

Employment Land Availability Study

2009

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

1st April 2008 to 31st March 2009

**This study also includes analysis of Malvern
Hills District's rolling five-year reservoir of
employment land**

CONTENTS

	PAGE
1.0 INTRODUCTION	1
2.0 METHODOLOGY	1
3.0 MALVERN HILLS DISTRICT ECONOMIC PROFILE	6
4.0 EMPLOYMENT COMPLETIONS 2008 to 2009	8
5.0 EMPLOYMENT LAND POSITION AT APRIL 2009	10
6.0 PROGRESS TOWARDS MEETING EMPLOYMENT TARGETS AND FIVE-YEAR RESERVOIR OF EMPLOYMENT LAND	13
APPENDIX ONE: Local Plan Employment Site Maps in Malvern Hills District	19
SCHEDULE ONE: DS8/EP1 Sites in Malvern	20
SCHEDULE TWO: DS9 Employment Allocations	23
SCHEDULE THREE: The Rural Regeneration Zone	24
APPENDIX TWO: Employment Land Completions and Commitments at 1 April 2009	25
SCHEDULE ONE: Employment Land Position at April 2009	26
SCHEDULE TWO: DS8/EP1 Employment Sites	27

SCHEDULE THREE: Windfall Employment Sites	32
SCHEDULE FOUR: Employment Completions On Brownfield / Greenfield Sites 1996 to 2009	40
SCHEDULE FIVE: Employment Completions By Previous Use 1990 – 2009	41
SCHEDULE SIX: Employment Completions By Use Class 1990 – 2009	43
SCHEDULE SEVEN: Employment Completions Within the Malvern Urban Area 1990 – 2009	44
SCHEDULE EIGHT: Percentage of Employment Completions Within the Malvern Area 1990 – 2009	45
SCHEDULE NINE: Employment Completions Within the Rural Regeneration Zone 1990 – 2009	46
GLOSSARY OF TERMS	47

1.0 INTRODUCTION

- 1.1 This document is the principal information source for employment developments within Malvern Hills District each year and contributes to the District Council's primary monitoring document, the Annual Monitoring Report, published in December each year. It also provides figures for regional monitoring and national government returns such as the National Land Use Database.
- 1.2 The 2009 Employment Land Availability Study (ELA) outlines the employment land position for Malvern Hills District and covers the period from April 1996 to March 2009. The individual sites detailed in the report represent employment sites with the benefit of planning permission which have been constructed since April 1996, are under construction or remain outstanding. The status of each site is obtained from individual site checks carried out by Planning Officers in April of each year.
- 1.3 The following pages contain analysis of the employment land situation at 1st April 2009 in terms of both allocated and windfall sites. This study also examines the trend in employment completions and the contributions towards the supply of employment on previously developed land and buildings. Additional information such as the size, use class type, density, and previous use, is also provided. Finally, the study examines the District's rolling five-year reservoirs of employment land and current targets.

2.0 METHODOLOGY

2.1 This study is consistent with the methodology adopted within Worcestershire County and previous studies. The study examines employment land in two categories:

- large sites - those equal to and over 0.4 ha; and
- small sites - those under 0.4ha.

2.2 For each site with planning permission information is recorded on its location, planning status, land type, stage of development (outstanding, under construction or completed), employment mix and sizes, density and site area

2.3 An analysis was undertaken of all sites with a current planning approval. For sites with a detailed planning approval and outline permission information was recorded on their location, planning status, land type and stage of development.

2.4 The detailed survey of these sites can found in appendix 2. This provides information on employment site completions between 1 April 2008 and 31 March 2009. The survey also identifies sites that are currently under construction and site with outstanding planning permission.

2.5 Employment Sites identified for the purposes of this report are those sites that fall within Class B of the Use Classes Order and are defined as:

Class B1 – Business	(including offices not within Class A2, research and development, studios, laboratories, hi technology uses and light industry)
Class B2 – General industry	
Class B8 – Storage or Distribution	(wholesale warehouses, repositories).

- 2.6 This study should be considered in the context of the relevant Local Planning documents, as detailed below.
- 2.7 In April 1998, the boundary of Malvern Hills District was altered as part of the local government re-organisation process. The former Hereford and Worcester County Structure Plan sub-area of Bromyard and Ledbury was transferred to the new Unitary Authority of Herefordshire. The County Structure Plan sub-area of Malvern, Upton and Martley together with Tenbury Wells (formerly in Leominster District) and its surrounding parishes became the new Malvern Hills District (see accompanying map). In April 2006 at the time of the ELA survey Malvern Hills District was covered by two Local Plans – the Malvern Hills District Local Plan (adopted January 1998) and the Leominster District Local Plan (Tenbury Area) (adopted March 1998). Both Local Plans addressed the strategic requirements for new employment land over the period 1986 to 2001. The Malvern Hills District Local Plan identified two employment sites as Local Plan employment land allocations/commitments: Townsend Farm, Malvern (now known as The Enigma Business Park), (17.6 hectares) is identified as an ‘existing commitment’ as outline planning permission had already been granted for the site prior to the adoption of the Local Plan, and land North of Spring Lane, Malvern (now known as Haysfield Industrial Park) (1.33 hectares) which was allocated for employment use under Policy MEPr2.
- 2.8 The Worcestershire County Structure Plan was adopted by Worcestershire County Council on 4th June 2001. The Structure Plan includes a strategic requirement of “about 55 hectares” of employment land being provided within the Malvern Hills District over the Plan period (1996-2011).
- 2.9 A Key Issues Report was published in June 2001 which outlined the main planning issues facing the District over the next Plan period. The First Deposit Draft Local Plan was published in January 2004 and contained revised policies and suggested development sites for

employment development. The Second Deposit Draft local Plan was published in October 2004. A local plan inquiry was held between June and September 2005 and a binding Inspectors Report was received in May 2006. The Second Deposit Plan was subsequently adopted in July 2006 after the annual survey. References to the adopted plan therefore refer to the 1998 adopted plans. The plan was adopted in July 2006 and identifies employment land allocations at Blackmore Park Industrial Estate, The North Site, Malvern Hills Science Park & QinetiQ South in Malvern, with commitments identified at Spring Lane Industrial Estate, Malvern and Tenbury Business Park.

- 2.10 At the regional level (i.e. the West Midland region), the existing West Midlands Regional Spatial Strategy (WMRSS) 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.
- 2.11 The West Midlands Regional Spatial Strategy Phase Two Revision Preferred Option Paper has resulted in proposals for both the deletion and amendment of existing WMRSS policies and supporting text. An emerging new policy from this revision is policy PA6A: Employment Land Provision. This policy requires Malvern Hills District to provide 55 ha of employment land as well as maintaining a five-year rolling supply of 11ha employment land.
- 2.12 Where appropriate, sites listed in the schedules are identified under the following categories:

Greenfield land (G): 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 land that was previously developed but where

the remains of any structure or activity have blended into the landscape over time.

Brownfield land (B): (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.

Other abbreviations used in this study are defined in the glossary of terms section on page 47.

3.0 MALVERN HILLS DISTRICT ECONOMIC PROFILE

- 3.1 Malvern Hills District covers an area of 57,707 hectares, and has a population of 74,300 ⁽¹⁾. The Malvern Hills Area of Outstanding Natural Beauty flanks the west of the District whilst to the East the M5 provides access to the nearby conurbations of Birmingham and Bristol. The town of Malvern also has direct rail links to London and Birmingham. The settlement pattern beyond Malvern is one of dispersed villages and smaller towns.
- 3.2 Malvern Hills' largest employer is the QinetiQ Malvern Technology Centre, one of QinetiQ's core sites. The site largely specialises in communications, sensors and signal processing, lasers and electronics research. The science and technology sector has a long tradition of employment in Malvern, and continues to provide new opportunities with the expansion of existing firms and the relocation of new businesses within the District.
- 3.3 Tourism also contributes to the local economy, with events at the Three Counties Showground often seeing footfall in excess of 90,000 over a single weekend(2) .
- 3.4 56% of the population are of working age, which is lower than regional (West Midlands 61%) and national figures. Average full time weekly earnings in Malvern Hills is £521.7, which compares favourably with the West Midlands average of £450. The District continues to outperform the region in the percentage of working age employed in the Soc groups 1 to 3. Figure 1 (below) show the breakdown of employment by occupations for 2008.

	Malvern Hills	Malvern Hills (%)	West Midlands (%)	Great Britain (%)
Soc 2000 major group				
1-3	17,000	49	39.5	43.4
1 Managers and senior officials	7,700	22.3	14.7	15.7
2 Professional occupations	5,600	16.2	12	13
3 Associate professional & technical	3,600	10.5	12.7	14.5
Soc 2000 major group				
4-5	5,800	16.7	23.8	22.3
4 Administrative & secretarial	#	#	11.9	11.4
5 Skilled trades occupations	4,200	12.2	11.9	10.8
Soc 2000 major group				
6-7	5,300	15.3	15.7	15.8
6 Personal service occupations	3,900	11.3	8	8.2
7 Sales and customer service occs	#	#	7.6	7.6
Soc 2000 major group				
8-9	6,600	19	20.9	18.5
8 Process plant & machine operatives	#	#	8.5	7.1
9 Elementary occupations	4,400	12.7	12.4	11.4

Table 1: Employment by occupation (Jan 2008-Dec 2008)

Source: ONS annual population survey. # Sample size too small for reliable estimate

Notes: Numbers and % are for those of 16+, % is a proportion of all persons in employment

4 EMPLOYMENT COMPLETIONS 2008 to 2009

- 4.1 In the monitoring year April 2008 to March 2009 3.71 hectares of employment land (B1, B2, B8) moved from commitment to completion. 1.75 hectares were on land allocated for employment: 0.28 ha at site E1 Blackmore Park (07/1493), 1.1 ha at site E3 Malvern Hills Science Park (03/01325), and 0.37 ha at Betony Road, Malvern (05/01603). The remaining 1.96 ha was from windfall development. This is consistent with previous years, with the Employment Site/Windfall split being 1.7ha/1.6ha per monitoring year from 1996 to 2009.
- 4.2 1.96 ha of additional employment land became available in the same year which, when accounting for 0.65 ha of permissions expiring in the same period, brings the increase in real terms to 1.31 ha.
- 4.3 Despite the difficult economic conditions the District continues to meet its target of making 55 ha of employment land available during the Local Plan Period. Total completions for 1996-2009 make up 44.01 ha, with 0.21 ha of commitments under construction and 15.53 ha outstanding (see Table 1). There may well be a noticeable decline in the next monitoring year, however, as 1.45 ha of permissions are set to expire next year, only 0.21 ha are currently under construction, and there were no new employment land planning applications made within the last quarter of the monitoring year (1 Jan – 31 March 2009).
- 4.4 The majority of employment development continues to be located on greenfield land, 61% in 2008/9 and an over all figure of 72% for 1996-2009 (See Table 5). Farm diversification accounts for some of this (0.25ha in 2009, 13% of the windfall total) along with the fact that, historically, allocated employment sites around Malvern have been greenfield sites.
- 4.5 Use Class B1 business, which included offices not within Class A2, research and development, studios, laboratories, hi technology uses and light industry, contributes 60% of the employment land made

available during 1996-2009. In 2008-2009 B1 business made up 91% of completions.

