



Wyre Forest District Council



EMPLOYMENT LAND AVAILABILITY REPORT

1st APRIL 2010

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INTRODUCTION

The Employment Land Availability report is produced annually by the Policy and Regeneration Section of the Council's Planning and Regulatory Services Directorate. It monitors the amount of land committed to, and developed for, employment uses. This edition has been produced to provide the most up-to-date information available at 1st April 2010.

Previous editions of the Employment Land Availability Report have been based on the Worcestershire County Structure Plan allocation of employment land for the District, which was set at "about 45 hectares" for the plan period 1996 - 2011. However, under the current regulations, the County Structure Plan has been abolished and the Regional Spatial Strategy for the West Midlands is now charged with outlining the requirements for the District in terms of allocation of employment land. The Inspectors Report of the West Midlands RSS Phase Two Revision allocates a total of 44ha of employment land for Wyre Forest District from 2006 - 2026. This edition of the Employment Land Availability has been altered to reflect this change.

The Employment Land provision is divided into sites where Class B development has been completed, and sites which are available or committed to Class B development. The available sites include the following:

Sites Under Construction

Sites not Under Construction

- **Sites specifically allocated for Class B uses in the adopted Local Plan**
- **Sites within Rushock Trading Estate**
- **Sites with outstanding planning permission for Class B development**
- **Sites within areas allocated for Class B uses on which planning permission has lapsed**

All area measurements contained within this document are given in Gross Hectares, the measurements have been derived from the Council's Geographic Information System (G.I.S) and are considered to be accurate.

Sites included within this document are not necessarily being actively marketed. Furthermore, there are also a number of sites/premises which are available within the District that do not feature on this monitoring report. For further details on marketed sites please contact the Council's Economic Development Section on (01562) 732928. If you have any queries regarding the contents of this report please contact the Council's Policy and Regeneration Section on (01562) 732928.

TABLE 1 - EMPLOYMENT LAND AVAILABILITY AT 1st APRIL 2010

Completions April 2006 - March 2010	Area (Ha)	
2006 - 2007:	0.71	
2007 - 2008:	2.33	
2008 - 2009:	4.05	
2009 - 2010:	3.53	
Total Completions from 2006	10.62	
Available Sites at 1st April 2010	36.17	
	Total:	46.79 Hectares
	RSS Requirement 2006 - 2026:	44 hectares
	Balance:	2.79 Hectares

TABLE 2 - INDEX OF SITES

Site Number	Plan Number	Location	Contact	Stage	Type of Land
011	7	Sandy Lane Sandy Lane Industrial Estate Stourport-on-Severn	Wigley	Lapsed consent	Previously developed land
021	8	Wilden Lane Wilden Lane Industrial Estate Stourport-on-Severn	Wilden Industrial Estates Ltd.	No extant permission	Previously developed land
023	2	Walter Nash Road Kidderminster	HXRUK (KP DEV) LTD	Outstanding	Greenfield site
032	11	Plot 4b Rushock Trading Estate Kidderminster	Hovi Developments Ltd	Lapsed Consent	Previously developed land
033	11	Plot 6b Rushock Trading Estate Kidderminster	Hovi Developments Ltd	Lapsed Consent	Previously developed land
034	11	Plot 6d Rushock Trading Estate Kidderminster	Hovi Developments Ltd	Lapsed consent	Previously developed land
036	11	Plot 1 Rushock Trading Estate Kidderminster	Hovi Developments Ltd	Lapsed Consent	Previously developed land

TABLE 2 - INDEX OF SITES

Site Number	Plan Number	Location	Contact	Stage	Type of Land
040	6	35 Mitton Street Stourport-on-Severn	A. Harris & Sons	Outstanding	Previously developed land
055	3	Rear of Lisle Avenue Foley Industrial Estate Phase 2 Kidderminster	R & D Aggregates Ltd	Under construction	Previously developed land
056	11	Plot 9 Rushock Trading Estate Kidderminster	Hovi Developments Ltd	Lapsed Consent	Greenfield site
059	5	Park Lane Kidderminster	Greenalls Inns	Lapsed consent	Previously developed land
062	10	Bewdley Business Park Long Bank Bewdley	Bewdley Commercial Centre Ltd	Under construction	Greenfield site
073	4	Crossley Park (Coloroll Redevelopment Site) Kidderminster	Wyre Forest District Council	Lapsed consent	Previously developed land
076	1	Edwin Avenue Hoo Farm Industrial Estate Kidderminster	Oasis Arts & Crafts	Lapsed consent	Greenfield site

