



Employment Land Monitor 2015

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

1st April 2014 to 31st March 2015

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1. Introduction

- 1.1 The City Council has a statutory responsibility to make available any information it has collected for monitoring purposes as soon as possible after the information becomes available¹. This report provides information on the supply of employment land in Worcester for the period 1st April 2014 – 31st March 2015, forming part of the City Council's annual monitoring programme.
- 1.2 This report does not include the site areas of extensions to existing units, as it is the overall area of land to be used/being used for employment purposes that is being monitored, and not the floor area of each building.
- 1.3 The Government sets out its view of how planning should deliver economic growth in the National Planning Policy Framework. This requires the planning system to contribute to the building of a strong, responsive and competitive economy, by ensuring that sufficient land of the right type and in the right locations is available to allow growth and innovation.

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

2. Employment land development

- 2.1 In the year 1st April 2014 to 31st March 2015 3.42 hectares of land on four separate sites was developed for new B use class employment space. See Schedule 4 for details of completed B use class development since 1996.
- 2.2 Table 1 below shows the amount of employment land that has been developed in Worcester between 1996 and 2015. Since 1996 around 36.93 hectares of employment land has been developed in the city. Schedule 5 details the annual total employment land completions by year over this period and illustrates that 2014/15 saw a larger than average amount of employment land developed. 1997/98 saw the most employment land being developed with 6.22 ha completed in that monitoring year. The average amount of employment land developed per year in Worcester since 1996 is 1.94 ha. More recently, the average over the last ten years stands at 1.48 ha while the average over the 5 years 2010-2015 is 0.83 ha. The area developed in 2014/15 was greater than in any year since the completion of phase one of the Great Western Business Park on Tolladine Road in 2008/09.

Table 1: Employment Land in Worcester 1996-2015

a	Employment Land Built (since 1996) (Schedule 5)	36.93 ha
b	Employment Land Under Construction on 31 st March 2015	0.14 ha
c	Commitments for Employment Uses Including Allocated Sites (Schedule 3)	17.19 ha
d	Employment Land Allocated without planning permission (Schedule 1)	12.44 ha
	LAND SUPPLY (b + c + d)	29.77 ha
e	Loss of Employment Land (1996-2014) (Schedule 7)	51.97 ha

2.3 In the monitoring year April 2014 to March 2015 3.42 hectares of employment land (B1, B2, B8) moved from commitment to completion. This is a significant improvement on the completion rate in recent years a single site, a redevelopment of former factory premises on Wainwright Road, contributed 2.7 hectares to the total. On the record of the past completion rates since 1996 the future supply of sites and developments is unlikely however to result in any sustained growth in employment space in future years. Employment land development since 1996 totals 36.93 hectares, with one site currently under construction and likely to deliver a completed development in 2015/16. There is 29.77 hectares of supply outstanding (see table 1 above). The total land supply available for new B use class development has declined by 5.98 ha since April 2014 as a result of sites moving from commitments to completions and planning approvals lapsing. This is the second successive year when the supply of available employment land declined.

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 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 adopted Local Plan (2004) and these sites are referred to in Schedule 1. Only land at Tolladine Goods Yard and Midland Road has been developed to date and the South Worcestershire Development Plan proposes that two brownfield employment sites (The Former Ronkswood Hospital, Newtown Road and The Gas Holder, Medway Road) be released for residential uses. Development of the site of the Former Ronkswood Hospital for 181 dwellings was approved in early 2013 and development is proceeding rapidly with this site likely to be built out in the next twelve months. This change in planning policy is a consequence of:

- Greater consideration being given to development viability in the post 2004 planning system;
- The requirement at paragraph 22 of the National Planning Policy Framework, 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' and;
- A recognition that some landowners will only release their land for the most valuable types of development.

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 2014/15, which means there has been no B use class development on a greenfield site for over five years. The overall figure for greenfield development (20.17 hectares) for the period 1996-2013 stands at 54.6% of the total employment land developed.

4. Available Employment Floorspace

Available Industrial Floorspace

4.1 A comparison of the immediately available industrial and warehousing space between April 2013 and April 2014 shows a very substantial decrease from 61,059 m² (across 50 sites) in April 2013 to 19,872 m² (across 53 sites) in April 2014. The fall in available floor space is in large part the result of the largest warehouse (33,940 m²) in Worcester securing a new tenant during the past year. The available supply of industrial floorspace includes only four units over 1,000 m² with the largest available unit having a floor area of 1,882 m² and only two further units are over 500 m². This data is based upon information held in the Worcestershire Property Search database, which provides an indication of vacant premises and change over time but cannot be relied upon for fully accurate figures.

Available Office Floorspace

4.2 The Worcestershire Property Search database indicates that as of April 2014 there was 30,648 m² of available office space in 63 properties this is the highest level of vacant space since 2011. In April 2013 there was 21,209m² of available office space spread across 79 premises. A number of the offices currently on the market would require very significant refurbishment before they could be occupied and the number of quality modern office spaces within the city are limited.