- 4.6 The Malvern urban area contained 48.5% of completions, compared with the 1996-2011 average of 55%.
- 4.7 Part of the Malvern Hills District falls within the Rural Regeneration Zone (RRZ), an Advantage West Midland designation. Map 5 shows the area within Malvern Hills District which is covered by the RRZ. Historically the ELA has excluded Malvern Wards from the RRZ, and this has been followed for this report. There were 0.29 ha of completions within the RRZ, excluding Malvern Wards, making up 8% of completions for 2008-2009. If this exclusion did not apply the figure would rise to 79% of completions.
- 4.8 The land area of application 08/00321, the extension at Automated Packaging Systems in Malvern, has not been counted against the completions this year. Its 1.2 hectare extension represents an intensification of an existing site, rather than new employment land.
- 4.9 To summarise, the Employment Land Availability figures for this year are in line with Local Plan and County Structure Plan policies. Even accounting for a fall off in land being made available in the next few years, the 55 hectare target looks to be achievable. There is still momentum within the system which is bringing land forward, with an increase in employment land in 2008-2009 of 1.31 ha. One sign of the recession affecting employment land availability this year is the amount of land under construction. Only 0.21 hectares of land is under construction as of April 2009, a fall from 2008 of 89%; therefore, existing sites have carried on to completion this year but there is little movement on outstanding sites. The next two years are likely to be highly significant, with the next year expected to show a stalling in the progress of employment sites as macro-economic fluctuations filter down to the local level. However, the district is still on target to meet the employment need in the medium to long term.

5.0 EMPLOYMENT LAND POSITION AT APRIL 2009

- 5.1 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. The Malvern Hills Local Plan zones specific sites for employment uses under Development Strategy and Employment Provision policies. Maps 1 and 2 show the sites identified under Local Plan policies DS8 and EP1. In essence they represent remaining Employment Allocations from the previous local plan, hence their fragmentary nature. EP1 aims to support the growth and expansion of indigenous firms as well as the attraction of new businesses into the District, and safeguard existing employment sites and uses. Policy DS8 reviewed the existing site allocations, and details the rural windfall allowance concerning employment sites.
- 5.2 Policy DS9 identifies employment allocations to meet the employment land requirement of new and existing businesses. E1, Blackmore Park, is an existing site which DS9 considers as appropriate for redevelopment. E2, North Site, is a 3.5 hectare employment allocation on the former MOD site now under redevelopment for housing. Malvern Hills Science Park, E3, and QinetiQ South, E4, are significant as being High Technology sites which Policy DS10 also recognises. Maps 3 and 4 show the location of these four sites.
- 5.3 At 31st March 2009 there were 14.32 ha of unimplemented employment sites and 0.21 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 14.53 ha (gross) compared with 20.3 ha in 2007/8; 17.68 ha in 2006/7; and 13.53 ha in 2005/6. This illustrates a lower ‘bank’ of employment land than that experienced in the previous

two studies however this still shows MHDC has a strong future supply of employment land.

Employment Land Position at April 2009	
Worcestershire Structure Plan Requirement 96-11	55 ha
Gross Completions 1996-2009	44.01 ha
Gross Commitments at April 2009	14.53 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>	(0.21 ha)
<i>Local Plan Employment Commitments / Allocations sites E1 – E4 OUTSTANDING</i>	(5.72 ha)
<i>Primary Employment Areas / Policy DS8 & EP1 sites OUTSTANDING</i>	(4.50 ha)
<i>Windfall Employment Sites OUTSTANDING</i>	(4.1 ha)
Windfall Allowance 1/4/2006 to 31/3/2011	1.72 ha
Residual Balance <i>((Completions (44.01) + Commitments (14.53) + Windfall Allowance (1.72)) - WSP requirement (55))</i>	5.26 ha
Local Plan Employment Allocations at April 2009	
E1 Blackmore Industrial Estate, Malvern (Class B).	0
E2 North Site, Malvern (Class B1)	0
E3 Malvern Hills Science Park (Class B.1 (b))	0
E4 QinetiQ South	4.3 ha
Total Allocations	4.3 ha
Potential Oversupply <i>Residual Balance (5.26 ha) + Total Allocations (4.3 ha)</i>	9.56 ha

Table 2: Employment land position at April 2009 based on Worcestershire Structure Plan requirements

- 5.4 Table three illustrates MHDC current has an oversupply of 9.56 ha of employment land when monitored against Worecstershire Structure Plan requirments. As can be seen in table four the 08/09 over supply is lower than last years over supply but it still represents a healty supply of employment land in the District.

6.0 PROGRESS TOWARDS MEETING THE EMERGING WMRSS EMPLOYMENT LAND PROVISION AND ROLLING FIVE-YEAR RESERVOIR OF EMPLOYMENT LAND

- 6.1 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.
- 6.2 This chapter sets out an assessment of whether there is a five year supply of deliverable employment land in Malvern Hills District Council.
- 6.3 The components of the development plan for Malvern Hills District, which form the basis of the employment land supply assessment are the adopted Malvern Hills District Local Plan (1996-2011) Saved Policies, Worcestershire County Structure Plan Saved Policies (1996-2011) and the West Midlands Regional Spatial Strategy.
- 6.4 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.
- 6.5 Having established Phase 2 of the WMRSS determines MHDC'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.

Delivering Employment Land

- 6.6 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 sites** 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 MHDC to provide a rolling five-year reservoir of 11 ha and 33 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.
- 6.7 For sites to be considered **available**, we have considered sites which:
- are under construction;
 - have planning permission (i.e. commitments); and
 - are allocated sites in the adopted Local Plan Development Plan Document (adopted July 2006) currently without planning permission but are; owned by a developer or have known developer interest; or are advertised for sale.
- 6.8 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 MHDC'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 scheduled to be revisited in late 2009. Future editions of the ELA will look more closely at these findings especially those that advocate further monitoring.

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

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

- 6.10 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.

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

- 6.12 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 Malvern Hills Adopted Local Plan July 2006. For the

purposes of the rolling five-year resevier of employment land (April 2009 to March 2014) all sites with full or outline planning permission, sites under construction and allocated sites for employment at 31 March 2009 were extracted from the database. The types identified include both greenfield and brownfield windfall permissions, primary employment areas (MHDC LP policies DS8 and EP1) and Local Plan allocations / commitments. These sites are a mixture of new build, change of use and conversions varying from 0.01 ha to 4.3 ha. All were considered potential sites at this stage.

- 6.13 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 inquiry and is the adopted development plan.

The Rolling Five-Year Resevior of Deliverable Employment Land

- 6.14 The assessment shows that there is a five year supply of deliverable employment land in Malvern Hills District Council. The figures for the five year land supply are based on the schedules in the appendices of this document.

Five Year Employment land supply calculation

- 6.15 The following calculation examines Malvern Hills District's five year employment land supply.

Supply of Employment Land		1. Emerging WMRSS 2006 - 2026
Employment Target (years)		5 years
Employment Target (ha)		11 ha*
Commitments (net)	Offices (B1)	8.5 ha
	General Industry (B2)	0.16 ha
	Storage / Distribution (B8)	0.2 ha
	B1 / B2	1.75 ha
	B1 / B8	0.85 ha
	B1 / B2 / B8	3.06 ha
	Total	14.52ha
Local Plan Allocations (site E4)		4.3 ha
Total Supply		18.62 ha
Supply		+7.62 ha
Total Calendar Employment supply		Approx 8.5 years supply

Table 3: Employment Land Supply Requirement at April 2009

Identifying Employment Provision Targets

- 6.16 The first stage in assessing Malvern Hills employment land supply is to identify the relevant employment targets. The employment land supply requirements table (table three) identifies a five year target of 11ha for Malvern Hills District.

COLUMN ONE

6.17 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 MHDC have a rolling five-year reservoir of at least 11 ha. Furthermore the table requires MHDC to provide at least 33 ha of employment land up to 2026. There is no site threshold in this calculation i.e. every B1, B2 and B8 employment site is counted.

Conclusion

6.18 The assessment, based on column one, demonstrates that Malvern Hills District has a rolling five-year reservoir of employment land.

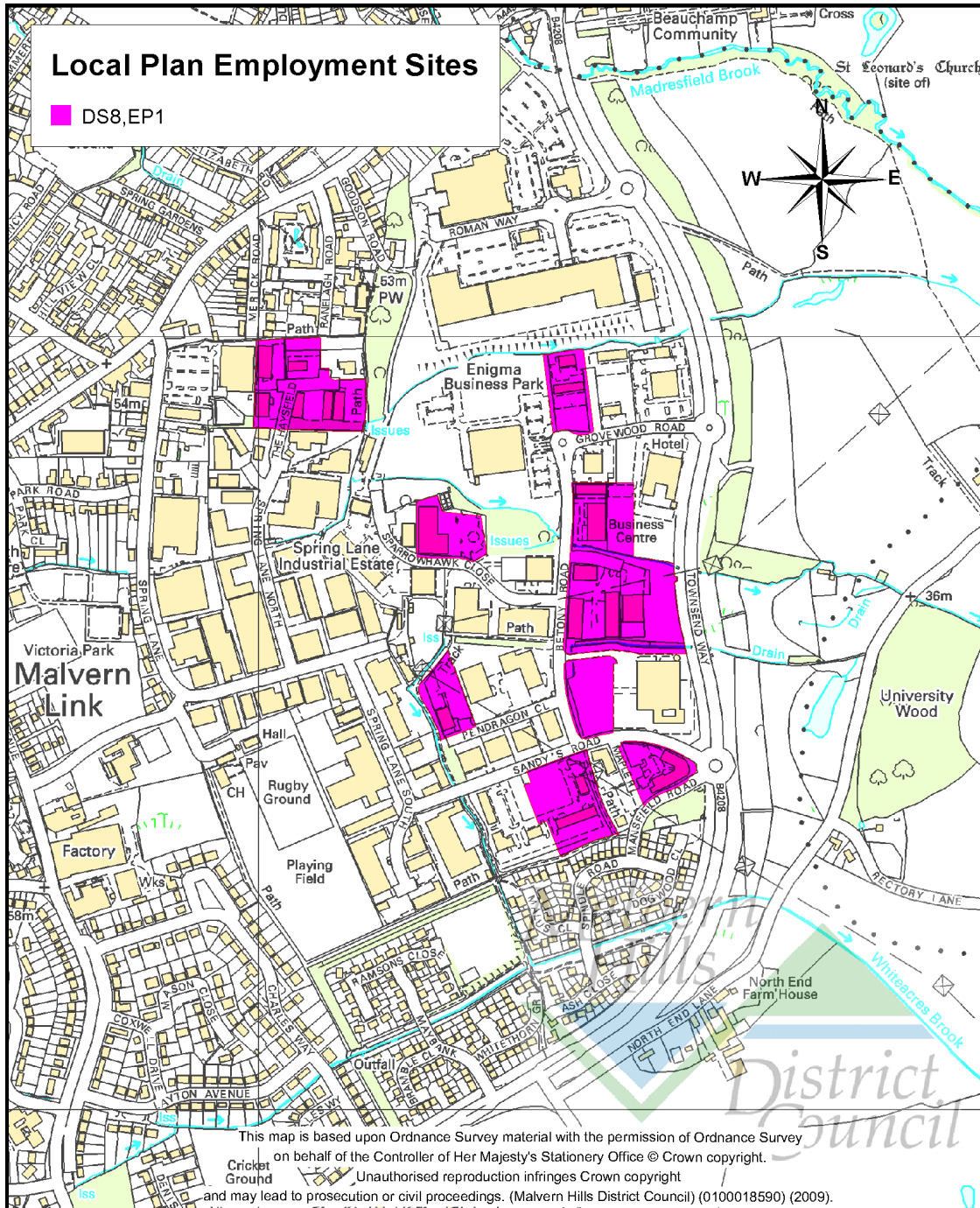
6.19 It is pertinent to note that MHDC's employment land supply is not entirely comparable with Worcester City and Wychavon District land supply's. Both Worcester and Wychavon use the methodology developed by the Regional Employment Land Survey (RELS), where MHDC does not. MHDC has actively included smaller sites below the RELS threshold due to a large proportion of MHDC's employment land supply being made up of site windfall sites.