TABLE 2 - INDEX OF SITES

Site Number	Plan Number	Location	Contact	Stage	Type of Land
077	7	Barracks Road Sandy Lane Industrial Estate Stourport-on-Severn	Clive Fletcher Developments	Under construction	Greenfield site
090	3	2 Lisle Avenue Kidderminster	R & D Aggregates Ltd	Lapsed consent	Previously developed land
105	1	Arthur Drive Hoo Farm Industrial Estate Kidderminster	R F Amies	Lapsed consent	Previously developed land
119	1	Land rear of Felix Adams, Arthur Drive Hoo Farm Industrial Estate Kidderminster	Peter G. Redding	Lapsed consent	Previously developed land
122	9	Lea Castle Hospital Cookley Kidderminster	NHS Estates / HCA	No extant permission	Previously developed land
124	3	British Sugar Factory Site Stourport Road Kidderminster	Cill Dara Property Investments	No extant permission	Previously developed land

TABLE 2 - INDEX OF SITES

Site Number	Plan Number	Location	Contact	Stage	Type of Land
127	2	Foley Business Park Stourport Road Kidderminster	Pocknell	Outstanding	Previously developed land
130	8	Wilden Industrial Estate Remainder Stourport-on-Severn	Wilden Industrial Estates Ltd.	Outstanding	Previously developed land
138	6	The Toll House Bridge Street Stourport-on-Severn	T.J. Preece & Associates	Outstanding	Previously developed land
139	1	Arthur Drive Hoo Farm Industrial Estate Kidderminster	G.Sprosen	Lapsed Consent	Previously developed land
143	1	Edwin Avenue Hoo Farm Industrial Estate Kidderminster	Briten Ltd.	Outstanding	Greenfield site
144	12	Hundred Acre Farm Broome Stourbridge	Mr D. Norton	Outstanding	Previously developed land
145	7	Sandy Lane Industrial Estate Stourport-on-Severn	Turbo Spares	Under Construction	Previously developed land

TABLE 2 - INDEX OF SITES

Site Number	Plan Number	Location	Contact	Stage	Type of Land
149	1	Rear of Daguerre House Hoo Farm Industrial Estate Kidderminster		Outstanding	Previously developed land
151	1	Edwin Avenue Hoo Farm Industrial Estate Kidderminster	Plumbase Ltd	Outstanding	Previously developed land
153	13	Butts Lane Stone Kidderminster	Landmarque Ltd	Outstanding	Previously developed land
154	2	Foley Business Park Stourport Road Kidderminster	Mr M Dixon	Outstanding	Previously developed land
156	13	Cursley Lane Kidderminster	Mr & Mrs Weeson	Under Construction	Previously developed land
159	2	Gemini Business Park Stourport Road Kidderminster	Gemini Properties (UK) Ltd	Outstanding	Previously Developed Land

TABLE 2 - INDEX OF SITES

Site Number	Plan Number	Location	Contact	Stage	Type of Land
160	5	Severn Biotech Ltd Unit 2 Park Lane Industrial Estate Kidderminster	Severn Biotech Ltd	Outstanding	Previously Developed Land
161	2	Finepoint (Phase 3) Walter Nash Road West Kidderminster	Hxruk (KP Dev) Ltd	Outstanding	Previously Developed Land
162	6	23/24 Bridge Street Stourport-on-Severn	Mr P Redding	Outstanding	Previously Developed Land

TABLE 3 - OMITTED SITES

Site Number	Location	Notes	Site Area (Ha)
121	Folkes' Foundry Stourport Road Kidderminster	Site taken out after completion of change of use to a Materials Recycling Facility. Planning App Ref: 07/0090/Coun: Change of use of foundry to a Material Recycling facility and associated external sand and aggregate storage areas.	5.63