5. Worcester Employment Land Supply at April 2014

- 5.1 The Worcestershire County Structure Plan proposed “about 75 hectares” of land for employment use (B1, B2 and B8 use classes) for the Local Plan period 1996-2011 within Worcester. The employment land supply total for 1996-2015 includes completions, commitments (identified through planning permissions), and allocations identified through the Local Plan. Local Plan Policy E1 allocates sites which were previously developed (i.e. Brownfield sites) for future employment use. As these sites are limited it was necessary to allocate Greenfield sites in order to meet the Structure Plan requirements. These are allocated in Policy E2 of the adopted Local Plan.
- 5.2 This target has since passed but an annual average of 5 ha per year is a useful target with which to compare current completions.
- 5.3 The adopted Local Plan put into place policies for Worcester City until 2011. However, the Planning and Compulsory Purchase Act 2004 introduced a new planning system to replace the existing Structure Plan and Local Plan. The City Council is currently preparing a South Worcestershire Development Plan with Malvern Hills District Council and Wychavon District Council. A number of key policies in the adopted Local Plan have been saved by the Secretary of State until they can be replaced by a relevant Development Plan Document. Structure Plan policies were revoked on the 20th May 2013 at the same time as the revocation of the West Midlands Regional Spatial Strategy.
- 5.4 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. Table 2a provides details of consented non B use class development on allocated employment land.

- 5.5 The adopted City of Worcester Local Plan (2004) identified employment commitments and allocations for employment uses which were yet to be developed at 1st April 2002 (paragraph 7.28/Figure 15 and Policies E1 and E2 of the Local Plan). Table 2 below gives the updated situation at 1st April 2014 on these sites.

Table 2: Status of Local Plan Employment Sites

Local Plan Employment Sites			
Site	Ha	Acres	Comments
Employment land with permission and/or under construction at 01/04/2002			
Plot 5 Shire Business Park	1.24	3.06	Completed
Plots 7&8 Berkeley Business Park	0.40	1.00	Completed
Plot 4 Knightsbridge Park	1.62	4.00	Developed as a car showroom
Apex Six Office Park	0.30	0.74	Completed
Perdiswell Office Park	2.03	5.01	Completed
Local Plan Employment Land Allocations (policies E1 and E2)			
Land south of Newtown Road/Nunnery Way	11.00	27.18	Not started
Land at former Ronkswood Hospital	7.60	18.04	Not started
Grove Farm, Bromyard Road	11.00	27.18	Not started
Tolladine Goods Yard, Tolladine Road	8.50	21.00	5.56ha complete 2.94ha not started
Midland Road Yard, Midland Road	2.02	4.99	1.02ha complete 1.0ha not started
Government Buildings, Whittington Road	7.50	18.53	Not started
Gas Holder Site, Medway Road	1.00	2.47	Not started
Wildwood Way	2.10	5.19	Completed

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

Non B Use Class Development on Allocated Employment Land		
Site	Ha Lost to Alternative Uses	Alternative use
Land south of Newtown Road/Nunnery Way	2.7	Care Home & Hospital Car Park
Land at former Ronkswood Hospital	7.60	Care Home, Extra Care Apartments and Residential
Grove Farm, Bromyard Road	2.5	Doctors Surgery, Care Home and Extra Care Apartments
Tolladine Goods Yard, Tolladine Road	0.49	Fire Station

5.6 At 31st March 2015 there were 17.33 ha of committed employment sites (see Schedule 3) and 12.44 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 29.77 ha (gross).

5.7 In 2014/15 no additional land became available for employment purposes and 3.42 ha of employment land was lost to alternative uses.

Employment Land Provision 1996 to 2011

5.8 The provision of employment land within the City of Worcester monitored against the requirements of the adopted city of Worcester Local Plan 2004 is illustrated by Table 3 below. In the past year the deficit against the Local Plan target remained largely unchanged at 8.3 ha, compared to 8.44 ha in April 2014. The most significant change was the completion of

development at the site of the former Cosworth factory for occupation by Worcester Bosch.

Table 3: Worcester Local Plan Employment Land Supply March 2015

Employment Land Supply March 2015 (Worcester City)	
Local Plan 1996-2011 Requirement	75 ha
Completions 1996-2015 (See Schedules 4 and 5)	36.93 ha
Commitments at March 2015 (See Schedule 3)	17.33 ha
<u>Residual Balance</u> (Completions + Commitments) – Local Plan Requirement	(36.93 + 17.33) - 75 = -20.74 ha
Local Plan Employment Allocations (excluding commitments) at March 2015 (See Schedules 1 and 2)	12.44 ha
<u>Surplus/Deficit against Local Plan target</u>	-8.3 ha

Employment Land Provision 2006 to 2030

5.9 The South Worcestershire Development Plan will replace the existing Worcester Local Plan once it is adopted. The formal hearings stage of the examination of the plan is now completed and the plan could be adopted in early 2016. The Inspector's interim conclusions published on the 28th October 2013 include that 'the employment requirement figures are

soundly based'. It is therefore appropriate to monitor the provision of new employment land against the targets proposed by the South Worcestershire Development Plan.