APPENDIX ONE

Schedules of Local Plan Employment Site Map in Malvern Hills District

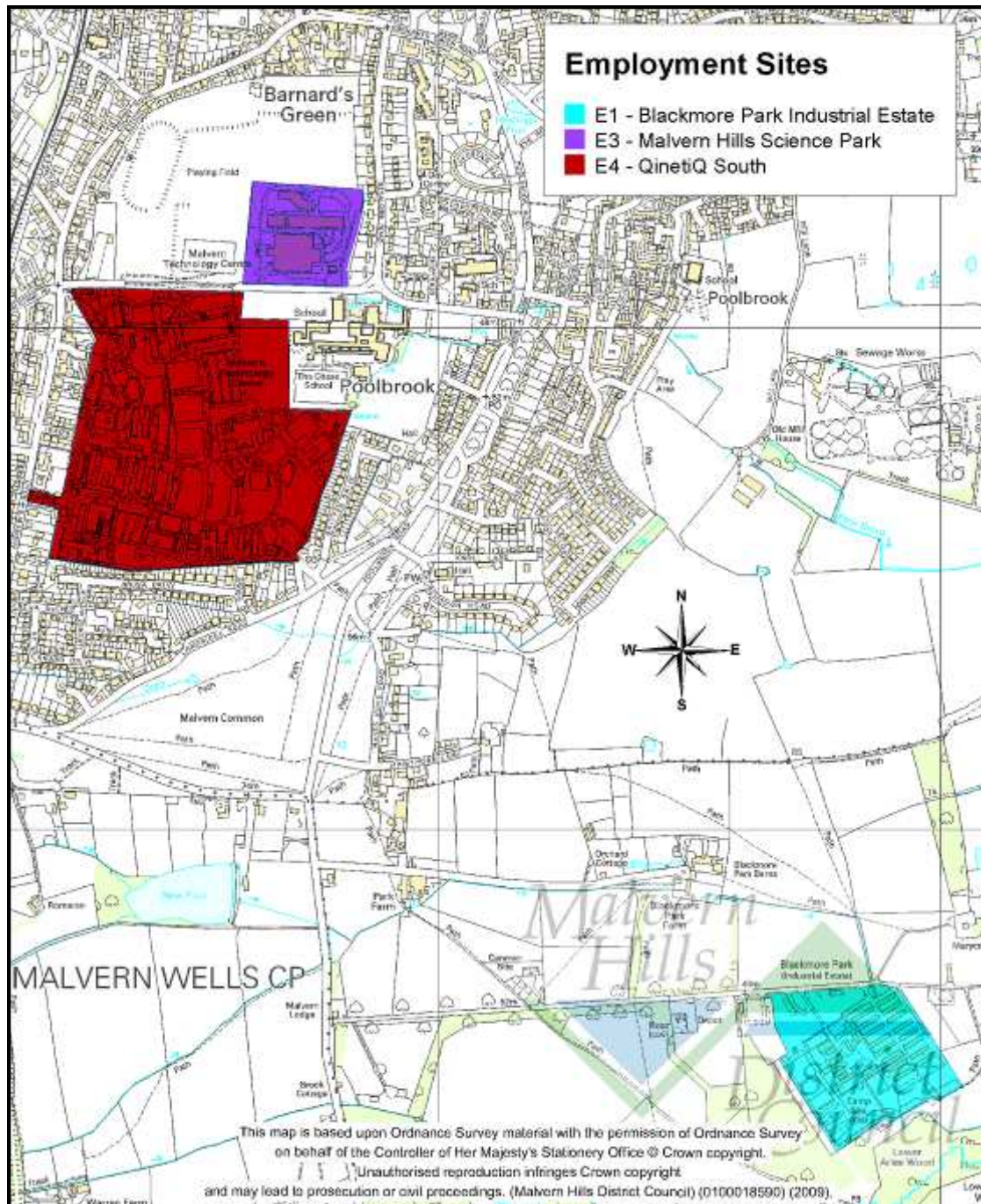
APPENDIX ONE: SCHEDULE ONE

Map 1- DS8/EP1 Sites in Malvern (Not to Scale)



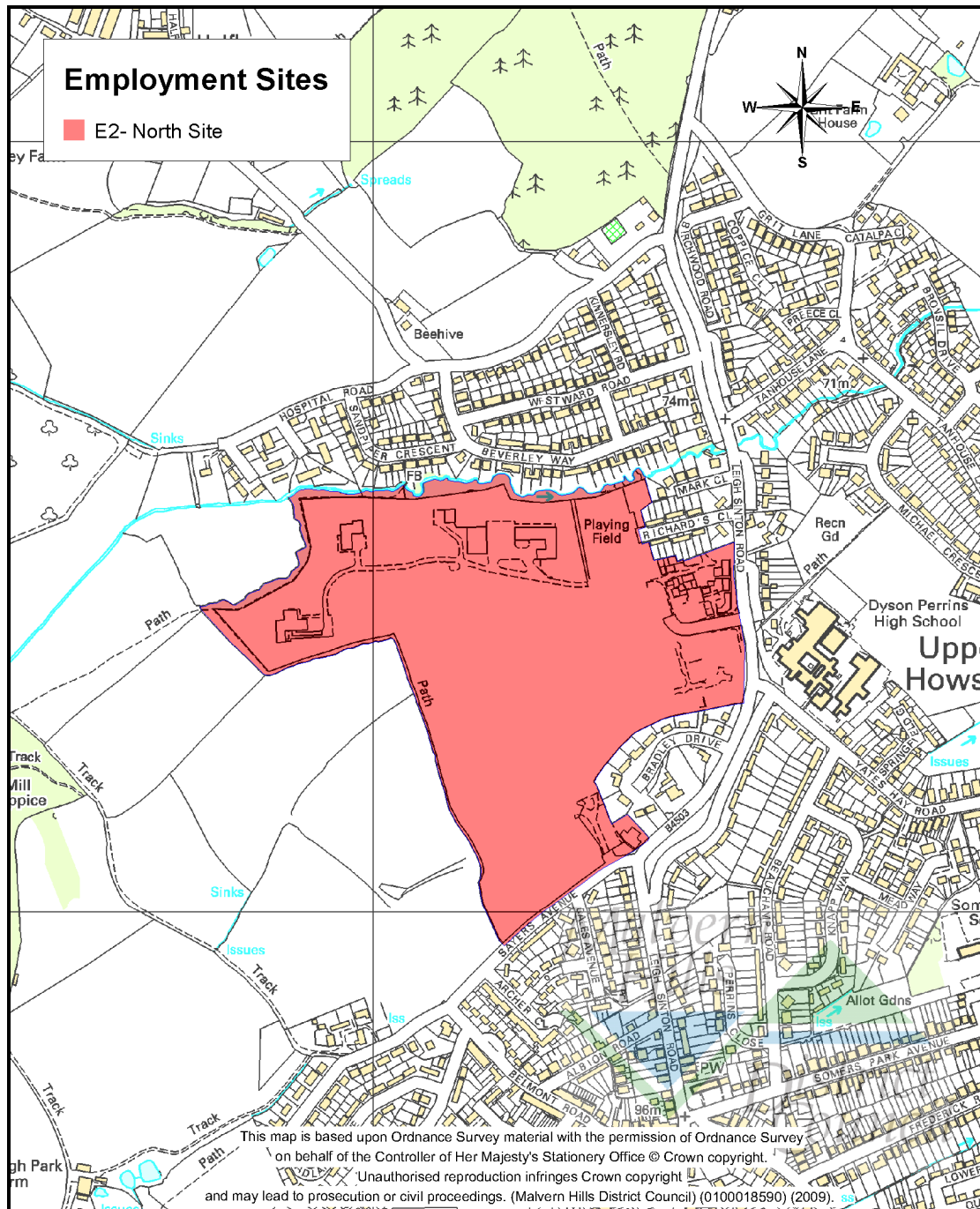
APPENDIX ONE: SCHEDULE TWO

Map 1: DS9 Employment Allocations (Not to Scale)



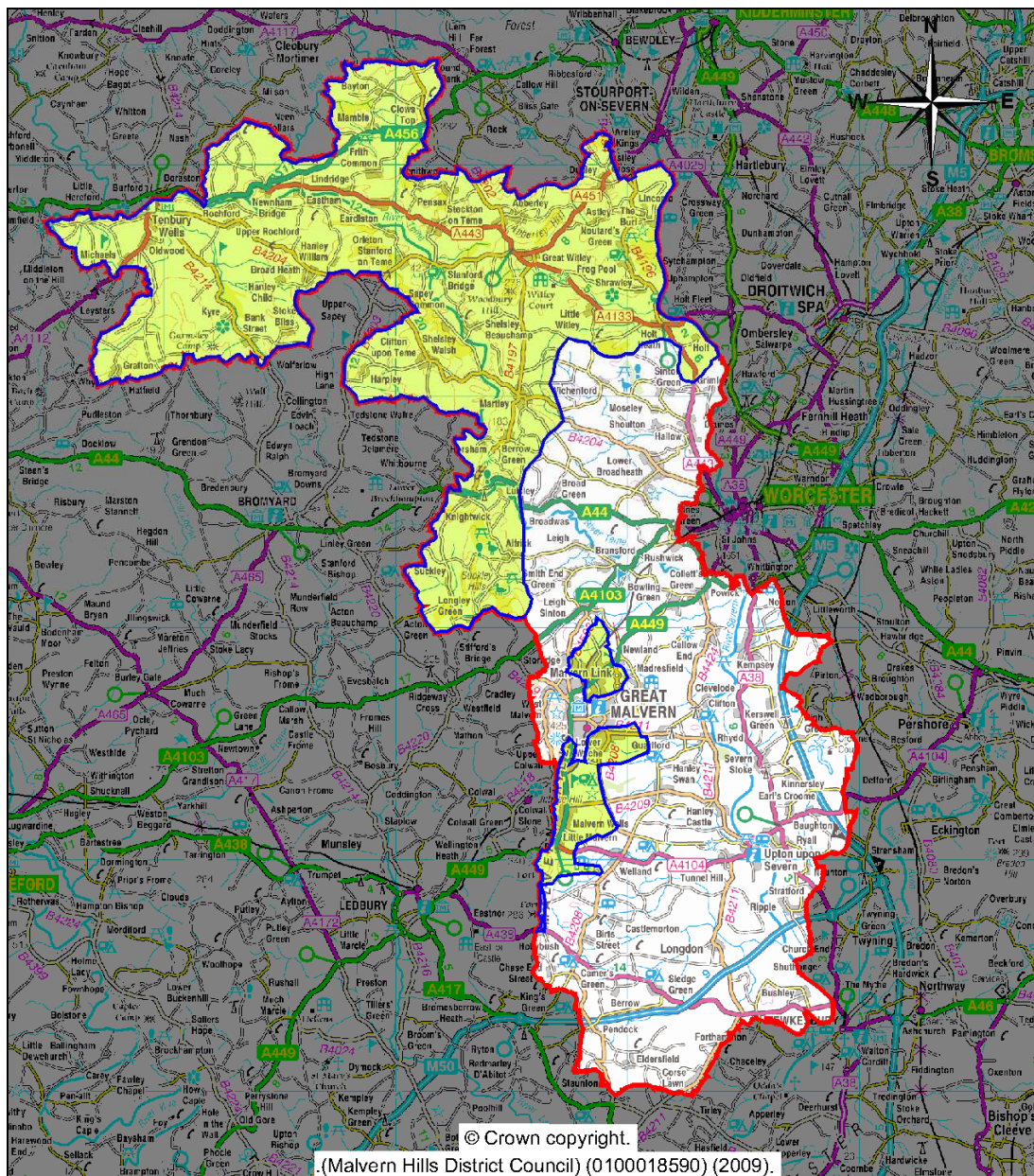
APPENDIX ONE: SCHEDULE TWO

Map 2: E2-North Site (DS9 Employment Allocation) (Not to Scale)



