



Employment Land Monitor 2016

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

1st April 2015 to 31st March 2016

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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 2015 – 31st March 2016, forming part of the City Council's annual monitoring programme.
- 1.2 This report does not include 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 being monitored, and not the floor area of each building.
- 1.3 The Government sets out its view of how planning should deliver economic growth in the National Planning Policy Framework. 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 innovation.

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

2. Employment land development

- 2.1 In the year 1st April 2015 to 31st March 2016 0.12 hectares of land on a single site 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 2015. Since 2006 around 13.22 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 2015/16 saw a below average amount of employment land developed. 2008/09 saw the most employment land being developed with 5.9 ha completed in that monitoring year. The average amount of employment land developed per year in Worcester since 2006 is 1.32 ha. More recently, the average over the last 5 years 2011-2016 is 0.85 ha. The site developed in 2015/16 was at Weir Lane and provides five additional starter units along side a similar recent development. There are a number of approved developments that may deliver new commercial floorspace over the next two years.

Table 1: Employment Land in Worcester 2006-2015

a	Employment Land Built (since 2006) (Schedule 4)	13.22 ha
b	Employment Land Under Construction on 31 st March 2016	0.0 ha
c	Commitments for Employment Uses Including Allocated Sites (Schedule 2)	22.27 ha
d	Employment Land Allocated without planning permission (Schedule 1)	10.0 ha
	LAND SUPPLY (b + c + d)	32.27 ha
e	Loss of Employment Land (2006-2016) (Schedule 6)	33.11 ha

2.3 In the monitoring year April 2015 to March 2016 0.12 hectares of employment land (B1, B2, B8) moved from commitment to completion. This is a return to the level of annual development seen in recent years. In the past five years only 2014/15 saw over one hectare of land developed for new B use class use. Past completion rates since 2006 suggest that the future supply of sites and developments is unlikely to result in any sustained growth in employment space in future years. Employment land development since 2006 totals 13.22 hectares, with no sites currently under construction and likely to deliver a completed development in 2016/17. There is 32.27 hectares of supply outstanding (see table 1 above). The total land supply available for new B use class development has increased by 2.5 ha since April 2015 as a result of sites obtaining planning permission. This is a reversal of the position in recent years when the supply of available employment land has declined each year.

2.4 Worcester failed to meet the Local Plan target between 1996 and 2011 of delivering 75 hectares of additional employment land. While the market ultimately determines what development takes place the size of allocated employment sites and land owners aspirations were also factors that affected the delivery of allocated employment sites during the previous 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.

3. Land Type

Brownfield Land

3.1 Worcester City Council has sought to ensure that brownfield sites are released for development for employment purposes. Five brownfield sites were allocated in the 1996 to 2011 Local Plan and only land at Tolladine Goods Yard and Midland Road was developed. The South Worcestershire Development Plan allocated two brownfield employment sites (The Former Ronkswood Hospital, Newtown Road and The Gas Holder, Medway Road) for residential uses. Development of the site of the Former Ronkswood Hospital for 181 dwellings is now complete.

Greenfield Development

3.2 The majority of employment development since the 1980s has been located on greenfield land in Warndon. No employment land (0%) was built on greenfield land in the year 2015/16, which means there has been no B use class development on a greenfield site for over five years. The overall figure for greenfield development since 2006 is 2.44 hectares which represents just 18.5% of the total employment land developed.

4. Worcester Employment Land Supply at April 2016

- 4.1 The South Worcestershire Development Plan includes within policy SWDP3 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. The South Worcestershire Development Plan Policy SWDP43 allocates six sites for future 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. The five year supply requirement would be 16.5 hectares.
- 4.3 The South Worcestershire Development Plan 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 SWDP44 allocates 41 hectares of land on three sites for future employment use. Phase one of the Worcester Technology Park (27.2 hectares) is in addition to these allocations.
- 4.4 The National Planning Policy Framework replaced most government planning policies in England in March 2012. The National Planning Policy Framework states at paragraph 22 that 'planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.' This change in national planning policy is reflected in recent planning approvals for

developments on a number of allocated sites. Schedule 6 provides details of consented non B use class development on employment land.

