.31
April 2015	119.59	-0.41
April 2014	120.65	0.65

5.3 At the end of March 2020 there was 12.77 hectares of land with outline or full planning permission for additional employment land within the City of Worcester, with an additional 8.3 ha committed as site allocations, giving a total of 21.07 hectares. This is a decrease of 5.83 ha on the amount available in 2018/19 which totalled 26.9 hectares. The change in employment land supply in Worcester City in recent years is shown in table 7 below.

Table 7: Annual Change Worcester’s Employment Land Supply

Year	Total Supply Since 2006 (ha)
April 2020	21.07
April 2019	26.9
April 2018	31.52
April 2017	27.16

April 2016	22.27
April 2015	17.33
April 2014	20.63

- 5.4 There is an insufficient supply of allocated employment land within Worcester City to match the overall target of 80 hectares within the SWDP with a current gross shortfall of 35.81 hectares. If the assessment is expanded to include all the proposed allocations in the Wider Worcester Area (WWA), then the target in the SWDP is 120 hectares. The potential future supply of employment land in the WWA is also insufficient to match this target with a current gross shortfall of 7.61 hectares, which is 6.34% below the 120 hectare target.
- 5.5 The supply of available employment land has decreased in the past few years as a result of landowners' ambitions for alternative uses on allocated employment land being realised. The market forces and government policies that have resulted in the conversion of both existing and allocated employment sites in urban areas to other land uses are unlikely to change in the short to medium term. If the losses of employment land experienced since the start of the plan period continue in future years, it will be difficult to achieve the targets set out in the SWDP for additional B use class development. The SWDP Review will seek to address the provision of employment land to help improve future supply.

Employment Land Monitor Schedules 2019/20

SCHEDULE 1: LAND IDENTIFIED IN THE ADOPTED LOCAL PLAN FOR EMPLOYMENT - SITUATION AT 31.03.20

SITE	LOCATION	HECTARES (AVAILABLE)	STATUS	COMMENTS
SWDP 43/15	Worcester Woods Newtown Road/ Nunnery Way	8.3	NONE	Outline Permission (P05Q0141) for B1 office use and Crèche. App P10Q0276 extended the time limit for implementation to 4-Oct-2019, now expired. Approved schemes P11Q0400 for a C2 care home and P11Q0430 for a hospital car park are (2.7ha) complete
SWDP 43/16	Government Buildings Whittington Road	0	EMP LOSS	Outline Permission (P16G0178) for 15,050 sqm office park approved but not implemented. Alternative residential development has now commenced: P18G0322 - 71 Extra Care Apartments and 64 dwellings.
SWDP 43/18	University Park	4 (0)	POSS EMP LOSS	Full and Outline Permission (P11K0588) for a mixed-use development approved. Medical Centre, Care Home and C2 extra care housing (2.5ha) complete. P18C0175 – 175 dwellings, under construction. Remaining 4 hectares subject to planning application 20/00249/OUT – 120 dwellings.
SWDP 43/20	Land at Nunnery Way	0	C	Phase One P15Q0465 for 14,534 sqm (3.14ha) complete. Phase Two 19/00056/FUL for 8,783 sqm (2.5ha) complete.
SWDP43/ 22	Midland Road	1	UC	Permission (P18D0210) for 2,786 sqm (two B use class units) approved and under construction.
SWDP43/ 23	Land South of Warndon Wood	5	UC	Permission (P17P0247) for 21,072 sqm (three B use class units) approved and under construction.
	Remaining Allocations	18.3 (14.3)		
	Allocations with commitments	10 (6)		