APPENDIX ONE: SCHEDULE THREE

The Rural Regeneration Zone (Not to Scale)



Yellow area with blue outline identifies the Rural Regeneration Zone (RRZ) which falls within Malvern Hills District

APPENDIX TWO

Schedules of Malvern Hills District Employment Land Completions and Commitments at 1 April 2009

APPENDIX TWO: SCHEDULE ONE - Employment Land Position at April 2009

Site Type	Completed 1996 - 2009	Under Construction at April 2009	Outstanding at April 2009
Local Plan Employment Commitments/Allocations (E1-E4)	3.7	0	5.72
Primary Employment Areas/Policy DS8/EP1 Sites	19.02	0	4.5025
Windfall Employment Sites	21.29	0.18	4.1
Total	44.01	0.18	14.32

04/00334 is outstanding- 2007-2008 ELA stated this site was Under Construction- this was incorrect, and as at 04/2009 site is still outstanding

Worcestershire Structure Plan Target (ha)	55
Total Employment Completions & Commitments 1996 – 2009 (ha)	58.54
Residual Total (ha)	3.54

Over-supply

LAND SUPPLY

	Hectares
Additional New Employment Land Supply 2008 – 2009*	1.96
*New employment land relates to permissions granted in 2008/2009 but excludes those new permissions which have superseded existing commitments	
Expired Permissions**	
02/00978	0.11
03/00830	0.17
03/00597	0.18
04/01981	0.2
03/02011	0.1
Total Expired Permissions	0.76
Increase in employment land supply 2008-2009	1.2

*Note- 04/00182 now 2.31 net, not 3.5 gross

APPENDIX TWO: SCHEDULE ONE - Employment Land Position at April 2009

Table One (a) Meeting the Strategic Employment Land Requirement	ha
Employment Completions (1996 - 2009)	44.01
Employment Commitments (2009)	14.53
Rural Windfall Allowance	1.72

7 Years	6	2003-2004
6 Years	5.16	2004-2005
5 Years	4.3	2005-2006
4 Years	3.44	2006-2007
3 Years	2.58	2007-2008
2 Years	1.72	2008-2009
1 Years	0.86	2009-2010

The inspectors Report into the local plan review 2006 endorsed the provision of a 6ha rural windfall allowance for the remaining plan period as at 7 years remaining. The 6a has been divided by 7 years to give a yearly allowance (see table below).

Employment allocations for the following sites identified in the Adopted Local Plan, July 2006

Site	Location	Ha
Site E1	Blackmore Industrial Estate, Malvern (Class B). <i>Granted outline permission for the redevelopment of the whole of Blackmore Park (01/00847 Table 3)</i>	0
Site E2	North Site, Malvern (Class B1) <i>Granted outline permission for the redevelopment of the whole of for 2.31 ha</i>	0
Site E3	Malvern Hills Science Park (Class B.1 (b)) <i>Application was approved in 2005 for 1.1 ha</i>	0
Site E4	QinetiQ South	4.3
Total Employment land Supply 1996 - 2011		64.56
Worcestershire County Structure Plan Target		55
Residual Total (ha)		9.56 (Oversupply)

APPENDIX TWO: SCHEDULE TWO - DS9 Employment Sites

Site App. No.	Address	Total Gross Area (ha)	Additional Net Area (ha)	Total Gross Floor (m2)	Additional Net Floor (m2)	Lost Floorspace (m2)	Use Class	Com 96/97	Com 97/98	Com 98/99	Com 99/01	Com 01/02	Com 02/03	Com 03/04	Com 04/05	Com 05/06	Com 06/07	Com 07/08	Com 08/09	UC at 08/09	OS at 08/09	
Blackmore Park Industrial Estate (Local Plan E1 Allocation)																						
01/00847	Blackmore Park Industrial Est *	3.80	2.209	-	-	-		0	0	0	0	0	0	0	0	0	0	0	0	0	2.209	
04/00334	Blackmore Park Industrial Est**	1.21	1.130	418.75	418.75	-	B1	0	0	0	0	0	0	0	0	0	0	0	0	0	1.12	
04/01390	Blackmore Park Industrial Est**	0.08	0.080	338.56	338.56	-	B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.08	
07/01493	Unit 4 Blackmore Park Ind Est***	0.28	0.001	2750	2750	-	B1a, B8	0	0	0	0	0	0	0	0	0	0	0	0	0.28	0	
	Sub Total	5.37	3.420	3507.31	3507.31	-		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.28	0	3.409
North Site, Malvern (Local Plan E2 Allocation)																						
04/00182	North Site, Malvern	2.31	2.31	-	-	-	B1	0	0	0	0	0	0	0	0	0	0	0	0	0	2.31	
	Sub Total	2.31	2.31	-	-	-		0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.31
Malvern Hills Science Park (Local Plan E3 Allocation)																						
97/01591	Science Park, Malvern	0.91	0.91	-	-	-	B1	0	0.91	0	0	0	0	0	0	0	0	0	0	0	0	
00/01077	Malvern Hills Science Park	0.89	0.89	-	-	-	B1	0	0	0	0	0.89	0	0	0	0	0	0	0	0	0	
03/01235	Malvern Hills Science Park	1.1	1.1	1394	1394	-	B1a, B1c	0	0	0	0	0	0	0	0	0	0	0	0	1.1	0	
	Sub Total	2.9	2.9	1394	1394	-		0	0.91	0	0	0.89	0	0	0	0	0	0	0	1.1	0	
QinetQ/DERA South (Local Plan E4 Allocation)																						
98/00572	DERA South	0.3	0.3	-	-	-	B1	0	0	0	0.3	0	0	0	0	0	0	0	0	0	0	
00/01009	DERA South	0.2	0.2	-	-	-	B1	0	0	0	0	0	0	0.2	0	0	0	0	0	0	0	
	Sub Total	0.5	0.5	-	-	-		0	0	0	0.3	0	0	0.2	0	0	0	0	0	0	0	
TOTAL		11.08	9.13	4901.31	4901.31	0.00		0.00	0.91	0.00	0.30	0.89	0.00	0.20	0.00	0.00	0.00	0.00	1.38	0.00	5.719	

APPENDIX TWO: SCHEDULE TWO – DS8/EP1 Employment Sites

Site App. No.	Address	Total Gross Area (ha)	Additional Net Area (ha)	Total Gross Floor (m2)	Additional Net Floor (m2)	Lost Floor (m2)	Use Class	Com 96/97	Com 97/98	Com 98/99	Com 99/01	Com 01/02	Com 02/03	Com 03/04	Com 04/05	Com 05/06	Com 06/07	Com 07/08	Com 08/09	UC at 08/09	OS at 08/09
Enigma Park*, Malvern																					
95/0314	Townsend Farm res outstanding	0.85	0.85	-	-	-	B MIX	0	0	0	0	0	0	0	0	0	0	0	0	0	0.85
95/1078	Plot ID5, Enigma Park, Malvern	0.16	0.16	-	-	-	B MIX	0.16	0	0	0	0	0	0	0	0	0	0	0	0	0
95/0927	Plot ID6, Enigma Park, Malvern	0.29	0.29	-	-	-	B MIX	0	0.29	0	0	0	0	0	0	0	0	0	0	0	0
96/0106	Plot ID1, Enigma Park, Malvern	1.2	1.2	-	-	-	B MIX	1.2	0	0	0	0	0	0	0	0	0	0	0	0	0
96/0983	Plot ID20A, Enigma Park, Malvern	0.57	0.57	-	-	-	B MIX	0	0.57	0	0	0	0	0	0	0	0	0	0	0	0
96/1223	Betony Road, Malvern	3.7	3.7	-	-	-	B MIX	0	3.7	0	0	0	0	0	0	0	0	0	0	0	0
96/1254	Groveswood Road, Enigma Park	0.79	0.79	-	-	-	B MIX	0	0.79	0	0	0	0	0	0	0	0	0	0	0	0
96/1392	Plot ID2A, Enigma Park, Malvern	0.19	0.19	-	-	-	B MIX	0	0	0.19	0	0	0	0	0	0	0	0	0	0	0
97/0298	Plot ID2B, Enigma Park, Malvern	0.19	0.19	-	-	-	B1 B8	0	0	0.19	0	0	0	0	0	0	0	0	0	0	0
97/0683	Plot ID20B, Enigma Park, Malvern	0.49	0.49	-	-	-	B MIX	0	0	0.49	0	0	0	0	0	0	0	0	0	0	0
98/0127	Plot ID29, Enigma Park, Malvern	0.49	0.49	-	-	-	B2 B8	0	0	0	0.49	0	0	0	0	0	0	0	0	0	0
98/0279	Groveswood Road, Enigma Park	0.21	0.21	-	-	-	B MIX	0	0	0.21	0	0	0	0	0	0	0	0	0	0	0
98/1059	15 Units at Enigma Park	1.61	1.61	-	-	-	B MIX	0	0	0	1.61	0	0	0	0	0	0	0	0	0	0
99/0298	Enigma Park, Malvern	0.12	0.12	-	-	-	B MIX	0	0	0	0.12	0	0	0	0	0	0	0	0	0	0
99/0540	Land at Betony Road, Malvern	0.44	0.44	-	-	-	B1	0	0	0	0.44	0	0	0	0	0	0	0	0	0	0
99/1084	30 Betony Road, Malvern	0.92	0.92	-	-	-	B1	0	0	0	0.92	0	0	0	0	0	0	0	0	0	0
99/1197	Enigma Park, Malvern	0.43	0.43	-	-	-	B1	0	0	0	0	0	0.43	0	0	0	0	0	0	0	0
01/00386	Groveswood Road	0.01	0.01	-	-	-	B1	0	0	0	0	0.01	0	0	0	0	0	0	0	0	0
01/00445	Sandy Road, Enigma Park	0.25	0.25	-	-	-	B1	0	0	0	0	0	0	0.25	0	0	0	0	0	0	0
02/00760	Enigma Park, Sparrowhawk Close	0.58	0.58	-	-	-	B1	0	0	0	0	0	0	0	0.58	0	0	0	0	0	0
03/00863	Enigma Park, Betony Road,	0.43	0.43	-	-	-	B8	0	0	0	0	0	0	0.43	0	0	0	0	0	0	0
03/01406	Plot B Chequers Close, Enigma	0.18	0.18	-	-	-	B1	0	0	0	0	0	0	0.18	0	0	0	0	0	0	0