Table 2: Status of Local Plan Employment Sites

Local Plan Employment Sites			
Site	Ha	Acres	Comments
Employment land with permission and/or under construction at 01/04/2016			
SWDP43/15 Worcester Woods	8.3		Approved office park unlikely to be developed
SWDP43/18 University Park	8.5		Unlikely that the whole 8.5 ha will be developed for B use class development
SWDP43/20 Land at Nunnery Way	3.14		Planning permission recently approved and discharge of conditions commenced
Local Plan Employment Land Allocations			
SWDP43/16 Whittington Road	4		Application submitted
SWDP43/22 Midland Road	1		Application submitted
SWDP43/23 Land South of Warndon Wood	5		Site being marketed

Table 2a: 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
Land south of Newtown Road/Nunnery Way	2.7	Care Home & Hospital Car Park, complete
Grove Farm, Bromyard Road	2.5	Doctors Surgery, Care Home and Extra Care Apartments, complete

- 4.5 At 31st March 2016 there were 22.27 ha of committed employment sites (see Schedule 2) and 10 ha of allocated employment land (see Schedule 1) without planning consent. Thus the amount of employment land available (i.e. employment sites under construction, with planning permission or a local plan allocated employment site) totals 32.27 ha (gross).
- 4.6 In 2015/16 no additional land became available for employment purposes and no employment land was lost to alternative uses.

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 South Worcestershire Development Plan is illustrated by Table 3 below. In the past year the deficit against the Local Plan target has increased very significantly to 34.51ha compared to 8.3 ha in April 2015. This is principally the result of adopting the South Worcestershire Development Plan. The target in the South Worcestershire Development Plan is slightly higher at 80ha, up from 75ha in the previous local plan and the completions that can be counted towards this new target have reduced from 36.93ha to 13.22ha

Table 3: Worcester Local Plan Employment Land Supply March 2016

Employment Land Supply March 2016 (Worcester City)	
SWDP 2006-2030 Requirement	80 ha
Completions 2006-2016 (See Schedules 3 and 4)	13.22 ha
Commitments at March 2015 (See Schedule 2)	22.27 ha
<u>Residual Balance</u> (Completions + Commitments) – Local Plan Requirement	(13.22 + 22.27) - 80 = -44.51 ha
Local Plan Employment Allocations (excluding commitments) at March 2016 (See Schedule 1)	10 ha
<u>Surplus/Deficit against Local Plan target</u>	-34.51 ha

4.8 There is a significant deficit in the supply of employment land within Worcester 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 South Worcestershire Development 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 they 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 South Worcestershire Development Plan 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 South Worcestershire Development Plan requirement of 34.51ha is an increase on the deficit recorded in April 2015 of 28.61 ha. The principal reason for this increase is the progress of one site at Nunnery Way. This site has a gross site area of 8 ha but it is currently only likely to deliver 3.14ha of B use class development.

Employment Land Provision Wider Worcester Area 2006 to 2030

4.10 As table 4 below illustrates the wider Worcester area does not have an adequate future supply of employment land when monitored against the requirements of the South Worcestershire Development Plan. The surplus of 0.65ha in 2013/14 was reduced in 2014/15 to show a slight deficit of -0.41ha and that deficit has increased to -6.31 ha in past twelve months. While the current position is only a small deficit if losses continue at the same rate in future years it will not be possible to demonstrate that the city has an adequate supply of employment land to match the requirements set out in the South Worcestershire Development Plan.

Table 4 South Worcestershire Development Plan Wider Worcester Employment Land Supply March 2016

Employment Land Supply March 2016 (Wider Worcester Area)	
SWDP Requirement 2006-2030	120 ha
Completions 2006-2015	13.22 ha
Commitments at March 2016	49.47 ha²
<u>Residual Balance</u> (Completions + Commitments) - SWDP requirement	$(13.22 + 49.47) - 120$ $=$ -57.31 ha
SWDP Wider Worcester Allocations (excluding commitments see Schedules 1 & 7)	51 ha
<u>Surplus/Deficit against SWDP Wider Worcester Area target</u>	-6.31 ha
<u>Total Current Supply</u>	$(120 - 13.22 - 6.31)$ $=$ 100.47ha

² Worcester City Commitments plus Worcester Technology Park Phase One (27.2 ha net).