5.10 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 has been reduced slightly in 2014/15 to show a deficit of 0.41ha. While the current position is only a marginal 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 2015

Employment Land Supply March 2015 (Wider Worcester Area)	
SWDP Requirement 2006-2030	120 ha
Completions 2006-2015	13.12 ha
Commitments at March 2015	44.53 ha²
<u>Residual Balance</u> (Completions + Commitments) - SWDP requirement	(13.12 + 44.53) - 120 = -62.35 ha
Local Plan Employment Allocations (excluding commitments) at April 2013	2.94 ha³
SWDP Proposed Submission Document Wider Worcester Allocations (excluding commitments see Schedule 8)	59 ha
<u>Surplus/Deficit against SWDP Wider Worcester Area target</u>	-0.41 ha
<u>Total Current Supply</u>	(120 - 13.12 - 0.41) = 106.47ha

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

³ Figure reduced to take account of South Worcestershire Development Plan proposed site allocations for non-employment uses.

5.11 The South Worcestershire Development Plan also establishes a target for the supply of employment land within the City. Table 5 illustrates how commitments and the proposed supply of employment sites compares against this target. Within Worcester there is a significant deficit of employment land measured against the target of 80ha. There are very limited opportunities to promote additional land for employment purposes due to the developed nature of the city and the competition for land from other uses.

**Table 5 South Worcestershire Development Plan
Worcester City Employment Land Supply March 2015**

Employment Land Supply March 2015 (Worcester City Area)	
SWDP Requirement 2006-2030	80 ha
Completions 2006-2015	13.12 ha
Commitments at March 2015	17.33 ha
<u>Residual Balance</u> (Completions + Commitments) - SWDP requirement =	$(13.12 + 17.33) - 80 =$ -49.55ha
Local Plan Employment Allocations (excluding commitments) at April 2015	2.94 ha
SWDP Proposed Submission Document Worcester Allocations (excluding commitments see Schedule 8)	18 ha
<u>Surplus/Deficit against SWDP Worcester City Area target</u>	-28.61 ha
<u>Total Current Supply</u>	35.33 ha

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

- 6.1 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.
- 6.3 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

- 6.4 The South Worcestershire Development Plan proposes a target over the plan period 2006 to 2026 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 20ha and 30ha respectively.
- 6.5 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.
- 6.6 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.

6.7 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?

6.8 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.

6.9 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.

6.10 For the purposes of establishing whether or not Worcester has a five-year reservoir of employment land (April 2015 to March 2020), all sites with full or outline planning permission, sites under construction and allocated sites for employment at 31 March 2015 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 29.24 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 20 hectares proposed by the South

Worcestershire Development Plan and the wider Worcester Area target of 30 hectares is exceeded as the 27.2 hectares approved at the Worcestershire Technology Park combined with the 29.24 hectares available within the Worcester City area gives a total of 56.44 hectares of available employment land in the wider Worcester area.

Table 6: Worcester Five Year Reservoir of Employment Land

Site	Available	Suitable	Included within 5 year supply?
Great Western Business Park, Tolladine Road	Owned by a developer and being marketed. Speculative development of one part of the site (0.59ha) was recently approved.	Direct access from primary road network and a sustainable location.	Yes 2.94 ha
Midland Road	Pre application discussions for a range of small or starter units nearing completion	Sustainable location with wide range of mixed uses	Yes 1ha
Government Buildings, Whittington Road	Proposed allocation for residential 3.5ha and B1 offices 4ha in the SWDP. Disposal of the whole site is in progress.	Good location with easy access to M5 junction 7	No
Gas Holder, Medway Road	Site does not have planning permission for redevelopment and is not being marketed. Proposed allocation for residential use in the SWDP	Sustainable location but with poor road access	No
Grove Farm, Bromyard Road	Planning approval for a wide range of uses and owner is actively promoting development	Good primary road access and complements residential and educational uses in West Worcester	Yes 8.5 ha
Worcester Woods Business Park, Newtown Road	Planning approval for B1 office park and a crèche but site is not being actively marketed and owner's intentions are unclear.	Sustainable location with good access to M5 junctions 6 and 7	Yes 8.3 ha

Site	Available	Suitable	Included within 5 year supply?
Block Q Royal Worcester, Mill Street	Planning approval for office use but land owner is seeking alternative residential use	Sustainable location close to the city centre	No
Farrier Street	Planning permission approved for 3,804m ² office development	Sustainable location in the city centre	Yes 0.18ha
Hindlip Lane	Planning permission approved for two light industrial/storage units.	Sustainable location with good access to M5 junction 6	Yes 0.2ha
Venture Business Park	Planning permission approved for 5 starter units 421m ²	Sustainable location with easy access to the Southern Link Road	Yes 0.12ha
Nunnery Way	Planning permission awaiting determination (approved 01/06/15)	Sustainable location with good access to M5 junctions 6 and 7	Yes 8ha
Total available employment land			29.24 ha