Employment Land Availability Study, April 2009

Site App. No.	Address	Total Gross Area (ha)	Additional Net Area (ha)	Total Gross Floor (m2)	Additional Net Floor (m2)	Lost Floor (m2)	Use Class	Com	Com	Com	Com	Com	Com	Com	Com	Com	Com	Com	Com	UC at	OS at
								96/97	97/98	98/99	99/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	08/09	08/09
04/00041	Land at Sandys Rd Enigma	0.42	0.42	-	-	-	B1	0	0	0	0	0	0	0	0	0.42	0	0	0	0	0
04/00150	Plot C Chequers Close	0.17	0.17	-	-	-	B1	0	0	0	0	0	0	0	0.17	0	0	0	0	0	0
04/01042	Land at Sandys Rd Enigma	0.45	0.45	-	-	-	B1	0	0	0	0	0	0	0	0	0.45	0	0	0	0	0
05/00673	phase 5, Sandys Rd	0.05	0.05	-	-	-	B1	0	0	0	0	0	0	0	0	0.05	0	0	0	0	0
05/00789	Plot 1 & 2 Brittonia Rd	0.92	0.92	-	-	-	B1	0	0	0	0	0	0	0	0	0.92	0	0	0	0	0
05/01295	Chequers Close	0.42	0.42	-	-	-	B1	0	0	0	0	0	0	0	0	0.42	0	0	0	0	0
05/01603	Land at OS 7942 4776 Betony Rd	0.37	0.37	1519	1519	-	B1	0	0	0	0	0	0	0	0	0	0	0	0	0.37	0
07/01619	Unit 7 Britannia Business Centre, Britannia Way	0.3	0.3	-	-	-	B2	0	0	0	0	0	0	0	0	0	0	0	0.3	0	0
08/00509	Land Off Grovewood Road	0.45	0.45	1980	1980	-	B1 B8	0	0	0	0	0	0	0	0	0	0	0	0	0	0.45
Sub Total		17.65	17.65	3499	3499			1.36	5.35	1.08	3.58	0.01	0.43	0.86	0.75	2.26	0	0.3	0.37	0	1.3
Hanley Workshops																					
01/00954	11, Hanley Workshop	0.1	0.1	204.5	204.5	-	B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1
Sub Total		0.1	0.1	204.5	204.5	-		0	0	0	0	0	0	0	0	0	0	0	0	0	0.1
Haysfield Industrial Park, Malvern**																					
95/0823	Haysfield Industrial Park - outline outstanding	0	0	-	-	-	B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
97/1286	Plot 2,	0.21	0.21	-	-	-	B1	0	0	0.21	0	0	0	0	0	0	0	0	0	0	0
02/00507	Plot 4,	0.21	0.21	-	-	-	B1	0	0	0	0	0	0	0	0.21	0	0	0	0	0	0
02/01438	Plot 5,	0.17	0.17	-	-	-	B1	0	0	0	0	0	0	0.17	0	0	0	0	0	0	0
03/00585	Plot 1	0.54	0.54	-	-	-	B1	0	0	0	0	0	0	0	0.54	0	0	0	0	0	0
04/00555	Plot 3	0.2	0.2	-	-	-	B1	0	0	0	0	0	0	0	0.2	0	0	0	0	0	0
Sub Total		1.33	1.33	-	-	-		0	0	0.21	0	0	0	0.17	0.95	0	0	0	0	0	0
Howsell Road Industrial Estate																					
Sub-Total		-	-	-	-	-		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Spring Lane Industrial Estate, Malvern																					
99/00299	Yard at Spring Lane South	0.19	0.19	-	-	-	B1	0	0	0	0.19	0	0	0	0	0	0	0	0	0	0
01/00503	Unit 7a, Spring Lane	0.01	0.01	-	-	-	B2	0	0	0	0	0	0.01	0	0	0	0	0	0	0	0
04/01871	Orion House	0.45	0.45	-	-	-	B2	0	0	0	0	0	0	0	0.45	0	0	0	0	0	0
07/01868	Polar House, Spring Lane North	0.08	0.08	3989	825	-	B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0825

Employment Land Availability Study, April 2009

Site App. No.	Address	Total Gross Area (ha)	Additional Net Area (ha)	Total Gross Floor (m2)	Additional Net Floor (m2)	Lost Floor (m2)	Use Class	Com 96/97	Com 97/98	Com 98/99	Com 99/01	Com 01/02	Com 02/03	Com 03/04	Com 04/05	Com 05/06	Com 06/07	Com 07/08	Com 08/09	UC at 08/09	OS at 08/09
Sub Total		0.73	0.73	3989	825	-	0	0	0	0	0.19	0	0.01	0	0.45	0	0	0	0	0	0.0825
Tenbury Business Park																					
89/00990	Tenbury B'ness Park outstanding	2.11	2.11	-	-	-	B1	0	0	0	0	0	0	0	0	0	0	0	0	0	2.11
97/00503	Industrial Unit Plot B	0.25	0.25	-	-	-	B1	0	0	0.25	0	0	0	0	0	0	0	0	0	0	0
97/00810	Four Hi-Tec Units Plot G	0.15	0.15	-	-	-	B1	0	0	0	0.15	0	0	0	0	0	0	0	0	0	0
07/00848	Plot 4, Tenbury Business Park	0.43	0.43	800	800	-	B MIX	0	0	0	0	0	0	0	0	0	0	0	0	0	0.43
Sub Total		2.94	2.94	800	800	-		0	0	0.25	0.15	0	0	0	0	0	0	0	0	0	2.54
Upton Industrial Estate																					
01/00986	Bio Diagnostics Ltd, Unit 3	0.01	0.01	-	-	-	B1	0	0	0	0	0.01	0	0	0	0	0	0	0	0	0
06/00038	Land (OS 8529 3986) Off Rectory Road	0.48	0.48	1515	1515	-	B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0.48
Sub Total		0.49	0.49	1515	1515	-		0	0	0	0	0.01	0	0	0	0	0	0	0	0	0.48
Willow End Technopark																					
97/00839	Block A, Willow End Farm	0.04	0.04	-	-	-	B1	0	0	0	0	0.04	0	0	0	0	0	0	0	0	0
03/01059	Blackmore Park Road, Malvern	0.24	0.24	-	-	-	B1	0	0	0	0	0	0	0	0.24	0	0	0	0	0	0
Sub Total		0.28	0.28	-	-	-		0	0	0	0	0.04	0	0	0.24	0	0	0	0	0	0
TOTAL		23.67	23.67	10007.5	6843.5	0		1.36	5.35	1.54	3.92	0.06	0.44	1.03	2.39	2.26	0.00	0.30	0.37	0.00	4.5025

APPENDIX TWO: SCHEDULE THREE – Windfall Employment Sites

Parish	Site App. No.	Address	Additional Gross Area (ha)	Additional Net Area (ha)	Additional Gross Floorspace (m2)	Additional Net Floorspace (m2)
Astley	96/1313	Roseacres, Astley	0.03	0.03	-	-
	02/00335	Longmore Hill Farm, Astley	0.53	0.53	-	-
		Sub Total	0.56	0.56		
Bransford	99/00338	Bransford Nurseries, Bransford	0.1	0.1	-	-
	02/01491	The Foal Yard, Bransford	0.02	0.02	-	-
	04/00138	The Beeches Bransford	0.04	0.04	-	-
	04/01128	The Foal Yard, Bransford	0.7	0.7	-	-
		Sub Total	0.86	0.86		
Broadheath	99/00552	Broadheath Foods, Martley Rd	0.22	0.22	-	-
	01/01321	Temple Laugherene House	0.1	0.1	-	-
	02/01690	Land adj The Post Office, Martley,	0.01	0.01	-	-
	02/00042	Peachley Court Farm, L. Broadheath	0.3	0.3	-	-
	03/01338	Heath Grange Farm, Grange Lane	0.02	0.02	-	-
	03/01975	Peachley Court Farm	0.2	0.2	-	-
	07/00318	The Lodge Martley Road	0.4	0.4	67	67
		Sub Total	1.25	1.25	67	67
Castlemorton	99/01285	Sunfold, Welland Stone, Upton	0.3	0.3		
	03/00576	Boulters farm Castlemorton Common,	0.01	0.01		
	05/00081	The Coach House Hollybush	0.27	0.27		
	08/00178	Boulters farm Castlemorton Common,	0.01	0.01	94	94
		Sub Total	0.59	0.59	94	94
Clifton on Teme	00/00865	Homme Castle, Shelsley Walsh	0.28	0.28		
	07/00068	Rear of Saxon Close, Clifton-on-Teme	0.24	0.24	256	256
		Sub Total	0.52	0.52	256	256
Cotheridge	00/00268	Little Lightwood Farm, Cotheridge	0.04	0.04		
	04/01714	Little Lightwood Farm, Cotheridge	0.12	0.12		
		Sub Total	0.16	0.16		
Croom D'Arbitot	07/00056	Land at (OS 8968 4455) Defford Aerodrome	0.13	0.13	1305	1305
		Sub Total	0.13	0.13	1305	1305
Doddenham	07/01564	Ankerdine Farm Knightwick	0.33	0.33		
	08/00465	St Mary's Church, Knightwick	0.08	0.08	234	234
		Sub Total	0.41	0.41	234	234
Eastham	07/00639	Old Farm Eastham Tenbury Wells	0.18	0.18	552	552
		Sub Total	0.18	0.18	552	552
Eldersfield	97/00037	Mitre Farm, Corse Lawn	0.58	0.58		
	99/00954	Mitre Farm, Corse Lawn	0.02	0.02		
	03/00998	Mitre Farm, Corse Lawn	1.2	1.2		
		Sub Total	1.8	1.8		
Great Witley	97/00223	Martley Road, Great Witley	0.5	0.5		
	02/00313	Land at Worcester Road	0.78	0.78		
		Sub Total	1.28	1.28		
Grimley	01/00472	Land at Ball Mill Top, Grimley	1.07	1.07		
		Sub Total	1.07	1.07		
Guarford	08/00049	Clevelode Lane Guarford Malvern	0.03	0.03	320	195
		Sub Total	0.03	0.03	320	195
Hallow	99/00034	Elgar Business Centre, Hallow	1.04	1.04		
	00/00905	Elgar Business Centre, Hallow	0.2	0.2		
		Sub Total	1.24	1.24		