5. Provision and Rolling Five-Year Reservoir of Employment Land

- 5.1 The National Planning Policy Framework requires local planning authorities to maintain a rolling five year supply of land to match the anticipated need for additional homes. There is no equivalent requirement for local planning authorities to maintain a supply of employment land. Developers however may wish to promote development on land not allocated for development within the local plan and demonstrating an adequate supply of alternative sites is a useful planning tool when assessing applications that are not in accordance with the adopted local plan.
- 5.2 Set out below therefore is an assessment of whether there is a five year supply of deliverable employment land in the city of Worcester.

Delivering Employment Land

- 5.3 The South Worcestershire Development Plan proposes a target over the plan period 2006 to 2030 of an additional 80ha of employment land within Worcester City and a target of 120ha in the wider Worcester area. Five years supply of these targets would be 16.5ha and 25ha respectively.
- 5.4 To assess whether there is an adequate supply of land to match these targets potential sites are assessed to determine if they are available, suitable, sustainable and achievable.
- 5.5 For sites to be considered available they should be either:
- under construction; or
 - have planning permission (i.e. commitments); or
 - be an allocated site in the Adopted Local Plan or a Development Plan Document currently without planning permission; or owned by a developer or have known developer interest; or is an allocated site currently advertised for sale.

5.6 For sites to be considered suitable, sites should be in a suitable location and contribute to the creation of sustainable mixed communities. There is no single agreed definition of the term 'sustainable community', but the Department of Communities and Local Government (DCLG) suggests that such a community should be;

"...places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all". – Extract from DCLG website – What is a Sustainable Community?

5.7 Sites allocated in existing plans or with planning permission for employment use will generally be suitable but it may be necessary to review sites to see if circumstances have changed to alter their suitability.

5.8 For sites to be considered achievable they should be:-

- a) under construction; or
- b) have no known ownership constraints (for example, owner does not wish to sell site or site has multiple occupation); and
- c) have no known physical or environmental constraints; and
- d) have no conditions or Section 106 agreements that prevent the development within the 5 year period.

5.9 For the purposes of establishing whether or not Worcester has a five-year reservoir of employment land (April 2016 to March 2021), all sites with full or outline planning permission, sites under construction and allocated sites for employment at 31 March 2016 were assessed for their availability and suitability against the criteria set out above. Table 6 below sets out this assessment and concludes that there is 22.93 hectares of employment land that is available for development within the next five years. The 5 year supply of land for traditional employment uses within the city is therefore above the 16.7 hectares proposed by the South

Worcestershire Development Plan and the wider Worcester Area target of 25 hectares is exceeded as the 27.2 hectares approved at the Worcestershire Technology Park combined with the 22.93 hectares available within the Worcester City area gives a total of 50.13 hectares of available employment land in the wider Worcester area.

Table 5: Worcester Five Year Reservoir of Employment Land

Site	Available	Suitable	Included within 5 year supply?
Great Western Business Park, Tolladine Road	Owned by a developer and being marketed. Final two phases have been approved.	Direct access from primary road network and a sustainable location.	Yes 1.61 ha
Midland Road	Application for four B use class units submitted.	Sustainable location with wide range of mixed uses	Yes 1ha
Government Buildings, Whittington Road	Proposed allocation for residential 3.5ha and B1 offices 4ha in the SWDP. Application submitted.	Good location with easy access to M5 junction 7	No
Grove Farm, Bromyard Road	Planning approval for a wide range of uses and owner is actively promoting development	Good primary road access and complements residential and educational uses in West Worcester	Yes 8.5 ha
Worcester Woods Business Park, Newtown Road	Planning approval for B1 office park and a crèche but site is not being actively marketed and owner's intentions are unclear.	Sustainable location with good access to M5 junctions 6 and 7	Yes 8.3 ha
Block Q Royal Worcester, Mill Street	Planning approval for office use but land owner is seeking alternative residential use	Sustainable location close to the city centre	No
Farrier Street	Planning permission approved for 3,804m ² office development	Sustainable location in the city centre	Yes 0.18ha

