



# **Retail Monitor**

## **2020**

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

1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020

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## **1. Introduction**

- 1.1 Worcester 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 retail floor space in Worcester for the period 1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020, forming part of the City Council’s annual monitoring programme.
- 1.2 Retail floor space can be created or lost as a result of redevelopment or the change of use of existing floor space. This report seeks to record all changes to retail floor space within the City during the monitoring period. The monitor also documents the possible future supply of new retail development and reports the progress in the implementation of previously approved schemes.
- 1.3 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 innovation. This applies to all parts of the economy including the retail sector.

## **2 Background**

- 2.1 The purpose of this monitoring report is to consider what progress has been made each year in the delivery of development proposed by the South Worcestershire Development Plan (SWDP) and what other changes have occurred in the use of retail floor space that might inform the delivery of this plan or future plans. It can also be used to assess the effectiveness of retail policies, SWDP 9 and SWDP 10, in maintaining the vitality and variety of existing retail centres identified in the plan.
- 2.2 This report is generally only concerned with those retail units that are within shopping centres or retail frontages that are defined on the SWDP Policies Map.

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

Retail units in locations such as Blackpole and Elgar Retail Parks and corner shops which are not part of these shopping centres are not included within this monitoring report. The exception to this is St Martin's Quarter, where a summary of this area has been included under table 3.

- 2.3 Retail policies within the SWDP and the NPPF are relevant to the consideration of the changes reported in this Retail Monitor.

### **South Worcestershire Development Plan (SWDP)**

- 2.4 The SWDP contains two policies that seek to ensure that Worcester retains a strong retail function to serve both local communities and the whole population of South Worcestershire. In addition to these SWDP 3 sets targets for the provision of additional retail floor space over the plan period. New retail floor space in South Worcestershire should be principally focused within Worcester City Centre where the related evidence suggests an additional 26,726 square metres of comparison retail floor space will be required before 2030. Over 8,000 square metres of this requirement has already been provided at St Martins Quarter. A review of the SWDP is currently being undertaken which will extend the plan period to 2041. Updated evidence relating to retail floorspace will form part of the review.
- 2.5 Policy SWDP 9 seeks to provide a basis to consider proposals for new retail floor space and ensure that any such proposals support the vitality of existing centres.

SWDP 9 states:

- A. New retail, leisure and tourism development that contributes to achieving a high-quality sustainable network of urban and rural settlements will be promoted and supported. Retail and other town centre development should be of a scale appropriate to its location.*
- B. Measures to secure the vitality and viability of the City Centre and Town Centres as defined on the Policies Map (Worcester, Droitwich Spa, Evesham, Great Malvern, Pershore, Tenbury Wells and Upton-upon-Severn) will be set out in Supplementary Planning Documents, Neighbourhood Plans and Local*

*Development Orders as appropriate. These measures will include environmental enhancements and activities that seek to improve the visitor experience.*

*C. Proposals for retail or leisure facilities within the City Centre and Town Centres will need to demonstrate that they are:*

- i. Contributing to a comfortable, safe, attractive and accessible environment.*
- ii. Making full use of the premises, avoiding vacant floors over shops and providing a separate entrance for office or residential use of upper floors, where they are within the reasonable control of the applicant.*

*D. Development proposals linked to the evening and night time economy will be supported provided they:*

- i. Do not result in a clustering of dead frontages during the daytime;*
- ii. Do not, on their own, or cumulatively, result in an unacceptable impact on neighbouring uses by reason of disturbance, traffic or safety;*
- iii. Do not, on their own, or cumulatively, result in an inappropriate balance of uses.*

2.6 Policy SWDP 10 sets a South Worcestershire threshold for the application of the NPPF impact test for new retail floor space and sets criteria for the consideration of applications for non-A1 retail uses in the existing shopping centres within South Worcestershire.

SWDP 10 States:

*A. Retail and leisure development that is appropriate in location and scale, having regard to the hierarchy of centres set out in Table 5 below, will be supported.*

*B. Any retail or leisure development proposal of over 1,000 square metres net that is located outside the defined centres listed in Table 5 below must be accompanied by a Retail Impact Assessment.*

*C. Planning permission for retail and leisure development outside the centres listed in Table 5 below will not be granted unless the applicant has demonstrated that:*

- i. The sequential test set out in paragraph 24 of the Framework, or any subsequent amended test in national planning policy for the consideration of retail and leisure development, has been satisfied.*
- ii. The scale of development is appropriate to the location. The development would have no significant adverse impact on the vitality and viability of a centre.*
- iv. Access by all travel modes and particularly bus, cycle and walking is convenient and safe, taking into account any improvements provided by the development.*

*D. Within the Primary Shopping Frontages, as shown on the Policies Map, change of use from retail (use class A1) or the extension of existing non-A1 uses into adjoining A1 premises at ground floor level will not be permitted.*

*E. Within the Secondary Shopping Frontages, as shown on the Policies Map, change of use from retail (use class A1) to non-retail uses in classes A2, A3, A4, A5, D1, D2 will be permitted provided:*

- i. The proposed use will not result in a continuous frontage of two or more non-A1 retail units (units are defined as a shop front width of about 6 metres; larger units will be assessed in terms of unit length).*
- ii. A minimum of 50% of units in each defined Secondary Shopping Frontage are retained in A1 retail use.*
- iii. The proposed use will not result in the proportion of units in the street (or part of the street defined as a secondary shopping frontage) in A3, A4 and A5 use exceeding 30%.*
- iv. A shop window will be retained at all times.*
- v. The proposal would not preclude the full use of the premises, avoiding vacant floors over ground floor uses and providing a separate entrance for office,*

*leisure or residential use of upper floors, where they are within the reasonable control of the applicant.*

*vi. Ground floor residential uses do not form part of the proposal.*

*F. The following Shopping Centres are shown on the Policies Map:*

*Table 5 – Town, District, Local and Neighbourhood centres*

<i>City and Town Centres</i>	<b>Worcester</b> , Great Malvern, Droitwich Spa, Evesham, Pershore, Upton-upon-Severn, Tenbury Wells
<i>District Centres</i>	Barnards Green, Malvern Link, Broadway, <b>St John’s</b>
<i>Local Centres</i>	Fairfield, Westlands, Witton, Fulbert Road, <b>Ankerage Green, Barbourne, Cranham Drive, St Peter’s</b>
<i>Neighbourhood Centres</i>	Cheltenham Road, Shrubbery Road, <b>Ambleside Drive, Bath Road, Brickfields, Brindley Road, Canada Way, Derwent Close, Dines Green, Kilbury Drive, London Road, Monarch Drive, Northwick, Rainbow Hill</b>

*G. Within the centres listed in Table 5 above, the conversion of retail floor space outside the Primary and Secondary Shopping Frontages to alternative uses not providing a retail or commercial service will not be permitted unless the equivalent replacement floorspace is provided as part of the development proposal.*

*H. Within the district and local centres listed in Table 5 above, in order to preserve the variety and vitality of local shopping opportunities, the change of use of premises outside the Primary and Secondary Shopping Frontages from A1 to A2, A3, A5, D1 or D2 uses will not be permitted:*

- i. where it would result in two or more non-A1 retail units in a row; or*
- ii. where it would result in less than 50% of all units within the centre being in A1 use.*

*I. The change of use of village, neighbourhood and corner shops to non-retailing uses will only be permitted if there is an alternative equivalent facility within safe walking distance or evidence is presented that the premises are no longer viable for any retail or community use.*

- J. Planning permission for new village and neighbourhood shops will be granted provided they are of an appropriate scale and it can be demonstrated that they will not have a significant adverse impact on the vitality or viability of any local centre.*
- K. New or expanded farm shops, garden centres or petrol filling stations will be permitted provided:*
- i. They would not have a significant adverse impact on the viability or vitality of any defined centre or other local shopping facilities.*
  - ii. In the case of farm shops, the proposal would make use of redundant or under-used buildings and the range of goods to be sold is restricted to foodstuffs, plants and rural craft products produced locally.*
  - iii. In the case of garden centres, the site is accessible by walking, cycling and public transport.*
- L. The creation of new, or extensions to existing, garden centres or farm shops in the open countryside and unrelated to a settlement will only be permitted if the proposed development is ancillary to, and on the site of, an existing horticultural business or existing farming operation.*

### **National Planning Policy Framework (NPPF)**

- 2.7 The NPPF contains a section 'ensuring the vitality of town centres' and another section 'promoting healthy and safe communities' which have particular significance for the application of retail policies within the SWDP. The NPPF requires local planning authorities to support the role that town centres play at the heart of local communities, by taking a positive approach to their growth including through the allocation of sites for the main town centre uses, e.g. shops, offices and entertainment. The sequential and impact tests are the main planning tool to ensure development enhances rather than undermines existing centres. Vitality and viability are seen nationally as the essential elements of successful retail centres. The NPPF section promoting healthy communities

requires local planning policies and decisions to promote strong neighbourhood centres and guard against the loss of valued facilities and services.

- 2.8 Many changes to the way retail premises are used do not require a specific planning application. These changes are permitted development and to ensure the City Council is aware of all changes that affect the retail offer and facilities within the city, every shopping centre within the city is surveyed at least annually. See schedules 1 to 5 for the results of the latest surveys.
- 2.9 The principal retail use classes are:
- A1: General sale of goods to visiting members of the public,
  - A2: Banks and other services to visiting members of the public,
  - A3: Cafés and restaurants, consumption of hot food on the premises,
  - A4: Pubs and other drinking establishments,
  - A5: The provision of hot food for consumption off the premises to visiting members of the public.
- 2.10 The principal permitted development rights for the change of use of retail premises are listed below. Many of these require a developer to apply for a determination as to whether prior approval is necessary. Prior approval allows the local planning authority to seek a prior approval application in certain circumstances and to consider a limited range of matters, e.g. where the proposed change is likely to result in a severe highway impact. An applicant can appeal the decision of a local planning authority to require a prior approval application or the refusal of a prior approval application.

Table 1: Permitted Development for Retail Premises (temporary changes of use are not included in the table)<sup>2</sup>

<b>Approved Use</b>	<b>Permitted Change</b>	<b>Conditions/Limitations</b>
A1 (shops)	To A2, A3, B1(a), C3 or D2	<ul style="list-style-type: none"> <li>• A2</li> <li>• A3 up to 150m<sup>2</sup> and subject to Prior Approval</li> <li>• B1(a) up to 500m<sup>2</sup> and subject to Prior Approval</li> <li>• C3 up to 150m<sup>2</sup> and subject to Prior Approval</li> <li>• D2 up to 200m<sup>2</sup> and subject to Prior Approval and only if the premises was in A1 use on 5<sup>th</sup> December 2013</li> <li>• A mixed use comprising an A1 or A2 use and up to two flats may also be permitted subject to meeting certain conditions</li> </ul>
A2 (professional and financial services)	To A1, A3, B1(a), C3 or D2	<ul style="list-style-type: none"> <li>• A1</li> <li>• A3 up to 150m<sup>2</sup> and subject to Prior Approval</li> <li>• B1(a) up to 500m<sup>2</sup> and subject to Prior Approval</li> <li>• C3 up to 150m<sup>2</sup> and subject to Prior Approval</li> <li>• D2 subject to Prior Approval and only if the premises was in A2 use on 5<sup>th</sup> December 2013</li> <li>• A mixed use comprising an A1 or A2 use and up to two flats may also be permitted subject to meeting certain conditions</li> </ul>

<sup>2</sup> The Use Classes Order and the associated permitted changes of use will be revised on 1<sup>st</sup> September 2020. The Use Classes in Table 1 remain applicable for the purposes of this monitoring report.

A3 (restaurants and cafes)	To A1 or A2	<ul style="list-style-type: none"> <li>• A1 or A2</li> </ul>
A4 (drinking establishments)	To A4 with A3,	<ul style="list-style-type: none"> <li>• A4 (drinking establishment) with A3 (restaurants and cafes)</li> </ul>
A4 (drinking establishment) with A3 (restaurants and cafes)	A4	<ul style="list-style-type: none"> <li>• A4 (drinking establishments)</li> </ul>
A5 (hot food takeaways)	To A1, A2, A3, B1(a) or C3	<ul style="list-style-type: none"> <li>• A1 or A2 or A3</li> <li>• B1(a) up to 500m<sup>2</sup> and subject to Prior Approval</li> <li>• C3 up to 150m<sup>2</sup> and subject to Prior Approval</li> </ul>
Amusement Arcade (Sui Generis)	To C3	<ul style="list-style-type: none"> <li>• C3 up to 150m<sup>2</sup> and subject to Prior Approval</li> </ul>
Casino (Sui Generis)	To A3, C3 or D2	<ul style="list-style-type: none"> <li>• A3 only if existing building is under 150m<sup>2</sup> and subject to Prior Approval</li> <li>• C3 up to 150m<sup>2</sup> and subject to Prior Approval.</li> <li>• D2</li> </ul>
Betting Offices and Pay Day Loan Shops (Sui Generis)	To A1, A2, A3, B1(a), C3 or D2	<ul style="list-style-type: none"> <li>• A1</li> <li>• A2</li> <li>• A3 up to 150m<sup>2</sup> and subject to Prior Approval</li> <li>• B1(a) up to 500m<sup>2</sup> and subject to Prior Approval</li> <li>• C3 up to 150m<sup>2</sup> and subject to Prior Approval</li> <li>• A mixed use comprising a betting office or a pay day loan shop, or an A1 or A2 use and up to two flats may also be permitted subject to meeting certain conditions.</li> </ul>

		<ul style="list-style-type: none"> <li>• D2 up to 200m<sup>2</sup> and subject to Prior Approval</li> </ul>
Launderette (Sui Generis)	To B1(a) or C3	<ul style="list-style-type: none"> <li>• B1(a) up to 500m<sup>2</sup> and subject to Prior Approval</li> <li>• C3 up to 150m<sup>2</sup> and subject to Prior Approval</li> </ul>

For the latest information relating to the Use Classes Order and Permitted Development Rights, please refer to the [Planning Portal website](#).

