

Sustainable Economic Development Monitor 2011

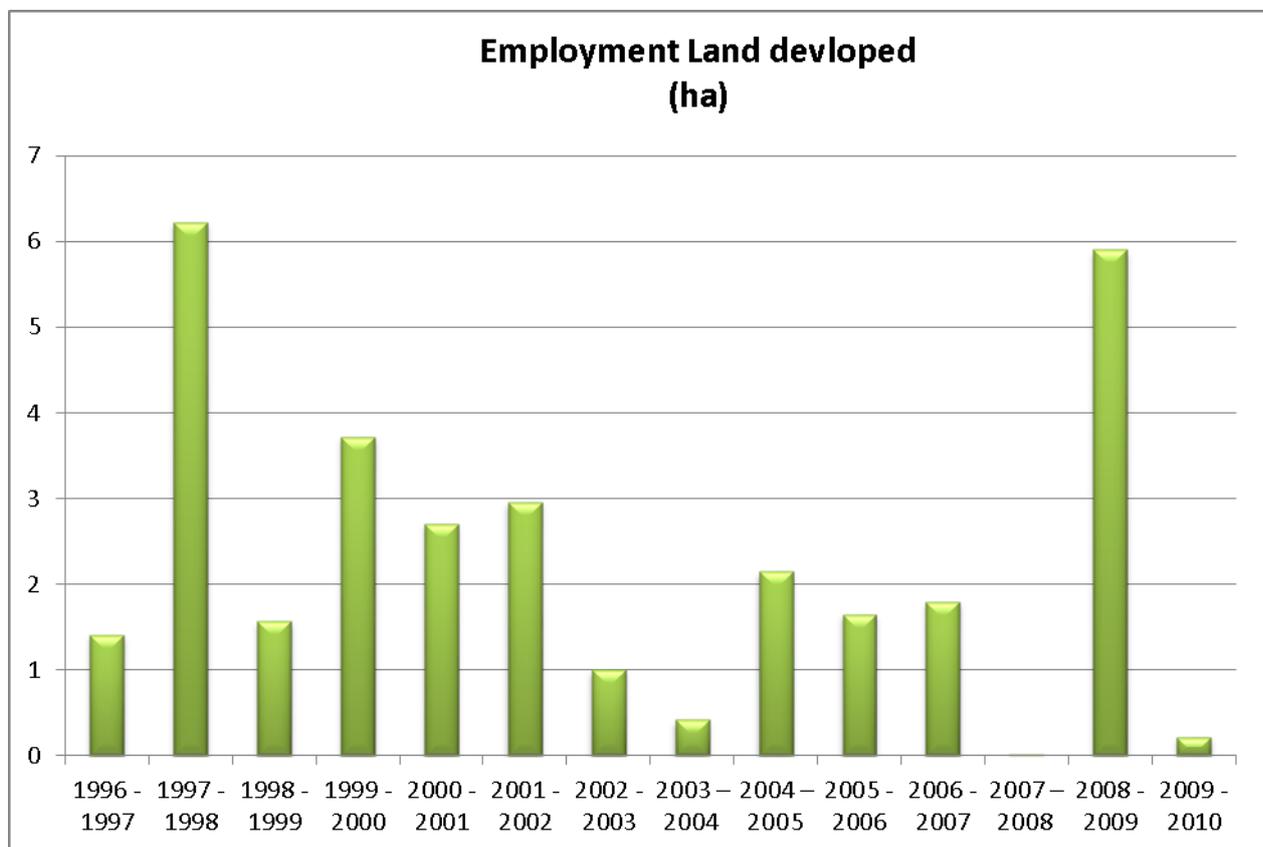
**Information presented in this study
represents data monitored from the period:**

1st April 2010 to 31st March 2011

1.0 WORCESTER CITY EMPLOYMENT LAND AVIALABILITY REPORT 2011

1.1 Employment Completions 2010 to 2011

In the monitoring year April 2010 to March 2011 0 (zero) hectares of employment land (B1, B2, B8) moved from commitment to completion. This is lower than previous years as in 2010 1.24 ha of land were made available for new B class while the figure for 2009 was 5.9 ha. Over the fourteen years between 1996 and 2011 (since the start of the local plan) there has been approximately 362,000m² of new floor space built in the City.