Site	Available	Suitable	Included within 5 year supply?
Hindlip Lane	Planning permission approved for two light industrial/storage units.	Sustainable location with good access to M5 junction 6	Yes 0.2ha
Nunnery Way	Outline approval for whole site and reserved matters approved for phase one.	Sustainable location with good access to M5 junctions 6 and 7	Yes 3.14ha
Total available employment land			22.93 ha

6. Conclusion

- 6.1 In the year 1st April 2015 to 31st March 2016, 0.12 hectares of employment land was developed and 421 square meters of additional floor space was completed. In three other years since 2006 even less land was developed for new employment uses. The rate of development in the past year is however significantly below the annual average for the last ten years of 1.32 ha and below the short term average over the past five years of 0.83 ha. The average rates of development do not compare favourable against the Local Plan target of 3.3 hectares per year within the City. During the monitoring year 2015/16, no applications were approved to change the use of employment land to a non B use class use, (See Schedule 6) and the average yearly loss of employment land over the past five years is 5.2 hectares per year.
- 6.2 Completions, Commitments (land with planning permission) and Site Allocations within the South Worcestershire Development Plan for the Wider Worcester Area total 106.47 ha (Table 4), down from 119.59 ha in March 2015 and 120.65 ha in March 2014 This is below the South Worcestershire Development Plan target for the wider Worcester area of 120 hectares of new commercial development over the plan period 2006 to 2030.
- 6.3 At the end of March 2016 there was 22.27ha of land with outline or full planning permission for additional employment premises. This compares to 17.33ha in March 2015, 20.63ha in March 2014, and 25.35ha in March 2013.
- 6.4 An assessment of current employment site availability shows that 29.24 hectares of land is available for B use class development within the next five years. This is above the 16.5 hectare target proposed by the South Worcestershire Development Plan. There is insufficient allocated employment land within the Worcester City Area to match the overall

target within the South Worcestershire Development Plan of 80 hectares. If the assessment is expanded to include all the proposed allocations in the Wider Worcester Area then the target in the South Worcestershire Development Plan of 120 hectares. The potential future supply of employment land in the Wider Worcester Area is also insufficient to match this target, the short fall of 6.31ha is 5.2% below 120 hectare target. If the losses of employment land experienced in the past couple of years continues in future years it will be very unlikely that the targets set in the South Worcestershire Development Plan for additional B use class development could be achieved.

Employment Land Monitor Schedules 2014/15

SCHEDULE 1: LAND IDENTIFIED IN THE ADOPTED LOCAL PLAN FOR EMPLOYMENT

SITUATION AT 31.03.16

SITE	LOCATION	HECTARES (AVAILABLE)	COMMENTS
SWDP 43/15	Worcester Woods Newtown Road/ Nunnery Way	8.30	Outline Permission (P08Q0618) for B1 office use and Crèche. App P10Q0276 extended the time limit for implementation to 4-Oct-2019. 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	4	Application P16G0178 outline for 15,050 sqm office park submitted
SWDP 43/18	University Park	8.50	Full and Outline Permission (P11K0588) for a mixed use development approved. Medical Centre, Care Home and C2 extra care housing (2.5ha) complete
SWDP 43/20	Land at Nunnery Way	4.35	Application P15Q0465 for 14,534 sqm (3.14ha) approved
SWDP 43/22	Midland Road	1	Application P16D0078 for 3,727 sqm (four B use class units) submitted
SWDP 43/23	Land South of Warndon Wood	5	Site being marketed for office use
	Remaining Allocations	31.15	
	Allocations with commitments	21.15	