7. Conclusion

- 7.1 In the year 1st April 2014 to 31st March 2015, 3.42 hectares of employment land was developed and 15,146 square meters of additional floor space was completed. This makes 2014/15 the second best year for commercial development in the past ten years with only 2008/9 seeing a higher level of development. Over the past five years the average level of development was 0.83 hectares per year (up from an average of 0.4 hectares per year in 2013/14) against a Local Plan target of 5 hectares per year. During the monitoring year 2014/15, 1.86 hectares of employment land was converted to non B use class development, (See Schedule 7) and the average yearly loss of employment land over the past five years is 5.6 hectares per year.
- 7.2 Completions, Commitments (land with planning permission) and proposed Site Allocations within the South Worcestershire Development Plan total 119.59 hectares (Table 4), down from 120.65 in March 2014 and 126.45 hectares in March 2013. This is marginally missing 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.
- 7.3 At the end of March 2015 there was 17.33ha of land with outline or full planning permission for additional employment premises. This compares to 20.63ha in March 2014, 25.35ha in March 2013, 33.08ha in March 2011 and 31.53ha in March 2010.
- 7.4 An assessment of current employment site availability shows that 29.24 hectares of land is available for B use class development within the next five years. This is above the 20 hectare target proposed by the South Worcestershire Development Plan. There is insufficient allocated employment land within the Worcester City Area to match the overall target within the South Worcestershire Development Plan of 80 hectares. If the assessment is expanded to include all the proposed allocations in the Wider Worcester Area then the target in the South Worcestershire Development Plan of 120 hectares for this area is only marginally missed. If the losses of employment land experienced in the past couple of years continues in future years it will be unlikely that the targets set in the South Worcestershire Development Plan for additional B use class development could be achieved.

Employment Land Monitor Schedules 2014/15

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

Policy E1: Allocated employment land on Brownfield Sites

SITUATION AT 31.03.15

SITE	LOCATION	HECTARES (AVAILABLE)	HECTARES (COMPLETED)	COMMENTS
B1	Great Western Business Park, (Formally Tolladine Goods Yard), Tolladine Road	2.94	5.56	Phase 1 (P07H0326) complete. P13H0365 new city centre Fire (0.49ha) P13H0616 and 2,323sqm B1/B2/B8 building (0.59ha), complete
B2	Central Park, Midland Road	1.00	1.02	Part of site has been developed (P06D0249) for a Territorial Army vehicle garage (B2).
B3	Former Ronkswood Hospital, Newtown Road	0	0	Approved scheme P13Q0171 for 181 dwellings under construction.
B4	Government Buildings , Whittington Road	7.50	0	Potential redevelopment for B1 use. The South Worcestershire Development Plan allocates 3.5ha of this site for residential development, leaving 4ha for employment use.
B5	Gas Holder Site, Medway Road	1.00	0	The South Worcestershire Development Plan allocates this site for residential development.
	Remaining Brownfield Allocations	12.44	6.58	
	Brownfield Allocations with commitments	-	-	

SCHEDULE 2: GREENFIELD LAND IDENTIFIED IN THE ADOPTED LOCAL PLAN FOR EMPLOYMENT

Policy E2: Allocated employment land on Greenfield Sites

SITUATION AT 31.03.15

SITE	LOCATION	HECTARES (AVAILABLE)	COMMENTS
G1	Grove Farm	8.50	Full and Outline Permission (P11K0588) for a mixed use development approved. Medical Centre, complete, Care Home and C2 extra care housing under construction (2.5ha)
G2	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 complete (2.7ha)
	Remaining Green field Allocations	16.80	
	Greenfield Allocations with commitments	16.80	

SCHEDULE 3: COMMITMENTS FOR EMPLOYMENT USES INCLUDING ALLOCATED SITES

SITUATION AT 31.03.15

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 (G)	PP
P08D0387	Block Q, former Royal Worcester Site Off Mill Street	Berkeley Homes	Block Q; 370sq m office space (Res Mat)	No	B1	0.02	370	R	UC
P13D0452	12 Sansome Place	RSPCA	Office Extension	No	B1	0	166	E	PP
P11K0588	University Park, Grove Farm, Bromyard Road	University of Worcester	Medical Centre, Hotel, Care Home, University Campus, Crèche & Nursery, Health & Fitness, Business Innovation Centre and other B1 uses.	Yes	Mix	8.5	72,270	N	UC
P12D0480	2 The Avenue	Glazzard Architects	Office space	No	B1a	0.009	137	CoU	PP
P13D0476	Farrier Street	Sanctuary Housing	Office Building	No	B1a	0.182	3,804	N	PP
P13E0099	Hindlip Lane	N/A	2 Light Industrial Units	No	B1c	0.200	325	CoU	PP

Application Number	Location	Name of firm	Details of planning permission	Local Plan Allocation	Use Class	Site area (ha)	Floor space (sqm)	Type	Status	
P14N0279	Prescott Drive	H&W Chamber of Commerce	Office Extension	No	B1a	0	702	E	OL	
P14C0428	Compco Fire Systems, Malvern Road	Compco Fire Systems	Office	No	B1a	0	417	E	PP	
P15C0005	Venture Business Park, Weir Lane	Crown House Developments Ltd	5 Starter Units	No	B1c/ B2/B8	0.12	421	N	UC	
						Total	17.33 ha	78,612 sqm (where known)		
							16.8 ha	72,270 sqm (where known)		
						Of which Allocation sites				