2.11 It is also permitted development to convert retail premises into up to two flats providing a retail element is retained. Any flats created via this permitted development right can also be changed back to retail use as permitted development.

2.12 Permitted development rights do not remove the need for listed building, conservation area or advertising consent which will apply to many proposed changes to premises within Worcester's retail centres.

## 3 Retail Development in 2019/20

### 3.1 Position at 31<sup>st</sup> March 2020

3.1.1 According to the Valuation Office Agency (VOA)<sup>3</sup> as at 31<sup>st</sup> March 2020, the total floorspace of the retail sector in Worcester City is approximately 272,000 square metres. The VOA report states that this figure only includes the sectors 'shops' and 'financial and professional services'. In 2019/20, six new developments<sup>4</sup> gained planning permission, including three new build/redevelopments<sup>5</sup> and three changes of use<sup>6</sup> (two of which were located within a designated retail centre), giving an additional gross 1,305 square metres of new retail floor space when developed (excludes changes of use). Two new build completions in 2019/20 featured a 'loss' of 1,037 square metres floorspace (net) to alternative uses.<sup>7</sup>

### 3.2 Site Allocations

3.2.1 The SWDP allocates 3 sites to accommodate an anticipated need for 26,726 square metres of additional retail floor space between 2006 and 2030 within Worcester, 16,061 square metres has already been completed principally at St Martin's Quarter and there is a further 4,088 square metres of consented floor space that could in theory be built out. It is unlikely however that much of this consented floor space will come forward as planned as it is the remaining unimplemented elements of development approved before the global financial crash in 2007. Table 2 below summarises the status of the SWDP retail site allocations in Worcester City.

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<sup>3</sup> Non-domestic rating: stock of properties including business floorspace, 2020

<sup>4</sup> P18D0503 (27 Friar Street); P18N0527 (Unit E Elgar Business Park); P18H0280 (112-118 and 155-161 Rose Avenue); 19/00115/FUL (Land adj to 18-20 Silver Street); 19/00057 (The Arches, Croft Walk) and 19/00617 (Unit 2, Martley Road).

<sup>5</sup> P18N0527 (Unit E Elgar Business Park); P18H0280 (112-118 and 155-161 Rose Avenue) and 19/00115/FUL (Land adj. to 18-20 Silver Street).

<sup>6</sup> P18D503 (27 Friar Street); 19/0057 (The Arches, Croft Walk) and 19/00617 (Unit 2 Martley Road).

<sup>7</sup> P17D0502 (9 Sansome Street) – vacant (A4) to A3, P17K0500 (Coppertops, Oldbury Road) – vacant (A4) to C2.

### 3.2.2 Table 2: Worcester City SWDP Retail Site Allocations

<b>Policy Reference</b>	<b>Site Location</b>	<b>Site area (ha)</b>	<b>Status</b>
SWDP 44/1	Cathedral Square: To allow for redevelopment, refurbishment, expansion of the existing shopping centre. To provide greater connectivity with the Cathedral. Protect and enhance the setting of Worcester Cathedral and neighbouring listed buildings.	1.23	Completed
SWDP 44/2	Fire Station / Crown Gate / Angel Place / The Butts: To allow for redevelopment, refurbishment, expansion of the existing shopping centre. To provide greater connectivity with the rest of the city centre, the riverside and the University Campus.	2.85	Partially implemented
SWDP 44/3	Trinity House / Cornmarket: To allow for redevelopment for retail and other uses with the creation of an important open space, giving improved connections to St Martin's Quarter and Shrub Hill Station.	0.98	Unimplemented

3.2.3 The Cathedral Square development (SWDP 44/1) opened in 2017/18 and while this is a welcome development this scheme replaced long vacant A1 and hotel floor space with an equivalent amount of A3, A4 and D2 floor space.

3.2.4 In relation to Angel Place / Crown Gate / The Butts / Fire Station (SWDP 44/2), a public realm refurbishment scheme was implemented in 2014 and a new market format and operator have rejuvenated the street market in this location. Crown Gate shopping centre has had significant improvements carried out to its facade during 2019.

## 3.3 New Build

3.3.1 Major retail development is a fairly uncommon form of development with many town centres trading highly successfully for several decades without any major additional floor space being added to the total stock of floor space. The most recent significant growth in retail floor space within the city is St Martin's

Quarter, where approximately 15,000 square metres of retail space and 2,000 square metres of leisure space was developed in 2011/12 on an edge of centre site. St. Martin's Quarter does not currently form part of the shopping centres or retail frontages as defined on the SWDP Policies Map or set out in schedules 1 to 5, but a summary of this area has been included in table 3 below.

3.3.2 Table 3: St. Martin's Quarter – Summary of Units

<b>Property</b>	<b>Occupier</b>	<b>Use</b>	<b>Floorspace (sq. m)</b>
3	Sports Direct	A1	648 (Ground Floor) 892 (1 <sup>st</sup> Floor)
4A	Avant Garde	A1	95
4B	Barnardo's	A1	86
5	VACANT	A1	TBC
6	Costa	A1	149
7A/B	Poundstretcher	A1	626 (Ground Floor) 626 (1 <sup>st</sup> Floor)
7C	VACANT	A1	309 (Ground Floor) 300 (1 <sup>st</sup> Floor)
7D	Ladbrokes	Sui Generis	96 (Ground Floor) 113 (1 <sup>st</sup> Floor)
10	B & M	A1	1,759
11	Pure Gym	D2	1,768
17	VACANT (Leisure Opportunity)	D2	1,378
19	ASDA	A1	7,068 (Ground Floor) 1,030 (1 <sup>st</sup> Floor)
20	Food Plus Worcester Ltd.	A1	149

3.3.3 There have been zero planning applications approved<sup>8</sup> for new build development within Worcester City Centre (as defined on the SWDP Policies Map) in 2019/20. There are currently three new build/redevelopment

<sup>8</sup> 19/00115/FUL (Land adj to 18-20 Silver Street) is located just beyond the current boundary.

permissions within Worcester City totalling 1,305 square metres (gross)<sup>9</sup> which could add to the total stock of retail floorspace<sup>10</sup>.

### **3.4 Change of Use**

3.4.1 In 2019/20 12 shop units<sup>11</sup> changed use class:

- 3 Units became A1 from another use;
- 2 Units became A2 from another use;
- 2 Units became A3 from another use;
- 1 Units became B1 from another use;
- 2 Units became D2 from another use; and
- 2 Units became SG from another use.

3.4.2 On the 31<sup>st</sup> March 2020 there were 8<sup>12</sup> unimplemented consents to change the use of retail units: 4 from A1 to another use and 1 from another use to A1, 1 C1 extension, and 1 A1 increase.

### **3.5 Vacant Premises**

3.5.1 The annual retail survey shows that there are 141<sup>13</sup> retail units currently unoccupied. This is 14.46% of all retail units and is above the national vacancy rate of 11% for June 2019. 94 of the 141 vacant units have been vacant for more than one year; this is 9.6% of all units surveyed, an increase on the 84 units that had been vacant for over a year recorded in 2018/19.

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<sup>9</sup> P18N0527 (Unit E Elgar Business Park); P18H0280 (112-118 and 155-161 Rose Avenue) and 19/00115/FUL (Land adj. to 18-20 Silver Street).

<sup>10</sup> 5,393 sq. m if theoretical floorspace is also included (6,786 sq. m in 2018/19, 7,088 sq. m in 2017/18 and 7,633 sq. m in 2016/17).

<sup>11</sup> 19 in 2018/19, 22 in 2017/18 and 10 in 2016/17

<sup>12</sup> 7 in 2018/19, 11 in 2017/18 and 9 in 2016/17

<sup>13</sup> 129 in 2018/19, 128 in 2017/18 and 112 in 2016/17

### 3.5.2 Table 4: Change in Retail Vacancies

	<b>Number of Vacant Units</b>			
	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Worcester City Centre	62	77	70	87
St John's District Centre	11	11	13	11
Approach Corridors	21	19	22	20
Local Shopping Centres	3	4	4	3
Neighbourhood Shopping Centres	15	17	18	20
<b>Total Vacant Retail Units</b>				
	<b>112</b>	<b>128</b>	<b>127</b>	<b>141</b>
<b>Total Retail Units</b>				
	<b>949</b>	<b>954</b>	<b>954</b>	<b>975</b>

## 3.6 Limitations

3.6.1 While City Council officers can monitor planning applications and physical changes to retail premises in the city, there are other indicators of the health of retail centres such as rental values, yield, turnover and footfall. Furthermore, despite best efforts, due to the current Covid-19 pandemic it means that not all areas could be surveyed by officers. There are a number of organisations which collect this additional information, but the City Council does not currently subscribe to their services. This report has therefore been unable to include this information or provide any comparison with other retail centres whose catchment area includes Worcester, e.g. Merry Hill and Cheltenham. However, retail-related evidence base of the SWDP Review ([Retail and Town Centres Study](#)) provides an update for 2019 in terms of the performance of South Worcestershire's centres with other comparable and competing centres.

## 3.7 Convenience Stores

3.7.1 In recent years there has been a significant growth in local convenience shopping which has supplemented, and in some households, replaced the weekly shop to a large out of centre supermarket. This change in shopping habits has been matched by a significant growth in smaller format convenience

stores operated by the main supermarket brands. The range and quality of goods offered by the major supermarket operators in these local stores has accelerated the decline of independent food shops in local and neighbourhood shopping centres. Table 5 below lists the main convenience stores within the city. The trading areas of the convenience stores operated by the major supermarkets in the city are generally slightly larger than the floor areas of a typical store operated by the 'big four' supermarket chains<sup>14</sup>.

Table 5 Convenience stores operated by the major supermarkets

<b>Location</b>	<b>Operator</b>	<b>Floor Area (sq. m)</b>
8-10 Foregate Street	Tesco	400
1 Brindley Road	Tesco	295
London Road	Tesco	290
24-28 Martley Road	Tesco	291
5 Foregate Street	Sainsbury	420
46-48 Barbourne Road	Sainsbury	351
197 Bath Road	Co-op	204
46 Ombersley Road	Co-op	894
53 Gresham Road	Co-op	397
29 Ambleside Drive	Co-op	374
99 Henwick Road	Co-op	197
21 Lichfield Avenue	Co-op	309
387 Ombersley Road	Co-op	151
63-65 Canada Way	Co-op	399
Barker Street	Co-op	317
Horn Hill Road	Budgens	425
<b>Total Floor Space</b>		<b>5,714</b>

### 3.8 Charity Shops

3.8.1 In previous years there has been concern at the growth in the number of charity shops opening within retail centres but there is no evidence that the number of charity shops has any impact on the footfall figures for centres where this information is collected. There are 28 charity shops in centres and retail frontages covered by this monitoring report, 13 in the City Centre, 6 in St John's District Centre, 1 in a Local Shopping Centre, 4 in Neighbourhood Shopping Centres and 4 in the City Centre Approach Corridors. There are other

<sup>14</sup> Tesco, Asda, Sainsbury's, Morrison's

stores trading in second-hand goods such as CEX and Cash Converters that are not included in the above figures.

## **4. Conclusions**

- 4.1 This is the fourth annual City of Worcester retail monitoring report since the adoption of the SWDP in 2016. From reviewing the past three monitoring reports and the evidence found in this current monitoring year, the data indicates that there has been a trend of increased vacancy rates, with Worcester's combined retail centre vacancy rate now standing at 14.34% (13.3% in 2019). This indicates that Worcester is now marginally above the national vacancy rate of 11% (June 2019)<sup>15</sup>. Some of the units are being refurbished and a few are long term vacancies not currently being marketed.
- 4.2 This is the second consecutive year where the gap between the level of retail vacancies in the city and the national average vacancy rate has widened. It is currently unknown how the current Covid-19 pandemic will impact upon retailing and the high street in future years, but the likelihood is that a large number of businesses will be affected by it, on top of competing against online sales. However, the main trend that is now becoming noticeable from four monitoring periods is an increase in the percentage of vacant units and those which have been vacant for longer than one year. The fallout from the pandemic may add further to this issue.
- 4.3 In the past three years Worcester has seen a growth in personal care retailing, barbers (A1) and nail bars and tanning studios (SG), which are reported as growth sectors nationally. It is not known if Worcester has yet to reach the limit of café, coffee shop and takeaway uses but some units last used for these purposes are currently vacant.
- 4.4 As at 31<sup>st</sup> March 2020 there was approximately 5,393 square metres (net) of additional floor space consented (excludes changes of use) but much of this (4,088 sq. m) relates to outstanding floor space within part implemented schemes and this may never be built out. Two new build completions in 2019/20 featured a 'loss' of 1,037 square metres floorspace (net) to alternative

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<sup>15</sup> White Young Green – Retail Consultants.

uses.<sup>16</sup> 12 retail units changed use within the City in 2019/20 (compared to 19 units in 2018/19). There were a further 8 approved but unimplemented retail changes of use at the end of March 2020. Over the past four years it appears that the pace of change has slowed.4.5 Schedules 1 to 5 below set out the retail monitoring statistics for Worcester City's shopping areas. Schedule 6 provides a list of retail related planning applications for 2019/20.

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<sup>16</sup> P17D0502 (9 Sansome Street) – vacant (A4) to A3, P17K0500 (Coppertops, Oldbury Road) – vacant (A4) to C2.

## **Schedule One: City Centre Central Shopping Area**

There are 522 separate ground floor premises within the City Centre (501 in 2019 and 500 in 2018). Four first floor premises have also been included at the Cathedral Square development for 2019/20 monitoring. A significant number of units have a street frontage to more than one street but for the purposes of this monitor each shop or other use is counted once regardless of the size, or length of street frontage, of the unit.

Between April 2019 and March 2020 no units were lost as a result of an amalgamation with adjacent units. One unit, (now 31 and 33 College Street) has been subdivided to create individual premises.