APPENDIX TWO: SCHEDULE THREE – Windfall Employment Sites

Lost Floorspace (m2)	Use Class	Comp 96/97	Comp 97/98	Comp 98/99	Comp 99/01	Comp 01/02	Comp 02/03	Comp 03/04	Comp 04/05	Comp 05/06	Comp 06/07	Comp 07/08	Comp 08/09	UC at 08/09	OS at 08/09
-	B1	0.03	0	0	0	0	0	0	0	0	0	0	0	0	0
-	B1 B8	0	0	0	0	0	0	0	0.53	0	0	0	0	0	0
		0.03	0	0	0	0	0	0	0.53	0	0	0	0	0	0
-	B1	0	0	0	0.1	0	0	0	0	0	0	0	0	0	0
-	B1	0	0	0	0	0	0.02	0	0	0	0	0	0	0	0
-	B1	0	0	0	0	0	0	0	0.04	0	0	0	0	0	0
-	B1	0	0	0	0	0	0	0	0.71	0	0	0	0	0	0
		0	0	0	0.1	0	0.02	0	0.75	0	0	0	0	0	0
-	B1	0	0	0	0.22	0	0	0	0	0	0	0	0	0	0
-	B1	0	0	0	0	0	0	0.1	0	0	0	0	0	0	0
-	B1	0	0	0	0	0	0	0.01	0	0	0	0	0	0	0
-	B1	0	0	0	0	0	0	0	0	0	0	0.3	0	0	0
-	B1	0	0	0	0	0	0	0	0.02	0	0	0	0	0	0
-	B1	0	0	0	0	0	0	0	0	0	0	0.2	0	0	0
-	Mix	0	0	0	0	0	0	0	0	0	0	0	0	0	0.4
		0	0	0	0.22	0	0	0.11	0.02	0	0	0.5	0	0	0.4
	B1	0	0	0	0	0.3	0	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0	0.01	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0	0	0	0	0.27	0	0	0
	B1b	0	0	0	0	0	0	0	0	0	0	0	0.01	0	0
		0	0	0	0	0.3	0	0	0.01	0	0	0.27	0.01	0	0
	B1	0	0	0	0	0.28	0	0	0	0	0	0	0	0	0
	B1a	0	0	0	0	0	0	0	0	0	0	0	0.24	0	0
		0	0	0	0	0.28	0	0	0	0	0	0	0.24	0	0
	B2	0	0	0	0	0.04	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0.12	0	0	0	0	0	0
		0	0	0	0	0.04	0	0	0.12	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0	0.13
		0	0	0	0	0	0	0	0	0	0	0	0	0	0.13
-	B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.33
-	B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.08
		0	0	0	0	0	0	0	0	0	0	0	0	0	0.41
	B1	0	0	0	0	0	0	0	0	0	0	0	0	0.18	0
		0	0	0	0	0	0	0	0	0	0	0	0	0.18	0
	B8	0	0	0	0	0.58	0	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0.02	0	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0	1.2	0	0	0	0	0	0
		0	0	0	0	0.6	0	0	1.2	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0	0.5	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0	0.78	0	0	0	0	0	0
		0	0	0	0	0	0	0	1.28	0	0	0	0	0	0
	B1	0	0	0	0	0	1.07	0	0	0	0	0	0	0	0
		0	0	0	0	0	1.07	0	0	0	0	0	0	0	0
	B8	0	0	0	0	0	0	0	0	0	0	0	0	0	0.03
		0	0	0	0	0	0	0	0	0	0	0	0	0	0.03
	B1	0	0	0	1.04	0	0	0	0	0	0	0	0	0	0
	B1	0	0	0	0.2	0	0	0	0	0	0	0	0	0	0
		0	0	0	1.24	0	0	0	0	0	0	0	0	0	0

APPENDIX TWO: SCHEDULE THREE – Windfall Employment Sites

Parish	Site App. No.	Address	Additional Gross Area (ha)	Additional Net Area (ha)	Total Gross Floorspace (m2)	Additional Net Floorspace (m2)
Hanley Castle	01/00434	Cygnets Lodge, Hanley Swan	0.17	0.17		
	01/01439	Cygnets Lodge, Hanley Swan	0.1	0.1		
	08/01450	Common Farm, Hanley Road	0.24	0.24	192	192
		Sub Total	0.51	0.51	192	192
Holt	06/00050	Buildings (OS 8307 6230),	1.04	1.04	294.82	294.82
		Sub Total	1.04	1.04	589.65	589.65
Kempsey	95/0303	Clerkenleap Farmhouse, Kempsey	0.04	0.04		
	99/01326	Brookend Farm, Kempsey	0.06	0.06		
	01/00103	Brookend Farm, Kempsey	0.03	0.03		
	01/01181	Brookend Farm, Kempsey	0.06	0.06		
	02/01207	Land at Bestmans Lane, Kempsey	0.3	0.3		
	04/00241	Lower Broomhall Farm	0.09	0.09		
	04/00243	Lower Broomhall Farm	0.2	0.2		
	06/00316	Brookend Farm, Brookend Lane,	0.01	0.01		
	06/00318	Brookend Farm, Brookend Lane	0.11	0.11	120	120
	06/00320	Brookend Farm, Brookend Lane	0.09	0.09		
	04/00579	Open Barn Farm Main Rd Kempsey	0.1	0.1		
	05/01456	Open Barn Farm Main Rd Kempsey	0.06	0.06		
	08/00051	Astons Coaches Clerkenleap	0.0132	0.0132		
	08/00580	Brookend Farm, Brookend Lane	0.19	0.19	280	280
08/01519	Clerkenleap Garage, Bath Road,	0.19	0.19	548	198	
	Sub Total	1.5432	1.5432	948	598	
Knighton on Teme	01/0446	Lower Aston House	0.03	0.03		
	01/01394	Oak Barn	0.07	0.07		
	04/00296	Newnham Farm	0.15	0.15		
	04/01814	Field Farm	0.22	0.22		
	04/02041	Hilltop Farm	0.06	0.06		
	Sub Total	0.53	0.53			
Knightwick	01/00956	Farm Buildings At Doddenham	0.05	0.05		
		Sub Total	0.05	0.05		
Leigh	00/00422	Castle Green Farm, Leigh Sinton	0.04	0.04		
	02/00918	Buildings at Crowcroft,	0.5	0.5		
	02/01579	Bank Farm, Brockamin	0.12	0.12		
	03/01531	Castle Green Farm, Leigh Sinton	0.01	0.01		
	Sub Total	0.67	0.67			
Lindridge	07/01951	Land at (6989 6821) Eardiston	0.026	0.026		
	07/01950	Land at (6989 6821) Eardiston	0.0096	0.0096		
		Sub Total	0.0356	0.0356		
Longdon	01/01098	Hillworth Farm	0.08	0.08		
	03/01303	Little Downend Farm, Long Green,	0.22	0.22		
	07/01299	Former TRL EMC Ltd Site	0.01	0.01		
	08/00044	Hill Court Farm Roberts End Lane	0.04	0.04	380	380
	Sub Total	0.35	0.35	380	380	

Lost Floorspace (m2)	Use Class	Comp 96/97	Comp 97/98	Comp 98/99	Comp 99/01	Comp 01/02	Comp 02/03	Comp 03/04	Comp 04/05	Comp 05/06	Comp 06/07	Comp 07/08	Comp 08/09	UC at 08/09	OS at 08/09
	B1	0	0	0	0	0	0.17	0	0	0	0	0	0	0	0
	B0	0	0	0	0	0	0	0.1	0	0	0	0	0	0	0
	B1c	0	0	0	0	0	0	0	0	0	0	0	0.24	0	0
		0	0	0	0	0	0.17	0.1	0	0	0	0	0.24	0	0
	B1a, B1c	0	0	0	0	0	0	0	0	0	0	0	1.04	0	0
		0	0	0	0	0	0	0	0	0	0	0	1.04	0	0
	B1	0	0	0.04	0	0	0	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0.06	0	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0.03	0	0	0	0	0	0	0	0	0
	B1 B8	0	0	0	0	0	0	0.06	0	0	0	0	0	0	0
	B8	0	0	0	0	0	0	0.3	0	0	0	0	0	0	0
	B8	0	0	0	0	0	0	0	0	0	0.09	0	0	0	0
	B1 B2	0	0	0	0	0	0	0	0	0	0.2	0	0	0	0
	B1	0	0	0	0	0	0	0	0	0	0	0.01	0	0	0
	B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.11
	B1	0	0	0	0	0	0	0	0	0	0	0.09	0	0	0
	B1 B8	0	0	0	0	0	0	0	0	0.1	0	0	0	0	0
	B1 B8	0	0	0	0	0	0	0	0	0	0.06	0	0	0	0
	B8	0	0	0	0	0	0	0	0	0	0	0.0132	0	0	0
	B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.19
	B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.19
		0	0	0.04	0	0.09	0	0.36	0	0.1	0.35	0.11	0	0	0.49
	B1	0	0	0	0	0	0	0	0	0.03	0	0	0	0	0
	B1	0	0	0	0	0.07	0	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0	0	0	0	0.15	0	0	0
	B1	0	0	0	0	0	0	0	0.22	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0	0	0.06	0	0	0	0	0
		0	0	0	0	0.07	0	0	0.22	0.09	0	0.15	0	0	0
	B1	0	0	0	0	0	0	0.05	0	0	0	0	0	0	0
		0	0	0	0	0	0	0.05	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0	0	0.04	0	0	0	0	0
	B1 B8	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0.12	0	0	0	0	0	0	0
	B1 B8	0	0	0	0	0	0	0	0	0.01	0	0	0	0	0
		0	0	0	0	0	0	0.62	0	0.05	0	0	0	0	0
	B1	0	0	0	0	0	0	0	0	0	0	0.026	0	0	0
	B8	0	0	0	0	0	0	0	0	0	0	0.0096	0	0	0
		0	0	0	0	0	0	0	0	0	0	0.04	0	0	0
	B2	0	0	0	0	0	0	0.02	0	0	0	0	0	0	0
	B8	0	0	0	0	0	0	0	0	0.22	0	0	0	0	0
	B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8	0	0	0	0	0	0	0	0	0	0	0	0	0	0.04
		0	0	0	0	0	0	0.02	0	0.22	0	0	0	0	0.04

