



Employment Land Monitor 2018

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

1st April 2017 to 31st March 2018

Published July 2018

Contents

	Page
1. Introduction	3
2. Employment Land Development	4
3. Land Type	6
4. Worcester Employment Land Supply at April 2018	7
5. Provision and Rolling Five-Year Reservoir of Employment Land	14
6. Conclusion	19
Employment Land Monitor Schedules 2017/18	22
Schedule 1 - Land identified in the Adopted Local Plan for Employment	23
Schedule 2 - Commitments for Employment Uses including Allocated Sites	24
Schedule 3 - Land developed for Industrial/Employment Use 1 st April 2006 – 31 st March 2018	26
Schedule 4 - Total land developed for Employment Uses 1 st April 2006 – 31 st March 2018	31
Schedule 5 - Permissions included in the last monitoring report which had expired by 31 st March 2018	32
Schedule 6 - Employment Land Larger than 0.1 Hectare Lost to Other Uses Since 2006	33
Schedule 7 – Wider Worcester Area Employment sites	34

Tables**Page**

Table 1	Employment Land in Worcester 2006-2018	5
Table 2	Status of Local Plan Employment Sites	9
Table 2a	Approved non B Use Class Development on Allocated Employment Land	9
Table 3	Worcester Local Plan Employment Land Supply March 2018	11
Table 4	South Worcestershire Development Plan Wider Worcester Employment Land Supply March 2018	13
Table 5	Worcester Five Year Reservoir of Employment Land	17
Table 6	Annual Change in Total Employment Land Supply Wider Worcester Area	20
Table 7	Annual Change Worcester's Employment Land Supply	20

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 2017 – 31st March 2018, 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.

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 2017 to 31st March 2018 1.5 hectares of land on a single site (Hornhill Road formerly Land at Nunnery Way SWDP43/20) 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 2018. 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 2017/18 saw a marginally above average amount of employment land developed. 2008/09 saw the most employment land being developed with 5.9 ha completed in that monitoring year. The average amount of employment land developed per year in Worcester since 2006 is 1.45 ha. More recently, the average over the last 5 years 2013-2018 is 1.33 ha. The site developed in 2017/18 was at Hornhill Road and provides up to nine additional units ranging in size from 920 sqm to 441 sqm. Development of the remaining land at Great Western Avenue (Midland Road) should be complete in the next 12 months and a second phase of development at Hornhill Road 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 10.38 hectares.

Table 1: Employment Land in Worcester 2006-2018

a	Employment Land Built (since 2006) (Schedule 4)	16.33 ha
b	Employment Land Under Construction on 31 st March 2018	3.5 ha
c	Commitments for Employment Uses Including Allocated Sites (Schedule 2)	28.02 ha
d	Employment Land Allocated without planning permission (Schedule 1)	0 ha
	LAND SUPPLY (b + c + d)	31.52 ha
e	Loss of Employment Land (2006-2018) (Schedule 6)	33.11 ha

2.3 In the monitoring year April 2017 to March 2018 1.5 hectares of employment land (B1, B2, B8) moved from commitment to completion. This is a small decrease on the rate of development in 2016/17 but above the average rate of development over the past five years. While two significant sites are currently under construction and one of these is 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 31.52 hectares of supply outstanding (see table 1 above). The total land supply available for new B use class development has decreased by 0.64 hectares since April 2017. This change is a result of sites obtaining planning permission being developed and approvals lapsing and therefore no longer being part of the potential future supply of development. This is a 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 two 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 46.45 hectares to 31.52 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.

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. Half of the site of the former Government Buildings on Whittington Road was also allocated for residential development. Development of the site of the Former Ronkswood Hospital for 181 dwellings and a care home is now complete. One of the remaining brownfield site allocated for employment uses at Great Western Avenue, Midland Road is currently under construction and likely to 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 1.5 hectares developed in 2017/18 was a greenfield site this is the first greenfield site to be developed for employment uses in over six years. The overall figure for greenfield development since 2006 is 3.94 hectares which represents 24% of the total employment land developed.