**SCHEDULE 2: COMMITMENTS FOR EMPLOYMENT USES INCLUDING ALLOCATED SITES - SITUATION AT
31.03.20**

Application Number	Location	Name of firm	Details of planning permission	Local Plan Allocation	Use Class	Site area (ha)	Floor space (sqm)	Type	Status
P11K0588	University Park, Grove Farm, Bromyard Road	University of Worcester	University Campus, Business Innovation Centre and other B1 uses.	Yes (SWDP 43/18)	Mix	4	72,270	N	OL
P17D0195	Central Park, Great Western Avenue	Fortis Living	B1/B2/B8 units	Yes (SWDP 43/22)	B1c/B2/B8	1	2,786	N	UC
P17P0247	Land East of Parsonage Way	Warndon Six Ltd	B1a/B2/B8 units	Yes (SWDP 43/23)	B1a/B2/B8	5	21,072	N	UC
P16P0604	Brindley Court, Gresley Road	Firlands Investments Ltd	New Office Building	No	B1a	0.08	424	N	PP
19/00146/FUL	Unit M1, Blackpole East	Lansdowne Rodway Estates	2 New Units	No	B2/B8	0.47	1,526	N	PP
19/00685/CU	Unit 7C and 7D, St Martins Quarter, Silver Street, Worcester, WR1 2DA		CoU A1 to B1	No	B1	0.046	746	CoU	PP
19/00484/NM A	Worcester Porcelain Museum, Severn Street	Berkley Homes	Revert the use of the second floor of Building Q to commercial, allowing it to be used as studio/offices.	No	B1	0.101	51	CoU	PP
P15POO13	Land at Berkley Way	Trustees of The Spetchley Estate	New headquarters		B1/B8	1.88	2,915	N	PP ¹³

¹³ The site has been deemed to have made a material start.

Application Number	Location	Name of firm	Details of planning permission	Local Plan Allocation	Use Class	Site area (ha)	Floor space (sqm)	Type	Status
19/00614/FUL	Unit 1 and 2 and 5, Elm Road, Worcester		Demolish existing unit 1,2 and 5 and replace with a new 2 storey building, with change of use from a mechanics workshop to B8 storage.	No	B8	0.2	911	R	PP
Total						12.77	102,701		
Of which Allocation sites						10	96,128		

Key

Type: New Build (N), Extension (E), Redevelopment (R), Change of Use (CoU)

Status: Planning Permission (PP), Outline Planning Permission (OL), Under Construction (UC)

SCHEDULE 3: LAND DEVELOPED FOR INDUSTRIAL/EMPLOYMENT USE 2006 - 2020

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
2006 - 2007	P01L0475	The Yard, Midland Road	J Baig	3 Starter Units	B1/B2	0.2	446	R
	P05P0376	Unit 8 Berkeley Business Park, Wainwright Road	British Red Cross Society	Local office of the charity	B1	0.26	942	N
	P06G0019	Wildwood Way	Maximus	Offices	B1	0.94	3,987	N
	P06P0075	Yamazaki Mazak, Badgeworth Drive	Yamazaki Mazak	Expansion of production and assembly of machine tools	B2	-	3,539	E
	P06P0176	Yamazaki Mazak, Badgeworth Drive	Yamazaki Mazak	Expansion of storage for welding gas bottles	B2	-	66	E
	P06D0290	32 Sidbury (Upper floor)	Allan Morris	Offices	B1	-	97	E
	P06G0670	Block C DEFRA Buildings	DEFRA	Offices	B1	-	300	E
						TOTAL	1.805	9,377
2007 -2008	P07D0478	14 Carden Street	Tile Giant Ltd	Trade Warehouse	B8	0.02	550	CoU
					TOTAL	0.02	550	

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
2008 - 2009	P07D0433	Enterprise House, Infirmary Walk	Sanctuary Housing	Office Extension	B1	-	1,030	E
	P08G0338	Lotus Lightweight Structures Ltd, Williamson Road	Lotus Lightweight Structures Ltd	New temporary planning consents for storage structures	B8	-	8,485	E
	P07J0574	Venture Business Park Weir Lane	Landsdowne Rodway	Storage Building	B8	0.2	1,914	N
	P07H0326	Great Western Business Park, Tolladine Road	St. Modwen Properties PLC	Phase 1 of redevelopment of the former goods yard on Tolladine road to create a number of B1/B2/B8 units	Mix	4.5	10,159	N
	P07P0754	Yamazaki Mazak U.K Ltd, Badgeworth Drive	Yamazaki Mazak U.K.	Erect 2 storey showroom and office facility with roof top area. 126 new parking spaces.	B1	-	2,791	E
	P08P0065	Bosch Thermotechnology Ltd, Cotswold Way	Bosch Thermotechnology	Extensions to existing offices	B1	-	382	E
	P06P0481	Former Cosworth Site (Apex) Wainwright Road	A & J Mucklow	Phase One of office development on former Cosworth engineering site	B1	1	2,594	N
	P07D0276 & P08D0387	Sagger, Warmstry, Slip & Throwing Houses Ex Royal Worcester Porcelain	Berkeley Homes Ltd	Conversion to offices	B1	0.2	3,271	CoU

