



# **Employment Land Monitor 2019**

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

1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019

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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 available<sup>1</sup>. This report provides information on the supply of employment land in Worcester for the period 1<sup>st</sup> April 2018 – 31<sup>st</sup> March 2019, forming part of the City Council's annual monitoring programme.
- 1.2 This report does not include the site areas of extensions to existing units, as it is the overall area of land to be used/being used for employment purposes that is monitored, and not the floor area of each building.
- 1.3 The Government sets out its view of how planning should deliver economic growth in the National Planning Policy Framework. This requires the planning system to contribute to the building of a strong, responsive and competitive economy, by ensuring that sufficient land of the right type and in the right locations is available to allow growth and innovation<sup>2</sup>.

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

<sup>2</sup> The economic objective, paragraph 8 of the NPPF July 2018

## 2. Employment land development

- 2.1 In the year 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019 0 hectares of land was developed for new B use class employment space. See Schedule 3 for details of completed B use class development since 2006.
- 2.2 Table 1 below shows the amount of employment land that has been developed in Worcester between 2006 and 2019. Since 2006 around 16.33 hectares of employment land has been developed in the city. Schedule 4 details the annual total employment land completions by year over this period and illustrates that 2018/19 was not unique, with three other years since 2006 seeing zero or very near zero employment land developed. 2008/09 saw the most employment land being developed with 5.9 hectares completed in that monitoring year. The average amount of employment land developed per year in Worcester since 2006 is 1.26 hectares. More recently, the average over the last 5 years 2014-2019 is 1.33 hectares. There are currently two sites under construction and nearing completion the 1 hectare allocated site at Great Western Avenue (Midland Road) and a 3.67 hectares redevelopment site at Blackpole East Industrial Estate. These developments should be complete in time for the next Employment Land Monitoring Report in April 2020. A second phase of development at Hornhill Road has recently been granted planning approval and could deliver new commercial floorspace within the next two years. Developments on land South of Warndon Wood and on land at Berkeley Way could be completed within three years. Ignoring long standing commitments, i.e. sites with planning permission for many years that have not come forward and allocated sites that are the subject of enquires for alternative types of development the short term supply of developable employment land within the city is just 14.05 hectares.

**Table 1: Employment Land in Worcester 2006-2019**

a	Employment Land Built (since 2006) (Schedule 4)	16.33 ha
b	Employment Land Under Construction on 31 <sup>st</sup> March 2019	4.67 ha
c	Commitments for Employment Uses Including Allocated Sites (Schedule 2)	22.23 ha
d	Employment Land Allocated without planning permission (Schedule 1)	0 ha
	<b>LAND SUPPLY</b> (b + c + d)	26.9 ha
e	Loss of Employment Land (2006-2019) (Schedule 6)	41.61 ha

2.3 In the monitoring year April 2018 to March 2019 0 hectares of employment land (B1, B2, B8) moved from commitment to completion. This is a decrease on the rate of development in 2017/18 and below the average rate of development over the past five years. While two significant sites are currently under construction and these are likely to deliver completed units in the next year it is unlikely that the city will achieve any sustained growth in employment space in future years. There is 26.9 hectares of supply outstanding (see table 1 above). The total land supply available for new B use class development has decreased by 4.62 hectares since April 2018. This change is a result of sites; obtaining planning permission for alternative residential development, being developed, and approvals lapsing, and therefore no longer being part of the potential future supply of development. This is a continuation of the trend in recent years when the supply of available employment land has declined each year. The improvement in 2015/16 when 2.5 hectares of land was added to the total supply for future employment use has not been sustained in the past three years. In the past five years (during which the South Worcestershire Development Plan has been adopted with

new site allocations) the potential future supply of land for employment generating uses has fallen from 51.07 hectares to 26.9 hectares and only 6.65 hectares of land has been developed.