4. Worcester Employment Land Supply at April 2018

- 4.1 The South Worcestershire Development Plan includes within policy SWDP3 a requirement for about 80 hectares of land for employment uses for the Local Plan period 2006-2030 within Worcester. The employment land supply total for 2006-2030 includes completions, commitments (identified through planning permissions), and allocations identified through the Local Plan. The South Worcestershire Development Plan Policy SWDP43 allocates six sites for future employment use.
- 4.2 The requirement for the plan period equates to an annual average of 3.3 hectares per year. This is a useful target to compare with completions in recent years. The five year supply requirement would be 16.5 hectares.
- 4.3 The South Worcestershire Development Plan also includes a requirement for about 120 hectares of employment land within the Wider Worcester Area. This is a total requirement which includes the 80 hectares within the City. Policy SWDP44 allocates 41 hectares of land on three sites for future employment use. Phase one of the Worcester Technology Park (27.2 hectares) is in addition to these allocations.
- 4.4 The National Planning Policy Framework replaced most government planning policies in England in March 2012. The National Planning Policy Framework states at paragraph 22 that 'planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable

prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.’ This change in national planning policy is reflected in recent planning approvals for developments on a number of allocated sites. Schedule 6 provides details of consented non B use class development on employment land since 2006.

- 4.5 The Government published a revised NPPF for consultation in March 2018. If the draft revised text becomes national planning policy then existing paragraph 22 will be deleted. A new section titled Making effective use of land is proposed for inclusion in the revised NPPF. This section requires local planning authorities to regularly review site allocations and remove or allocate the land for an alternative use if it is unlikely to be developed. This section will also require local planning authorities to take a more positive approach to residential re-development proposals on retail and employment land in areas of high housing demand. If the City Council wishes in future to resist the redevelopment of land occupied or allocated for non residential uses the Council will require a strong evidence base that shows allowing such redevelopment will damage local economic growth and productivity.

Table 2: Status of Local Plan Employment Sites

Local Plan Employment Sites		
Site	Ha	Comments
Site Allocations with permission and/or under construction at 01/04/2018		
SWDP43/15 Worcester Woods	8.3	Approved office park unlikely to be developed
SWDP43/18 University Park	8.5	Unlikely that the whole 8.5 ha will be developed for B use class development
SWDP43/20 Land at Nunnery Way	4	Development under construction
SWDP43/16 Whittington Road	4	Out line approval for 15,050 sqm of B1a (offices)
SWDP43/22 Midland Road	1	2 units totalling 2,786 sqm for B1a, B1c or B8 use under construction
SWDP43/23 Land South of Warndon Wood	5	3 units totalling 21,072 sqm for B1a, B2 or B8 use approved

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, complete
Grove Farm, Bromyard Road	2.5	Doctors Surgery, Care Home and Extra Care Apartments, complete

- 4.6 At 31st March 2018 there were 29.3 ha of committed allocated employment sites up from 27.16 ha in 2016/17(see Schedule 2) 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 31.52 ha (gross) down from 32.16 ha in 2016/17.
- 4.7 In 2017/18 no additional sites became available for employment purposes and no employment sites over 0.1 of a hectare were lost to alternative uses.

Employment Land Provision 2006 to 2030

- 4.8 The provision of employment land within the City of Worcester monitored against the requirements of the adopted South Worcestershire Development Plan is illustrated by Table 3 below. In the past year the deficit against the Local Plan target has decreased by 0.86 ha to 32.15 ha, this is the second successive year of improvement. The deficit in April 2016 was 34.51 ha. The improvement over the past two years is principally the result of one additional windfall site (1.88ha) at Berkeley Way gaining approval in 2016/17 together with some minor gains as a result of the actual area developed on consented sites being slightly larger than previously anticipated.

Table 3: Worcester Local Plan Employment Land Supply March 2018

Employment Land Supply March 2018 (Worcester City)	
SWDP 2006-2030 Requirement	80 ha
Completions 2006-2018 (See Schedules 3 and 4)	16.33 ha
Commitments at March 2018 (See Schedule 2)	31.52 ha
<u>Residual Balance</u> (Completions + Commitments) – Local Plan Requirement	$(16.33 + 31.52) - 80 =$ -32.15 ha
Local Plan Employment Allocations (excluding commitments) at March 2018 (See Schedule 1)	0 ha
<u>Surplus/Deficit against Local Plan target</u>	-32.15 ha

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

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

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

4.10 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 32.15 ha is a decrease on the deficit recorded in April 2017 of 33.01 ha. The principal reason for this decrease is an increase in the site area developed and under construction at Hornhill Road, Nunnery Way. It is unlikely that any further improvement will occur in future years and it is possible that there will be a dramatic worsening of the shortfall if the aspirations of landowners for alternative residential and retail development on allocated employment land are realised.