Due to difficult economic conditions leading to poor performance in terms of creation of employment land in the monitoring year 10/11, Worcester City continues to struggle to meet its target of making 75ha of employment land available during the Local Plan period. Total completions for 1996-2011 make up 36.2 ha, with 0 ha of commitments under construction and 31.65 ha outstanding (see Table 5). Since last years monitoring report 0.26 hectares of employment land have been lost over two sites at St. Nicholas

Church on The Cross and Haresfield Surgery on Bath Road. There may well be a noticeable decline in the next monitoring year, however, as 11.26ha of permissions are set to expire next year. There are not currently any sites under construction, and there were no significant new employment land planning applications made within the last quarter of the monitoring year (1 January – 31 March 2010).

The consequence of this is that although completed floorspace and committed floorspace when taken together come close to meeting the 2011 target of 75 ha of completed employment land, that target was for completed land so the City falls well short of its target.

Employment Land Lost between 1st April 2010 and 31st March 2011:

Ref.	Address	Lost Land Type	Area Lost (ha)	Lost to
P09D0488	17-19 Mealcheapen St	B1	0.07	Residential
P08C0223	250 Bransford Road	B8	4.09	Residential
P10C0557	202 Bransford Road	B1 & B2	1.95	Residential
P10D0543	50 New St	B1	0.03	Residential
P10D0342	St Swithens House	B1	0.49	Residential
P10B0555	152 Bath Road	B1	0.44	Residential
P10D0396	16 Lowesmoor Wharf	B1	0.01	Education
Total Area Lost:			7.08 ha	

1.1.1 Brownfield Development

Although no employment land was completed in the year 1st April 2010 to 31st March 2011, all new permissions for employment sites were on brownfield land.

Worcester City Council is determined to ensure that brownfield sites are released for development for employment purposes. Five sites were identified in the Local Plan and these sites are referred to in the appendices.

The Government Buildings at Whittington Road are currently an underused site. Potentially, a redevelopment of the area for office space could use the land more intensively. The existing development comprises three single storey office blocks built over 50 years ago with little scope for extensions. Current occupants include the Inland

Revenue, the Valuation Office and the Department for the Environment, Food and Rural Affairs (DEFRA) who own the land. They have stated that they would wish to see a more efficient use of the site in land use terms and that the entire site is likely to come forward for redevelopment in the Local Plan period. Following the Local Plan Inquiry, the Inspector recommended that the site area allocated for redevelopment in Policy E1 be increased from 5 ha to 7.5 ha to encompass the entire site.

The former Ronkswood Hospital site has become available for redevelopment following the opening of the new district general hospital nearby and the transfer of all facilities and patients to the renamed Worcestershire Royal Hospital in March 2002. The buildings on the vacated site have been demolished by the owners, Robert Hitchins Limited. The City Council believes that this site has great potential for B1 use, however it is known that the site is seen as having potential for redevelopment as a care home and associated facilities and it is accepted that this could be a further potential use of the site.

The final Brownfield site is the disused gas holder at Medway Road. Notification has been given that it is intended to demolish the structure and to clear the site. Bearing in mind its previous use and its location adjacent to the Crown Foods factory at Woodside, employment is the most appropriate use and it represents a good example of recycling a contaminated Brownfield site. Access to the site will have to be via Williamson Road, which runs south from Newtown Road and serves the industrial units of Crown Foods UK & Ireland Ltd and Lotus Lightweight Structures Ltd. This allocation was supported by the Inspector at the Local Plan public inquiry.

The former sewage treatment beds at Weir Lane, a site of 2.03 hectares, proposes some 6,900m² of floorspace on the west side of the city for B1 and B2 use. This is not an allocated site in the Local Plan but is a “windfall” site and goes some way to addressing the loss of employment land elsewhere in the city. As of July 2007 the site has been cleared with a view to enacting permission P04C0788.

Another important windfall site is the former Royal Worcester factory on Severn Street and Portland Walk. Although 2.1 hectares of the site have been lost to other uses, around 6,500m² of floor space will be retained or redeveloped for office uses. This site is

currently under construction and it is expected that the office space on the site will be brought forward within 2 years.

The redevelopment of Diglis Basin (P03L0182) has also provided 500 m² of office floorspace, which was completed during the 2008/9 monitoring period.