- 2.4 Worcester failed to meet the Local Plan target between 1996 and 2011 of delivering 75 hectares of additional employment land. While the market ultimately determines what development takes place the size of allocated employment sites and land owners aspirations were also factors that affected the delivery of allocated employment sites during the previous plan period. The current market conditions do not favour commercial developments in general and office and industrial floor space is often unviable at present without an agreed pre let in place. The emphasis on the delivery of housing over the past ten years has also raised landowners expectations about the value of land for residential use and reduced the willingness of landowners to release land for other uses such as employment that do not offer the perceived premium that residential development does.

### **3. Land Type**

#### **Brownfield Land**

- 3.1 Worcester City Council has sought to ensure that brownfield sites are released for development for employment purposes. Five brownfield sites were allocated in the 1996 to 2011 Local Plan but only land at Tolladine Goods Yard and Midland Road was developed. The South Worcestershire Development Plan allocated two brownfield employment sites (The Former Ronkswood Hospital, Newtown Road and The Gas Holder, Medway Road) for residential uses. Development of the site of the Former Ronkswood Hospital for 181 dwellings and a care home is now complete. The only remaining brownfield site allocated for employment uses at Great Western Avenue, Midland Road is currently under construction and will be built out within the next year.

## **Greenfield Development**

- 3.2 The majority of employment development since the 1980s has been located on greenfield land in Warndon. The overall figure for greenfield development since 2006 however is just 3.94 hectares which represents 24% of the total employment land developed.

## **4. Worcester Employment Land Supply at April 2019**

- 4.1 The South Worcestershire Development Plan includes within policy SWDP3 a requirement for about 80 hectares of land for employment uses for the Local Plan period 2006-2030 within Worcester. The employment land supply total for 2006-2030 includes completions, commitments (identified through planning permissions), and allocations identified through the Local Plan. The South Worcestershire Development Plan Policy SWDP43 allocates six sites for future employment use.
- 4.2 The requirement for the plan period equates to an annual average of 3.3 hectares per year. This is a useful target to compare with completions in recent years. The five year supply requirement would be 16.5 hectares.
- 4.3 The South Worcestershire Development Plan also includes a requirement for about 120 hectares of employment land within the Wider Worcester Area. This is a total requirement which includes the 80 hectares within the City. Policy SWDP44 allocates 41 hectares of land on three sites for future employment use. Phase one of the Worcester Technology Park (27.2 hectares) is in addition to these allocations.
- 4.4 The National Planning Policy Framework replaced most government planning policies in England in March 2012 and a substantial revision to the National Planning Policy Framework was published in July 2018. A further minor revision was published in February 2019. The National Planning Policy Framework now states at paragraphs 120 and 121 that:
- a. Planning policies and decisions need to reflect changes in the demand for land.



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

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

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

**Table 2: Status of Local Plan Employment Sites**

<b>Local Plan Employment Sites</b>		
<b>Site</b>	<b>Ha</b>	<b>Comments</b>
<b>Site Allocations with permission and/or under construction at 01/04/2019</b>		
SWDP43/15 Worcester Woods	11	Approved office park unlikely to be developed. 8.3 ha remaining
SWDP43/18 University Park	11	4 ha remaining following approval of residential development on part of this site allocation
SWDP43/20 Land at Nunnery Way	8	Phase 1 complete, reserved matters application for Phase 2 approved(2.5 ha remaining)
SWDP43/16 Whittington Road	4	Out line approval for 15,050 sqm of B1a (offices). Alternative residential development commenced in March 2019
SWDP43/22 Midland Road	1	2 units totalling 2,786 sqm for B1a, B1c or B8 use nearing completion
SWDP43/23 Land South of Warndon Wood	5	3 units totalling 21,072 sqm for B1a, B2 or B8 use approved

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

<b>Non B Use Class Development on Allocated Employment Land</b>		
<b>Site</b>	<b>Ha Lost to Alternative Uses</b>	<b>Alternative use</b>
Land south of Newtown Road/Nunnery Way	2.7	Care Home & Hospital Car Park, complete
Grove Farm, Bromyard Road	7	Doctors Surgery, Care Home and Extra Care Apartments, complete. 175 dwellings under construction
Former Government Offices Whittington Road	4	71 Extra Care Apartments and 64 dwellings under construction

4.5 At 31st March 2019 there were 20.8 ha of committed employment sites a reduction of 8.5 ha from the 29.3 ha in March 2018 and no uncommitted 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 26.9 ha (gross) (see Schedule 2) down from 31.52 ha in April 2018.