In April 2020 there were 86 vacant retail units within the City Centre<sup>17</sup> with 58 of these units being vacant for more than one year<sup>18</sup>. 21 vacant units were re-occupied during 2019/20<sup>19</sup> and 23 units became vacant<sup>20</sup>. See tables 6 and 7 below for a full breakdown of the number and uses of units.

Within the primary retail frontages, which features 209 out of 522 of the total units in the city centre, no units changed use between April 2019 and March 2020 which is a continuation from the previous monitoring period<sup>21</sup>.

Since April 2013 twelve units in the Primary Retail Frontages have changed use:

- Two units from A1 to A2;
- Six units from A1 to A3;
- One unit from A1 to A4 unauthorised (Hop Lords 7 Pump Street);
- One unit from A2 to A3; and
- One unit from A1 to D1 and back to A1 (97a High Street).

During this monitoring period no primary frontages have changed use. However, beyond the primary retail frontages four units changed use during 2019/20 in the city centre:

- One unit from A1 to A3;
- Two units from A1 to D1; and
- One unit from A1 to A2

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<sup>17</sup> 68 vacant in December 2019, 69 vacant in September 2019 and 71 vacant in May 2019

<sup>18</sup> 51 in June 2019, 41 in June 2018 and 44 in March 2017

<sup>19</sup> 26 in 2018/19, 19 in 2017/18 and 17 in 2016/17

<sup>20</sup> 20 in 2018/19, 32 in 2017/18 and 18 in 2016/17

<sup>21</sup> 0 in 2018/19, 5 in 2017/18 and 0 in 2016/17

**Table 6: City Centre Ground Floor Uses Summary.**

Total number of Units	522				
Vacant Units	87	16.66%	Vacant for more than 1 year	56	10.72%
A1	356	68.19%			
A2	32	6.13%			
A3	67	12.83%			
A4	26	4.98%			
A5	7	1.34%			
D1	7	1.34%	Total Food & Drink	97	18.54%
D2	4	0.76%			
B1	2	0.38%			
C1	1	0.19%			
SG	20	3.83%			
<b>Total</b>	<b>522</b>	<b>100.00%</b>			
<b>Changed to in 2019/20</b>					
New Occupier	22	4.20%	Several re-named or re-location		
Vacant to occupied	20	8.8%			
Occupied to vacant	31	5.93%			
A2	+1	CoU from A1			
D1	+2	CoU from A1			
A3	+1	CoU from A1			

**Table 7: City Centre Ground Floor Occupiers.**

Street	2019			2020		
	Property	Occupier	Use	Property	Occupier	Use
<b>Broad Street (North side)</b>	1	Elector Mist	A1	1	VACANT	A1
	2 & 3	Shoe Zone	A1	2 & 3	Shoe Zone	A1
	4	Santander	A2	4	Santander	A2
	5	Baguette Man	A1	5	Baguette Man	A1
	6 to 9	HSBC	A2	6 to 9	HSBC	A2
	10	The Crown	A4	10	The Crown	A4
	11	Laura Ashley	A1	11	Laura Ashley	A1
	12	Kitsons Pharmacy	A1	12	Kitsons Pharmacy	A1
	13 & 14	Bright House	A1	13 & 14	Bright House	A1
	15	Colston Bakeries and Café deco	A1	15	Colston Bakeries and Café deco	A1
	18	Boston Tea Party	A3	18	Boston Tea Party	A3
	19	Knowles Sports	A1	19	VACANT	A1
	20 to 22	New Look	A1	20 to 22	New Look	A1
	23 to 26	Mothercare	A1	23 to 26	VACANT	A1
	27	VACANT	A1	27	VACANT	A1
	28	VACANT	A1	28	VACANT	A1
	29	Cash Fall Amusements	SG	29	Cash Fall Amusements	SG
	30	His & Hers	A1	30	His & Hers	A1
	31	Mediterranean Fish Bar	A5	31	Mediterranean Fish Bar	A5
	32	Life Style Express	A1	32	Helping Hands	A2
33 to 35	Massalla Lounge	A3	33 to 35	Massalla Lounge	A3	
36 & 37	Yamass	A3	36 & 37	Big A's Burgers	A3	
<b>Broad Street (South side)</b>	40	Ellis Campbell & Co	A1	40	Ellis Campbell & Co	A1
	41	Natural Nails	SG	41	Natural Nails	SG
	42	The Cotton Reel	A1	42	The Cotton Reel	A1
	43	VACANT	A3	43	VACANT	A3
	44	Pura	SG	44	Pura	SG
	45	VACANT	A1	45	VACANT	A1
	46	Connect 2 Vapes	A1	46	Connect 2 Vapes	A1
	47	Toys and Games	A1	47	Toys and Games	A1
	48	Newitt of Worcester	A1	48	Newitt of Worcester	A1
	49	The Man Shack	A1	49	Barbers at 49	A1
	50	Knowles Travel Goods	A1	50	VACANT	A1
	51	New England Country Store	A1	51	New England Country Store	A1
	52	Rohan	A1	52	Rohan	A1
	53 & 54	Poundland	A1	53 & 54	Poundland	A1
	55	Rags	A1	55	VACANT	A1
	56	Stanfords	A1	56	Stanfords	A1
	57	A Write Card	A1	57	VACANT	A1
	58	MXUK	A1	58	MXUK	A1
59 & 60	Caffe Nero	A3	59 & 60	Caffe Nero	A3	

	61	VIP Premium Vaping	A1	61	VIP Premium Vaping	A1
	62	Cookmates	A1	62	Cookmates	A1
	63	Gamestation	A1	63	Gamestation	A1
	64	Card Factory	A1	64	Card Factory	A1
	66 & 67	Mountain Warehouse	A1	66 & 67	Mountain Warehouse	A1
	68	Patisserie Valerie	A1	68	VACANT	A1
	69	Cornish Bakehouse	A1	69	Cornish Bakehouse	A1
	70	VACANT	A1	70	VACANT	A1
<b>Angel Place</b>	70	VACANT	A1	70	VACANT	A1
	43 (7)	VACANT	A1	43 (7)	VACANT	A1
	44	VACANT	A1	44	VACANT	A1
	45 (5)	VACANT	A5	45 (5)	VACANT	A5
	46 (3)	VACANT	A1	46 (3)	VACANT	A1
	23 unit 1	Hollywood Nails	SG	23 unit 1	Hollywood Nails	SG
	23 unit 2	Coffee Lounge	A3	23 unit 2	Coffee Lounge	A3
	2	Worcester Style Nails	SG	2	Worcester Style Nails	SG
	4	VACANT	A1	4	VACANT	A1
	6	Shipleys	SG	6	Shipleys	SG
<b>Angel Street</b>	8	VACANT	A3	8	VACANT	A3
	10 & 12	Crown Burger Bar	A3	10 & 12	Crown Burger Bar	A3
	14	Café Colombia	A3	14	Café Colombia	A3
	1	VACANT	A1	1	VACANT	A1
	1a	VACANT	A1	1a	VACANT	A1
	3	Mobile Repair Centre	A1	3	Mobile Repair Centre	A1
	5	Best Kebabs House	A5	5	Best Kebab House	A5
	7 & 9	VACANT	A2	7 & 9	VACANT	A2
	11	Shakeeys	A5	11	Shakeeys	A5
	13	Robert Taylor	A1	13	Robert Taylor	A1
<b>Crown Passage</b>	14	VACANT	A3	14	VACANT	A3
	6	The Cricketers	A4	6	The Cricketers	A4
	8	VACANT	A1	8	VACANT	A1
	10	Ziggy's Hair Extensions	A1	10	Ziggy's Hair Extensions	A1
	12	Horn & Trumpet	A4	12	Horn & Trumpet	A4
	3	Wetherlodge	C1	3	Wetherlodge	C1
<b>Firary Walk</b>	4	VACANT	A1	4	Yum Yum	A1
	5	Unknown		5	Little House of Hair	A1
	6	VACANT		5	VACANT	A1
	1 & 2	Vision Express	A1	1 & 2	Vision Express	A1
	3 & 4	Warren James	A1	3 & 4	Warren James	A1
5 to 7	Bon Marche	A1	5 to 7	Bon Marche	A1	
8	The Works	A1	8	The Works	A1	
9	ICE Menswear	A1	9	ICE Menswear	A1	

	10	Mike and Esther's The Little Card Co	A1	10	Mike and Esther's The Little Card Co	A1
	11 & 12	Hawkins Bazar	A1	11 & 12	VACANT	A1
	13 & 14	Ryman	A1	13 & 14	Ryman	A1
	15 & 16	VACANT	A3	15 & 16	VACANT	A3
	17	Bargain Buys	A1	17	Bargain Buys	A1
	18	Iceland	A1	18	Iceland	A1
	20	VACANT	A1	20	VACANT	A1
	21	VACANT	A1	21	VACANT	A1
	22	Superdrug	A1	22	Superdrug	A1
	23	Whisper	A1	23	VACANT	A1
	29 to 34	Mothercare	A1	29 to 34	VACANT	A1
	35 to 40	New Look	A1	35 to 40	New Look	A1
	41	VACANT	A1	41	VACANT	A1
	42	VACANT	A1	42	VACANT	A1
<b>The Cross</b>	1	Natwest	A2	1	Natwest	A2
	2	Skipton	A2	2	Skipton	A2
	3	VACANT	A3	3	Café Cadena	A3
	4	Lloyds	A2	4	Lloyds	A2
	5	Slug & Lettuce	A4	5	Slug & Lettuce	A4
	20	Subway	A1	20	Subway	A1
	21	Betfred	A2	21	Betfred	A2
	22	Blue Diamond Vapors UK	A1	22	Blue Diamond Vapors UK	A1
	23	VACANT	A2	23	VACANT	A2
	24 & 25	Starbucks	A3	24 & 25	Starbucks	A3
	26	Kays	A5	26	KAYS	A5
	27	Ladbrokes	A2	27	Ladbrokes	A2
	27a	Cancer Research	A1	27a	Cancer Research	A1
	28	William Hill	A2	28	VACANT	A2
	29	Mobile Fix It	A1	29	Mobile Fix It	A1
	30	El Mexicana	A3	30	El Mexicana	A3
	31	Centenary Lounge	A3	31	Centenary Lounge	A3
32	David Christopher	A1	32	David Christopher	A1	

<b>The Foregate</b>	11	Toni & Guy	A1	11	Toni & Guy	A1
	12	Coffee Warehouse	A3	12	Coffee Warehouse	A3
	13	Stripes	A1	13	Stripes	A1
	14	Black & Whit3	A3	14	Black & Whit3	A3
	15	Hopmarket Flowers	A1	15	Hopmarket Flowers	A1
	16	VACANT	A1	16	VACANT	A1
	17	McDonalds	A3	17	McDonalds	A3
	18	Poppins	A3	18	Poppins	A3
	19	VACANT	A3	19	VACANT	A3
<b>The Hop Market</b>	1	The Imperial Herbarry	A1	1	Make N Mend	A1
	2	Trimz Barber Shop	A1	2	Trimz Barber Shop	A1
	3	Gate House Brides	A1	3	VACANT	A1
	4	Time to Eat	A3	4	Time to Eat	A3
	5	VACANT	A1	5	VACANT	A1
	6	VACANT	A1	6	VACANT	A1
	7	Make Up & Beauty Lounge	SG	7	Make Up & Beauty Lounge	SG
	8	Make Up & Beauty Lounge	SG	8	Make Up & Beauty Lounge	SG
	9	Make Up & Beauty Lounge	SG	9	Make Up & Beauty Lounge	SG
	10	La Dance	A1	10	La Dance	A1
	11	Rainbow Cloud	A1	11	Rainbow Cloud	A1
	11a	Citizens Advice Bureau	A2	11a	Citizens Advice Bureau	A2
	12	VACANT	A1	12	VACANT	A1
	13	JOY	A1	13	JOY	A1
	14	Make n Mend	A1	14	VACANT	A1
	15	Just Leather	A1	15	Just Leather	A1
	16	Express Cuts	A1	16	Express Cuts	A1
	17	VACANT	A1	17	VACANT	A1
	18	Hopmarket Trophies	A1	18	Hopmarket Trophies	A1
	19	Kitchen Doors & Worktops	A1	19	Kitchen Doors & Worktops	A1
	20	Hopmarket Wools	A1	20	Hopmarket Wools	A1
21	Our Taste of Portugal	A3	21	Our Taste of Portugal	A3	

<b>Mealcheapen Street (South Side)</b>	1	Timpson	A1	1	Timpson	A1
	2	Jessicas	A1	2	Jessicas	A1
	3	F. Durrant & Son	A1	3	F. Durrant & Son	A1
	4	Birch Hill Dog Rescue	A1	4	Birch Hill Dog Rescue	A1
	5	Grape Tree	A1	5	Grape Tree	A1
	6	Dominic Tunnell	A1	6	Dominic Tunnell	A1
	7	St Richards Hospice	A1	7	St Richards Hospice	A1
	8	Hair	A1	8	Hair	A1
	9a	VACANT	A1	9a	VACANT	A1
	9b	Sassy Boutique	A1	9b	Sassy Boutique	A1
	10	Age UK	A1	10	Age UK	A1
11	Warmans	A1	11	Warmans	A1	