SCHEDULE 2: COMMITMENTS FOR EMPLOYMENT USES INCLUDING ALLOCATED SITES

SITUATION AT 31.03.16

Application Number	Location	Name of firm	Details of planning permission	Local Plan Allocation	Use Class	Site area (ha)	Floor space (sqm)	Type	Status
P05Q0141	Land south of Newtown Road (Adjacent to Royal Hospital)	Trustees of The Spetchley Estate	Outline permission for Business Park, including offices and Crèche	Yes	B1	8.3	<i>To be determined</i>	N	PP
P08D0387	Block Q, former Royal Worcester Site Off Mill Street	Berkeley Homes	Block Q; 370sq m office space (Res Mat)	No	B1	0.02	370	R	UC
P13D0452	12 Sansome Place	RSPCA	Office Extension	No	B1	0	166	E	PP
P11K0588	University Park, Grove Farm, Bromyard Road	University of Worcester	University Campus, Business Innovation Centre and other B1 uses.	Yes	Mix	8.5	72,270	N	UC
P13D0476	Farrier Street	Sanctuary Housing	Office Building	No	B1a	0.182	3,804	N	PP
P13E0099	Hindlip Lane	N/A	2 Light Industrial Units	No	B1c	0.200	325	CoU	PP
P14N0279	Prescott Drive	H&W Chamber of Commerce	Office Extension (OL)	No	B1a	0	702	E	OL
P14C0428	Compco Fire Systems, Malvern Road	Compco Fire Systems	Office	No	B1a	0	417	E	PP
P15G0064	Units S & R Newtown Road Industrial Estate		Replacement Units	No	B8	0.32	885	N	PP

Application Number	Location	Name of firm	Details of planning permission	Local Plan Allocation	Use Class	Site area (ha)	Floor space (sqm)	Type	Status
P15H0268	Great Western Business Park	St Modwen Developments	B1/B2/B8 units	No	B1c/B2/B8	1.61	6,236	N	PP
P15Q0465	Nunnery Way	St Modwen Developments	B1/B2/B8 units	Yes	B1c/B2/B8	3.14	14,534	N	PP
Total						22.27 ha	99,709 sqm		
Of which Allocation sites						19.94 ha	86,804 sqm		

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 - 2016

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	
2008 - 2009	P07D0433	Enterprise House, Infirmary Walk	Sanctuary Housing	Office Extension	B1	-	1,030	E

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
	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
					TOTAL	5.90	30,626	

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
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
							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
							0.3	4,416
2012-13	P09D0534	Former Transco Offices, Tolladine Road	LMS Transport	New Workshop Building	B2	0.1	420	N
	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

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
	P10P0444	BOSCH, Cotswold Way	BOSCH	Research & Development	B1b	-	1,550	E
						0.4	3,999	
2013-14	P13P0604	Buckholt Drive	MSM Forklift Services	New Warehouse Building	B8	-	192	E
						-	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
						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
						0.12	421	
Overall Totals						13.22	69,156	

Key

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

**SCHEDULE 5: TOTAL LAND DEVELOPED FOR EMPLOYMENT USES
2006 – 2016**

YEAR	TOTAL HECTARES	TOTAL ACRES
2006 - 2007	1.80	4.46
2007 - 2008	0.02	0.05
2008 - 2009	5.90	14.58
2009 - 2010	1.24	3.06
2010 - 2011	0.02	0.05
2011 - 2012	0.30	0.74
2012 - 2013	0.40	0.99
2013 - 2014	0	0
2014 - 2015	3.42	8.45
2015 – 2016	0.12	0.30
Total	13.22	32.67
Annual average over last 10 years 2006-2016	1.32	3.27
Annual average over last 5 years 2011-2016	0.85	2.10

**SCHEDULE 6: PERMISSIONS INCLUDED IN THE LAST MONITORING REPORT WHICH HAD LAPSED BY
31ST MARCH 2016**

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)
P12D0480	2 The Avenue	Glazzard Architects	B1a Offices	B1a	0.009	137	CoU
Total expired permissions					0.009ha		

SCHEDULE 7: 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	Under Construction
P09J0116	Hereford & Worcester Fire & Rescue, Hylton Road	0.17	Education	Developed
P12M0021	Gregory's Bank Industrial Estate	6.6	Residential	Under Construction
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	Under Construction
Total losses 2006/7 – 2015/16 in ha. (total site area not floorspace)				33.11 ha

SCHEDULE 8: South Worcestershire Development Plan 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	Employment	20	Applications Submitted
SWDP45/2	Temple Laugherne	Employment	5	
SWDP45/5	Worcester Technology Park (Phase Two)	Technology Park	16	
-	Worcester Technology Park (Phase One)	Technology Park	27.2	Development commenced
TOTAL Wider Worcester Area			68.2	