The City Council through the Local Plan supports the regeneration of Brownfield sites. These are the existing traditional or older industrial areas which become vacant for various reasons. They are often located near canals or railways, within built-up areas and require significant infrastructure improvements and investment to redevelop for industrial use, create new office space or convert to other uses. These Brownfield industrial sites are an important land use and contribute significantly to the City's economy. Not all firms wish or can afford to locate on a Greenfield business park setting or wish to be located on the edge of the City. Many firms will, due to various circumstances, only be interested in older existing premises in Worcester.

It is important to have a choice of available sites in terms of size, location and quality. It should be accepted that there is only a limited supply of Brownfield land available at any one time. There is often pressure for non employment uses when such sites become available, usually for either residential or retail purposes. It is the City Council's aim, through policy E4 of the Local Plan, to resist these pressures and to ensure that these sites are retained wherever possible in order to give that further element of choice for prospective companies.

Since the start of the Local Plan period in 1996, a number of employment sites in Worcester have been lost to other uses, in particular to residential and retail uses. The largest site, the former Archdales factory site at Blackpole, was lost at appeal and is now the Blackpole Retail Park. Schedule 6 lists sites lost from employment use since 1996. Other large sites include the ex-Carmichaels premises at Gregory's Mill Street where 99 houses were built and the former Royal Worcester Porcelain residential development which will provide 356 new dwellings. The remaining sites are mainly smaller than 1 hectare but cumulatively they represent over 20 hectares of lost employment land. In the last twelve months the city has lost two very significant employment sites in the West of the City- at 202 and 250 Bransford Road.

Schedule 6 of Appendix 3 lists those sites, previously in employment use or allocated for employment in the Local Plan, which have been lost to other uses since 1996. This averages approximately 2 hectares each year, although the distribution of losses has been uneven year by year.

1.1.2 Greenfield Development

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 2010/11, the same as 2009/10 and 2008/09. All years are fully in line with Local Plan policy. The overall figure for 2001-2011 stands at 38.6% (See Table 5).

The majority of development for employment purposes since the 1980s has taken place on Greenfield land at Warndon. The availability of a large amount of undeveloped land was identified in the Warndon Local Plan in 1988. Located on the edge of the city adjacent to the proposed Warndon Villages housing development and near to junction 6 of the M5 motorway, the land was well suited to meet the requirements of local companies and inward investors.

A number of business parks have been established in this area. The first was Warndon Business Park which is home to such firms as Worcester Bosch, Yamazaki Mazak as well as to the successful Buckholt Business Centre.

There are several other business parks located along Wainwright Road which runs west-east towards the M5 motorway junction 6, namely Shire Business Park, Berkeley Business Park, Knightsbridge Park and Apex Six Office Park. Firms operating here include SouthCo Fasteners, Nutricia, Mitsubishi Pencils and CryoService while office occupiers include nPower and the Red Cross.

Other recent developments include Kings Court and Perdiswell Park. The former comprise three three-storey office buildings built speculatively by Taylor Clark on a two hectare site adjacent to the new district general hospital on Newtown Road. W S Atkins has taken the 2,926 m² Block 1 for a shared service facility while the other two buildings

are occupied by the Fire Brigade and Optimum Contract. The site now employs over 1,000 people – a combination of new jobs and the relocation of existing jobs.

Perdiswell Park is an office campus development comprising five detached office blocks on the edge of the Green Belt. Four new buildings have been built around a listed Coach House that has been totally refurbished and converted into offices and is now occupied by the National Care Standards Commission. The first of the new build blocks, Craegmoor House which provides 1,200 m² of office space on three floors is occupied by Craegmoor Healthcare who relocated from Droitwich. A smaller building of 140 m² has been built within the historic walled garden and is occupied by an architectural practice. Two three-storey buildings, Kirkham House and Acton House, provide a further 2,527 m² of floorspace.

Grove Farm is located on the west side of the city at the junction of the A4440 Grove Way (the western distributor road) and the A44 Bromyard Road. It provides a choice of location to the west of the city to try and address the current imbalance of employment land in the city and will provide the opportunity for prospective employees to reduce the distance they travel to work. Its relative distance from the motorway also makes it suitable for local firms and for companies who are not dependent on direct motorway access. The site is appropriate for a range of sizes of employment units, including some to serve small to medium sized companies in class B1 and B2 use. Discussions have taken place between City Council officers and the site owner's agent and a statement of common ground has been reached on landscape and visual matters. It is important that the scale and location of buildings take into account the topography and skyline of the site. A development brief to guide the future development of this site was adopted as a Supplementary Planning Document by the City Council's Planning Committee in May 2006 and outline planning permission for a class B1 and B2 Business Park was granted in May 2007 (P06C0121).