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
					TOTAL	5.90	30,626	
2009-10	P08P0248	Land at Brindley Road / Cotswold Way, Warndon	Coombers	New factory with associated warehousing	B2/B8	1.24	4,117	N
					TOTAL	1.24	4,117	
2010-11	P08A0590	23-24 Foregate Street	Boughton Butler LLP	New Office floor space	B1	0.02	282	CoU
	P06D0739	Griffith House, 30 Loves Grove	UNISON	Extension of first floor offices	B1	-	30	E
					TOTAL	0.02	312	
2011-12	P09D0098	Sanctuary House, Chamber Court	Sanctuary Housing Group	Demolition of B1/B8 building on existing Sanctuary Housing Group site to be replaced with 2 No. B1 units	B1	0.3	4,316	R
	P08H0261	Hampton Court, Rainbow Hill	Design Religion Ltd	Conversion of detached garage building to an office studio	B1	-	100	E
					TOTAL	0.3	4,416	
2012-13	P09D0534	Former Transco Offices, Tolladine Road	LMS Transport	New Workshop Building	B2	0.1	420	N

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
	P11C0158	Venture Business Park	Lansdowne Rodway Estates	14 Starter Units	B1/B8	0.2	1,296	N
	P11D0329	Building A4 Diglis Basin	Postcode Anywhere	Office space	B1	0.1	733	CoU
	P10P0444	BOSCH, Cotswold Way	BOSCH	Research & Development	B1b	-	1,550	E
						TOTAL	0.4	3,999
2013-14	P13P0604	Buckholt Drive	MSM Forklift Services	New Warehouse Building	B8	-	192	E
						TOTAL	-	192
2014-15	P13P0590	Former Cosworth Site (Apex) Wainwright Road	A & J Mucklow	New Warehouse and office Building	B8/B1	2.7	10,777	N
	P12D0042	Unit 9, St Martin's Quarter	Carillion Richardson	Office space	B1a	0.03	261	R
	P13H0616	Great Western Business Park	St Modwen	Industrial & Warehouse Units	B1c/B2/B8	0.590	2,323	N
	P14D0369	Museum & Art Gallery, Foregate Street	Worcester City Council	Office	B1a	0.105	1,785	CoU
					TOTAL	3.42	15,146	
2015-16	P15C0005	Venture Business Park, Weir Lane	Crown House Developments Ltd	5 Starter Units	B1c/B2/B8	0.12	421	N

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
					TOTAL	0.12	421	
2016-17	P15H0268	Great Western Business Park	St Modwen	Industrial & Warehouse Units	B1c/B2/B8	1.61	6,236	N
						1.61	6,236	
2017-18	P15Q0465	Nunnery Way	St Modwen	Industrial & Warehouse Units	B1c/B2/B8	1.5	5,103	N
					TOTAL	1.5	5,103	
2018-19						0	0	
	No completions recorded in 2018/19.				TOTAL	0	0	
2019-20								
	19/00056/FUL	Land at Nunnery Park, Nunnery Way	St Modwen	Erection of B1c, B2 and B8 employment units	B1c/B2/B8	2.904	8,784	N
	19/00146/FUL	Land adjacent to Unit M3 and M4, Blackpole East	Lansdowne Rodway Estates	Proposed 9 Business units within two buildings	B1a/B1c/B8	0.2206	883.2	N
	P18N0066	Unit A, Blackpole East	Lansdowne Rodway Estates	New Warehouse	B8	3.67	7,801	R
					TOTAL	6.79	17,468.2	

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
Overall Totals						23.12	97,963.2	

Key

Type: New (N), Extn (E), Redv (R), Change of Use (CoU), Brownfield (B), Greenfield (G)