TABLE 4 - PREVIOUSLY DEVELOPED LAND / GREENFIELD SITES

Type of Land	No of Sites	Total Area (Ha)
Greenfield site	6	8.27
Percentage:	16.67	22.86
Previously Developed Land	30	27.9
Percentage:	83.33	77.14
Total:	36	36.17

TABLE 5 - COMPLETED SITES - 1st April 2009 - 31st March 2010

Site Number	Plan Number	Location	Contact	Planning Application	Development Proposal	Site Area (ha)
071	11	Plot 10 Rushock Trading Estate Kidderminster	Hovi Developments Ltd	08/0049/FULL	Change of use of land to a parking & storage yard in association with a warehouse/distribution centre at unit 341 (Class B8) hardstanding, security fencing & security lighting	2.93
140	2	Oldington Lane Kidderminster	D.C.Wilson (Haulage) Ltd	WF/1318/04	Reserved Matters : Erection of two new industrial units (one building) for B1(c), B2 and B8 uses	0.11
158	12	Friars Farm Worcester Road Harvington	H Grainger Esq	08/0148/FULL	Change of use from agricultural workshop to office/studio use	0.06
155	6	Lichfield Street Stourport-on-Severn	MJC IT Solutions	07/0948	Change of use from C3 residential to B1 business and internal alterations	0.03
157	11	Callimore Farm Rushock Kidderminster		07/0646	Change of use for redundant barn to storage, internet business/storage & business offices	0.4
Total area of completed sites 1st April 2009 - 31st March 2010 (Ha):						3.53

TABLE 6 - AVAILABLE SITES - 1st APRIL 2010

<u>Sites Under Construction</u>	4.95
<u>Sites Not Under Construction</u>	
Adopted Local Plan Allocated Sites for B Class Use	18
Rushock Trading Estate Sites	1.44
Sites with Outstanding Planning Permission	8.04
Sites in areas allocated for B class uses and with lapsed planning consent	3.74
<hr/>	
Total area of Available Sites:	36.17

TABLE 6a - SITES UNDER CONSTRUCTION

Site Number	Plan Number	Location	Contact	Planning Application	Development Proposal	Site Area (ha)
055	3	Rear of Lisle Avenue Foley Industrial Estate Phase 2 Kidderminster	R & D Aggregates Ltd	WF/0212/03	Full: Erection of an Industrial unit, construction of roadways, parking areas & alterations to Lisle Avenue (Renewal of planning permission WF82/98)	1.03
062	10	Bewdley Business Park Long Bank Bewdley	Bewdley Commercial Centre Ltd	WF/1099/00	Construction of 13 units for B1 and B2 uses.	2.84
077	7	Barracks Road Sandy Lane Industrial Estate Stourport-on-Severn	Clive Fletcher Developments	WF/1261/04	Development of fifteen industrial units for B1 use with associated parking and access	0.91
145	7	Sandy Lane Industrial Estate Stourport-on-Severn	Turbo Spares	WF/0797/04	Full: Erection of two storey building for warehouse (B8) and offices (B1) (resubmission of WF/357/04)	0.07
156	13	Cursley Lane Kidderminster	Mr & Mrs Weeson	08/0010	Change of use to light industrial unit (Use Class B1)	0.1
Total area of Sites Under Construction 1st April 2009 - 31st March 2010 (Ha):						4.95

TABLE 6b - ADOPTED LOCAL PLAN SITES

Site Number	Plan Number	Location	Contact	Local Plan Ref	Planning Application	Development Proposal	Site Area (ha)
122	9	Lea Castle Hospital Cookley Kidderminster	NHS Estates / HCA	Lea Castle Hospital			6
124	3	British Sugar Factory Site Stourport Road Kidderminster	Cill Dara Property Investments	British Sugar Factory			12
Total area of Local Plan Sites 1st April 2009 - 31st March 2010 (Ha):							18