The allocated Greenfield site at Newtown Road is located on the junction with Nunnery Way and adjoins the recently developed King's Court scheme and the Worcestershire Royal Hospital. An outline application for B1 office development was approved in October 2006 (P05Q0141). In October 2008 approval was gained for the access arrangements and road widening scheme.

The third allocated Greenfield site is a small area of land on Wildwood Drive and to the east of County Hall. This is now known as “The Triangle” Business Park and development was completed in 2007, delivering 3,987m² of high quality B1 office space.

1.1.3 Available Industrial Floorspace

Not all business will wish to purchase land to erect their own purpose built premises on and this is often not an option for start up or small sized enterprises. It is therefore important that there is a good choice of readily available industrial floor space to rent to enable start up businesses and existing businesses to expand. If the property market is working effectively there should be a continuous turnover of floorspace with a range of unit sizes available to lease at all times.

As a member of the Worcestershire Economic Partnership, Worcester City District Council helps to maintain the property database – a computer system containing extensive details of available industrial, commercial and retail premises and land throughout the county. This enables the Council to provide a speedy and efficient property searching and enquiry service for businesses wishing to locate or expand in Worcester City. This system is also accessible to the public via the Internet, and enquirers can conduct their own property searches by logging on to www.worcestershire.gov.uk/business.

A comparison of the immediately available industrial and warehousing space between April 2010 and April 2011 shows a slight decrease from 67,360 m² in April 2010 to 60,492 m². However a significant part of this increase (over 42,000 m²) is due to two large warehousing units becoming available during the year. In April 2011 there were 51 vacant industrial or warehousing units compared with 58 in April 2010. The decrease in vacant floor space is surprising given the current economic. This data is based upon the database held by Worcester City Council’s Economic Development Officer, which acts gives a good indication of vacant premises but cannot be relied upon for fully accurate figures. In April 2011 there was only one vacant unit over 10,000m² within Worcester, one fewer than in April 2010.

The distortion of the property market in favour of residential development is a significant problem for the maintenance and growth of employment opportunities within South Worcestershire. Worcester City Council is supportive of arrangements to encourage the development of start up businesses and there are a range of small units available.

1.1.4 Available Office Floorspace

The property database indicates that as of April 2011 there was 32,768 of immediately available vacant office space within the City spread over 95 units. This compares to 39,809m in April 2010 m². Since no new office developments have been completed in the last year this increase in the amount of vacant office space can only be attributable to businesses having migrated away from office space within Worcester. The total number of vacant office units at 95 in April 2011 shows a decrease in the availability of office floor space as there were 104 vacant office units in April 2009.

While it is important that there is a wide range of office space available to suit differing business needs some older offices will not re-let without investment to modernise them. The City Centre office area continues to attract investment when opportunities arise, e.g. County Council buildings. However the historic built form of the city centre means that such opportunities cannot be easily anticipated. In the next few years new office developments at Ronkswood, Worcester Woods and Grove Farm may challenge the pre-eminence of the city centre office area and release sites for redevelopment/refurbishment maintaining a healthy property cycle in office floor space within the city.

1.1.5 Conclusion

To summarise, Employment Land Availability figures for this year are not in line with Local Plan and County Structure Plan policies and the 75 hectare target has proven to be unachievable.

One sign of the recession affecting employment land availability this year is the amount of land under construction. No land is under construction as of April 2011, which is lower than 2009/10, but not by much. The next two years are likely to be highly

significant, with the next year expected to show further stalling in the progress of employment sites as macro-economic fluctuations continue to filter down to the local level. The district is still on target to meet the employment need in the medium to long term according to current figures.

1.2 Worcester Employment Land Position at April 2010

The Worcester County Structure Plan proposes “about 55 hectares” of land for employment use (B1, B2 and B8 use classes) for the plan period 1996-2011 within the District. The employment land supply total for 1996-2011 includes completions, commitments identified through planning permissions, and allocations identified through the 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 land on Greenfield sites in order to meet the Structure Plan requirements. These are allocated in Policy E2 of the adopted Local Plan. Further reference will be made to these sites in paragraphs 7.6 to 7.8.