4.6 In 2018/19 no additional sites became available for employment purposes and 8.5 hectares of employment land was lost to alternative uses.

### **Employment Land Provision 2006 to 2030**

4.7 The provision of employment land within the City of Worcester monitored against the requirements of the adopted South Worcestershire Development Plan is illustrated by Table 4 below. In the past year the deficit against the Local Plan target has increased by 4.62 ha to 36.77 ha. This increase in the deficit supply follows two years when the supply actually increased slightly and marks a return to the longer term trend of employment land supply losses year on year.

**Table 4: Worcester Local Plan Employment Land Supply March 2019**

<b>Employment Land Supply March 2019 (Worcester City)</b>	
<b>SWDP 2006-2030 Requirement</b>	<b>80 ha</b>
<b>Completions 2006-2019 (See Schedules 3 and 4)</b>	<b>16.33 ha</b>
<b>Commitments at March 2019 (See Schedule 2)</b>	<b>26.9 ha</b>
<b><u>Residual Balance</u> (Completions + Commitments) – Local Plan Requirement</b>	$(16.33 + 26.9) - 80$ $=$ <b>-36.77 ha</b>
<b>Local Plan Employment Allocations (excluding commitments) at March 2019 (See Schedule 1)</b>	<b>0 ha</b>
<b><u>Surplus/Deficit against Local Plan target</u></b>	<b>-36.77 ha</b>

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

- The loss of sites, or parts of sites, to non B use class development.
- Sites with planning permission for B use class development not being developed.

- The reduction in site areas as sites progress through the development cycle, i.e. the gross site area is larger than the net developed area monitored at the completion of development.

4.9 The South Worcestershire Development Plan targets for employment land are not limited to B use class development but it is impractical to monitor development other than by use class definitions. The deficit against the South Worcestershire Development Plan requirement of 36.77 ha is an increase on the deficit recorded in April 2018 of 32.15 ha. The principal reason for this increase is the loss of allocated employment sites at Grove Farm and Whittington Road to alternative residential developments. It is unlikely that new employment land will come forward within Worcester and the South Worcestershire Development Plan Review will seek to allocate additional employment land close to the City boundary to meet the future employment and economic needs of the City.

### **Employment Land Provision Wider Worcester Area 2006 to 2030**

4.10 As table 5 below illustrates the wider Worcester area does not have an adequate future supply of employment land when monitored against the requirements of the South Worcestershire Development Plan. The surplus of 0.65ha in 2013/14 has been reduced over the past five years to a deficit of -8.57 ha at 31<sup>st</sup> March 2019. While the current position is only a small deficit (7% of the total requirement) it is not 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 5: South Worcestershire Development Plan Wider Worcester Employment Land Supply March 2019**

<b>Employment Land Supply March 2019 (Wider Worcester Area)</b>	
<b>SWDP Requirement 2006-2030</b>	<b>120 ha</b>
<b>Completions 2006-2018/19</b>	<b>16.33 ha</b>
<b>Commitments at March 2019</b>	<b>54.1 ha<sup>2</sup></b>
<b><u>Residual Balance</u> (Completions + Commitments) - SWDP requirement</b>	(16.33 + 54.1) - 120 = <b>-49.57 ha</b>
<b>SWDP Wider Worcester Allocations (excluding commitments see Schedules 1 &amp; 7)</b>	<b>41 ha</b>
<b><u>Surplus/Deficit against SWDP Wider Worcester Area target</u></b>	<b>-8.57 ha</b>
<b><u>Total Current Supply</u></b>	(120 - 16.33 - 8.57) = <b>95.1 ha</b>

<sup>2</sup> Worcester City Commitments plus Worcester Technology Park Phase One (27.2 ha net).