	12	ESCAPE	A1	12	ESCAPE	A1
<b>Mealcheapen Street (North Side)</b>	13	Royal Exchange	A4	13	Royal Exchange	A4
	14	Shuropody	A1	14	Shuropody	A1
	15	Barnardo's	A1	15	Barnardo's	A1
	16	Sense	A1	16	Sense	A1
	17	Acorns	A1	17	Acorns	A1
	18	Blue Cross	A1	18	Blue Cross	A1
	19	Kidz Baby Shop	A1	19	Kidz Baby Shop	A1
	20	Clockwatchers	A3	20	Clockwatchers	A3
	21	Oxfam	A1	21	Oxfam	A1
	22 & 23	Holland & Barrett	A1	22 & 23	Holland & Barrett	A1
	24	C&G	A2	24	TSB	A2
<b>The Avenue</b>	1	VACANT		1	Friiberg and Partners	A2
	2-3	JPM & Hayward Wright	A2	2-3	JPM & Hayward Wright	A2
	4	Tyresoft Ltd	B1	4	Tyresoft Ltd	B1
<b>The Corn Market</b>	1	Acanthus	A1	1	Acanthus	A1
	2	Be the Change	A3	2	Be the Change	A3
	3	Goodlife	A1	3	Goodlife	A1
	4	Kent's	A1	4	Kent's	A1
	5	Worcester Hearing Centre	A1	5	Worcester Hearing Centre	A1
	6 to 9	Worcester Furniture Exhibition Centre	A1	6 to 9	Worcester Furniture Exhibition Centre	A1
	10	Steam	A3	10	Steam	A3
	10a	Actons	A1	10a	Actons	A1
<b>Queen Street</b>	Trinity House	Aladdin's Cave	A1	Trinity House	Aladdin's Cave	A1
	1	VACANT	A1	1	VACANT	A1
	2a	LMPQ	D1	2a	LMPQ	D1
	2	VACANT	A1	2	LMPQ	D1
	12	The Maltster	A4	12	VACANT	A4
	16	The Best Connection	A2	16	The Best Connection	A2
<b>Reindeer Court</b>	3 & 4	Iapetus	A1	3 & 4	VACANT	A1
	5	Paper City	A1	5	VACANT	A1
	6	WGC	A1	6	WGC	A1
	10	VACANT	A1	10	VACANT	A1
	11	Fuel	A1	11	Fuel	A1
	12	VACANT	A1	12	VACANT	A1
	13	VACANT	A1	13	VACANT	A1
	14	Hanger Café	A3	14	Hanger Café	A3
	15 to 17	Elgar's Coffee Shop	A3	15 to 17	Elgar's Coffee Shop	A3
	18	VACANT	A1	18	VACANT	A1
	19	VACANT	A1	19	VACANT	A1
	20	Brimstone Gallery/Gifts	A1	20	VACANT	A1
21	Rocklobster jewellery	A1	21	Rocklobster jewellery	A1	

	21a	VACANT	A1	21a	VACANT	A1
	22	VACANT	A1	22	VACANT	A1
	22a	Camo	A1	22a	Camo	A1
	23	Embrace Boutique	A1	23	Embrace Boutique	A1
	24	VACANT	A1	24	David Jon Hairdressing	A1
	25	Rock Follies Vintage	A1	25	Rock Follies Vintage	A1
	26	Purple	A1	26	Purple	A1
	27	VACANT	A1	27	VACANT	A1
	28	VACANT	A1	28	VACANT	A1
	29	VACANT	A1	29	Neighbourhood	A1
<b>Saint Nicholas Street</b>	1 & 3	Creams	A3	1 & 3	Creams	A3
	5 to 9	VACANT	A2	5 to 9	VACANT	A2
	11 & 13	Annie's Burger Shack	A4	11 & 13	VACANT	A4
	Haswell House Unit 1-2	VACANT	A1	Haswell House Unit 1-2	VACANT	A1
	Haswell House Unit 3-4	ADECCO	A2	Haswell House Unit 3-4	ADECCO	A2
	Haswell House Unit 5	Step by Step	A2	Haswell House Unit 5	Step by Step	A2
	Haswell House Unit 6	VACANT	A1	Haswell House Unit 6	VACANT	A1
	35	The Imperial Tavern	A4	35	The Imperial Tavern	A4
	37	Salon Thirty-Seven	A1	37	Salon Thirty-Seven	A1
	39	Trinity Gate Dental Care	D1	39	Trinity Gate Dental Care	D1
	41	AV Band	A1	41	AV Band	A1
	2 & 4	Caffe Bolero	A1	2 & 4	Caffe Bolero	A1
	6 & 8	O'Neill's	A4	6 & 8	O'Neill's	A4

<b>Saint Swithins Street</b>	2	Timpson	A1	2	Timpson	A1
	3	Simply Beautiful	SG	3	Simply Beautiful	SG
	6	Petifrance	A1	6	VACANT	A1
	7	Brauchli	A1	7	Brauchli	A1
	8	Worcester City Cobbler	A1	8	Worcester City Cobbler	A1
	9	Inner City Vape	A1	9	Zana's Barber Shop	A1
	10	Specs Express	A1	10	Spectrum Optica	A1
	11 & 12	Halifax	A2	11 & 12	Halifax	A2
	13 & 14	St Richard's Hospice	A1	13 & 14	St Richard's Hospice	A1
	15	M & M Meats	A1	15	M & M Meats	A1
	16	Headway	A1	16	Headway	A1
	17	Scope	A1	17	Scope	A1
<b>The Trinity</b>	3	VACANT	A2	3	House of Glow	A2
	4	VACANT	A1	4	VACANT	A1
	5	Gems	A1	5	Gems	A1
		Salvation Army	D2		Salvation Army	D2
<b>Trinity Passage</b>		VACANT	A1		VACANT	A1
	Old Bridge House	Elegant Beauty	SG	Old Bridge House	Elegant Beauty	SG
<b>Trinity Street</b>	The History Centre	Shake & Play	D2	The History Centre	VACANT	D2
	Queen Elizabeth House	Worcester City Council	B1	Queen Elizabeth House	Worcester City Council	B1
	2	Worcester War Games	A1	2	Worcester War Games	A1
	2a	Circle of Swords	SG	2a	Circle of Swords	SG
	4	Perfect Defect	A1	4	Perfect Defect	A1
	7	The Cabin	A1	7	The Cabin	A1
	9	WOW	A1	9	WOW	A1
	11	Betfred	A2	11	Betfred	A2
	Trinity Salon	Aphrodite	A1	Trinity Salon	Aphrodite	A1
Church House	Bushwackers	A4	Church House	Bushwackers	A4	
<b>Bank Street</b>	4	Hazelton Mountford	A2	4	Hazelton Mountford	A2
	6a	Enigma Hair Design	A1	6a	Enigma Hair Design	A1
	6b	The Taste	A5	6b	The Tasty Takeaway	A5

<b>Chapel Walk (West Side)</b>	20	Retro Sign Co	A1	20	Retro Sign Co	A1
	21	Monkee Business	A1	21	Monkee Business	A1
	22	VACANT	A1	22	Purple	A1
	23	TUI	A2	23	TUI	A2
	24	House of Fraser	A1	24	House of Fraser	A1
	25	Phase Eight	A1	25	Phase Eight	A1
	26	Oasis	A1	26	Oasis	A1
	27	Wildwood	A3	27	Wildwood	A3
	28	VACANT	A3	28	Cookie Dough	A3
	29 & 30	Primark	A1	29 & 30	Primark	A1
	32	ICE	A1	32	Ian Quartermaine	A1
	33	Euro Exchange	A2	33	Euro Exchange	A2
<b>Chapel Walk (East Side)</b>	17	Turkish Barbers	A1	17	Turkish Barbers	A1
	16	Spa Books	A1	16	Glam Beau	A1
	15b	Ganesha	A1	15b	Ganesha	A1
	15a	The Perfume Shop	A1	15a	The Perfume Shop	A1
	14	VACANT	A1	14	Roman	A1
	13	Jo Jo Maman Bebe	A1	13	Jo Jo Maman Bebe	A1
	12	VACANT	A1	12	War Hammer	A1
	8 & 9	Bill's	A3	8 & 9	Bill's	A3
	6 & 7	VACANT	A3	6 & 7	Anatolian Palace	A3
	5	Gourmet Burger Kitchen	A3	5	Gourmet Burger Kitchen	A3
	4	The Body Shop	A1	4	The Body Shop	A1
	3B	Claire's	A1	3B	Claire's	A1
	3A	Smiggle	A1	3A	Smiggle	A1
	2	Cornucopia	A1	2	Cornucopia	A1
	1	Flowers of Worcester	A1	1	Flowers of Worcester	A1
<b>Church Street</b>	3	Housewives Choice	A1	3	Housewives Choice	A1
<b>City Arcade</b>	1	Co-operative Travel	A1	1	Co-operative Travel	A1
	4	Waterstones	A1	4	Waterstones	A1
	5	CEX	A1	5	CEX	A1
	6	VACANT	A3	6	Auntie Em's Tea Room	A3
<b>Copenhagen Street</b>	1	Keystones	A4	1	Keystones	A4
	5	Sub Studio	A1	5	Sub Studio	A1
	7	Oil Basin	A4	7	Oil Basin	A4
	9 & 10	The Colorful Pots	A3	9 & 10	Tripel B Belgium Beer café	A3
	11	Journey	A1	11	Journey	A1
<b>Deansway</b>	5	Harrison Clark	A2	5	Harrison Clark	A2
	16&20	Elgar School of Music	D1	16&20	Elgar School of Music	D1

<b>Fish Street</b>	3	Worcester Tattoo Studio	SG	3	Worcester Tattoo Studio	SG
	5	Ruby		5	Pure Hair	A1
	9	Farriers Arms	A4	9	Farriers Arms	A4
	23	The Plough	A4	23	The Plough	A4
<b>High Street (East side)/Cathedral Square</b>	Unit A3-0	Ask Italian	A3	Unit A3-0	Ask Italian	A3
	Unit A3-1	VACANT	A3	Unit A3-1	Five Guys	A3
	3	Fitness 4 Less	D2	3	Fitness 4 Less	D2
	Unit A3-2	Starbucks	A3	Unit A3-2	Starbucks	A3
	Unit A3-3	Miller & Carter (1 <sup>st</sup> Floor)	A3	Unit A3-3	Miller & Carter (1 <sup>st</sup> Floor)	A3
	Unit A3-4	VACANT (1 <sup>st</sup> Floor)	A3	Unit A3-4	VACANT (1 <sup>st</sup> Floor)	A3
	Unit A3-5	Cosy Club (1 <sup>st</sup> Floor)	A3	Unit A3-5	Cosy Club (1 <sup>st</sup> Floor)	A3
	Unit A3-6/7	Kung Fu (1 <sup>st</sup> Floor)	A3	Unit A3-6/7	Q Panda (1 <sup>st</sup> Floor)	A3
	Unit A3-8	All Bar One	A3	Unit A3-8	All Bar One	A3
	Unit A3-9	YO! Sushi	A3	Unit A3-9	YO! Sushi	A3
	9	H&M	A1	9	H&M	A1
	10	Next	A1	10	Next	A1
	11	DW Sports Store	A1	11	DW Sports Store	A1
	15	Wilko	A1	15	Wilko	A1
	19	Topman Topshop	A1	19	Topman Topshop	A1
	20	White Stuff	A1	20	White Stuff	A1
	21	Hotel Chocolat	A1	21	Hotel Chocolat	A1
	25	Peplow	A1	25	Peplow	A1
	26	Thomas Cook	A1	26	Hay's Travel	A1
	27	Pandora	A1	27	Pandora	A1
	28	Hotter	A1	28	Hotter	A1
	29	Moshulu	A1	29	VACANT	A1
	30	Clarks	A1	30	Clarks	A1
	31	Costa	A3	31	Costa	A3
	32 & 33	VACANT	A1	32 & 33	VACANT	A1
	34	Ann Summers	A1	34	Ann Summers	A1
	35 & 36	River Island	A1	35 & 36	River Island	A1
	39 & 41	Marks and Spencer	A1	39 & 41	Marks and Spencer	A1
	45	Fraser Hart	A1	45	Fraser Hart	A1
	46	The Jewel Hut	A1	46	VACANT	A1
	47	O2	A1	47	O2	A1
	48 & 50	TK Max	A1	48 & 50	TK Max	A1
	51	Paperchase	A1	51	Paperchase	A1
	54	Barclays	A2	54	Barclays	A2
55 & 57	Superdrug	A1	55 & 57	Superdrug	A1	
58	Greggs	A1	58	Greggs	A1	
<b>High Street (West side)</b>	61 & 62	Nationwide	A2	61 & 62	Nationwide	A2
	63	EE	A1	63	EE	A1
	64	Ernest Jones	A1	64	VACANT	A1
	65	W H Smith	A1	65	W H Smith	A1

	67 & 71	Debenhams	A1	67 & 71	Debenhams	A1
	72 & 74	Boots	A1	72 & 74	Boots	A1
	75	Office	A1	75	Office	A1
	76	L'Occitane En Provence	A1	76	VACANT	A1
	77	Accessorize	A1	77	Accessorize	A1
	78	Trailfinders	A1	78	Trailfinders	A1
	79 & 80	Carphone Warehouse	A1	79 & 80	Carphone Warehouse	A1
	81 & 82	Clinton Cards	A1	81 & 82	Clinton Cards	A1
	83 & 84	H. Samuel	A1	83 & 84	H. Samuel	A1
	86 & 87	Two Seasons	A1	86 & 87	Two Seasons	A1
	88 & 89	HMV	A1	88 & 89	VACANT	A1
	91	Tourist Information Centre	SG	91	Tourist Information Centre	SG
	92 & 93	Joules	A1	92 & 93	Joules	A1
	94	Moss Bros.	A1	94	Moss Bros.	A1
	95	Jack Willis	A1	95	Jack Willis	A1
	96	Fat Face	A1	96	Fat Face	A1
	97	Tiger	A1	97	Tiger	A1
	97a	Olde Sweet Shoppe	A1	97a	Olde Sweet Shoppe	A1
	98	Mallards of Worcester	A1	98	Mallards of Worcester	A1
	99A	Currency Exchange	A2	99A	Currency Exchange	A2
	99 & 101	Cote Brassiere	A3	99 & 101	Cote Brassiere	A3
	102	Wicked Hair	A1	102	Wicked Hair	A1
	103	LUSH	A1	103	LUSH	A1
	104	House of Coffee	A3	104	House of Coffee	A3
	105	Harrison Clark Rickerbys	A2	105	Harrison Clark Rickerbys	A2
	106	Zizzi	A3	106	Zizzi	A3
<b>Charles Street</b>	1	Chop Shop	A1	1	Chop Shop	A1
	5	Wise Owl Toys	A1	5	Wise Owl Toys	A1
	7	VACANT	A1	7	VACANT	A1
	2	Stephen John	A1	2	Stephen John	A1
	3	Computer Solutions	A1	3	Computer Solutions	A1
	3a	Gold Stich	A1	3a	Gold Stich	A1
	4	HQ Hair Design	A1	4	HQ Hair Design	A1
	6	ESPADA	A1	6	ESPADA	A1
<b>College Street</b>	1 to 3	Pizza Express	A3	1 to 3	Pizza Express	A3
	4 & 5	Knight Frank	A2	4 & 5	Knight Frank	A2
	6	Inspiration	A1	6	Inspiration	A1
	7	Creative Hands 2	A1	7	Creative Hands 2	A1
	8 & 9	Worcester Cycle Centre	A1	8 & 9	Worcester Cycle Centre	A1
	10	Delightful Deserts	A1	10	Delightful Deserts	A1
	10a	Games Workshop	A1	10a	VACANT	A1
	31	All About Me	SG	31	All About Me	SG