The Local Plan identified land allocated but yet to be developed at 1st April 2002 (paragraph 7.28 and figure 15 of the Local Plan). The table below gives the updated situation at 1st April 2010 on these sites:

Site	Ha	Acres	Comments
Plot 5 Shire Business Park	1.24	3.06	Completed
Plot 8 Berkeley Business Park	0.16	0.40	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
Land south of Newtown Road	11.00	27.18	Not started
Land at former Ronkswood Hospital	7.30	18.04	Not started
Grove Farm, Bromyard Road	11.00	27.18	Not started

The adopted Local Plan puts into place policies for Worcester City up to 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 has prepared a Local Development Scheme which sets out a programme for the preparation of the South Worcestershire Development Plan. 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.

At 31st March 2011 there were 33.1 ha of unimplemented employment sites and 0 ha of employment land under construction. Thus the amount of employment land available (i.e. those under construction, with planning permission a primary employment area or a local plan site) totals 32.12 ha (gross) compared with 32.7 ha in 2009/10, 35.151 ha in 2008/09; 41.13 ha in 2007/08; and 28.09 ha in 2006/07. This illustrates a broadly similar 'bank' of employment land than that experienced in previous studies. The amount of unimplemented employment land available has decreased since last year, but only marginally, due to the expiry of planning permissions on two minor sites, coupled with commencements on two other small sites. As table two illustrates Worcester City Council has an inadequate future supply of employment land when monitored against Worcestershire Structure Plan requirements.

0.03 hectares of additional employment land became available in the last year which, when accounting for 7.08 ha of land lost in the same period, means a decrease in real terms of 7.05 ha of employment land in the city.

Employment Land Position at April 2011	
Worcestershire Structure Plan Requirement 96-11	75 ha
Gross Completions 1996-2011	37.4 ha
Gross Commitments at April 2011	33.08 ha
<i>Local Plan Employment Commitments / Allocations sites E1 – E4 UNDER CONSTRUCTION</i>	(0 ha)
<i>Primary Employment Areas / Policy DS8 & EP1 sites UNDER CONSTRUCTION</i>	(0 ha)
<i>Windfall Employment Sites UNDER CONSTRUCTION</i>	(0 ha)
<i>Local Plan Employment Commitments / Allocations sites E1 – E4 OUTSTANDING</i>	(29.3 ha)
<i>Primary Employment Areas / Policy DS8 & EP1 sites OUTSTANDING</i>	(0 ha)
<i>Windfall Employment Sites OUTSTANDING</i>	(3.78 ha)
Residual Balance <i>(Completions + Commitments) - WSP requirement</i>	-4.52 ha
Local Plan Employment Allocations at April 2011	
Land south of Newtown Road	11.00
Land at former Ronkswood Hospital	7.30
Grove Farm, Bromyard Road	11.00
Total Allocations	29.30 ha
Potential over/under supply <i>Residual Balance (-4.47 ha) + Total Allocations (0 ha)</i>	-4.52 ha

Table 5: Employment land position at April 2011 based on

*Site has permission for C2 use

1.3 Worcester's progress towards meeting the emerging WMRSS Employment Land Provision and Rolling Five-Year Reservoir of Employment Land

The emerging Phase II West Midland Regional Spatial Strategy states that local planning authorities should make provision for a continuing five year reservoir of readily available employment land outside town centres throughout the five year period.

This chapter sets out an assessment of whether there is a five year supply of deliverable employment land in the city of Worcester.

The components of the development plan for the city of Worcester which form the basis of the employment land supply assessment are the adopted Worcester City Local Plan (1996-2011) Saved Policies, Worcestershire County Structure Plan Saved Policies (1996-2011) and the West Midlands Regional Spatial Strategy.

The existing WMRA was originally published as Regional Planning Guidance for the West Midlands (RPG11) in June 2004. When publishing the document, the Secretary of State indicated that an early review of certain aspects of the document needed to be undertaken. The subsequent revision of the WMRSS has been taken forward in three phases. The Phase Two Revision proposes both the deletion and amendment of existing adopted WMRSS policies and supporting text and also the inclusion of new policies and text. Of particular interest to this study is the inclusion of policy PA6A: Employment Land Provision and its requirement for MHDC to provide a total of 11 ha to meet a rolling five-year reservoir and a total of 33 ha of employment land up to 2026.