Key

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

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

SCHEDULE 4: LAND DEVELOPED FOR INDUSTRIAL/EMPLOYMENT USE 1996 - 2015

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
1996 - 1997	P94D0224	Droitwich Road	Metal Castings Ltd	Casting Products	B2	-	962	E
	P95L0192	Trinity Press, London Road	Ebenezer Bayliss	Printing (offices)	B2	-	118	E
	P95F0210	Brickfields Road	Glosford Metal Constructions Ltd	Steel fabricators	B2	-	300	E
	P95L0245	Unit 4b, Lowesmoor Wharf Trading estate	Lowesmoor Wharf Developments	Warehouse unit	B8	0.06	360	R
	P95G0246	Badgeworth Drive, Warndon	Yamazaki (UK) Ltd	Machine tools phase 2 (part)	B2	-	1,890	E
	P95G0310	Worcester Trading Estate, Blackpole Road	Blackpole Jig and Tool Co	Engineering	B2	-	81	E
	P95D0378	Northwick Road	Faithful Overalls	Protective clothing	B2	-	830	E
	P95G0379	Cosgrove Close	Kent Aerospace	Aluminium die casting	B2	-	315	E
	P95G0479	Hindlip Lane	Stirlings of Worcester	Car showroom and workshops	Sui Generis	0.55	1,373	N
	P96G0051	Wainwright Road	Atchison Topeka Ltd	Warehouse and HGV repair shop	B8	0.80	1,206	N

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
	P96G0295	Presscott Drive/ Buckholt Drive	Simplimatic Engineering	Assembly materials handling equipment	B2	-	3,159	E
					TOTAL	1.41	10,594	
1997 – 1998	P92H0469	Sherriff Street	Alan Davis	Car repairs	B2	0.16	167	R
	P96D0018	Unit 57 Blackpole Trading Estate (west)	Westdale Products	Manufacture of vehicle windscreens	B2	-	212	E
	P96G0171	Brickfields Road	Glosford Metal Construction Ltd	Steel fabricators	B2	-	1,419	E
	P96A0190	157 Bromyard Road	Listers of Coventry	Car showrooms and workshops	Sui Generis	0.69	1,362	R
	P96G0227	Wainwright Road	Atchison Topeka	Warehouse	B8	-	384	E
	P96A0346	158 Bromyard Road	Cowie Group	Car showroom and workshop	Sui Generis	0.42	706	R
	P96G0453	Brickfields Road	Glosford Metal Construction Limited	Steel fabricators	B2	-	75	E
	P96G0578	Plot 3 Berkeley Business Park	Haslemere Estates	Mixed development (phase 1)	B1/B2/B8	4.60	13,866	N

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
	P97A0225	Bromyard Road	Startins of Worcester	Car showroom and workshop	Sui Generis	0.35	710	R
					TOTAL	6.22	18,901	
1998 - 1999	P93G0466	Wainwright Road	SouthCo Europe	Manufacture window latches	B2	-	3000	E
	P97G0092	Wainwright Road	Atchison Topeka	Warehouse	B8	-	357	E
	P97D0264	Blackpole Trading Estate	Lansdowne Rodway Estates	Offices	B1	0.20	720	R
	P97G0288	Badgeworth Drive	Yamazaki Machinery UK Ltd	Offices	B1	-	627	E
	P97G0395	Berkeley Business Park	Haslemere Estates	Office (plot 9)	B1	0.30	748	N
	P97D0406	Unit 72a Blackpole Trading Estate West	P M Finishers	Machine tool reconditioning	B2	-	138	E
	P98H0166	Unit W Sherriff Street Estate	A Davis	Workshop unit	B2	0.30	686	R
	P98G0223	Apex Six	St Modwen Developments	Office HQ	B1	0.50	2508	N

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
	P98L0403	Midland Goods Yard, Midland Road	CTS	Tyre/exhaust centre and taxi business	B2/sui generis	0.27	234	R
					TOTAL	1.57	9018	
1999 – 2000	P95G0257	Unit 65C Blackpole Trading Estate West	GDK Engineering	Engineering	B2	-	75	E
	P95D0429	Droitwich Road	Metal Castings Ltd	Aluminium castings	B2	-	424	E
	P97M0046	Castle Street/ Infirmary Walk	Chamber of Commerce	Offices	B1	0.57	960	R
	P97C0153	Manor Farm, Malvern Road	J Bennett	Ice Cream production	B2	0.32	575	R
	P97D0419	Droitwich Road	Metal Castings Ltd	Aluminium castings	B2	-	702	E
	P98M0043	Thorneloe House, Barbourne Road	Weir Investments	Offices	B1	0.10	590	R
	P98G0081	Knightsbridge Park - plots 2 & 3	B&S Property Developments	Copper products/ warehouse	B2/B8	2.50	6,410	N
	P98H0163	Ronkswood Hill	Dolton Bros	Industrial unit	B1	0.02	72	R

