



# **Employment Land Monitor 2017**

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

1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017

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## Contents

	<b>Page</b>
<b>1. Introduction</b>	<b>3</b>
<b>2. Employment Land Development</b>	<b>4</b>
<b>3. Land Type</b>	<b>6</b>
<b>4. Worcester Employment Land Supply at April 2017</b>	<b>6</b>
<b>5. Provision and Rolling Five-Year Reservoir of Employment Land</b>	<b>13</b>
<b>6. Conclusion</b>	<b>18</b>
<b>Employment Land Monitor Schedules 2016/17</b>	<b>20</b>
Schedule 1 - Land identified in the Adopted Local Plan for Employment	<b>21</b>
Schedule 2 - Commitments for Employment Uses including Allocated Sites	<b>22</b>
Schedule 3 - Land developed for Industrial/Employment Use 1 <sup>st</sup> April 2006 – 31 <sup>st</sup> March 2017	<b>24</b>
Schedule 4 - Total land developed for Employment Uses 1 <sup>st</sup> April 2006 – 31 <sup>st</sup> March 2017	<b>29</b>
Schedule 5 - Permissions included in the last monitoring report which had expired by 31 <sup>st</sup> March 2017	<b>30</b>
Schedule 6 - Employment Land Larger than 0.1 Hectare Lost to Other Uses Since 2006	<b>31</b>
Schedule 7 – Wider Worcester Area Employment sites	<b>32</b>

<b>Tables</b>		<b>Page</b>
Table 1	Employment Land in Worcester 2006-2017	5
Table 2	Status of Allocated Employment Sites	8
Table 2a	Approved non B use class development on allocated employment sites	8
Table 3	Worcester Local Plan Employment Land Supply 31 <sup>st</sup> March 2017	10
Table 4	South Worcestershire Development Plan Wider Worcester Employment Land Supply 31 <sup>st</sup> March 2017	12
Table 5	Worcester Five Year Reservoir of Employment Land	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 available<sup>1</sup>. This report provides information on the supply of employment land in Worcester for the period 1<sup>st</sup> April 2016 – 31<sup>st</sup> March 2017, 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 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.

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

## **2. Employment land development**

- 2.1 In the year 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017 1.61 hectares of land on a single site (Great Western Business Park) 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 2017. Since 2006 around 14.83 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 2016/17 saw an above 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 1.35 ha. More recently, the average over the last 5 years 2012-2017 is 1.11 ha. The site developed in 2016/17 was at Great Western Business Park and provides up to six additional units ranging in size from 3,026 sqm to 621 sqm and a new engineering training centre. There is one approved development that will deliver new commercial floorspace over the next two years and a number of other approved developments that could deliver new employment space within three years.

**Table 1: Employment Land in Worcester 2006-2017**

a	Employment Land Built (since 2006) (Schedule 4)	14.83 ha
b	Employment Land Under Construction on 31 <sup>st</sup> March 2017	3.14 ha
c	Commitments for Employment Uses Including Allocated Sites (Schedule 2)	24.02 ha
d	Employment Land Allocated without planning permission (Schedule 1)	5.0 ha
	<b>LAND SUPPLY</b> (b + c + d)	32.16 ha
e	Loss of Employment Land (2006-2017) (Schedule 6)	33.11 ha

2.3 In the monitoring year April 2016 to March 2017 1.61 hectares of employment land (B1, B2, B8) moved from commitment to completion. This is an increase on the rate of development in 2015/16 and above the average rate of development over the past five years. While one significant site is currently under construction and likely to deliver completed units in the next year it is unlikely that the city will achieve any sustained growth in employment space in future years. There is 32.16 hectares of supply outstanding (see table 1 above). The total land supply available for new B use class development has decreased by 0.11 hectares since April 2016. This small change is a result of sites obtaining planning permission being developed and approvals lapsing and therefore no longer being part of the potential future supply of development. This is a return to the trend of recent years when the supply of available employment land has declined each year. The improvement in 2015/16 when 2.5 hectares of land was added to the total supply for future employment use has not been sustained in 2016/17.