	33	Turkish Barbers	A1	33	Turkish Barbers	A1
	35	Deli Corporation	A3	35	VACANT	A3

<b>Friar Street East Side</b>	3	Taylor Bennett	A1	3	Taylor Bennett	A1
	5	Café Rouge	A3	5	Café Rouge	A3
	7 & 9	Classic Cuts	A1	7 & 9	Classic Cuts	A1
	17	SWAN	A1	17	SWAN	A1
	19 & 21	SUGO	A3	19 & 21	SUGO	A3
	23	Sarah Noomi	A1	23	Sarah Noomi	A1
	25	Twenty Five Boutique	A1	25	Twenty Five Boutique	A1
	25a	You	A1	25a	You	A1
	27a	Verve	A1	27a	Verve	A1
	27	VACANT	A1	27	Singapore Noodles	A3
	29	Singapore Noodles	A3	29	Singapore Noodles	A3
	31	The Cardinals Hat	A4	31	The Cardinals Hat	A4
	33	Emporio	A1	33	Emporio	A1
	35	In Situ	A1	35	In Situ	A1
	37	Pockets	A1	37	Pockets	A1
	39	Globe	A3	39	Globe	A3
	41	VACANT	A1	41	VACANT	A1
	43	G & Tea	A3	43	G & Tea	A3
	45	Infinity Beauty	SG	45	Infinity Beauty	SG
	47 & 57	Nando's	A3	47 & 57	Nando's	A3
59 & 67	Vue	D2	59 & 67	Vue	D2	
77	Subway	A1	77	Subway	A1	
79	Mail Boxes Etc	A1	79	Mail Boxes Etc	A1	
<b>Friar Street West Side</b>	2	The Eagle Vaults	A4	2	The Eagle Vaults	A4
	4	Sophie Wynn-Own	A1	4	Sophie Wynn-Own	A1
	6	Felice	A1	6	VACANT	A1
	8	Jill Wheelock Lines Pearls and Fine Jewellery Ltd	A1	8	Jill Wheelock Lines Pearls and Fine Jewellery Ltd	A1
	10	Anja Potze	A1	10	Anja Potze	A1
	12	Friar Street Kitchen	A3	12	Friar Street Kitchen	A3
	14	VACANT	A1	14	National Trust	A1
	16	The Hat House	A1	16	The Hat House	A1
	18	Mark A. Linley	A1	18	Mark A. Linley	A1
	22	VACANT	A1	22	VACANT	A1
	24	Blow Your Top	A1	24	Blow Your Top	A1
	26 to 32	Thai Gallery	A3	26 to 32	Thai Gallery	A3
	34 & 36	The Conservatory	A3	34 & 36	The Conservatory	A3
	38 & 42	Tudor House	D1	38 & 42	Tudor House	D1
	44	Mac and Jac's	A1	44	Mac and Jac's	A1
	46	Perfections	A1	46	Perfections	A1
	48	Un-named	A1	48	Mead P Hairsmith	A1
50	Chung Ying Garden	A3	50	Chung Ying Garden	A3	

	52	Spoon	A1	52	Spoon	A1
	54	Vape Store	A1	54	VACANT	A1
		Ye Olde Talbot	A4		Ye Olde Talbot	A4
<b>Market Hall</b>	1	Vida	A1	1	Vida	A1
	2	Syd Smith and Son	A1	2	Syd Smith and Son	A1
	3	Cheese to Please	A1	3	Cheese to Please	A1
	4	VACANT	A1	4	Jewellery Shop Workshop	A1
	5	Rich and Gemma	A1	5	Rich and Gemma	A1
	6	Pack It In	A1	6	Pack It In	A1
	7		A1	7		A1
	8&9		A1	8&9		A1
	10 & 11	Urban Prints	SG	10 & 11	Urban Prints	SG
	12	House of Haby	A1	12	House of Haby	A1
<b>New Street</b>	1	Blushes	A1	1	Blushes	A1
	2	Retroids	SG	2	Retroids	SG
	3	Karma Shack	A1	3	Karma Shack	A1
	4 & 5	Sin	A4	4 & 5	Sin	A4
	6 to 8	Papa's Caffe	A3	6 to 8	Papa's Caffe	A3
	9a	Looking Sharp	A1	9a	Looking Sharp	A1
	9	Courtney Asquith	A1	9	Courtney Asquith	A1
	10	The Kings Gallery	A1	10	The Kings Gallery	A1
	15	Saffrons	A3	15	Saffrons	A3
	16a	Scoffs	A1	16a	Scoffs	A1
	16	VACANT	A1	16	VACANT	A1
	19	Strands	A1	19	Strands	A1
	20	Peel & Adams	A1	20	Peel & Adams	A1
	21 to 24	Bottles	A4	21 to 24	Bottles	A4
	25	The Pheasant	A4	25	The Old Pheasant	A4
	26	Cranes Music	A1	26	Cranes Music	A1
	27	Clip Joint	A1	27	Clip Joint	A1
	28	Swan with Two Nicks	A4	28	Swan with Two Nicks	A4
	29	King Charles House	A4	29	King Charles House	A4
	30	House of Dogs	SG	30	Bleeding Canvas Tattoos	SG
		Greenwoods Chartered Surveyors	A2		Greenwoods Chartered Surveyors	A2
	31 & 32	Schooltogs	A1	31 & 32	Schooltogs	A1
	36	Alexanders	A4	36	Alexanders	A4
	38	The Brick Room	A4	38	The Brick Room	A4
	39	Archetti	A1	39	Archetti	A1
	40 & 41	Pan Pizza	A5	40 & 41	Pan Pizza	A5
	42	The Beauty Centre	SG	42	The Beauty Centre	SG
	44 & 45	Exchange and Smart	A1	44 & 45	Exchange and Smart	A1
	46	The Old Greyhound	A4	46	The Old Greyhound	A4
	47	Beautiful Flowers	A1	47	Beautiful Flowers	A1
49	Mark Edwards	D1	49	Mark Edwards	D1	

	50	VACANT	A1	50	Worcester Learning Zone	D1
	51	Chesters	A3	51	Chesters	A3
	53	Chocolate Deli	A1	53	Chocolate Deli	A1

<b>Pump Street</b>	4 & 6	Coffee 1	A3	4 & 6	Coffee 1	A3
	8	London Camera Exchange	A1	8	London Camera Exchange	A1
	10	VACANT	A1	10	VACANT	A1
	12	VACANT	A1	12	VACANT	A1
	14	Roman	A1	14	VACANT	A1
	18	Fragrance House	A1	18	Fragrance House	A1
	20	Cash Converters	A1	20	Cash Converters	A1
	22	Umberto Gianni	A1	22	Umberto Gianni	A1
	3	Francis & Wills	A1	3	Francis & Wills	A1
	3a	Ping an	A3	3a	Ping an	A3
	5	Apparicio	A1	5	Apparicio	A1
	7	Hop Lords	A4	7	Hop Lords	A4
	9 to 13	Spec Savers	A1	9 to 13	Spec Savers	A1
	15	Jingo	A1	15	Jingo	A1
	17	Shakeaway	A1	17	Shakeaway	A1
	19 & 21	VACANT	A1	19 & 21	VACANT	A1
	23 to 29	British Heart Foundation	A1	23 to 29	British Heart Foundation	A1
	31	E-Cigarette Direct	A1	31	E-Cigarette Direct	A1
<b>The Shambles</b>	1 & 2	Argos	A1	1 & 2	Argos	A1
	3-6	TK Maxx	A1	3-6	TK Maxx	A1
	7 & 8	Blacks	A1	7 & 8	Blacks	A1
	9	Cash Fast	A1	9	Fast Cash	A1
	10	Greggs	A1	10	Greggs	A1
	11	Vodafone	A1	11	Vodafone	A1
	16	The Entertainer	A1	16	The Entertainer	A1
	17 & 18	Pavers	A1	17 & 18	Pavers	A1
	19	Savers	A1	19	Savers	A1
	20	Hot House	A1	20	Hot House	A1
	21	Natural Healing	A1	21	Natural Healing	A1
	22	Amplifon	A1	22	Amplifon	A1
	25 & 26	Hallowood	A1	25 & 26	Hallowood	A1
	27	Quarter Jewellery	A1	27	Quarter Jewellery	A1
	28 & 29	Poundland	A1	28 & 29	VACANT	A1
	29a	Fone Revive	A1	29a	Fone Revive	A1
	30	Caffe Nero	A3	30	Caffe Nero	A3
	31	Celly's	A1	31	Celly's	A1
	32	Fone Zone	A1	32	Fone Zone	A1
	33	The Mobile Doctor	A1	33	The Mobile Doctor	A1
34-35	Marks and Spencer	A1	34-35	Marks and Spencer	A1	
36	The Zip Yard	A1	36	The Zip Yard	A1	
37	Ian Quartermaine	A1	37	Ian Quartermaine	A1	

39	VACANT	A1	39	VACANT	A1
40	VACANT	A1	40	Fone Emporium	A1
41	Card Factory	A1	41	Card Factory	A1
42	VACANT	A1	42	VPZ	A1
43	Photo Expert	A1	43	Photo Expert	A1
44 & 45	Trespass	A1	44 & 45	Trespass	A1
46	JD Sports	A1	46	JD Sports	A1
47 & 48	Card Stop	A1	47 & 48	Card Stop	A1
49	Revital	A1	49	Revital	A1
50	Ecco	A1	50	Robin Elt Shoes	A1
51	J&K Barber	A1	51	J&K Barber	A1
52	Thorntons	A1	52	Thorntons	A1

## Schedule Two: St John's District Shopping Centre

Between 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2020 four units within St John's District Shopping Centre became vacant (nine in 2018/19) and nine units secured a new tenant (seven in 2018/19). Eight units changed use in the past year with the net change of use set out below in table 8.

See tables 8 to 9 below for a full breakdown of the number and uses of units.

**Table 8: St John's District Shopping Centre Ground Floor Uses Summary.**

Number of Retail Units	89			
Vacant Units	11	12.36%	Vacant for more than 1 year	7 7.87%
A1	45	50.56%		
A2	12	13.48%		
A3	6	6.74%		
A4	4	4.49%		
A5	10	11.24%	Total Food & Drink	20 22.47%
D1	4	4.49%		
D2	1	1.12%		
SG	7	7.87%		
<b>Total</b>	<b>89</b>	100.00%		
<b>Changes in 2019/20</b>				
New occupier	9	10.11%		
Vacant to occupied	5	6.62%		
Occupied to vacant	4	4.49%		
Food & Drink (A3, A4, A5)	- 1 A4			
A2	+1 CoU from A1			
SG	+1 CoU from A4			
A1	+1 CoU from SG			

**Table 9: St John's District Shopping Centre Ground Floor Occupiers.**

2019				2020		
Street	Property	Occupier	Use	Property	Occupier	Use
<b>St Johns South side</b>	1	VACANT	A1	1	VACANT	A1
	1b	Golden Jades	A1	1b	Golden Fades Barber Shop	A1
	1a	Scott a Tattoo	SG	1a	Scott a Tattoo	SG
	3	Shimla Kebab and Grill	A5	3	Shimla Kebab and Grill	A5
	5	Firework Place and Dye Hard UK	A1	5	Firework Place and Dye Hard UK	A1
	5a	Dehli-6	A3	5a	The Himalayan Lounge	A3
	7	St Richard's Hospice	A1	7	St Richard's Hospice	A1
	9	H. Dayus	A1	9	H. Dayus	A1
	11	RSPCA	A1	11	RSPCA	A1
	11a	VACANT	A5	11a	VACANT	A5
	15 - 17	Platinum Property Agents	A2	15 - 17	Platinum Property Agents	A2
	19	The Tanning Studio & Nail Bar	SG	19	The Tanning Studio & Nail Bar	SG
	19a	Beanies Coffee House	A3	19a	Beanies Coffee House	A3
	21	William Hill	A2	21	William Hill	A2
	23	VACANT	A2	23	The Property Centre	A2
	27	Newmans	A1	27	Newmans	A1
	29	I.J. Narraway's	A1	29	I.J. Narraway's	A1
	31	Cardiner Fosh	A2	31	Cardiner Fosh	A2
	33	Big Bills	A3	33	Big Bills	A3
	35	The Bell	A4	35	The Bell	A4
	37-39	Daisychain Benevolent Fund	A1	37-39	Daisychain Benevolent Fund	A1
	41	VACANT	A3	41	VACANT	A3
	41a	Hing Tai	A5	41a	Hing Tai	A5
	43 to 49 Alfred Taylor House	Bull Baiters	A4	43 to 49 Alfred Taylor House	Bull Baiters	A4
	51	VACANT	A1	51	Worcester Smart Tec	A1
	53	Worcester Dance Shoes	A1	53	Worcester Dance Shoes	A1
	55	Trina Johnson	A1	55	Trina Johnson	A1
	57	Computer & Laptop Repair Centre	A1	57	Worcester Property Finders	A2
59 - 61	Cats Protection	A1	59 - 61	Cats Protection	A1	
63	LDC Kitchens	A1	63	LDC Kitchens	A1	
65	The Fortune House	A5	65	The Fortune House	A5	