APPENDIX TWO: SCHEDULE THREE – Windfall Employment Sites

Parish	Site App. No.	Address	Additional Gross Area (ha)	Additional Net Area (ha)	Additional Gross Floorspace (m2)	Additional Net Floorspace (m2)
Malvern	96/01108	Job Centre, Portland Road,	0.15	0.15		
	96/01293	62 Albert Road North, Malvern	0.3	0.3		
	99/00353	98 Barnards Green Road, Malvern	0.01	0.01		
	99/00468	The Organ Hall Adj 106 Wrcstr Rd	0.07	0.07		
	99/01191	26 Belle Vue Terrace, Malvern	0.02	0.02		
	99/01330	Dietec Precision Engineering	0.05	0.05		
	01/00424	Bradfords Underwoods	0.04	0.04		
	01/01411	Solitaire	0.1	0.1		
	00/01441	59A Court Road, Malvern	0.01	0.01		
	02/00715	52 St Andrews Road, Malvern	0.06	0.06		
	02/01363	SB&DG Services Ltd, Roman Way	0.32	0.32		
	02/01453	27 Howsell Road, Malvern	0.03	0.03		
	03/01761	2 St Annes Rd, Malvern	0.01	0.01		
	04/00184	The Homestead Guarlford Rd	0.06	0.06		
	04/01356	35 Graham Rd	0.16	0.16		
	05/01026	28A Avenue Rd Malvern	0.02	0.02		
	06/01593	Industrial Building at Spring Lane	0.53	0.53		
	06/01055	Leigh Sinton Farm & Nurseries	0.33	0.33	658	658
	07/00958	4 Church Walk Malvern	0.0038	0.0038		
	07/01453	Land at (OS 7924 4775) Enigma Pk	0.31	0.31		
07/01674	Permadoor Orion House Spring	0.0187	0.0187			
08/00689	Leigh Sinton Farm & Nurseries L	0.27	0.27	254	62	
08/01085	2A Howsell Road	0.05	0.05	190	190	
08/00321	Automated Packaging Systems Lt	1.2	0	9472	2335	
		Sub Total	4.1225	2.8725	10574	3245
Mamble	99/00524	Upper Moorend Farm, Mamble	0.05	0.05		
		Sub Total	0.05	0.05		
Martley	00/00547	Three Ways, Witley Road, Martley	0.08	0.08		
	01/00874	Hope House Farm, Martley	0.11	0.11		
	02/00278	Hope House Farm, Martley	0.06	0.06		
	02/01570	Taylor's of Martley, Maylite Trding	0.13	0.13		
	07/00070	Berrow Farm, Berrow Green Road	0.04	0.04	350	350
		Sub Total	0.42	0.42	350	350
Newland	99/00365	Little Monksfield Farm	0.1	0.1		
	99/00997	Newland Grange, Stocks Lane	0.1	0.1		
		Sub Total	0.2	0.2		
Pendock	00/00708	Priors Court, Forthampton	0.1	0.1		
	00/00537	Pillfields, Pendock	0.1	0.1		
		Sub Total	0.2	0.2		
Powick	00/01194	Falconers Farm, Clevelode,	0.14	0.14		
	03/01930	Ridgeway Farm, Malvern Rd	0.2	0.2		
		Sub Total	0.34	0.34		
Ripple	99/00536	Grove House, Ryall, Upton	0.1	0.1		
	08/00758	The White Shed, Naunton	0.03	0.03	104	104
		Sub Total	0.13	0.13	104	104
Rushwick	99/00902	Crown East Depot, Crown East	0.5	0.5		
		Sub Total	0.5	0.5		
Severn Stoke	01/00206	Defford Mill, Earls Croome	0.05	0.05		
	01/00246	Defford Mill, Earls Croome	0.02	0.02		
	02/00803	Defford Mill, Earls Croome	0.05	0.05		
		Sub Total	0.12	0.12		

Lost Floorspace (m2)	Use Class	Comp 96/97	Comp 97/98	Comp 98/99	Comp 99/01	Comp 01/02	Comp 02/03	Comp 03/04	Comp 04/05	Comp 05/06	Comp 06/07	Comp 07/08	Comp 08/09	UC at 08/09	OS at 08/09
	B1	0	0.15	0	0	0	0	0	0	0	0	0	0	0	0
	B1	0	0.3	0	0	0	0	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0.01	0	0	0	0	0	0	0	0	0
	B1	0	0	0	0.07	0	0	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0.02	0	0	0	0	0	0	0	0	0
	B MIX	0	0	0	0.05	0	0	0	0	0	0	0	0	0	0
	B8	0	0	0	0	0	0	0.04	0	0	0	0	0	0	0
	B1	0	0	0	0	0.1	0	0	0	0	0	0	0	0	0
	B1	0	0	0	0.01	0	0	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0.06	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0.32	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0.03	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0.01	0	0	0	0	0	0	0
	B8	0	0	0	0	0	0	0	0.06	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0	0.16	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0	0	0.02	0	0	0	0	0
	B1	0	0	0	0	0	0	0	0	0	0	0.53	0	0	0
	B8	0	0	0	0	0	0	0	0	0	0	0	0.33	0	0
	B1	0	0	0	0	0	0	0	0	0	0	0.0038	0	0	0
	B Mix	0	0	0	0	0	0	0	0	0	0	0.31	0	0	0
	B8	0	0	0	0	0	0	0	0	0	0	0.0187	0	0	0
-	B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.27
-	B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0.05
-	B1 B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0.45	0	0.13	0.13	0.06	0.4	0.22	0.02	0	0.86	0.33	0	0.32
	B1	0	0	0	0	0.05	0	0	0	0	0	0	0	0	0
		0	0	0	0	0.05	0	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0.08	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0.11	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0.06	0	0	0	0	0	0	0	0
	B1 B8	0	0	0	0	0	0	0	0	0.13	0	0	0	0	0
	B1c	0	0	0	0	0	0	0	0	0	0	0	0.04	0	0
		0	0	0	0	0	0.14	0.11	0	0.13	0	0	0.04	0	0
	B1	0	0	0	0	0.1	0	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0.1	0	0	0	0	0	0	0	0	0
		0	0	0	0.1	0	0	0.1	0	0	0	0	0	0	0
	B1 B8	0	0	0	0	0	0	0	0.14	0	0	0	0	0	0
	B1 B8	0	0	0	0	0	0	0.2	0	0	0	0	0	0	0
		0	0	0	0	0	0	0.2	0.14	0	0	0	0	0	0
-	B1	0	0	0	0	0.1	0	0	0	0	0	0	0	0	0
-	B2	0	0	0	0	0	0	0	0	0	0	0	0	0.03	0
		0	0	0	0	0.1	0	0	0	0	0	0	0	0.03	0
	B8	0	0	0	0.5	0	0	0	0	0	0	0	0	0	0
		0	0	0	0.5	0	0	0	0	0	0	0	0	0	0
	B8	0	0	0	0	0.05	0	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0.02	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0.05	0	0	0	0	0	0	0	0
		0	0	0	0	0.05	0.07	0	0	0	0	0	0	0	0

APPENDIX TWO: SCHEDULE THREE – Windfall Employment Sites

Parish	Site App. No.	Address	Additional Gross Area (ha)	Additional Net Area (ha)	Additional Gross Floorspace (m2)	Additional Net Floorspace (m2)
Shelsley Beauchamp	04/00751	Camp Lane	0.05	0.05	45	45
		Sub Total	0.05	0.05	45	45
Shelsley Walsh	08/00321	Barns at Hill Court, Shelsley Walsh	0.46	0.46	288	288
		Sub Total	0.46	0.46	288	288
Shrawley	06/00530	Buildings At Nutcross Farm,	0.76	0.76		
		Sub Total	0.76	0.76		
Stanford With Orleton	99/01099	Stanford Court, Stanford Bridge	0.02	0.02		
	00/00780	The Green, Stanford Bridge	0.26	0.26		
	02/00348	The Green, Stanford Bridge	0.2	0.2		
	02/00556	The Green, StanfordBridge	0.2	0.2		
	Sub Total		0.68	0.68		
Stoke Bliss	01/01345	Kyre Park	0.02	0.02		
		Sub Total	0.02	0.02		
Suckley	07/00427	Lower Court Church Lane Suckley	1.1	1.1		
		Sub Total	1.1	1.1		
Tenbury	99/00800	Pinchers Meadow, Hanley Childe	0.15	0.15		
	01/00238	Lower Kyrewood Farm, Kyrewood	0.02	0.02		
	02/00806	81a Teme Street, Tenbury Wells	0.01	0.01		
	02/00763	The Briars Berrington Tenbury	0.27	0.27		
	03/00026	Rear of 25 Teme St, Tenbury	0.01	0.01		
	05/00965	13 Cross St Tenbury	0.2	0.2		
	07/01831	3 Teme Street Tenbury Wells	0.05	0.05		
	08/00620	2 Teme Street Tenbury	0.01	0.01	21	21
	08/01046	Granville House, 11 Cross Street	0.05	0.05	203	203
Sub Total		0.77	0.77	224	224	
Upton-upon-Severn	97/00421	Longdon Heath, Upton	0.02	0.02		
	98/01085	Rear of 36 Old Street, Upton	0.04	0.04		
	99/00494	Plot 605, Hillend Road, Upton	0.1	0.1		
	04/00630	Backfields Lane	0.04	0.04		
	07/00847	Land at Rear 38 Backfields	0.21	0.21		
Sub Total		0.89	0.89			
Welland	06/00386	Wood Farm, Marlbank Road,	1.75	1.75	6573	6573
	08/00251	Mayalls Farm, Welland	0.01	0.01	40	40
	Sub Total		1.76	1.76	6613	6613
TOTAL			27.3813	26.1313	23,430.46	15,626

Lost Floorspace (m2)	Use Class	Comp 96/97	Comp 97/98	Comp 98/99	Comp 99/01	Comp 01/02	Comp 02/03	Comp 03/04	Comp 04/05	Comp 05/06	Comp 06/07	Comp 07/08	Comp 08/09	UC at 08/09	OS at 08/09
	B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.05
		0	0	0	0	0	0	0	0	0	0	0	0	0	0.05
-	B1 B2	0	0	0	0	0	0	0	0	0	0	0	0	0	0.46
		0	0	0	0	0	0	0	0	0	0	0	0	0	0.46
	B1	0	0	0	0	0	0	0	0	0	0	0.76	0	0	0
		0	0	0	0	0	0	0	0	0	0	0.76	0	0	0
	B1	0	0	0	0	0.02	0	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0.26	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0	0.2	0	0	0	0	0	0
	B1 B8	0	0	0	0	0	0	0.2	0	0	0	0	0	0	0
		0	0	0	0	0.02	0.26	0.2	0.2	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0	0.02	0	0	0	0	0	0
		0	0	0	0	0	0	0	0.02	0	0	0	0	0	0
	B8	0	0	0	0	0	0	0	0	0	0	1.1	0	0	0
		0	0	0	0	0	0	0	0	0	0	1.1	0	0	0
	B1 B2	0	0	0	0	0	0	0.15	0	0	0	0	0	0	0
	B2	0	0	0	0	0	0.02	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0.01	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0.27	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0	0.01	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0	0	0.2	0	0	0	0	0
	B2	0	0	0	0	0	0	0	0	0	0.05	0	0	0	0
-	B1a	0	0	0	0	0	0	0	0	0	0	0	0.01	0	0
-	B1a	0	0	0	0	0	0	0	0	0	0	0	0.05	0	0
		0	0	0	0	0	0.03	0.27	0.16	0.2	0	0.05	0.06	0	0
	B1 B2	0	0	0	0	0	0.02	0	0	0	0	0	0	0	0
	B8	0	0	0	0.04	0	0	0	0	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0.1	0	0	0	0	0	0	0
	B8	0	0	0	0	0	0	0	0.04	0	0	0	0	0	0
	B1	0	0	0	0	0	0	0	0	0	0.21	0	0	0	0
	B2	0	0	0	0	0	0	0	0	0	0	0.21	0	0	0
		0	0	0	0.04	0	0.02	0.1	0.04	0	0	0.21	0	0	0
	B1 B2	0	0	0	0	0	0	0	0	0	0	0	0	0	1.75
	B1	0	0	0	0	0	0	0	0	0	0	0	0	0	0.01
		0	0	0	0	0	0	0	0	0	0	0	0	0	1.76
0.0000		0.03	0.45	0.04	2.33	1.93	1.84	2.64	4.91	0.81	0.35	4.05	1.96	0.18	4.47

Note: B Mix is a mixture of B1, B2, B8 use classes.