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
	P98A0322	Bromyard Road/ Watery Lane	IJF Car & Commercial	Vehicle preparation	B2	0.16	390	R
	P98D0327	Droitwich Road	Metal Castings Ltd	Aluminium castings	B2	-	87	E
	P98L0416	Rail Arches, Farrier Street (part)	Railtrack Plc	Various	B2	0.05	237	R
	P98G0474	Wainwright Road	Cosworth Technology	Aluminium castings (phase B)	B2	-	1780	E
					TOTAL	3.72	12,302	
2000 – 2001	P95C0427	7 Malvern Road	South County Ltd	Offices	B1	-	146	E
	P98G0081	Plot 1 Knightsbridge Park	B & S Property	Cash and Carry warehouse	B8	1.21	3,396	N
	P98H0156	Units 13-17 Countrywide Trading Estate, Sherriff St.	Tolladine Estates Ltd	Various	B8	0.36	2,377	R
	P98D0383	Plot 96f, Blackpole Trading Estate West	Lansdowne Rodway Estates	Workshops	B2	0.54	1,885	N
	P98D0473	Droitwich Road	Metal Castings Ltd	Die Casting	B2	-	2,880	E
	P99G0054	Brickfields Road	Wescol Glosford	Steel fabricators	B2	-	188	E

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
	P99D0136	Unit 67 Blackpole Trading Estate West	Blackpole Trading Estate (1978) Ltd	Industrial unit	B2	0.17	837	R
	P99G0327	Bridgwater Road, Apex Six Office Park	St Modwen Developments	Offices/Call Centre	B1	0.43	1,665	N
	P99G0465	Unit 1 Shire Business Park	Wickens Developments	Offices	B1	-	460	E
	P99G0491	Wainwright Road	J Sainsbury Plc	Offices to distribution warehouse	B1	-	730	E
	P99L0560	Midland Road	Lea & Perrins	Sauce manufacture	B2	-	60	E
	P00L0415	Navigation Road	Bullock Buildbase	Builders merchants	B8	-	353	E
						TOTAL	2.71	14,977
2001 – 2002	P97D0517	Unit 57 Blackpole Trading Estate East	E & E Engineering	Precision engineers	B2	-	100	E (B)
	P98G0440	King's Court, Newtown Road	Taylor Clark	Three office buildings	B1	2.00	7,995	N (G)
	P00G0022	Apex Site Office Park	St Modwen Developments	Office headquarters	B1	0.69	3,995	N (G)

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
	P00G0141	Unit R Blackpole Trading Estate East	Lansdowne Rodway Estates	Offices	B1	0.27	717	N (B)
					TOTAL	2.96	12,807	
2002 – 2003	P97G0395	Berkeley Business Park, Wainwright Road	M.M.M. Ltd	Offices (plot 7)	B1	0.24	939	N (G)
	P98E0092	Perdiswell Park, Droitwich Road	Misters Bros	Offices (Block A)	B1	0.40	1,200	N (B)
	P01A0105	157/159 Bromyard Road	Listers of Coventry	Car workshop	B2/SG	-	413	E (B)
	P01D0188	Unit 60 Blackpole Trading Estate West	P M Malloy	Offices	B1	-	110	E (B)
	P01G0222	Cotswold Way	Worcester Heat Systems	Offices	B1	-	864	E (B)
	P01G0248	Badgeworth Drive	Yamazaki machinery UK Ltd	Training facilities	B1	-	1,014	E (B)
	P01L0698	Central Park, Midland Road	Learning & Skills Council	Office HQ	B1	0.36	1,560	N (B)
	P99G0547	Wainwright Road	Cosworth Technology	Aluminium Castings	B2	-	1,952	E (B)

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
					TOTAL	1.00	8,052	
2003 – 2004	P02E0037	Perdiswell Park, Droitwich Road	Misters Bros	Offices (plot C2)	B1	0.05	140	N (B)
	P02G0182	Unit L Blackpole Trading Estate East	Lansdowne Rodway Estates	Five industrial units	B2	0.37	1,494	R (B)
	P02C0328	Malvern Gate, Bromwich Rod	Morris & Co Ltd	Offices	B1	-	665	E
					TOTAL	0.42	2,299	
2004 – 2005	P02L0158	Fort Royal House 1 London Road	P Openshaw	Office building	B1	0.01	98	R (B)
	P03J0461	Wildwood Way	Maximus Ludgate	Offices	B1	1.20	4,550	N (G)
	P03H0488	Worcester Trade Park, Sherriff Street	Tolladine Estates	Trade warehouse units	B2.B8	0.23	1,609	R (B)
	P03E0521	Perdiswell Park, Droitwich Road	Misters Bros	Offices – Block C	B1	0.30	1,598	N (B)
	P03G0669	Unit S, Blackpole Trading Est.	Lansdowne Rodway		B1	0.40	1,295	R (B)