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

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

### **Delivering Employment Land**

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

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

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

5.7 Sites allocated in existing plans or with planning permission for employment use will generally be suitable but it may be necessary to review sites to see if circumstances have changed to alter their suitability. The South Worcestershire Councils have commissioned an Economic Development Needs Assessment which among other things has assessed the deliverability of the remaining site allocations for employment supporting development. The initial findings suggest that not all the sites allocated in the SWDP for employment use will be built out for this purpose and this has been confirmed by planning approvals for alternative uses on two allocated sites in the past twelve months.

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

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

5.9 For the purposes of establishing whether or not Worcester has a five-year reservoir of employment land (April 2019 to March 2024), all sites with



full or outline planning permission, sites under construction and allocated sites for employment at 31 March 2019 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 14.05 hectares of employment land that is available for development within the next five years. The five year supply of land for traditional employment uses within the city is therefore below the 16.5 hectares proposed by the South Worcestershire Development Plan. The target of 25 hectares for the wider Worcester Area is exceeded as the 27.2 hectares approved and under construction at the Worcestershire Technology Park combined with the 14.05 hectares available within the Worcester City area gives a total of 41.25 hectares of available employment land in the wider Worcester area.

**Table 6: Worcester Five Year Reservoir of Employment Land**

<b>Site</b>	<b>Available</b>	<b>Suitable</b>	<b>Included within 5 year supply?</b>
Midland Road	Revised scheme for two B use class units approved in Nov 17 and under construction.	Sustainable location with wide range of mixed uses	Yes 1 ha
Grove Farm, Bromyard Road	Planning approval for a wide range of uses but the owner is not actively promoting development and has secured alternative residential development on part of the allocation	Good primary road access and complements residential and educational uses proposed at West Worcester	No
Worcester Woods Business Park, Newtown Road	Outline planning approval for B1 office park and a crèche granted in 2006 An application for retail units was refused in 2017 but the reasons for refusal did not include the loss of this site allocation from the allocated use. The site is not being actively marketed	Sustainable location with good access to M5 junctions 6 and 7	No
Nunnery Way	Phase one completed and phase two approved	Sustainable location with good access to M5 junctions 6 and 7	Yes 2.5ha
Land at Berkeley Way	Planning approval for B1 and B8 headquarters building	Sustainable location with very good access to M5 junctions 6	Yes 1.88ha
Land South of Warndon Wood	Planning approval for B1a, B2 and B8 uses	Sustainable location with good access to M5 junctions 6 and 7	Yes 5ha

<b>Site</b>	<b>Available</b>	<b>Suitable</b>	<b>Included within 5 year supply?</b>
Unit A Blackpole East	Redevelopment for a new B8 Distribution Centre under construction	Sustainable location with good access to M5 junction 6	Yes 3.67ha
<b>Total available employment land</b>			<b>14.05 ha</b>

## **6. Conclusion**

- 6.1 In the year 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019, no employment land was developed. The rates of development per year in the past ten years of 0.86 ha and over the past five years of 1.33 ha do not compare favourably against the Local Plan target of 3.3 hectares per year within the City. During the monitoring year 2018/19, two major applications were approved to develop allocated employment sites for non B use class uses, P18C0175 at Grove Farm and P18G0150 at Whittington Road, both for residential development. This has resulted in the loss of 8.5 hectares of allocated employment land. The average yearly loss of employment land over the past five years is 2.57 hectares per year up from 0.87 hectares in 2018.
- 6.2 Completions, Commitments (land with planning permission) and Site Allocations within the South Worcestershire Development Plan for the Wider Worcester Area (WWA) total 111.43 hectares this is an deterioration on the position in April 2018 and is below the South Worcestershire Development Plan target for the wider Worcester area of 120 hectares of new commercial development over the plan period 2006 to 2030. The change in employment land supply in the WWA in recent years is shown in table 7 below.