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 and a care home 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 2016/17, which means there has been no B use class development on a greenfield site for over six years. The overall figure for greenfield development since 2006 is 2.44 hectares which represents just 16.5% of the total employment land developed. Land at Nunnery Way, a greenfield site is likely to be delivered in 2017/18.

### **4. Worcester Employment Land Supply at April 2017**

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**

<b>Local Plan Employment Sites</b>			
<b>Site</b>	<b>Ha</b>	<b>Acres</b>	<b>Comments</b>
<b>Employment land with permission and/or under construction at 01/04/2017</b>			
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		Development under construction
SWDP43/16 Whittington Road	4		Out line approval for 15,050 sqm of B1a (offices)
SWDP43/22 Midland Road	1		4 units totalling 3,727 sqm for B1, B2 or B8 use approved
<b>Local Plan Employment Land Allocations</b>			
SWDP43/23 Land South of Warndon Wood	5		Pre application discussions

**Table 2a: Approved non B Use Class Development on Allocated Employment Land**

<b>Non B Use Class Development on Allocated Employment Land</b>		
<b>Site</b>	<b>Ha Lost to Alternative Uses</b>	<b>Alternative use</b>
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 2017 there were 27.16 ha of committed employment sites (see Schedule 2) and 5 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 32.16 ha (gross).
- 4.6 In 2016/17 one additional site at Berkeley Way, Warndon became available for employment purposes and no employment sites over 0.1 of a hectare were 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 decreased by 1.5ha to 33.01ha compared to 34.51ha in April 2016. This is principally the result of one additional windfall site (1.88ha) at Berkeley Way gaining approval in the past year together with some minor loss of supply as a result of approved development not being implemented and planning approvals lapsing.

**Table 3: Worcester Local Plan Employment Land Supply March 2017**

<b>Employment Land Supply March 2017 (Worcester City)</b>	
<b>SWDP 2006-2030 Requirement</b>	<b>80 ha</b>
<b>Completions 2006-2017 (See Schedules 3 and 4)</b>	<b>14.83 ha</b>
<b>Commitments at March 2017 (See Schedule 2)</b>	<b>27.16 ha</b>
<b><u>Residual Balance</u> (Completions + Commitments) – Local Plan Requirement</b>	(14.83 + 27.16 ) - 80 = <b>-38.01 ha</b>
<b>Local Plan Employment Allocations (excluding commitments) at March 2017 (See Schedule 1)</b>	<b>5 ha</b>
<b><u>Surplus/Deficit against Local Plan target</u></b>	<b>-33.01 ha</b>

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 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 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 33.01ha is a decrease on the deficit recorded in April 2016 of 34.51 ha. The principal reason for this decrease is the approval of a single windfall 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 over the past three years to a deficit of -4.81ha at 31<sup>st</sup> March 2017. 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 2017**

<b>Employment Land Supply March 2017 (Wider Worcester Area)</b>	
<b>SWDP Requirement 2006-2030</b>	<b>120 ha</b>
<b>Completions 2006-2017</b>	<b>14.83 ha</b>
<b>Commitments at March 2017</b>	<b>54.36 ha<sup>2</sup></b>
<b><u>Residual Balance</u> (Completions + Commitments) - SWDP requirement</b>	(14.83 + 54.36) - 120 = <b>-50.81 ha</b>
<b>SWDP Wider Worcester Allocations (excluding commitments see Schedules 1 &amp; 7)</b>	<b>46 ha</b>
<b><u>Surplus/Deficit against SWDP Wider Worcester Area target</u></b>	<b>-4.81 ha</b>
<b><u>Total Current Supply</u></b>	(120 - 14.83 - 4.81) = <b>100.36 ha</b>

<sup>2</sup> 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 2017 to March 2022), all sites with full or outline planning permission, sites under construction and allocated sites for employment at 31 March 2017 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 26.82 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 16.5 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 and under construction at the Worcestershire Technology Park combined with the 26.82 hectares available within the Worcester City area gives a total of 54.02 hectares of available employment land in the wider Worcester area.