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
					TOTAL	2.14	9,423	
2005 – 2006	P02E0037	Perdiswell Park, Droitwich Rd	Misters Bros	Offices (Kirkham & Acton)	B1	0.50	2,542	N (G)
	P03M0016	9/10 & 23 The Tything(K1&2)	Neil Grinnell	2 Office Buildings	B1	0.09	1,882	R (B)
	P03D0684	Units 86 Blackpole Trading Estate West	C Sterling	Subdivision and extensions	B2	-	200	E (B)
	P03L0694	Charles St.	Sutcliffe and Co.	Office Refurbishment and Extension	B1	0.08	0	R (B)
	P04G0197	Apex office park	AJ Mucklow & co.	Office Development	B1	0.30	1,728	N (G)
	P04P0534	Cotswold Way	Worc Heat Systems	Office and Training Facilities	B1	-	1,520	E (B)
	P04P0599	Brindley Court, Gresley Road	Firlands Dev. Ltd.	Offices	B1	0.48	1,643	R (B)
	P04D0604	The Dog House, Lark Hill Rd.	Blue Print	Office Building	B1	-	53	E (B)
	P01L0475	The Yard, Midland Rd	J Baig	4 Starter Units	B1/B2	0.20	371	R (B)
					TOTAL	1.65	9,939	

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 (B)
	P05P0376	Unit 8 Berkeley Business Park, Wainwright Road	British Red Cross Society	Local office of the charity	B1	0.26	942	N (G)
	P06G0019	Wildwood Way	Maximus	Offices	B1	0.94	3,987	N (G)
	P06P0075	Yamazaki Mazak, Badgeworth Drive	Yamazaki Mazak	Expansion of production and assembly of machine tools	B2	0.36	3,539	E (G)
	P06P0176	Yamazaki Mazak, Badgeworth Drive	Yamazaki Mazak	Expansion of storage for welding gas bottles	B2	0.006	66	E (B)
	P06D0290	32 Sidbury (Upper floor)	Allan Morris	Offices	B1	0.009	97	E (B)
	P06G0670	Block C DEFRA Buildings	DEFRA	Offices	B1	0.03	300	E (B)
						TOTAL	1.805	9,377
2007 -2008	P07D0478	14 Carden Street	Tile Giant Ltd	Trade Warehouse	B8	0.02	550	CoU
						TOTAL	0.02	550
2008 - 2009	P07D0433	Enterprise House, Infirmary Walk	Sanctuary Housing	Office Extension	B1	-	1,030	B (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	B (E)
	P07J0574	Venture Business Park Weir Lane	Landsdowne Rodway	Storage Building	B8	0.2	1,914	B (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	B (R)
	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	-	2791	N (B)
	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	B (R)

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
	P07D0276 & P08D0387	Sagger, Warmstry, Slip & Throwing Houses Ex Royal Worcester Porcelain	Berkeley Homes Ltd	Conversion to offices	B1	0.2	3,271	B CoU
					TOTAL	5.90	30,626	
2009-10	P08P0248	Land at Brindley Road / Cotswold Way, Warndon	Coombers	New factory with associated warehousing	B2/B8	1.24	4117	N (B)
					TOTAL	1.24	4117	
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	0.01	30	B (E)
							0.03	312
2011-12	P09D0098	Sanctuary House, Chamber Court	Sanctuary Housing Group	Demolition of B1/B8 building on existing Sanctuary Housing Group site to be replaced with 2 No. B1 units	B1	0.3	4,316	R

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
	P08H0261	Hampton Court, Rainbow Hill	Design Religion Ltd	Conversion of detached garage building to an office studio	B1	0.01	100	E
						0.31	4,416	
2012-13	P09D0534	Former Transco Offices, Tolladine Road	LMS Transport	New Workshop Building	B2	0.1	420	N
	P11C0158	Venture Business Park	Lansdowne Rodway Estates	14 Starter Units	B1/B8	0.2	1,296	N
	P11D0329	Building A4 Diglis Basin	Postcode Anywhere	Office space	B1	0.1	733	CoU
	P10P0444	BOSCH, Cotswold Way	BOSCH	Research & Development	B1b	-	1,550	E
						0.4	3,999	
2013-14	P13P0604	Buckholt Drive	MSM Forklift Services	New Warehouse Building	B8	-	192	E
						-	192	
2014-15	P13P0590	Former Cosworth Site (Apex) Wainwright Road	A & J Mucklow	New Warehouse and office Building	B8/B1	2.7	10,777	N
	P12D0042	Unit 9, St Martin's Quarter	Carillion Richardson	Office space	B1a	0.03	261	R
	P13H0616	Great Western Business Park	St Modwen	Industrial & Warehouse Units	B1c/B2/B8	0.590	2,323	N

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
	P14D0369	Museum & Art Gallery, Foregate Street	Worcester City Council	Office	B1a	0.105	1,785	CoU
						3.42	15,146	
Overall Totals						36.93	177,047	

Key

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

SCHEDULE 5: TOTAL LAND DEVELOPED FOR EMPLOYMENT USES 1996 – 2015

YEAR	TOTAL HECTARES	TOTAL ACRES
1996 - 1997	1.41	3.48
1997 - 1998	6.22	15.37
1998 - 1999	1.57	3.88
1999 - 2000	3.72	9.20
2000 - 2001	2.71	6.70
2001 - 2002	2.96	7.31
2002 - 2003	1.00	2.47
2003 - 2004	0.42	1.04
2004 - 2005	2.15	5.31
2005 - 2006	1.65	4.08
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	0.03	0.07
2011 - 2012	0.31	0.77
2012 - 2013	0.40	0.99
2013 - 2014	0	0
2014 - 2015	3.42	8.45
Total 1996/7-2013/15	36.93	91.25
Annual average 1996/7-2014/15	1.94	4.80
Annual average over last 10 years 2005-2015	1.48	3.65
Annual average over last 5 years 2010-2015	0.83	2.06