**Table 7: Annual Change in Total Employment Land Supply Wider Worcester Area**

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

6.3 At the end of March 2019 there was 26.9 hectares of land with outline or full planning permission for additional employment premises within the City of Worcester. This is a decline from the supply available in 2018 and is a significant reversal of the small improvements recorded in employment land supply over the previous three years. The change in employment land supply in Worcester in recent years is shown in table 8 below.

**Table 8: Annual Change Worcester’s Employment Land Supply**

<b>Year</b>	<b>Total Supply Since 2006 (ha)</b>
April 2019	26.9
April 2018	31.52
April 2017	27.16
April 2016	22.27
April 2015	17.33
April 2014	20.63

- 6.4 An assessment of current employment site availability within the City of Worcester (table 6) however shows that just 14.05 hectares of land is available for B use class development within the next five years. This is below the 16.5 hectare five year target proposed by the South Worcestershire Development Plan. The difference between theoretical supply of employment land (26.9ha) and the immediately available supply (14.05) has decreased in the past year as a result of land owners ambitions for alternative uses on allocated employment land being realised. The market forces and government policies that have resulted in the conversion of both existing and allocated employment sites in urban areas to other land uses are unlikely to change. The South Worcestershire Development Plan Review will seek to adopt new policies for the provision of employment land that might improve the future delivery of new employment supporting premises.
- 6.5 There is insufficient allocated employment land within the Worcester City Area to match the overall target within the South Worcestershire Development Plan of 80 hectares. If the assessment is expanded to include all the proposed allocations in the Wider Worcester Area then the target in the South Worcestershire Development Plan is 120 hectares. The potential future supply of employment land in the Wider Worcester Area is also insufficient to match this target the short fall of 8.57 hectares is 7% below the 120 hectare target. If the losses of employment land experienced since the start of the plan period continue in future years it will be impossible to achieve the targets set in the South Worcestershire Development Plan for additional B use class development. The South Worcestershire Development Plan review will propose how the shortfall in the delivery of employment land will be addressed.

# Employment Land Monitor Schedules 2018/19

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

### SITUATION AT 31.03.19

SITE	LOCATION	HECTARES (AVAILABLE)	COMMENTS
SWDP 43/15	Worcester Woods Newtown Road/ Nunnery Way	8.30	Outline Permission (P05Q0141) for B1 office use and Crèche. App P10Q0276 extended the time limit for implementation to 4-Oct-2019. Approved schemes P11Q0400 for a C2 care home and P11Q0430 for a hospital car park are (2.7ha) complete
SWDP 43/16	Government Buildings Whittington Road	0	Outline Permission (P16G0178) for 15,050 sqm office park approved Alternative residential development commenced
SWDP 43/18	University Park	4	Full and Outline Permission (P11K0588) for a mixed use development approved. Medical Centre, Care Home and C2 extra care housing (2.5ha) complete
SWDP 43/20	Land at Nunnery Way	2.5	Phase One P15Q0465 for 14,534 sqm (3.14ha) complete Phase Two 19/00056FUL for 8,783 sqm (2.5ha) approved
SWDP 43/22	Midland Road	1	Permission ( P18D0210) for 2,786 sqm (two B use class units) approved and under construction
SWDP 43/23	Land South of Warndon Wood	5	Permission ( P17P0247) for 21,072 sqm (three B use class units) approved
	<b>Remaining Allocations</b>	<b>20.8</b>	
	<b>Allocations with commitments</b>	<b>20.8</b>	