	67	VACANT	A1	67	VACANT	A1
	69a	ANAZ	A5	69a	ANAZ	A5
	69	Saint John's Chippy	A5	69	VACANT	A5
	71 to 75	St Johns Windows Centre	A1	71 to 75	St Johns Windows Centre	A1
	81/83	VACANT	A4	81/83	VACANT	A4
	85	First Paige	A1	85	First Paige	A1
	87	Fox & Hounds	SG	87	Fox & Hounds	SG
<b>St Johns North side</b>	2	Beauty by Tabitha	SG	2	Beauty by Tabitha	SG
	4	Bull Ring Chippy	A5	4	Bull Ring Chippy	A5
	8 to 12	Co-op	A1	8 to 12	Co-op	A1
	14	St John's Shoe Repairs	A1	14	St John's Shoe Repairs	A1
	16	MjT Hairdressing	A1	16	MjT Hairdressing	A1
	18 - 20	D.L. Ogle Ltd	A1	18 - 20	D.L. Ogle Ltd	A1
	22	VACANT	A4	22	Homstead Tattoos	SG
	24	St Johns Carpets	A1	24	St Johns Carpets	A1
	26/28	Richardsons	A1	26/28	VACANT	A1
	30	Advape	A1	30	Advape	A1
	32	Daisychain Benevolent Fund	A1	32	Daisychain Benevolent Fund	A1
	34	D&D Nails	SG	34	D&D Nails	SG
	38	Geoffrey A Roberts	A1	38	Geoffrey A Roberts	A1
	40	Colston Bakeries	A1	40	Colston Bakeries	A1
	46	VACANT	SG	46	European Mini Mart	A1
	48	Hairport	A1	48	Hairport	A1
	50	Subway	A1	50	Subway	A1
	52	VACANT	A1	52	VACANT	A1
	54	Barbertown	A1	54	Barbertown	A1
	56	PASHA	A3	56	PASHA	A3
58	Très Chic	A1	58	Très Chic	A1	
<b>Henwick Road</b>	4	VACANT	D2	4	VACANT	D2
	6	Kitchen World	A1	6	VACANT	A1
<b>Bromyard Road</b>	2 to 6	Parkinson Wright	A2	2 to 6	Parkinson Wright	A2
	1	Oasis Dental Care	D1	1	Oasis Dental Care	D1
<b>Bromyard Terrace</b>	37	VACANT	A1	37	Lannies Hair and Beauty	A1
	39-43	Spice Cuisine	A3	39-43	Spice Cuisine	A3
<b>BULL RING</b>	1	Bull Ring Dental Practice/ Cameron-Mitchell Osteopaths	D1	1	Bull Ring Dental Practice/ Cameron-Mitchell Osteopaths	D1
	4	Bush Inn	A4	4	VACANT	A4
	6	Wokstar	A5	6	Wokstar	A5
	8	Papa John's Pizza	A5	8	Papa John's Pizza	A5
<b>New Road</b>	WR2 4BL	Lloyds Bank	A2	WR2 4BL	Lloyds Bank	A2

<b>King Charles Place</b>	1	British Red Cross	A1	1	British Red Cross	A1
	2	VACANT	A1	2	Mary B's Craft and Gift Shop	A1
	3	Studio 5	A1	3	Studio 5	A1
	4	CAMO	A1	4	CAMO	A1
	5	Quirky Berties Emporium	A1	5	Quirky Berties Emporium	A1
	6	VACANT	A1	6	Quirky Berties Emporium	A1
	7	Redfield Home Care	A2	7	Redfield Home Care	A2
	8	Post Office	A1	8	Post Office	A1
	9	VACANT	A1	9	The Birdies Store	A1
<b>Malvern Road</b>	1	AV Band	A2	1	AV Band	A2
	5	Yorkshire Building Society	A2	5	Yorkshire Building Society	A2
	7	Suckling Waddington and Partners	A2	7	Suckling Waddington and Partners	A2
	9	Duffy Regan and Co	A2	9	Duffy Regan and Co	A2
	11	St John's Dental Practice	D1	11	St John's Dental Practice	D1
<b>Bransford Road</b>	WR2 4EW	Chevron Motors	SG	WR2 4EW	Chevron Motors	SG
<b>Swanpool Walk</b>		St Johns Youth Centre Youth Centre	D1		St Johns Youth Centre Youth Centre	D1
		Incredible India Indian Takeaway	A5		Incredible India Indian Takeaway	A5
		Sa Aquatics & Reptiles Pet Shop	A1		Sa Aquatics & Reptiles Pet Shop	A1
		Sainsbury Supermarket	A1		Sainsbury Supermarket	A1

### **Schedule Three: Local Shopping Centres**

Within the four Local Shopping Centres (Ankerage Green, Barbourne, Cranham Drive and St Peter's) there are 66 retail units.

In April 2020 there were three vacant retail units in the Neighbourhood Shopping Centres (one less than in July 2019) and two of these units had been vacant for more than one year, (one less than in July 2019). One vacant unit was reoccupied, one unit became vacant and no units changed use during 2019/20.

See tables 10 to 11 below for a full breakdown of the number and uses of units.

**Table 10: Local Shopping Centres Ground Floor Uses Summary.**

Number of Retail Units	66				
Vacant Units	3	4.54%	Vacant for more than 1 year	2	3.03%
A1	31	47%			
A2	7	10.6%			
A3	1	1.5%			
A4	3	4.5%			
A5	7	10.6%	Total Food & Drink	11	16.7%
D1	9	13.6%			
D2	2	3%			
B1	1	1.5%			
SG	5	7.6%			
<b>Total</b>	<b>66</b>				
<b>Changes in 2019/20</b>					
Remained Vacant	2				
Occupied to vacant	1				
Vacant to occupied	1				

**Table 11: Local Shopping Centres Ground Floor Occupiers.**

2019				2020		
Street	Property	Occupier	Use	Property	Occupier	Use
<b>Ankerage Green</b>	1	Happy Lands	D1	1	Happy Lands	D1
	2	My Dentist	D1	2	My Dentist	D1
	3	Connells	A2	3	Connells	A2
	4	Serene	A1	4	Serene	A1
	5	Costcutter & Post Office	A1	5	Costcutter & Post Office	A1
	6	Lyppard Fryer	A5	6	Lyppard Fryer	A5
	7	Wok 'n' Roll	A5	7	Wok 'n' Roll	A5
	A	Lyppard Grange Hub	D2	A	VACANT	D2
	B	Lyppard Grange Medical Centre	D1	B	Lyppard Grange Medical Centre	D1
	C	Lyppard Grange	A4	C	Lyppard Grange	A4
<b>Mill wood Drive</b>		Tesco	A1		Tesco	A1
<b>Barbourne Road</b>	31a	Jack's Shack	SG	31a	Jack's Shack	SG
	31b	Worcester Weight Loss Centre	A1	31b	Worcester Weight Loss Centre	A1
	31c	MERAKI Therapy Room	SG	31c	MERAKI Therapy Room	SG
	33	The Snip Joint	A1	33	The Snip Joint	A1
	35	UK Pianos	A1	35	UK Pianos	A1
	37 & 39	VACANT	SG	37 & 39	VACANT	SG
	39a	Barbourne Chiropody Clinic	D1	39a	Barbourne Chiropody Clinic	D1
	41 & 43	Northwood	A2	41 & 43	Northwood	A2
	45	Barbourne Bicycles	A1	45	Barbourne Bicycles	A1
	47	VACANT	A1	47	47 Barbourne Road	A1
	49 & 51	Elgar Cycles	A1	49 & 51	Elgar Cycles	A1
	53	Kip McGrath Education Centre	D1	53	Kip McGrath Education Centre	D1
	55	Cherry Dry Cleaners	A1	55	Cherry Dry Cleaners	A1
	59 to 63	Nisa Local	A1	59 to 63	Nisa Local	A1
	65	Passion Flowers	A1	65	Passion Flowers	A1
67	Chicago's	A5	67	Chicago's	A5	

<b>St Georges Square</b>	69	VACANT	A1	69	VACANT	A1
	71	The Lemon Tart	A3	71	The Lemon Tart	A3
	73	VACANT	A2	73	Centre for Resolution	A2
	75	Sunny Spells	SG	75	Sunny Spells	SG
	77 & 79	The Wash House Euronics	A1	77 & 79	The Wash House Euronics	A1
	46 & 48	Sainsburys Local	A1	46 & 48	Sainsburys Local	A1
	50	Treasure Trove	A1	50	Treasure Trove	A1
	52	Nic Spronson	A1	52	Nic Spronson	A1
	54 & 56	Jackson Family	A1	54 & 56	Jackson Family	A1
	58	Denora Worcester	D1	58	Denora Worcester	D1
	60	Merlin Financial Services	A2	60	Merlin Financial Services	A2
	62	Lee Newtown Financial Services	A2	62	Mortgages Plain and Simple	A2
	64	Bellamy's	A1	64	Bellamy's	A1
	66	Nulom Hair Salon	A1	66	Nulom Hair Salon	A1
	78	The Swan Inn	A4	78	The Swan Inn	A4
	<b>Cranham Drive</b>	31	Nicol & Co	A2	31	Nicol & Co
2		The Glovers Needle	A4	2	The Glovers Needle	A4
4a		Spar	A1	4a	Spar	A1
6		Warndon Fryer	A5	6	Warndon Fryer	A5
8 & 10		Nisa Local	A1	8 & 10	Nisa Local	A1
12		Ma Bakery	A1	12	Ma Bakery	A1
14		ENGIE Site Office	B1	14	ENGIE Site Office	B1
16		Suzanne Preece	A1	16	Suzanne Preece	A1
18		William Hill	A2	18	William Hill	A2
20 & 22		Giles Pharmacy	A1	20 & 22	Avicenna Pharmacy	A1
24		Age UK	A1	24	Age UK	A1
26		West Mercia Constabulary	D1	26	West Mercia Constabulary	D1
28		Pizza Allegro	A5	28	Pizza Allegro	A5

<b>St Peters Drive</b>		Tesco	A1		Tesco	A1
	1	Priory	SG	1	Priory	SG
	2	Acorns	A1	2	Acorns	A1
	3	Lloyds Pharmacy	A1	3	Lloyds Pharmacy	A1
	4	NHS (St Peters Surgery)	D1	4	NHS (St Peters Surgery)	D1
	5	NV Hair and Beauty	A1	5	NV Hair and Beauty	A1
	6	St Peters Parish Council	D2	6	St Peters Parish Council	D2
	2	Abbotsbury Court Dental Practise	D1	2	Abbotsbury Court Dental Practise	D1
	4	St Peters Fish Bar	A5	4	St Peters Fish Bar	A5
	6	Chee Wei	A5	6	Chee Wei	A5
	8	One Stop	A1	8	One Stop	A1

## Schedule Four: Neighbourhood Shopping Centres

Within the 14 Neighbourhood Shopping Centres (Ambleside Drive, Bath Road, Brickfields, Brindley Road, Canada Way, Derwent Close, Dines Green, Kilbury Drive, London Road, Monarch Drive, Northwick, Rainbow Hill, Rose Avenue, and Ronkswood) there are 133 retail units.

In April 2020 there were 20 vacant retail units in the Neighbourhood Shopping Centres (18 in June 2019, 17 in July 2018 and 16 of these units had been vacant for more than one year, (2 more than 2019). 2 vacant units were reoccupied during 2019/20 and 3 units became vacant.

See tables 12 to 13 below for a full breakdown of the number and uses of units.