**Table 5: Worcester Five Year Reservoir of Employment Land**

<b>Site</b>	<b>Available</b>	<b>Suitable</b>	<b>Included within 5 year supply?</b>
Midland Road	Application for four B use class units approved.	Sustainable location with wide range of mixed uses	Yes 1 ha
Government Buildings, Whittington Road	Allocation for residential 3.5ha and B1 offices 4ha in the SWDP. Out line application for B1 office park approved.	Good location with easy access to M5 junction 7	Yes 4 ha
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
Units S & R Newtown Road	Planning approval for replacement B8 units but not in accordance with other regeneration proposals.	Sustainable location close to the city centre	No
Nunnery Way	Phase one under construction and phase two approved.	Sustainable location with good access to M5 junctions 6 and 7	Yes 3.14ha

<b>Site</b>	<b>Available</b>	<b>Suitable</b>	<b>Included within 5 year supply?</b>
Land at Berkeley Way	Planning approval for B1 and B8 headquarters building	Sustainable location with very good access to M5 junctions 6	1.88
Land South of Warndon Wood	5 ha allocation sold to a commercial property developer but no approval.	Sustainable location with good access to M5 junctions 6 and 7	No
<b>Total available employment land</b>			<b>26.82 ha</b>

## 6. Conclusion

- 6.1 In the year 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017, 1.61 hectares of employment land was developed and 6,236 square meters of additional floor space was completed. In only three other years since 2006 has more land been developed for new employment uses. The rate of development in the past year is above the annual average for the last ten years of 1.35 ha and above the short term average over the past five years of 1.11 ha. The average rates of development do not compare favourably against the Local Plan target of 3.3 hectares per year within the City. During the monitoring year 2016/17, no major applications were approved to change the use of employment land to a non B use class use, (See Schedule 6). A number of minor office conversions to residential use were approved but none of these exceeded the 1,000 sqm monitoring threshold. The average yearly loss of employment land over the past five years is 4.35 hectares per year down from 5.5 hectares in 2016.
- 6.2 Completions, Commitments (land with planning permission) and Site Allocations within the South Worcestershire Development Plan for the Wider Worcester Area total 115.19ha this is an improvement on the position in April 2016 of 113.69ha but below the 119.59 ha available in April 2015 and the 120.65 ha available in April 2014. This total 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 2017 there was 27.16ha of land with outline or full planning permission for additional employment premises within the City of Worcester. This compares to 22.27 in March 2016, 17.33ha in March 2015 and 20.63ha in March 2014. This clearly demonstrates that it is not planning processes that are limiting the supply of new commercial floor space. There must be other factors such as owner's aspirations,

development viability or demand that are inhibiting the build out of approved development.

- 6.4 An assessment of current employment site availability within the City of Worcester shows that 26.82 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 and up from the 22.93 hectares recorded in March 2016. 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 is 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 4.81ha is 4% below the 120 hectare target. If the losses of employment land experienced since the start of the plan period 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 2016/17

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

### SITUATION AT 31.03.17

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	Outline Permission (P16G0178) for 15,050 sqm office park approved
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 and under construction
SWDP 43/22	Midland Road	1	Permission ( P16D0078) for 3,727 sqm (four B use class units) approved
SWDP 43/23	Land South of Warndon Wood	5	Pre application discussions for B use class development commenced
	<b>Remaining Allocations</b>	<b>31.15</b>	
	<b>Allocations with commitments</b>	<b>26.15</b>	