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

### SITUATION AT 31.03.19

Application Number	Location	Name of firm	Details of planning permission	Local Plan Allocation	Use Class	Site area (ha)	Floor space (sqm)	Type	Status
P05Q0141	Land south of Newtown Road (Adjacent to Royal Hospital)	Trustees of The Spetchley Estate	Outline permission for Business Park, including offices and Crèche	Yes	B1	8.3	<i>To be determined</i>	N	OL
P11K0588	University Park, Grove Farm, Bromyard Road	University of Worcester	University Campus, Business Innovation Centre and other B1 uses.	Yes	Mix	4	72,270	N	OL
P15Q0465	Nunnery Way	St Modwen Developments	B1/B2/B8 units	Yes	B1c/ B2/B8	2.5	8,783	N	UC
P15P0013	Land at Berkeley Way	Trustees of The Spetchley Estate	New Headquarters Building	No	B1/B8	1.88	2,915	N	PP
P17D0195	Central Park, Great Western Avenue	Fortis Living	B1/B2/B8 units	Yes	B1c/ B2/B8	1	2,786	N	PP
P17P0247	Land East of Parsonage Way	Warndon Six Ltd	B1a/B2/B8 units	Yes	B1a/ B2/B8	5	21,072	N	PP
P16P0604	Brindley Court, Gresley Road	Firlands Investments Ltd	New Office Building	No	B1a	0.08	424	N	PP
P18N0066	Unit A, Blackpole East	Lansdowne Rodway Estates	New Warehouse	No	B8	3.67	24,000	N	UC
19/00146	Unit M1, Blackpole East	Lansdowne Rodway Estates	2 New Units	No	B2/B8	0.47	1,526	E	PP

Application Number	Location	Name of firm	Details of planning permission	Local Plan Allocation	Use Class	Site area (ha)	Floor space (sqm)	Type	Status
<b>Total</b>						<b>26.9 ha</b>	<b>133,776 sqm</b>		
<b>Of which Allocation sites</b>						<b>20.8 ha</b>	<b>104,911 sqm</b>		

**Key**

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

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

### SCHEDULE 3: LAND DEVELOPED FOR INDUSTRIAL/EMPLOYMENT USE 2006 - 2019

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
2006 - 2007	P01L0475	The Yard, Midland Road	J Baig	3 Starter Units	B1/B2	0.2	446	R
	P05P0376	Unit 8 Berkeley Business Park, Wainwright Road	British Red Cross Society	Local office of the charity	B1	0.26	942	N
	P06G0019	Wildwood Way	Maximus	Offices	B1	0.94	3,987	N
	P06P0075	Yamazaki Mazak, Badgeworth Drive	Yamazaki Mazak	Expansion of production and assembly of machine tools	B2	-	3,539	E
	P06P0176	Yamazaki Mazak, Badgeworth Drive	Yamazaki Mazak	Expansion of storage for welding gas bottles	B2	-	66	E
	P06D0290	32 Sidbury (Upper floor)	Allan Morris	Offices	B1	-	97	E
	P06G0670	Block C DEFRA Buildings	DEFRA	Offices	B1	-	300	E
					<b>TOTAL</b>	<b>1.805</b>	<b>9,377</b>	
2007 -2008	P07D0478	14 Carden Street	Tile Giant Ltd	Trade Warehouse	B8	0.02	550	CoU
					<b>TOTAL</b>	<b>0.02</b>	<b>550</b>	
2008 - 2009	P07D0433	Enterprise House, Infirmary Walk	Sanctuary Housing	Office Extension	B1	-	1,030	E