TABLE 6c - RUSHOCK TRADING ESTATE SITES

Site Number	Plan Number	Location	Contact	Planning Application	Development Proposal	Site Area (ha)
032	11	Plot 4b Rushock Trading Estate Kidderminster	Hovi Developments Ltd	WF/1135/04	Renewal: of outline planning permission for industrial/warehouse units (B1,B2,B8) with associated landscaping on 4.185 ha of land (5 areas)	0.1
033	11	Plot 6b Rushock Trading Estate Kidderminster	Hovi Developments Ltd	WF/1135/04	Renewal: of outline planning permission for industrial/warehouse uses (B1,B2,B8) with associated landscaping on 4.185 ha of land (5areas).	0.3
034	11	Plot 6d Rushock Trading Estate Kidderminster	Hovi Developments Ltd	WF/749/97	LAPSED: Development of land for business, general industrial and warehouse use	0.19
036	11	Plot 1 Rushock Trading Estate Kidderminster	Hovi Developments Ltd	WF/1135/04	Renewal: of outline planning permission for industrial/warehouse uses (B1,B2,B8) with associated landscaping on 4.185 ha of land (5 areas).	0.22
056	11	Plot 9 Rushock Trading Estate Kidderminster	Hovi Developments Ltd	WF/1135/04	Renewal: of otlne planning permission for industrial/warehouse uses (B1, B2,B8) with associated landscaping on 4.185 ha of land (5 areas).	0.63
Total area of Sites at Rushock Trading Estate 1st April 2009 - 31st March 2010 (Ha):						1.44

TABLE 6d - OTHER SITES WITH OUTSTANDING PLANNING PERMISSION

Site Number	Plan Number	Location	Contact	Planning Application	Development Proposal	Site Area (ha)
023	2	Walter Nash Road Kidderminster	HXRUK (KP DEV) LTD	WF/1245/05	Variation of conditions 1,2,3,5,6,7,9,10,13 & 14 attached to planning permission WF/1255/04 to allow phased development of the site	2.72
040	6	35 Mitton Street Stourport-on-Severn	A. Harris & Sons	WF/495/05	Erection of a light industrial building and construction of a car park (Renewal of WF/349/02)	0.27
127	2	Foley Business Park Stourport Road Kidderminster	Pocknell	WF/906/93	Industrial development with B1 B2 and B8 uses. Outline kept valid due to partial implementation.	0.29
130	8	Wilden Industrial Estate Remainder Stourport-on-Severn	Wilden Industrial Estates Ltd.	07/1146	Erection of storage building and office to form builders merchants with adjoining external storage and parking	0.23
138	6	The Toll House Bridge Street Stourport-on-Severn	T.J. Preece & Associates	08/0972/FULL	Change of use with internal modifications to form three units for uses within D1, B1A (office use only) & A2 classes with modification to front boundary walls & provision of car parking (REVISED PLANS)	0.14
143	1	Edwin Avenue Hoo Farm Industrial Estate Kidderminster	Briten Ltd.	07/1265/	Erection of a new warehouse building (use class B8) and associated car parking	0.64

TABLE 6d - OTHER SITES WITH OUTSTANDING PLANNING PERMISSION

Site Number	Plan Number	Location	Contact	Planning Application	Development Proposal	Site Area (ha)
144	12	Hundred Acre Farm Broome Stourbridge	Mr D. Norton	WF/1144/04	Full: Conversion of agricultural building to B1 use.	0.09
149	1	Rear of Daguerre House Hoo Farm Industrial Estate Kidderminster		06/1038/FULL	Erection of two storey office building (with associated landscaping and car parking)	0.14
151	1	Edwin Avenue Hoo Farm Industrial Estate Kidderminster	Plumbase Ltd	07/0583/Full	Erection of a new building and formation of an external storage yard within the application site for use as a plumbers merchants	0.24
153	13	Butts Lane Stone Kidderminster	Landmarque Ltd	09/0247/FULL	Conversion of existing buildings to provide 22 live works units & 9 affordable dwellings, business support facility for residents/community meeting room, additional new roof structures (buildings 1 & 3) landscape renovation works	2.01
154	2	Foley Business Park Stourport Road Kidderminster	Mr M Dixon	07/0399	Erection of three industrial units	0.27
159	2	Gemini Business Park Stourport Road Kidderminster	Gemini Properties (UK) Ltd	08/0264/FULL	Refurbishment and subdivision of existing unit 4; erection of one 5-unit industrial building for B1, B2 & B8 use; new parking layout, access roads and landscaping	0.39