Having established Phase 2 of the WMRSS determines Worcester City Council's employment target, a significant outcome of the RSS phase two draft revision is the impact of Worcester City's status as a growth point in the region and its allocation of 81 ha of employment land. A consequence of this status is the inability of Worcester City's administrative area to accommodate this level of growth. The South Worcestershire Joint Core Strategy Preferred Option Paper along with the RSS phase two draft revision recognises that roughly 40 to 65 ha of employment land will need to be located adjacent to Worcester within the districts of Malvern Hills and Wychavon.

1.3.1 Delivering Employment Land

WMRSS Phase Two Revision, Policy PA6B: Protection of Employment Land and Premises states that LPA's should regularly review existing employment land within their area to a) establish the continued **suitability of states** for employment development; and b) to ensure the **continuing supply of readily available and attractive sites**. Furthermore table 4 – Employment Land Provision (Page 99) requires the city of Worcester to provide a rolling five-year reservoir of 27 ha (9 ha of which to be provided within MHDC & WDC) and 81 ha of employment land up to 2026. With this in mind the ELA will assess the availability, suitability and the achievability of employment land identified in the study. The next few paragraphs will examine these points in greater detail.

For sites to be considered **available**, we have considered sites which:

- Are under construction;
- have planning permission (i.e. commitments); and
- are allocated site in the Adopted Local Plan Development Plan Document currently without planning permission but are; owned by a developer or have known developer interest; or are advertised for sale.

The South Worcestershire Joint Employment Land Review (SWJELR) (February 2008) states the need to monitor the levels of readily available employment land in the District. Their findings state that each South Worcestershire LPA should have a readily available employment land supply of three years. In Worcester's case this equates to 0.5ha of B1 land and 1 ha of B2/B8 land over three years. While this study does advocate a three supply of readily available land the SWJELR is currently being revised and is due to be published in late Summer 2010. Future editions of the Sustainable Economic Development Monitor will look more closely at these findings especially those that advocate further monitoring.

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?

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

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.

The employment land availability database holds records of all sites with planning permission for residential development, this includes outstanding permissions, under construction permissions and all sites allocated in the city of Worcester Local Plan (adopted 2004). For the purposes of the rolling five-year reservoir of employment land (April 2010 to March 2015) all sites with full or outline planning permission, sites under construction and allocated sites for employment at 31 March 2010 were extracted from the database. The types identified include both brownfield and greenfield windfall permissions, primary employment areas the city of Worcester LP policies and Local Plan allocations/commitments. These sites are a mixture of new build, change of use and conversions varying from 0.01 ha to 11 ha. All were considered potential sites at this stage.

A number of assumptions have been made as part of the process to assess the deliverability of the potential sites. Sites with planning permission have a good probability of delivering employment and therefore have not been individually assessed for this submission. Similarly, allocated Local Plan sites which are still undeveloped

have been assessed for deliverability through the Local Plan process. The Local Plan has been through a public enquiry and is the adopted development plan.

1.3.2 The Rolling Five-Year Reservoir of Deliverable Employment Land

The assessment shows that there is not a five year supply of deliverable employment land in the city of Worcester. The figures for the five-year land supply are based on the schedules in the appendices of this document.

Identifying Employment Provision Targets

The first stage in assessing the city of Worcester's employment land supply is to identify the relevant employment targets. The employment land supply requirements table (table three) identifies a five year target of 27ha for the city of Worcester.

Column 1 (*) is based against the Emerging WMRSS – Preferred Option Phase 2 Partial Review 2006 – 2026. Policy PA6A Table 4: Employment Land Provision requires that the city of Worcester have a rolling five-year reservoir of at least 27 ha.

Furthermore the table requires the city of Worcester to provide at least 81ha of employment land up to 2026. There is site threshold in this calculation i.e. every B1, B2 and B8 employment site is counted.

Five Year Employment land supply calculation

The following calculation examines the city of Worcester's five year employment land supply (2011-2016).

Supply of Employment Land		1. Emerging WMRSS 2006 - 2026
Employment Target (years)		5 years
Employment Target (ha)		26 ha
Commitments (net)	Offices (B1)	32.94 ha
	General Industry (B2)	0.14 ha
	Storage / Distribution (B8)	0 ha
	B1 / B2	33.08 ha
	B1 / B8	32.94 ha
	B1 / B2 / B8	33.08 ha
	Total	33.08 ha
Local Plan Allocations		N/A
Total Supply		33.08 ha
Total Calendar Employment supply		Approx. 6.27 years supply

Table 6: Employment Land Supply Requirement at April 2011

1.3.3 Conclusion

The assessment, based on column one, demonstrates that the city of Worcester has a rolling five-year reservoir of employment land.