**SCHEDULE 6: PERMISSIONS INCLUDED IN THE LAST MONITORING REPORT WHICH HAD EXPIRED BY 31ST
MARCH 2015**

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)
P11N0484	Unit 92 Blackpole Trading Estate West	M. Pinches & Sons	Warehousing space	B8	0	474	E
P11D0413	Majestic & Infirmary Buildings, 18-20 Silver St	Carillion Richardson	Office space	B1	0.1	748	R
Total expired permissions					0.1 ha		

**SCHEDULE 7: EMPLOYMENT SITES LARGER THAN 0.1
HECTARE LOST TO OTHER USES SINCE 1996**

Application	Location	ha	New use	Comments
P96G0103	Archdales, Blackpole Road	3.30	Retail park	Won on appeal
P96J0169	Red Hill Stores, London Road	0.60	Nursing home	Developed
P96E0384	Carmichael's, Gregory's Mill Street	3.22	Residential	Developed
P98E0069	St George's Lane North	0.15	Residential	Developed
P98L0442	Sansome Place/Lion Walk	0.58	Residential	Developed
P97M0205	Castle Street	0.40	Retail	Developed
P95M0066	Easy Row	0.47	Residential	Developed
P96A0346	158 Bromyard Road	0.42	Car showroom	Developed
P96A0190	157 Bromyard Road	0.69	Car showroom	Developed
P97A0225	Eltex Works, Bromyard Road	0.35	Car showroom	Developed
P98G0478	Hindlip Lane	0.55	Car showroom	Developed
P98L0376	Pheasant Street	0.64	Retail park	Developed
P02L0449	County Mills, Dolday	0.16	Retail	Developed
P00L0571	Hewin Works, Bath Road	0.16	Residential	Developed
P02D0478	223-225 Northwick Road	0.15	Education Centre	Developed
PO1L0698	Midland Road yard (part)	0.32	Residential	Developed
P01L0698	Timber yard, Wylde Lane	0.67	Residential	Developed
P01L0178	Three Springs Estate, Spring Lane	0.11	Residential	Developed
P02D0463	Barbourne Works/Northwick Avenue	0.34	Residential	Developed
P99A0374	Henwick Goods Yard	0.50	Medical centre	Developed

Application	Location	ha	New use	Comments
P03A0353	Henwick Goods Yard	0.70	Residential	Developed
P04L0251	Albion Mill, Mill Street	0.33	Residential	Developed
P03G0354	Plot 4 Knightsbridge Park	1.62	Car showroom	Developed
P04G0652	Former Dairy Site, Newtown Road	1.27	Doctors' surgery	Developed
P04E0664	41 Checketts Lane	0.34	Residential	Developed
P01H0546	Former Dairy Site, Newtown Road	0.60	Retail	Developed
P03D0512	Eltric Road	0.22	Residential	Developed
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	Under Construction
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	Under Construction
P13H0616	Great Western Business Park	0.49	Fire Station	Developed
P14G0153	Trinity Works, London Road	1.86	Retail	Site cleared

Application	Location	ha	New use	Comments
Total losses 1996/7 – 2014/15 in ha. (total site area not floorspace)				51.97 ha

SCHEDULE 8: South Worcestershire Development Plan Employment Site Allocations including Current Local Plan Allocations

SWDP Site Reference	Local Plan Site Ref	Location	Proposed Uses	Site Area ha	Comments
Worcester City Sites					
SWDP43/15	E2: Site 2	Worcester Woods Business Park, Newtown Road	B1, B2, Care Home, Car/Motorbike Showroom and Hospital Expansion	8.3	
SWDP43/16	E1: Site 4	Government Buildings, Whittington Road	B1a (Offices) and residential	4	Additional 3.5ha for residential
SWDP43/18	E2: Site 1	Grove Farm (University Park), Bromyard Road	Medical Centre, Business Innovation Centre, Research and Development and University Campus	8.5	
SWDP43/20	-	Land at Nunnery Way	B1, B2, B8, Vehicle Showrooms, Public House and Restaurant	8	
SWDP43/22	E1: Site 2	Midland Road	Employment	1	
SWDP43/23	-	Land South of Warndon Wood	B1	5	Phased post-2019
TOTAL Worcester City				34.8	
Wider Worcester Area Sites					
SWDP45/1	-	Broomhall Community	Employment	20	
SWDP45/2	-	Temple Laugherne	Employment	5	

SWDP Site Reference	Local Plan Site Ref	Location	Proposed Uses	Site Area ha	Comments
SWDP45/5	-	Worcester Technology Park (Phase Two)	Technology Park	16	
Sub-total Wider Worcester				41	
TOTAL Wider Worcester Area (inc Worcester City)				75.8	

In addition Worcester Technology Park Phase One (27ha net) has already received outline planning consent and is therefore a commitment for the Wider Worcester Area.