TABLE 6d - OTHER SITES WITH OUTSTANDING PLANNING PERMISSION

Site Number	Plan Number	Location	Contact	Planning Application	Development Proposal	Site Area (ha)
160	5	Severn Biotech Ltd Unit 2 Park Lane Industrial Estate Kidderminster	Severn Biotech Ltd	08/0893/FULL	Two storey office/laboratory building with glazed link to existing building, car park & cycle rack, boundary wall & fencing	0.13
161	2	Finepoint (Phase 3) Walter Nash Road West Kidderminster	Hxruk (KP Dev) Ltd	08/0912/RESE	Three storey office block with associated car parking, hard & soft landscaping	0.38
162	6	23/24 Bridge Street Stourport-on-Severn	Mr P Redding	09/0192/FULL	Installation of new shopfront, erection of two storey rear extension & change of use of first floor to offices (Class B1)	0.1
Total area of Sites with Outstanding Planning Permission 1st April 2009 - 31st March 2010 (Ha):						8.04

TABLE 6e - OTHER SITES IN AREAS ALLOCATED FOR B CLASS USES (LAPSED OR 1996 LOCAL PLAN ALLOCATIONS)

Site Number	Plan Number	Location	Contact	Planning Application	Development Proposal	Site Area (ha)
011	7	Sandy Lane Sandy Lane Industrial Estate Stourport-on-Severn	Wigley	WF/1367/88		0.74
021	8	Wilden Lane Wilden Lane Industrial Estate Stourport-on-Severn	Wilden Industrial Estates Ltd.			0.45
059	5	Park Lane Kidderminster	Greenalls Inns	WF/484/93	4 no. B1 and 3 no. B2 units	0.14
073	4	Crossley Park (Coloroll Redevelopment Site) Kidderminster	Wyre Forest District Council	WF/1019/99	Erection of Post Office sorting office and Class B development (residual area excludes completed Postal Sorting office WF 1097/00)	1.14
076	1	Edwin Avenue Hoo Farm Industrial Estate Kidderminster	Oasis Arts & Crafts	WF/9/96	Erection of factories and offices	0.53
090	3	2 Lisle Avenue Kidderminster	R & D Aggregates Ltd	WF/361/96	Erection of five industrial units after demolition of existing building	0.23
105	1	Arthur Drive Hoo Farm Industrial Estate Kidderminster	R F Amies	WF/80/98	Erection of six industrial units and construction of roadways and parking	0.37