**Table 12: Neighbourhood Shopping Centres Ground Floor Uses Summary.**

Number of Retail Units	133				
Vacant Units	20	15%	Vacant for more than 1 year	16	12%
A1	77	57.9%			
A2	7	5.3%			
A3	4	3%			
A4	5	3.8%			
A5	25	18.8%	Total Food & Drink	34	25.6%
D1	4	3%			
D2	2	1.5%			
B1					
B2	1	0.7%			
SG	8	6%			
<b>Total</b>	<b>133</b>				
<b>Changes in 2019/20</b>					
New occupier	4	3%			
Vacant to occupied	2	1.5%			
Occupied to vacant	3	2.3%			

**Table 13: Neighbourhood Shopping Centres Ground Floor Occupiers.**

		2019		2020		
Street	Property	Occupier	Use	Property	Occupier	Use
<b>Ambleside Drive</b>	55	Tanning Lounge	SG	55	Tanning Lounge	SG
	57	Ambleside News	A1	57	Ambleside News	A1
	59	AGE Concern	A1	59	AGE Concern	A1
	61	CORAL	A2	61	CORAL	A2
	63	Ambleside Fish Bar	A5	63	VACANT	A5
	75	VACANT	A1	75	VACANT	A1
	75a	Domino's Pizza	A5	75a	Domino's Pizza	A5
	29	Co-Operative	A1	29	Co-Operative	A1
	VACANT	A1	29a	VACANT	A1	
<b>Astwood Road</b>	16 & 18	VACANT	A1	16 & 18	VACANT	A1
	24	Rainbow Hill Chippy	A5	24	Rainbow Hill Chippy	A5
	26	Brownz Beautique	A1	26	Brownz Beautique	A1
	28	BITS 'n' PCs	A1	28	BITS 'n' PCs	A1
	30	Lacewings	A1	30	Lacewings	A1
	32	Holistic Hair	A1	32	Holistic Hair	A1
	34	Evelation Hair	A1	34	Evelation Hair	A1
	36	CAS Systems	A1	36	CAS Systems	A1
	38	Scamps	A1	38	Scamps	A1
	40 & 42	Scales Pharmacy	A1	40 & 42	Scales Pharmacy	A1
	44	VACANT	A1	44	VACANT	A1
	46	VACANT	A3	46	VACANT	A3
	48 & 50	The Full English	A3	48 & 50	The Full English	A3
	52 & 54	Rainbow Hill Stores	A1	52 & 54	Rainbow Hill Stores	A1
	37	Balti Mahal	A3	37	Balti Mahal	A3
37a	Primo Pizza	A5	37a	Primo Pizza	A5	
<b>Brickfields Road</b>	16	ONESTOP	A1	16	ONESTOP	A1
	14e	The Psychic Shack	A1	14e	Psychic Phil	A1
	14d	Coral	A2	14d	Coral	A2
	14c	Worcester Angling Centre	A1	14c	Worcester Angling Centre	A1
	14b	Wing Sing	A5	14b	Wing Sing	A5
	14a	Hobbo's Barbers	A1	14a	Hobbo's Barbers	A1
	2a	Golden City	A5	2a	Golden City	A5
<b>Brindley Place</b>		The Barn Owl	A4		The Barn Owl	A4
		Busy Bees Day Nursery	D1		Busy Bees Day Nursery	D1
	Unit 1	Tesco Express	A1	Unit 1	Tesco Express	A1
	Unit 2	Baregrillz	A5	Unit 2	Baregrillz	A5
	Unit 3	Golden Dragon	A5	Unit 3	Golden Dragon	A5
	Unit 1a (Great Tolladine Farm)	Severn Veterinary Centre	D1	Unit 1a (Great Tolladine Farm)	Severn Veterinary Centre	D1

	Unit 1	Greggs	A1	Unit 1	Greggs	A1
	Unit2	Avant Garde Salons	A1	Unit2	Avant Garde Salons	A1
	Unit 3	Subway	A1	Unit 3	Subway	A1
	Unit 4	Brindley Place	A1	Unit 4	Brindley Place	A1
	Unit 5	Pizza Hut Delivery	A5	Unit 5	Pizza Hut Delivery	A5
<b>Canada Way</b>	49	The Maple Leaf	A4	49	The Maple Leaf	A4
	51	IK Indian Kitchen	A5	51	IK Indian Kitchen	A5
	53	Sunrise Hair & Beauty	A1	53	Sunrise Hair & Beauty	A1
	55	VACANT	SG	55	VACANT	SG
	57	VACANT	A1	57	Heatwave	A1
	59	The Pet Corner	A1	59	The Pet Corner	A1
	61	The Pet Corner	SG	61	The Pet Corner	SG
	63	Co-Operative	A1	63	Co-Operative	A1
<b>Derwent Close</b>	2	Wing Lee	A5	2	Wing Lee	A5
	4	Fringe	A1	4	Fringe	A1
	6 to 10	NISA	A1	6 to 10	NISA	A1
	12	BETFRED	A2	12	BETFRED	A2
		Majestic Bingo	D2		Majestic Bingo	D2
<b>Gresham Road</b>	31	The Tanning Lounge	SG	31	VACANT	SG
	33	AGE UK	A1	33	AGE UK	A1
	35	Golden Fortune	A5	35	Golden Fortune	A5
	37	VACANT	A1	37	VACANT	A1
	39	ACS Interior Doors	A1	39	ACS Interior Doors	A1
	41	DG Den	A3	41	VACANT	A3
	51	Co-Operative	A1	51	Co-Operative	A1
<b>Kilbury Drive</b>	Unit 1	Dragons Den	A5	Unit 1	Dragons Den	A5
	Unit 2	Shampers	A1	Unit 2	Shampers	A1
	Unit 3	Hair'em Scare'em	A1	Unit 3	VACANT	A1
	Unit 4	Kilbury Flowers & Balloons	A1	Unit 4	Kilbury Flowers & Balloons	A1
	Unit 5	Lifestyle Express	A1	Unit 5	Lifestyle Express	A1
	Unit 6	Worcester Funeral Service	A1	Unit 6	Worcester Funeral Service	A1
<b>Monarch Drive</b>	138 (Unit 7)	Monarch Drive Chippy	A5	138 (Unit 7)	Marco's fish bar	A5
	140 (Unit 6)	Sunrise Hair & Beauty	A1	140 (Unit 6)	Sunrise Hair & Beauty	A1
	142 (Unit 5)	Henwick Park Pet Supplies	A1	142 (Unit 5)	Henwick Park Pet Supplies	A1
	20 (Unit 4)	Henwick Park Pet Supplies	A1	20 (Unit 4)	Henwick Park Pet Supplies	A1
	22 (Unit 3)	Posh Wash	SG	22 (Unit 3)	Posh Wash	SG
	24 to 28	Tesco	A1	24 to 28	Tesco	A1
	30	VACANT	A1	30	VACANT	A1

	32	VACANT	A1	32	VACANT	A1
<b>Ombersley Road</b>	127	Northwick Dental Surgery	D1	127	Bhandal Dental Practice	D1
	129	Post Office	A1	129	Post Office	A1
	131	Vine Inn Bar & Grill	A4	131	Vine Inn Bar & Grill	A4
	128	Coral	A2	128	Coral	A2
	130	Benjo's	A5	130	Benjo's	A5
	132	Jades	A1	132	Jades	A1
	134	Luigis Pizza & Fish Bar	A5	134	Luigis Pizza & Fish Bar	A5
	136	Fresh as a Daisy & ACE Linen Services	SG	136	Fresh as a Daisy & ACE Linen Services	SG
	138	Rainbow	A5	138	Rainbow	A5
	140	Worcester Computers	A1	140	Worcester Computers	A1
	142 & 148	The Northwick	A1	142 & 148	Grays of Worcester (The Northwick Cinema)	A1
	150 & 152	Worthingtons	A1	150 & 152	Worthingtons	A1
	6a Vine Street	Vine Craft	A1	6a Vine Street	Vine Craft	A1
<b>Ronkswood</b>	8	MGM Philadelphia Christian Assembly	D2	8	MGM Philadelphia Christian Assembly	D2
	10	The Punch Bowl	A4	10	The Punch Bowl	A4
	21	The Co-Operative	A1	21	The Co-Operative	A1
	25	New Hope	A1	25	New Hope	A1
	27	Scales Pharmacy (NHS)	A1	27	Scales Pharmacy (NHS)	A1
	29	Newtown Racing	A2	29	Newtown Racing	A2
	31	VACANT	A1	31	Westons News	A1
	33	EVORA	A1	33	EVORA	A1
	35	Ronkswood Fish Bar	A5	35	Ronkswood Fish Bar	A5
35	New Hope	D1	35	New Hope	D1	
<b>Rose Avenue</b>	112 & 114	News Express	A1	112 & 114	News Express	A1
	116	VACANT	A1	116	VACANT	A1
	118	VACANT	A1	118	VACANT	A1
	155	VACANT	A5	155	VACANT	A5
	157	Rose Avenue Fryer	A5	157	Rose Avenue Fryer	A5
	159	VACANT	A1	159	VACANT	A1
	161	VACANT	A1	161	VACANT	A1

<b>London Road</b>	149	VACANT	A1	149	VACANT	A1
	151	Magazan Romanesc	A1	151	Magazan Romanesc	A1
	153	Lotus House	A5	153	Lotus House	A5
	155	The Barber Shop	A1	155	The Barber Shop	A1

	157b	Dave Benbow Hairdressing	A1	157b	Dave Benbow Hairdressing	A1
	157	Seacrest	A5	157	Seacrest	A5
	159	Wright Staff	A2	159	Wright Staff	A2
	161	Tesco Express	A1	161	Tesco Express	A1
	140	Salon One 40	A1	140	Salon One 40	A1
	142	Polyclean Centre	SG	142	Polyclean Centre	SG
	144	Odds & Sods	A1	144	Odds & Sods	A1
	150 & 152	Belvoir	A2	150 & 152	Belvoir	A2
	154	Ghung Ying	A5	154	Ghung Ying	A5
	158	Sebright Arms	A4	158	Sebright Arms	A4
<b>Bath Road</b>	173a	Simply Hair	A1	173a	Simply Hair	A1
	173b	Avalanche Group	A1	173b	Avalanche Group	A1
	173c	VACANT	A1	173c	VACANT	A1
	175	Cash 4 Clothes	A1	175	Cash 4 Clothes	A1
	177	J&J Pharmacy Ltd	A1	177	J&J Pharmacy Ltd	A1
	179	Bath Wines	A1	179	Bath Wines	A1
	181	Barber Times	A1	181	Barber Times	A1
	198 & 202	WHC Hire Services	A1	198 & 202	WHC Hire Services	A1
	197	Co-Op	A1	197	Co-Op	A1
	268	WAS Auto	B2	268	WAS Auto	B2
	270	Bath Road Chippy	A5	270	Bath Road Chippy	A5
	272	Orient Express	A5	272	Orient Express	A5

## Schedule Five: City Centre Approach Corridors

The City Centre approach corridors are Lowesmoor, Sidbury and The Tything/Upper Tything. The approach corridors include two properties in Bath Road and five properties in Barbourne Road. There are retail premises beyond the areas included in the Approach corridors, such as The Foregate and Foregate Street. These retail units are not within areas identified on the SWDP Policies Map and for this reason they have not be included in this monitor which is primarily concerned with the effects and effectiveness of adopted planning policy.

There are 165 separate ground floor premises within the City Centre Approach Corridors.

In June 2019 there were 22 vacant retail units within the City Centre approach corridors and 13 of these units had been vacant for more than one year. Five vacant units were reoccupied during 2018/19 and 9 units became vacant. See tables 14 and 15 below for a full breakdown of the number and uses of units.

**Table 14: City Centre Approach Corridors Ground Floor Uses Summary**

Total number of Units	165				
Units Vacant	22	13.33%	Vacant for more than 1 year	13	7.88%
A1	89	53.94%			
A2	14	8.48%			
A3	15	9.09%			
A4	10	6.06%			
A5	13	7.88%	Total Food & Drink	38	23%
D1	5	3.03%			
D2	2	1.21%			
B1	4	2.42%			
SG	13	7.88%			
<b>Total</b>	<b>165</b>				
<b>Changed to in 2019/20</b>					
New Occupier	15	9.09%			
Vacant to occupied	5	3.03%			
Occupied to vacant	9	5.45%			
From A1 to SG	1				
From A1 to A3	1				
From A5 to A1	1				
From SG to A1	1		Total CoU	5	
From D2 to B1	1				

**Table 15: City Centre Approach Corridors Ground Floor Occupiers.**

Street	2019			2020		
	Property	Occupier	Use	Property	Occupier	Use
Tything West Side	61	Music City	A1	61	Music City	A1
	60 & 59	Maggs Clothing Project	A1	60 & 59	Maggs Clothing Project	A1
	58	Harmer Childs	A2	58	Harmer Childs	A2
	57	Angela Lloyd-James	A1	57	Angela Lloyd-James	A1
	56	Barber Town	A1	56	Barber Town	A1
	55	VACANT	A1	55	C & Z	A1
	54	Buttercups	A1	54	Buttercups	A1
	53	Pink Lady Ink	SG	53	Pink Lady Ink	SG
	52	The Bridal Boutique of Worcester	A1	52	The Bridal Boutique of Worcester	A1
	51	Church End Brewery	A4	51	Church End Brewery	A4
	50	Aramo's	A1	50	Aramo's	A1
	49	Worcester Computer Support	B1	49	VACANT	B1
	48	British Red Cross	A1	48	British Red Cross	A1
	47	Anarkali	A3	47	Anarkali	A3
	46	Delhi Spice	A3	46	Delhi Spice	A3
	45	Coffee 45	A3	45	Coffee 45	A3
	44	Jobtogs Workwear	A1	44	Jobtogs Workwear	A1
	43	Domino's	A5	43	Domino's	A5
	42	Dream Doors	A1	42	Dream Doors	A1
	41b	Vape HQ	A1	41b	Vape HQ	A1
	41a	A Cut Abuv	A1	41a	A Cut Abuv	A1
	41	Stokiotka Polski Skleep	A1	41	Stokiotka Polski Skleep	A1
	40	The Marwood	A4	40	OUNCE	A4
	39	VACANT	A1	39	Escape SPA & Massage	SG
	38	Bombay Palace	A3	38	Bombay Palace	A3
	37	Reinvented	A1	37	Hawthorn Designs	A1
	36	Natural Therapy Centre	D1	36	Natural Therapy Centre	D1
	35	Classic	A1	35	Classic Interiors	A1
	34	VACANT	A1	34	VACANT	A1
	33	VACANT	A2	33	VACANT	A2
32	The Accountants	A2	32	The Accountants	A2	
31	Osteopathic Centre	D1	31	Osteopathic Centre	D1	
30	Lamb & Flag	A4	30	Lamb & Flag	A4	
29	VACANT	A1	29	VACANT	A1	
28	Box Fitness	D2	28	Box Fitness	D2	
27	Rajkot	A3	27	Rajkot	A3	
25	A Coeus Quest Artist Studio	A1	25	V Studio	A1	
24	Bodega	A1	24	Bodega	A1	