Employment Land Provision Wider Worcester Area 2006 to 2030

4.11 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 over the past four years to a deficit of -3.95 ha at 31st March 2018. While the current position is only a small deficit (3% of the total requirement) 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 2018

Employment Land Supply March 2018 (Wider Worcester Area)	
SWDP Requirement 2006-2030	120 ha
Completions 2006-2017	16.33 ha
Commitments at March 2017	58.72 ha²
<u>Residual Balance</u> (Completions + Commitments) - SWDP requirement	(16.33 + 58.72) - 120 = -44.95 ha
SWDP Wider Worcester Allocations (excluding commitments see Schedules 1 & 7)	41 ha
<u>Surplus/Deficit against SWDP Wider Worcester Area target</u>	-3.95 ha
<u>Total Current Supply</u>	(120 - 16.33 - 3.95) = 99.72 ha

² 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.

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 2018 to March 2023), all sites with full or outline planning permission, sites under construction and allocated

sites for employment at 31 March 2018 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 10.38 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 10.38 hectares available within the Worcester City area gives a total of 37.58 hectares of available employment land in the wider Worcester area.

Table 5: Worcester Five Year Reservoir of Employment Land

Site	Available	Suitable	Included within 5 year supply?
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
Government Buildings, Whittington Road	Allocation for residential 3.5ha and B1 offices 4ha in the SWDP. Out line application for B1 office park approved but the owner is seeking alternative residential development	Good location with easy access to M5 junction 7	No
Grove Farm, Bromyard Road	Planning approval for a wide range of uses but the owner is not actively promoting development and is seeking 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
Block Q Royal Worcester, Mill Street	Planning approval for office use was approved in 2006 but this site has never been marketed	Sustainable location close to the city centre	No

Site	Available	Suitable	Included within 5 year supply?
Units S & R Newtown Road	Planning approval for replacement B8 units but not in accordance with other regeneration proposals.	Sustainable location close to the city centre	No
Nunnery Way	Phase one completed and phase two approved/under construction.	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 junction 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
Total available employment land			10.38 ha

6. Conclusion

- 6.1 In the year 1st April 2017 to 31st March 2018, 1.5 hectares of employment land was developed and 5,103 square meters of additional floor space was completed. In only four other years since 2006 has more land been developed for new employment uses. The rate of development in the past year is above the annual average for the last ten years of 1.45 ha and above the short term average over the past five years of 1.33 ha. The average rates of development do not compare favourably against the Local Plan target of 3.3 hectares per year within the City. During the monitoring year 2017/18, one major application was approved to change the use of employment land to a non B use class use, 2,251 sqm at Farrier House has been converted to student accommodation. A number of other minor office conversions to residential use were also approved totalling 872 sqm. The average yearly loss of employment land over the past five years is 0.87 hectares per year down from 4.35 hectares in 2017. The dramatic decline in the average loss over the past five years is a result of redevelopments at Gregory's Bank, Newtown Road and Grove Farm all having been approved in 2012 and therefore no longer being included in the five year average calculation.
- 6.2 Completions, Commitments (land with planning permission) and Site Allocations within the South Worcestershire Development Plan for the Wider Worcester Area (WWA) total 116.05 ha this is an improvement on the position in April 2017 but 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 6 below.

Table 6 Annual Change in Total Employment Land Supply Wider Worcester Area

Year	WWA Total Supply Since 2006 (ha)	Surplus/Deficit
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 2018 there was 31.52ha of land with outline or full planning permission for additional employment premises within the City of Worcester. This is an improvement on the supply available in 2017 and a third successive year of improvement in the amount of land with a current planning approval for employment use. The change in employment land supply in Worcester in recent years is shown in table 7 below.

Table 7 Annual Change Worcester’s Employment Land Supply

Year	Total Supply Since 2006 (ha)
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 5) however shows that just 10.38 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 and significantly down from the 26.82 hectares recorded in March 2017. The large difference between theoretical supply of employment land (31.52ha) and the immediately available supply (10.38) suggests that it is not planning processes that are limiting the supply of new commercial floor space. There must be other factors such as land owner's aspirations, development viability or demand that are inhibiting the build out of development in some cases approved many years ago.

- 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 3.95 hectares is 3% below the 120 hectare target. If the losses of employment land experienced since the start of the plan period continues in future years it will be very unlikely that the targets set in the South Worcestershire Development Plan for additional B use class development could be achieved.