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
	P08G0338	Lotus Lightweight Structures Ltd, Williamson Road	Lotus Lightweight Structures Ltd	New temporary planning consents for storage structures	B8	-	8,485	E
	P07J0574	Venture Business Park Weir Lane	Landsdowne Rodway	Storage Building	B8	0.2	1,914	N
	P07H0326	Great Western Business Park, Tolladine Road	St. Modwen Properties PLC	Phase 1 of redevelopment of the former goods yard on Tolladine road to create a number of B1/B2/B8 units	Mix	4.5	10,159	N
	P07P0754	Yamazaki Mazak U.K Ltd, Badgeworth Drive	Yamazaki Mazak U.K.	Erect 2 storey showroom and office facility with roof top area. 126 new parking spaces.	B1	-	2,791	E
	P08P0065	Bosch Thermotechnology Ltd, Cotswold Way	Bosch Thermotechnology	Extensions to existing offices	B1	-	382	E
	P06P0481	Former Cosworth Site (Apex) Wainwright Road	A & J Mucklow	Phase One of office development on former Cosworth engineering site	B1	1	2,594	N
	P07D0276 & P08D0387	Sagger, Warmstry, Slip & Throwing Houses Ex Royal Worcester Porcelain	Berkeley Homes Ltd	Conversion to offices	B1	0.2	3,271	CoU
					<b>TOTAL</b>	<b>5.90</b>	<b>30,626</b>	

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
2009-10	P08P0248	Land at Brindley Road / Cotswold Way, Warndon	Coombers	New factory with associated warehousing	B2/B8	1.24	4,117	N
						<b>TOTAL</b>	<b>1.24</b>	<b>4,117</b>
2010-11	P08A0590	23-24 Foregate Street	Boughton Butler LLP	New Office floor space	B1	0.02	282	CoU
	P06D0739	Griffith House, 30 Loves Grove	UNISON	Extension of first floor offices	B1	-	30	E
							<b>0.02</b>	<b>312</b>
2011-12	P09D0098	Sanctuary House, Chamber Court	Sanctuary Housing Group	Demolition of B1/B8 building on existing Sanctuary Housing Group site to be replaced with 2 No. B1 units	B1	0.3	4,316	R
	P08H0261	Hampton Court, Rainbow Hill	Design Religion Ltd	Conversion of detached garage building to an office studio	B1	-	100	E
							<b>0.3</b>	<b>4,416</b>
2012-13	P09D0534	Former Transco Offices, Tolladine Road	LMS Transport	New Workshop Building	B2	0.1	420	N
	P11C0158	Venture Business Park	Lansdowne Rodway Estates	14 Starter Units	B1/B8	0.2	1,296	N
	P11D0329	Building A4 Diglis Basin	Postcode Anywhere	Office space	B1	0.1	733	CoU

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
	P10P0444	BOSCH, Cotswold Way	BOSCH	Research & Development	B1b	-	1,550	E
						<b>0.4</b>	<b>3,999</b>	
2013-14	P13P0604	Buckholt Drive	MSM Forklift Services	New Warehouse Building	B8	-	192	E
						-	<b>192</b>	
2014-15	P13P0590	Former Cosworth Site (Apex) Wainwright Road	A & J Mucklow	New Warehouse and office Building	B8/B1	2.7	10,777	N
	P12D0042	Unit 9, St Martin's Quarter	Carillion Richardson	Office space	B1a	0.03	261	R
	P13H0616	Great Western Business Park	St Modwen	Industrial & Warehouse Units	B1c/B2/B8	0.590	2,323	N
	P14D0369	Museum & Art Gallery, Foregate Street	Worcester City Council	Office	B1a	0.105	1,785	CoU
						<b>3.42</b>	<b>15,146</b>	
2015-16	P15C0005	Venture Business Park, Weir Lane	Crown House Developments Ltd	5 Starter Units	B1c/B2/B8	0.12	421	N
						<b>0.12</b>	<b>421</b>	
2016-17	P15H0268	Great Western Business Park	St Modwen	Industrial & Warehouse Units	B1c/B2/B8	1.61	6,236	N

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
						<b>1.61</b>	<b>6,236</b>	
<b>2017-18</b>	P15Q0465	Nunnery Way	St Modwen	Industrial & Warehouse Units	B1c/ B2/B8	1.5	5,103	N
						1.5	5,103	
<b>Overall Totals</b>						<b>16.33</b>	<b>80,495</b>	