GLOSSARY OF TERMS

Brownfield land: (also known as previously developed land)

Land which is or was occupied by a permanent structure, excluding agricultural or forestry buildings. The definition covers the curtilage of the development (see Annex B of PPS3).

The definition excludes land and buildings that have been used for agriculture, forestry and woodland purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments – even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land which was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), or has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment.

Prior to April 2001, sites identified in Employment Land Availability Reports were classified as either greenfield or brownfield. Following the publication of new Government guidance on monitoring of employment land availability, sub-categories of greenfield or brownfield are now being used to provide additional detail on previous uses.

Commencement/Under Construction

The implementation of a planning permission. The dwelling(s) are under construction but have yet to be completed.

Completion

A dwelling which has been constructed and is ready for inhabitation.

Commitment

A dwelling which has been granted planning permission but is currently under construction or outstanding.

Dwelling

A self-contained unit of accommodation. A building or any part of a building which forms a separate and self-contained residence with exclusive use of bath/shower/WC/kitchen and entrance.

Farm Diversification

The broadening of agricultural enterprises to include new crops, added value processing of traditional crops, farm shops, tourism or non-agricultural enterprises, which improve the viability of existing holdings.

Greenfield Land

Land which has not previously been developed including parks, recreation grounds and allotments. This category also includes land or buildings which are currently in use for agricultural or forestry purposes and that was previously developed but where the remains of any structure or activity have blended into the landscape over time.

MHDC: Malvern Hills District Council

PPS / PPG: Planning Policy Statement / Planning Policy Guidance

Site Size

Elsewhere in Worcestershire, a site of 10 or more dwellings is regarded as being a large site. Agreement was reached in 1990 between the former Hereford and Worcester County Council, District Councils and the House Builders Federation that a site of 5 or more dwellings within the former Malvern Hills District should be regarded as a large site. The definition of large sites in Malvern Hills District of 5 or more dwellings remains current. Sites of less than 5 dwellings are termed as small sites.

Supplementary Planning Document (SPD)

These cover a range of issues and expand on the policies contained within the DPDs. They need to be subject to community involvement and consultation but they are not subject to independent examination. SPD replaces Supplementary Planning Guidance (SPG). The production of SPD is set out in the Council's Local Development Scheme.

Windfall Allowance

Windfall sites are those sites which are granted permission but have not been specifically identified or formally allocated for development in each respective local authority's current development plan.

Although the WSCP makes an allowance for the expected contribution of windfall sites in meeting strategic housing requirement, no similar allowance is made for employment sites. The MHDLP sets an allowance for 6 hectares of employment land (2004/11) for rural windfall sites which will count towards meeting the WCSP employment land requirement of "about 55 hectares".

Windfall Sites

Windfall sites are those sites which are granted permission but have not been specifically identified or formally allocated for development in the Local Plan. Within Malvern Hills District, all sites of less than 5 dwellings are categorised as windfall sites. Windfall dwellings tend to be in-fill plots along with the conversion and sub-division of existing dwellings.

WCSP: Worcestershire County Structure Plan

WMRA: West Midlands Regional Assembly

WMRSS: West Midlands Regional Spatial Strategy

APPENDIX ONE: WORCESTER CITY DATA

Schedules of Local Plan
Employment Site Maps and data in Worcester City

Relevant Publications

City of Worcester Local Plan 1996-2011 (October 2004)	£35
Former Ronkswood Hospital Site Development Brief SPD (2005)	£15
Grove Farm Development Brief SPD (2006)	£15
City of Worcester Official Guide (2005)	Free
City of Worcester Business Directory (2007)	Free
Economic Review (July 1998) (Sheffield Hallam/Lambert Smith Hampton)	Reference only
Employment Land (June 1998) (Chesterton Study)	Reference only
Study of Brownfield Employment Sites & Buildings (2001) (Drivers Jonas)	Reference only
Worcester City Council Annual Monitoring Report 2007 – 2008	£15
Scott Wilson Employment Land Study for Worcester (2007)	£50
South Worcestershire Employment Land Review (2008)	£50
South Worcestershire Joint Core Strategy Preferred Options (Sep 08)	Free

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