Employment Land Monitor Schedules 2017/18

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

SITUATION AT 31.03.18

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	4	Outline Permission (P16G0178) for 15,050 sqm office park approved
SWDP 43/18	University Park	8.50	Full and Outline Permission (P11K0588) for a mixed use development approved. Medical Centre, Care Home and C2 extra care housing (2.5ha) complete
SWDP 43/20	Land at Nunnery Way	2.5	Application P15Q0465 for 14,534 sqm (3.14ha) approved, phase one complete
SWDP 43/22	Midland Road	1	Permission (P17D0195) 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
	Remaining Allocations	29.3	
	Allocations with commitments	29.3	

SCHEDULE 2: COMMITMENTS FOR EMPLOYMENT USES INCLUDING ALLOCATED SITES

SITUATION AT 31.03.18

Application Number	Location	Name of firm	Details of planning permission	Local Plan Allocation	Use Class	Site area (ha)	Floor space (sqm)	Type	Status
P05Q0141	Land south of Newtown Road (Adjacent to Royal Hospital)	Trustees of The Spetchley Estate	Outline permission for Business Park, including offices and Crèche	Yes	B1	8.3	<i>To be determined</i>	N	OL
P08D0387	Block Q, former Royal Worcester Porcelain Site	Berkeley Homes	Block Q; 370sq m office space (Res Mat)	No	B1	0.02	370	R	PP
P11K0588	University Park, Grove Farm, Bromyard Road	University of Worcester	University Campus, Business Innovation Centre and other B1 uses.	Yes	Mix	8.5	72,270	N	OL
P15G0064	Units S & R Newtown Road Industrial Estate	RC & PM Doughty	Replacement Units	No	B8	0.32	885	N	PP
P15Q0465	Nunnery Way	St Modwen Developments	B1/B2/B8 units	Yes	B1c/ B2/B8	2.5	9,431	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
P16G0178	Whittington Road	St Modwen Developments	Outline permission for office park	Yes	B1	4	15,050	N	OL
P17P0247	Land East of Parsonage Way	Warndon Six Ltd	B1a/B2/B8 units	Yes	B1a/ B2/B8	5	21,072	N	PP

Application Number	Location	Name of firm	Details of planning permission	Local Plan Allocation	Use Class	Site area (ha)	Floor space (sqm)	Type	Status
Total						31.52 ha	124,779 sqm		
Of which Allocation sites						29.3 ha	120,609 sqm		

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 - 2018

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
					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	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
					TOTAL	5.90	30,626	

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
						TOTAL	1.24	4,117
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
							0.02	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
	P08H0261	Hampton Court, Rainbow Hill	Design Religion Ltd	Conversion of detached garage building to an office studio	B1	-	100	E
							0.3	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

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
						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
	P14D0369	Museum & Art Gallery, Foregate Street	Worcester City Council	Office	B1a	0.105	1,785	CoU
						3.42	15,146	
2015-16	P15C0005	Venture Business Park, Weir Lane	Crown House Developments Ltd	5 Starter Units	B1c/B2/B8	0.12	421	N
						0.12	421	
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)
						1.61	6,236	
2017-18	P15Q0465	Nunnery Way	St Modwen	Industrial & Warehouse Units	B1c/ B2/B8	1.5	5,103	N
						1.5	5,103	
Overall Totals						16.33	80,495	

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 – 2018**

YEAR	TOTAL HECTARES	TOTAL ACRES
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
Total	16.33	40.35
Annual average over last 10 years 2007-2017	1.45	3.58
Annual average over last 5 years 2012-2017	1.33	3.29

SCHEDULE 5: PERMISSIONS INCLUDED IN THE LAST MONITORING REPORT WHICH HAD LAPSED BY 31ST MARCH 2018

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)
P14N0279	Prescott Drive	H&W Chamber of Commerce	Office Extension (OL)	B1a	0	702	E
P14C0428	Compco Fire Systems, Malvern Road	Compco Fire Systems	Office	B1a	0	417	N
Total expired permissions					0 ha		

**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
Total losses 2006/7 – 2017/18 in ha. (total site area not floorspace)				33.11 ha

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

SWDP Site Reference	Location	Proposed Uses	Site Area ha	Comments
Wider Worcester Area Sites				
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
TOTAL Wider Worcester Area			68.2	