<b>Tything East Side</b>	1 Ambrian House	Kieron & Victim Support	A2	1 Ambrian House	Kieron & Victim Support	A2	
	4	Saracen's Head	A4	4	Saracen's Head	A4	
	5	Anna Nails	SG	5	Anna Nails	SG	
	6	Dam Chips	A5	6	A to Z Phone Repair	A1	
	7	Command Post	A1	7	VACANT	A1	
	8	Buddy's Baguettes	A1	8	Buddy's Baguettes	A1	
	9 & 10	(K1) Thursfields	B1	9 & 10	(K1) Thursfields	B1	
	11	Ashleys	A3	11	Ashleys	A3	
	12	Kidwells Solicitors	A2	12	VACANT	A2	
	13	VACANT	A1	13	VACANT	A1	
	14	VACANT	B1	14	VACANT	B1	
	15	Whatley Weston & Fox	A2	15	Whatley Weston & Fox	A2	
	16	Whatley Weston & Fox	A2	16	Whatley Weston & Fox	A2	
	17 to 19	Harvey Jones Kitchens	A1	17 to 19	Harvey Jones Kitchens	A1	
	20 & 21	MFG Solicitors	A2	20 & 21	MFG Solicitors	A2	
	22	Sanlam & Welcome Wealth	A2	22	Sanlam & Welcome Wealth	A2	
	23	Various	D2	23	Offices	B1	
	<b>Upper Tything West Side</b>	54	Just Carpets & Rugs	A1	54	Just Carpets & Rugs	A1
		53 & 52	On Bike	A1	53 & 52	On Bike	A1
		51	Premier Carpet & Flooring	A1	51	Premier Carpet & Flooring	A1
		51a	VIP Beauty	SG	51a	Decorum Interior Design	A1
		50a	New English Living	A1	50a	New English Living	A1
		50	RIAH	A1	50	RIAH	A1
49		VACANT	A1	49	VACANT	A1	
48a		Machine Mart	A1	48a	Machine Mart	A1	
47a		Bluebells	A1	47b	Bluebells	A1	
47b		Swedish Grey Interiors	A1	47a	The Emporium	A1	
47		The Emporium	A1	47	Jenny Wood Antiques	A1	
46a		Curry Hut	A5	46a	Curry Hut	A5	
46		Heirlooms	A1	46	Heirlooms	A1	
45		Cap 'n' Gown	A4	45	VACANT	A4	
43		Safe Hands	A2	43	VACANT	A2	
42		MANNHIFI	A1	42	MANNHIFI	A1	
41		Sign City	A1	41	Sign City	A1	
40a		Rooster	A5	40a	Rooster	A5	
40b		Vape Sense	A1	40b	Vape Sense	A1	
40c & d		Age UK	A1	40c & d	Age UK	A1	
39	The Coach & Horses	A4	39	The Coach & Horses	A4		
38 & 37	Scales Pharmacy	A1	38 & 37	Scales Pharmacy	A1		

	36	Sinclair Antiques	A1	36	Sinclair Antiques	A1
	35	VACANT	A5	35	VACANT	A5
	34	Lavish	A1	34	Lavish	A1
	32	The Modern Newsagent	A1	32	The Modern Newsagent	A1
	31	The Golden Gourmet	A5	31	The Golden Gourmet	A5
<b>Barbourne Road</b>	3	PJ Hughes	A1	3	PJ Hughes	A1
	5	Nick Joyce Architects	A2	5	Nick Joyce Architects	A2
	7	Charles Sebastian	A2	7	CS Protection	A2
	9	INDIGO	A5	9	INDIGO	A5
	11	VACANT	A1	11	VACANT	A1
	13	VACANT	A1	13	VACANT	A1
	15	Armanii	A1	15	VACANT	A1
	17	GPS Limited	D1	17	GPS Limited	D1
		7	Scissorhands	A1	7	GB Barbers
	9	VACANT	A1	9	VACANT	A1
	11	D&K Nail Salon	SG	11	D&K Nail Salon	SG
	13	Expertan	SG	13	Expertan	SG
	15	Worcester Citizens Advice	A2	15	Worcester Citizens Advice	A2
	17	Doubles	A1	17	Doubles	A1
	19	Co-op Funeralcare	A1	19	Co-op Funeralcare	A1
	21	Computer House	A1	21	Computer House	A1
	23	New Touch	A1	23	New Touch	A1
	25 & 27	Lowesmoor Fish Bar	A5	25 & 27	Lowesmoor Fish Bar	A5
	31	The Bake House	A1	31	The Bake House	A1
	33	Welcome	A5	33	Welcome	A5
	35	Barber Nine	A1	35	Barber Nine	A1
	37	Yasmin Supermarket	A1	37	Yasmin Supermarket	A1
	39 & 41	St Richards Hospice	A1	39 & 41	St Richards Hospice	A1
	43	Esthetique Beauty Clinic	SG	43	Esthetique Beauty Clinic	SG
	45	Layans Superstore	A1	45	Layans Superstore	A1
	47	Euro Deli	A1	47	VACANT	A1
	49	Noodle Hut	A5	49	Noodle Hut	A5
	51	Braemar Frames	A1	51	Braemar Frames	A1
	53	The Pig and Drum	A4	53	The Alma	A4
	55	Deshi Bazzar	A1	55	Deshi Bazzar	A1
	57 & 59	Black Cherry	SG	57 & 59	Black Cherry	SG
	61	Chengye	A3	61	Chengye	A3
	63	VACANT	A3	63	Pepe's Piri Piri	A3
	65	VACANT	A1	65	VACANT	A1
	67	Kingsman	A1	67	Kingsman	A1
	69	Checketts News & Food	A1	69	Checketts News & Food	A1
	71	VACANT	A1	71	Saphies	A3
<b>L o w</b>	66	Tileys Sandwich Bar	A1	66	Tileys Sandwich Bar	A1

	64 & 62	Elm Pentecostal Church	D2	64 & 62	Elm Pentecostal Church	D2
	60	Top Barbers	A1	60	Top Barbers	A1
	58	Hisiscus Beauty	SG	58	Hisiscus Beauty	SG
	56	WOTAHOOT	A1	56	WOTAHOOT	A1
	54	The Fire Fly	A4	54	The Fire Fly	A4
	50	The Flag	A4	50	The Flag	A4
	48	Munchies	A5	48	Munchies	A5
	46	The Green Store	A1	46	The Green Store	A1
	40	Lowesmoor Mobi-Tech	A1	40	Lowesmoor Mobi-Tech	A1
	38	Groszek Market	A1	38	Groszek Market	A1
	36	Costless	A1	36	Costless	A1
	32 & 34	Pepe Verde	A3	32 & 34	Balkan Breakfast	A3
	28	Perfect Nails & Lashes	SG	28	Perfect Nails & Lashes	SG
	26 & 24	International	A1	26 & 24	International	A1
	22	Perfect Tan	SG	22	Perfect Tan	SG
	20	The Little Launderette Company	SG	20	The Little Launderette Company	SG
	18	Private Shop	A1	18	Private Shop	A1
<b>Sidbury North Side</b>	55	Primo	A3	55	Primo	A3
	57	Charlies	A3	57	Charlies	A3
	59	Floral Roundabout	A1	59	Floral Roundabout	A1
	61	Paradiddles	A3	61	Paradiddles	A3
	61a	merged with 61		61a	merged with 61	
	63	Vision	A1	63	Vision	A1
	65	VACANT	A1	65	Mirror Mirror	A1
	67 & 69	Kings Head	A4	67 & 69	Kings Head	A4
	71	Temple Fireworks	A1	71	VACANT	A1
	73 & 75	VACANT	A1	73 & 75	VACANT	A1
	79 & 81	The Commandery	D1	79 & 81	The Commandery	D1
	87	Mark Atkins/Creations	A1	87	Mark Atkins/Creations	A1
	89	Un-named	A1	89	Un-named	A1
	91	Worcester Eye Care	A1	91	Worcester Eye Care	A1
	93	Hair Pod	A1	93	Hair Pod	A1
	95	William Hill	A2	95	William Hill	A2
	97	Dixy Chicken	A5	97	Dixy Chicken	A5
	99	Days News	A1	99	Days News	A1
	101	Michelle's Beauty Therapy	SG	101	Un-named	SG
	103	Kestrel Gallery	A1	103	Kestrel Gallery	A1
105	Cookies Custom Tattooing	SG	105	Cookies Custom Tattooing	SG	
107	T.J.M Outfitters	A1	107	VACANT	A1	
109	Thai on 7evern	A3	109	Thai on 7evern	A3	

	111 & 113	China City	A5	111 & 113	China City	A5
<b>Sidbury South Side</b>	82	Caspian Pizza	A5	82	Caspian Pizza	A5
	84	VACANT	A3	84	VACANT	A3
	86	Edgingtons	A1	86	Edgingtons	A1
<b>Bath Road</b>	2	Duplikate	A1	2	Duplikate	A1
	4	Healing Touch	D1	4	Kip McGrath	D1

## **Schedule Six: Planning Applications for Retail Development 2019/20<sup>22</sup>**

<b>App No</b>	<b>Units</b>	<b>Type Proposed</b>	<b>Type of Development</b>	<b>Date of Approval</b>	<b>Location</b>	<b>Description</b>	<b>2019/20 Status</b>
P98L0376	1	A1	New Build/Re development	06-Mar-01	Shrub Hill Retail Park	Unimplemented Part of completed development 2,731 sq. m	Stalled
P09D0169	3	A1/A3	New Build	23-Jul-09	The Hive	A1 & A3 3,512 sq. m	Stalled
P16G0160	1	A1	New Build/Extension	28-Jun-16	Whittington Road Service Station	Shop extension	Lapsed
P16D0477	1	A1/A2/B1	New Build	08-Dec-16	7 Lowesmoor	New retail unit	Lapsed
P17D0014	1	Sui Gen	CoU	22-Feb-17	48 Foregate Street	CoU from A2 to Sui Gen	Lapsed
P16D0531	1	A1/A3/B1/D1	CoU	12-Jan-17	The Granary Building, St Martins Quarter	CoU and new build for Church and commercial use	Under Construction
P16M0465	1	A2	New Build/Extension	28-Feb-17	62 Barbourne Road	Two storey extension	Lapsed
P17D0538	1	A3	CoU	08-Jan-17	33 The Tything	CoU from A2 to A3 & 7 room B&B	Complete
P17G0331	1	A1	New Build/Re development	17-Aug-17	Whittington Road Service Station	Replacement petrol filling station and shop (+143 sq. m)	Not Started
P17D0061	3	A1, A2, A3	CoU	15-Sep-17	Friary Walk	CoU from A1 to flexible use A1, A2, A3	Complete
P17D0140	1	A1	CoU	25-Sep-17	65 Wylids Lane	CoU from C3 to A1	Not Started

<sup>22</sup> Schedule Six also includes planning applications for areas not covered in this report.

P17C0372	1	D1	CoU	12-Oct-17	55-57 Canada Way	CoU from A1 to D1 Dentist	Not Started
P17K0500	1	C2	Redevelopment	15-Dec-17	Coppertops 195 Oldbury Road	Redevelopment for C2 use (Loss of A4)	Complete
P17D0502	1	A3	CoU/New Build	22-Dec-17	9 Sansome Street	CoU/NB A3 (+400 sq. m) Loss of A4 use	Complete
P18H0036	1	A5	CoU	14-May-18	30 Astwood Road	CoU from A1 to A5	Not Started
P18D0335	1	A3/A4	CoU	23-Oct-18	16 The Foregate	CoU A1 to A3/A4	Not Started
P18D0473	1	A3	CoU	18-Apr-19	22 Friar Street	CoU A1 to A3	Not Started
P18D0503	1	A3	CoU	27-Mar-19	27 Friar Street	CoU A1 to A3	Complete
P18N0527	1	A1	New Build/Extension	14-Nov-19	Unit E Elgar Retail Park	Extension to the existing mezzanine floor by 874 sq. m (GIA)	Under Construction
P18H0280	3	A1/A5	New Build/Redevelopment	26-Jun-19	112-118 and 155-161 Rose Avenue and Land Adjoining	Demolition of existing shops and flats and erection of 9no. Dwellings and 16 apartments. 2no A1 and 1no A5 commercial units.	Under construction
19/00115 /FUL	1	B1, A1, A2, A3, C3, C4	New Build	23-May-19	Land adjacent to 18-20 Silver Street	Erection of 6 storey of building to comprise commercial uses to ground floor (B1, A1, A2, A3 use classes) and H.M.O. accommodation (43 bedrooms) and 3no residential units (C3) at upper floors. (Resubmission of approval P18D0202)	Not Started
19/00057 /FUL	1	A1/D2	CoU	11-Apr-19	223-225 Northwick Road	Proposed change of use from dental practice (Use	Complete

						Class D1), to mixed use sewing centre, teaching recreational classes and retail outlet (Use Classes D2 and A1).	
19/01011 /CU	5	A1, A2, B1, D1	CoU/Ne w Build/Re develop ment	23-Dec-19	The Arches, Croft Walk	Change of use to A1, A2, B1(a) & D1, with demolition to infill to arches at the back and new units to arches No 25, 27, 28, 29, 30 & 33	Under construction
19/00617 /FUL	1	A1, A2, A3, A5, D1	CoU	13-Mar-19	Unit 2, Martley Road	Change of use to include A1, A2, A3, A5 & D1	Complete

# Glossary

Appropriate Scale	A size which is similar to neighbouring development and development in the nearest retail centre.
Commercial Service	Any service which can be purchased by visiting a shop, e.g. financial services, holidays and personal services such as nail bars.
Comparison Retail	The sale of goods that can be used more than once, e.g. clothing, furniture & electrical appliances.
Dead Frontages	Any retail or other premises that are not open during all or part of the day.
Footfall	The number of pedestrians who pass retail premises.
Impact Test	A test to assess the consequence of new retail premises on financial viability of existing shops.
Major Retail Development	A development that involves more than 1,000 square metres of retail floor space.
Permitted Development	Development that the Government has decided does not need a planning application before it can be implemented.
Sequential Test	A test to assess if there is a more suitable site for a proposed retail development within or closer to an existing retail centre.
Significant Adverse Impact	Any consequence of allowing a development which would threaten the continued success of existing shops or shopping centres.
Travel Modes	The ways people can travel, e.g. by car, by bus, on a bike or walking.
Turnover	The amount of money a shop collects from customers.
Vitality	A combination of factors used to assess a shopping centre, e.g. range of shops and services, footfall and turnover.
Yield	The ratio of income to investment.