**SCHEDULE 4: TOTAL LAND DEVELOPED FOR EMPLOYMENT USES
2006 – 2020**

YEAR	TOTAL HECTARES
2006 – 2007	1.80
2007 – 2008	0.02
2008 – 2009	5.90
2009 – 2010	1.24
2010 – 2011	0.02
2011 – 2012	0.30
2012 – 2013	0.40
2013 – 2014	0
2014 – 2015	3.42
2015 – 2016	0.12
2016 – 2017	1.61
2017 – 2018	1.5
2018 – 2019	0
2019-2020	6.79
Total	23.12
Annual average over last 10 years 2010-2020	1.41
Annual average over last 5 years 2015-2020	2

SCHEDULE 5: PERMISSIONS INCLUDED IN THE LAST MONITORING REPORT WHICH HAD LAPSED BY 31ST MARCH 2020

Application Number	Location	Name of firm	Activity	Primary Use Class	Site area Hectares	Floor space Sq. Metres	New (N) Extn (E) Redv (R) Change of Use (CoU)
P05Q0141/ P10Q0276 (SWDP 43/15)	Land south of Newtown Road (Adjacent to Royal Hospital)	Trustees of The Spetchley Estate	Outline permission for Business Park, including offices and Crèche	B1	8.3	To be determined	N
Total expired permissions					8.3 ha¹⁴		

¹⁴ Site to continue to be recorded as a commitment as an allocation in the adopted Local Plan (SWDP 43/15).

SCHEDULE 6: EMPLOYMENT SITES LARGER THAN 0.1 HECTARE LOST TO OTHER USES SINCE 2006

Application	Location	Ha	New use	Comments
P05D0432	Royal Worcester Porcelain	2.30	Residential, Retail & D1 Museum	Under Construction
P06N0408	Former Wescol Factory, Brickfields Road	2.60	Residential	Developed
P06B0492	Auction House and Warehousing St. Marks Close	0.14	Residential	Developed
P07D0070	24, 26,28 & 30 Diglis Road	0.11	Residential	Developed
P10C0557	202 Bransford Road (Former Cinderella Works Buildings)	1.95	Residential	Developed
P11C0419	250 Bransford Road	4.09	Residential	Developed
P09J0116	Hereford & Worcester Fire & Rescue, Hylton Road	0.17	Education	Developed
P12M0021	Gregory's Bank Industrial Estate	6.6	Residential	Developed
P12Q0232	Former Ronkswood Hospital	7.6	Residential	Developed
P11Q0400 P11Q0430	Land South of Newtown Road	2.7	Residential & Car Park	Developed
P11K0588	Grove Farm	0.5	Medical Centre	Developed
P13K0248	Grove Farm	2.0	Residential	Developed
P13H0616	Great Western Business Park	0.49	Fire Station	Developed
P14G0153	Trinity Works, London Road	1.86	Retail	Developed
P18C0175	Grove Farm	4.5	Residential	Under Construction
P18G0150	Whittington Road	4	Residential	Under Construction
19/00145/FUL	Unit 10B Shrub Hill Industrial Estate	0.95	D2 – Assembly and Leisure	Developed
Total losses 2006/7 – 2019/20 in ha. (total site area not floorspace)				42.56 ha

SCHEDULE 7: SWDP - Wider Worcester Area Employment Site Allocations and Commitments

SWDP Site Reference	Location	Proposed Uses	Site Area (ha)	Comments
Wider Worcester Area Sites				
SWDP45/1	Broomhall Community (Worcester South Urban extension)	Employment	20	Planning Applications (all land uses): 13/00656/OUT 19/00524/FUL
SWDP45/2	Temple Laugherne (Worcester West Urban Extension)	Employment	5	Planning Applications (all land uses): 15/01588/OUT 16/00972/OUT 18/01803/RM 15/01419/OUT 16/01168/OUT
SWDP45/6	Worcester Technology Park (Phase 2)	Technology Park	16	None
N/A	Worcester Technology Park (Phase 1)	Technology Park	27.2	Completions = 18.96ha Not started = 2.14ha Under construction = 0.89ha No status = 5.21ha
TOTAL Wider Worcester Area			68.2	