**Key**

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

**SCHEDULE 4: TOTAL LAND DEVELOPED FOR EMPLOYMENT USES  
2006 – 2019**

<b>YEAR</b>	<b>TOTAL HECTARES</b>	<b>TOTAL ACRES</b>
2006 - 2007	1.80	4.46
2007 - 2008	0.02	0.05
2008 - 2009	5.90	14.58
2009 - 2010	1.24	3.06
2010 - 2011	0.02	0.05
2011 - 2012	0.30	0.74
2012 - 2013	0.40	0.99
2013 - 2014	0	0
2014 - 2015	3.42	8.45
2015 – 2016	0.12	0.30
2016 – 2017	1.61	3.98
2017 – 2018	1.5	3.71
2018 – 2019	0	0
<b>Total</b>	<b>16.33</b>	<b>40.35</b>
<b>Annual average over last 10 years 2008-2018</b>	<b>0.86</b>	<b>2.13</b>
<b>Annual average over last 5 years 2013-2018</b>	<b>1.33</b>	<b>3.29</b>



**SCHEDULE 5: PERMISSIONS INCLUDED IN THE LAST MONITORING REPORT WHICH HAD LAPSED BY 31<sup>ST</sup> MARCH 2019**

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)
P08D0387	Block Q Former Royal Worcester Porcelain Site	Berkeley Homes	Conversion to Offices	B1a	0.02	370	R
P15G0064	Units S and R Newtown Road	RC and PM Doughty	Replacement Warehouse Units	B8	0.32	885	N
<b>Total expired permissions</b>					<b>0.34 ha</b>		

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

Application	Location	ha	New use	Comments
P05D0432	Royal Worcester Porcelain	2.30	Residential, Retail & D1 Museum	Under Construction
P06N0408	Former Wescol Factory, Brickfields Road	2.60	Residential	Developed
P06B0492	Auction House and Warehousing St. Marks Close	0.14	Residential	Developed
P07D0070	24, 26,28 & 30 Diglis Road	0.11	Residential	Developed
P10C0557	202 Bransford Road (Former Cinderella Works Buildings)	1.95	Residential	Developed
P11C0419	250 Bransford Road	4.09	Residential	Developed
P09J0116	Hereford & Worcester Fire & Rescue, Hylton Road	0.17	Education	Developed
P12M0021	Gregory's Bank Industrial Estate	6.6	Residential	Developed
P12Q0232	Former Ronkswood Hospital	7.6	Residential	Developed
P11Q0400 P11Q0430	Land South of Newtown Road	2.7	Residential & Car Park	Developed
P11K0588	Grove Farm	0.5	Medical Centre	Developed
P13K0248	Grove Farm	2.0	Residential	Developed
P13H0616	Great Western Business Park	0.49	Fire Station	Developed
P14G0153	Trinity Works, London Road	1.86	Retail	Developed
P18C0175	Grove Farm	4.5	Residential	Under Construction
P18G0150	Whittington Road	4	Residential	Under Construction
<b>Total losses 2006/7 – 2018/19 in ha. (total site area not floorspace)</b>				<b>41.61 ha</b>

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

<b>SWDP Site Reference</b>	<b>Location</b>	<b>Proposed Uses</b>	<b>Site Area ha</b>	<b>Comments</b>
<b>Wider Worcester Area Sites</b>				
SWDP45/1	Broomhall Community	Employment	20	Applications Approved
SWDP45/2	Temple Laugherne	Employment	5	Applications Submitted
SWDP45/5	Worcester Technology Park (Phase Two)	Technology Park	16	
-	Worcester Technology Park (Phase One)	Technology Park	27.2	Development commenced Some units complete
<b>TOTAL Wider Worcester Area</b>			<b>68.2</b>	