APPENDIX TWO: SCHEDULE FOUR

Employment Completions On Brownfield / Greenfield Sites 1996 to 2009

	1996/1997		1997/1988		1998/1999		1999/2001		2001/2002		2002/2003	
	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
Brownfield	0	0	1.44	21.5	0.04	2.5	2.71	42	1.35	46.9	1.28	24.4
Greenfield	1.39	100	5.27	78.5	1.54	97.5	3.74	58	1.53	53.1	1	75.5
Total	1.39		6.71		1.58		6.45		2.88		2.28	

	2003/2004		2004/2005		2005/2006		2006/2007		2007/2008		2008/2009		1996-2009	
	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
Brownfield	0.88	22.7	0.68	13.6	0.35	12	0	0	2.02	49.9	1.44	38.8	12.19	27.7
Greenfield	2.99	77.2	6.92	86.3	2.72	88	0.35	100	2.03	50.1	2.27	61.2	31.75	72.3
Total	3.87		7.60		3.07		0.35		4.05		3.71		43.94	

APPENDIX TWO: SCHEDULE FIVE

Employment Completions By Previous Use 1990 – 2009

Brownfield	96-97		97-98		98-99		99-01		01-02		02-03	
	ES	W	ES	W	ES	W	ES	W	ES	W	ES	W
Brownfield Industry	0	0	0	0	0	0	0.21	1.53	0	0	0	1.19
Brownfield Offices	0	0	0	0	0	0	0	0	0.04	0.01	0	0
Brownfield Residential	0	0	0	0.32	0	0.04	0	0	0	0.02	0	0
Brownfield Retailing	0	0	0	0	0	0	0	0.02	0	0.02	0	0.07
Brownfield Warehousing & Storage	0	0	0	0	0	0	0	0.51	0	0.05	0	0
Other Brownfield	0	0	0.95	0.17	0	0	0.32	0.12	0.91	0.3	0	0.02
Sub Total Brownfield	0	0	0.95	0.49	0	0.04	0.53	2.18	0.95	0.4	0	1.28
Total Brownfield	0		1.44		0.04		2.71		1.35		1.28	

Brownfield	03-04		04-05		05-06		06-07		07-08		08-09		1996-2009	
	ES	W	ES	W	ES	W	ES	W	ES	W	ES	W	ES	W
Brownfield Industry	0	0	0.45	0	0	0	0	0	0	0.85	1.1	0	1.76	3.57
Brownfield Offices	0	0	0	0	0	0.02	0	0	0	0.22	0	0	0.04	0.25
Brownfield Residential	0	0.27	0	0.19	0	0.33	0	0	0	0	0	0.06	0.00	1.23
Brownfield Retailing	0	0.27	0	0	0	0	0	0	0	0.05	0	0	0.00	0.43
Brownfield Warehousing & Storage	0	0.04	0	0.06	0	0	0	0	0	0.06	0	0	0.00	0.72
Other Brownfield	0.2	0.04	0	0.04	0	0	0	0	0	0.84	0.28	0	2.66	1.53
Sub Total Brownfield	0.2	0.62	0.45	0.29	0	0.35	0	0	0	2.02	1.38	0.06	4.46	7.73
Total Brownfield	0.82		0.74		0.35		0		2.02		1.44		12.19	

ES - Local Plan Allocation/Commitment & Zoned Employment Site

W - Windfall Site

APPENDIX TWO: SCHEDULE FIVE

Employment Completions By Previous Use 1990 – 2009, continued

Greenfield	96-97		97-98		98-99		99-01		01-02		02-03	
	ES	W	ES	W	ES	W	ES	W	ES	W	ES	W
Greenfield Agricultural Buildings	0	0.03	0	0	0	0	0	0.14	0	1.26	0	0.57
Greenfield Agricultural Land	1.36	0	5.27	0	1.38	0	3.6	0	0	0.15	0.43	0
Other Greenfield	0	0	0	0	0.16	0	0	0	0	0.12	0	0
Sub Total Greenfield	1.36	0.03	5.27	0	1.54	0	3.6	0.14	0	1.53	0.43	0.57
Total Greenfield	1.39		5.27		1.54		3.74		1.53		1	

Greenfield	03-04		04-05		05-06		06-07		07-08		08-09		1996-2009	
	ES	W	ES	W	ES	W	ES	W	ES	W	ES	W	ES	W
Greenfield Agricultural Buildings	0	1.86	0	3.84	0	0.46	0	0.35	0	2.03	0	1.66	0.00	12.20
Greenfield Agricultural Land	0.17	0	2.3	0.78	2.26	0	0	0	0	0	0.37	0	17.14	0.93
Other Greenfield	0.86	0.1	0	0	0	0	0	0	0	0	0	0.24	1.02	0.46
Sub Total Greenfield	1.0	1.96	2.3	4.62	2.26	0.46	0.00	0.35	0.00	2.03	0.37	1.90	18.16	13.59
Total Greenfield	2.99		6.92		2.72		0.35		2.03		2.27		31.75	

ES - Local Plan Allocation/Commitment & Zoned Employment Site

W - Windfall Site

APPENDIX TWO: SCHEDULE SIX

Employment Completions By Use Class 1990 – 2009

Table Seven: Completed Sites by Use Class 1996-2009

	96-97		97-98		98-99		99-01		01-02		02-03	
	ES	W	ES	W	ES	W	ES	W	ES	W	ES	W
B1	0	0.03	0.95	0.49	0.42	0.04	1.69	1.71	0.95	1.26	0.43	1.8
B MIX	1.36	0	5.27	0	0.94	0	1.86	0.08	0	0	0	0.02
B1 B8	0	0	0	0	0.18	0	0	0	0	0	0	0
B2 B8	0	0	0	0	0	0	0.59	0	0	0	0	0
B2	0	0	0	0	0	0	0	0	0	0.04	0.01	0.02
B8	0	0	0	0	0	0	0	0.52	0	0.63	0	0
B1 B2	0	0	0	0	0	0	0	0	0	0	0	0

	03-04		04-05		05-06		06-07		07-08		08-09		1996-2009	
	ES	W	ES	W	ES	W	ES	W	ES	W	ES	W	ES	W
B1	0.8	1.62	1.94	3.91	2.26	0.35	0	0.06	0	2.37	1.75	1.63	11.19	15.27
B MIX	0	0	0	0.29	0	0.32	0	0	0	0.31	0	0	9.43	1.02
B1 B8	0.43	0.6	0.36	0.53	0	0.14	0	0	0	0	0	0	0.97	1.27
B2 B8	0	0	0	0	0	0	0	0	0	0	0	0	0.59	0
B2	0	0.02	0.45	0.12	0	0	0	0	0	0.21	0	0	0.46	0.41
B8	0	0.4	0	0.06	0	0	0	0.09	0	1.16	0	0.33	0	3.19
B1 B2	0	0	0	0	0	0	0	0.2	0	0	0	0	0	0.2

ES - Local Plan Allocation/Commitment & Zoned Employment Site

W - Windfall Site

APPENDIX TWO: SCHEDULE SEVEN

Employment Completions Within the Malvern Urban Area 1990 – 2009

Table Eight: Employment Completions Within the Malvern Urban Area 1996-2008

	96-97		97-98		98-99		99-01		01-02		02-03	
	ES	W	ES	W	ES	W	ES	W	ES	W	ES	W
Malvern	1.36	0	6.22	0.49	1.32	0	3.92	0.14	0.9	0.13	0.44	0.06
Rural Area	0	0.03	0	0	0.22	0.04	0.21	2.18	0.05	1.8	0	1.78
Sub Total	1.36	0.03	6.22	0.49	1.54	0.04	4.13	2.32	0.95	1.93	0.44	1.84
Total	1.39		6.71		1.58		6.45		2.88		2.28	

	03-04		04-05		05-06		06-07		07-08		08-09		1996-2009	
	ES	W	ES	W	ES	W	ES	W	ES	W	ES	W	ES	W
Malvern	1.23	0.4	2.5	0.16	2.26	0.02	0	0	0	0.86	1.47	0.33	21.62	2.59
Rural Area	0	2.24	0.24	4.76	0	0.79	0	0.35	0	3.19	0.28	1.63	1.00	18.79
Sub Total	1.23	2.64	2.74	4.92	2.26	0.81	0	0.35	0	4.05	1.75	1.96	22.62	21.38
Total	3.87		7.66		3.07		0.35		4.05		3.71		44.00	

ES - Local Plan Allocation/Commitment & Zoned Employment Site

W - Windfall Site

APPENDIX TWO: SCHEDULE EIGHT

Percentage of Employment Completions Within the Malvern Area 1990 – 2009

Table Nine: Percentage of Employment Completions Within the Malvern Area

	96-97		97-98		98-99		99-01		01-02		02-03	
	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
Malvern	1.36	98.2	6.71	100	1.32	83.5	4.06	63	1.03	35.8	0.5	21.9
Rural Area	0.03	2.0	0	0	0.26	16.5	2.39	37	1.85	64.2	1.78	78.1
Total	1.39		6.71		1.58		6.45		2.88		2.28	

	03-04		04-05		05-06		06-07		07-08		08-09		1996-2009	
	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
Malvern	1.63	42	2.66	35	2.28	74.3	0	0	0.86	21.3	1.8	48.5	24.21	55.0
Rural Area	2.24	58	5	65	0.79	26	0.35	100	3.19	78.7	1.91	51.5	19.79	45.0
Total	3.87		7.66		3.07		0.35		4.05		3.71		44.00	

NB - The Malvern urban area for the purposes of monitoring has been interpreted as consisting of the following Parishes: Malvern, Malvern Wells and West Malvern. This definition may well be reviewed for Local Plan monitoring purposes.

APPENDIX TWO: SCHEDULE NINE

Employment Completions Within the Rural Regeneration Zone 1990 – 2009

Table Ten: Employment Completions Within the Rural Regeneration Zone 1996-2009

	1996-1997		1997-1998		1998-1999		1999-2001		2001-2002		2002-2003	
	ES	W	ES	W	ES	W	ES	W	ES	W	ES	W
RRZ	1.36	0.03	6.22	0	1.54	0	4.13	0.12	0	0.67	0	0.43
Rest of MHDC	0	0	0	0.49	0	0.04	0	2.2	0.95	1.26	0.44	1.41
Sub Total	1.36	0.03	6.22	0.49	1.54	0.04	4.13	2.32	0.95	1.93	0.44	1.84
Total	1.39		6.71		1.58		6.45		2.88		2.28	

	2003-2004		2004-2005		2005-2006		2006-2007		2007-2008		2008-2009		1996-2009	
	ES	W	ES	W	ES	W	ES	W	ES	W	ES	W	ES	W
RRZ	0	0.66	0	2.5	2.26	0.42	0	0	0	1.34	0	0.29	15.51	6.46
Rest of MHDC	1.23	1.98	2.75	2.41	0	0.39	0	0.35	0	2.72	1.75	1.67	7.12	14.92
Sub Total	1.23	2.64	2.75	4.91	2.26	0.81	0	0.35	0	4.06	1.75	1.96	22.63	21.38
Total	3.87		7.66		3.07		0.35		4.06		3.71		44.01	

NB Malvern Wards have been excluded from the RRZ

ES - Local Plan Allocation/Commitment & Zoned Employment Site

W - Windfall Site

GLOSSARY OF TERMS

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 ready for habitation.

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.

Greenfield Land

Greenfield land is defined as land which has not been previously developed. Such land would include public open space, playing fields, allotments and agricultural land.

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 Documentv (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 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.

Windfall Allowance

Windfall sites are those sites which are granted permission but have not been specifically identified or formally allocated for development in the current development plan (MHDLP).

Although the WSCP males 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".

WCSP: Worcestershire County Strcuture Plan

WMRA: West Midlands Regional Assembly

WMRSS: West Midlands Regional Spatial Strategy