## SCHEDULE 2: COMMITMENTS FOR EMPLOYMENT USES INCLUDING ALLOCATED SITES

### SITUATION AT 31.03.17

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	OL
P08D0387	Block Q, former Royal Worcester Porcelain Site	Berkeley Homes	Block Q; 370sq m office space (Res Mat)	No	B1	0.02	370	R	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	OL
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
P15Q0465	Nunnery Way	St Modwen Developments	B1/B2/B8 units	Yes	B1c/ B2/B8	3.14	14,534	N	UC
P15P0013	Land at Berkeley Way	Trustees of The Spetchley Estate	New Headquarters Building	No	B1/B8	1.88	2,915	N	PP
P16D0078	Central Park, Great Western Avenue	Carilion Richardson	B1/B2/B8 units	Yes	B1c/ B2/B8	1	3,727	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
P16G0178	Whittington Road		Outline permission for office park	Yes	B1	4	15,050	N	OL
<b>Total</b>						<b>27.16 ha</b>	<b>107,143 sqm</b>		
<b>Of which Allocation sites</b>						<b>24.94 ha</b>	<b>101,854 sqm</b>		

**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 - 2017

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
					<b>TOTAL</b>	<b>1.805</b>	<b>9,377</b>	
2007 -2008	P07D0478	14 Carden Street	Tile Giant Ltd	Trade Warehouse	B8	0.02	550	CoU
					<b>TOTAL</b>	<b>0.02</b>	<b>550</b>	
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
					<b>TOTAL</b>	<b>5.90</b>	<b>30,626</b>	

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
					<b>TOTAL</b>	<b>1.24</b>	<b>4,117</b>	
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
						<b>0.02</b>	<b>312</b>	
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
						<b>0.3</b>	<b>4,416</b>	
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
						<b>0.4</b>	<b>3,999</b>	
<b>2013-14</b>	P13P0604	Buckholt Drive	MSM Forklift Services	New Warehouse Building	B8	-	192	E
						-	<b>192</b>	
<b>2014-15</b>	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
						<b>3.42</b>	<b>15,146</b>	
<b>2015-16</b>	P15C0005	Venture Business Park, Weir Lane	Crown House Developments Ltd	5 Starter Units	B1c/B2/B8	0.12	421	N
						<b>0.12</b>	<b>421</b>	
<b>2016-17</b>	P15H0268	Great Western Business Park	St Modwen	Industrial & Warehouse Units	B1c/B2/B8	1.61	6,236	N

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
						1.61	6,236	
<b>Overall Totals</b>						<b>14.83</b>	<b>75,392</b>	

**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 – 2017**

<b>YEAR</b>	<b>TOTAL HECTARES</b>	<b>TOTAL ACRES</b>
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
2016 – 2017	1.61	3.98
<b>Total</b>	<b>14.83</b>	<b>36.64</b>
<b>Annual average over last 10 years 2007-2017</b>	<b>1.35</b>	<b>3.33</b>
<b>Annual average over last 5 years 2012-2017</b>	<b>1.11</b>	<b>2.74</b>

**SCHEDULE 5: PERMISSIONS INCLUDED IN THE LAST MONITORING REPORT WHICH HAD  
LAPSED BY 31<sup>ST</sup> MARCH 2017**

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)
P13D0452	12 Sansome Place	RSPCA	B1a Offices	B1	0	166	E
P13D0476	Farrier Street	Sanctuary Housing	Office Building	B1	0.182	3,804	N
P13E0099	Hindlip Lane	N/A	2 Light Industrial Units	B1	0.2	325	CoU
<b>Total expired permissions</b>					<b>0.382ha</b>		

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

<b>Application</b>	<b>Location</b>	<b>ha</b>	<b>New use</b>	<b>Comments</b>
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
<b>Total losses 2006/7 – 2016/17 in ha. (total site area not floorspace)</b>				<b>33.11 ha</b>



**SCHEDULE 7: South Worcestershire Development Plan Wider Worcester Area Employment Site Allocations and Commitments**

<b>SWDP Site Reference</b>	<b>Location</b>	<b>Proposed Uses</b>	<b>Site Area ha</b>	<b>Comments</b>
<b>Wider Worcester Area Sites</b>				
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
<b>TOTAL Wider Worcester Area</b>			<b>68.2</b>	