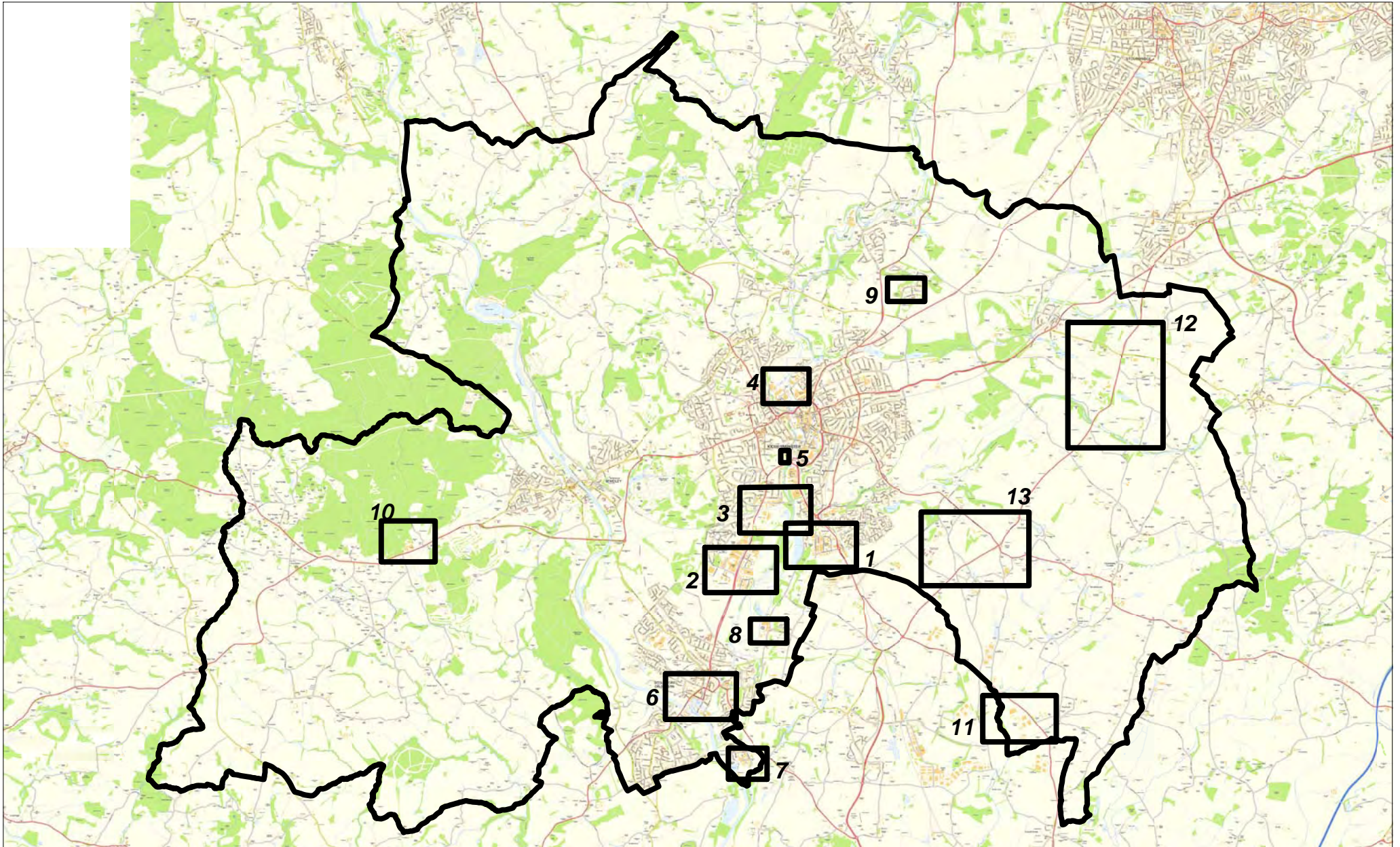
TABLE 6e - OTHER SITES IN AREAS ALLOCATED FOR B CLASS USES (LAPSED OR 1996 LOCAL PLAN ALLOCATIONS)

Site Number	Plan Number	Location	Contact	Planning Application	Development Proposal	Site Area (ha)
119	1	Land rear of Felix Adams, Arthur Drive Hoo Farm Industrial Estate Kidderminster	Peter G. Redding	WF/156/01	Industrial unit with first floor offices.	0.1
139	1	Arthur Drive Hoo Farm Industrial Estate Kidderminster	G.Sprosen	WF/914/03	Erection of two industrial units and extension to existing unit; replacement of boundary fence	0.04
Total area of Class B Sites with lapsed planning consent 1st April 2009 - 31st March 2010 (Ha)						3.74

TABLE 7 - NEW SITES 1st APRIL 2009 - 31st MARCH 2010

Site Number	Plan Number	Location	Contact	Planning Application	Development Proposal	Stage	Site Area (ha)
162	6	23/24 Bridge Street Stourport-on-Severn	Mr P Redding	09/0192/FULL	Installation of new shopfront, erection of two storey rear extension & change of use of first floor to offices (Class B1)	Outstanding	0.1
Total area of New Sites 1st April 2009 - 31st March 2010 (Ha):							0.1

APPENDIX 1: KEY MAP

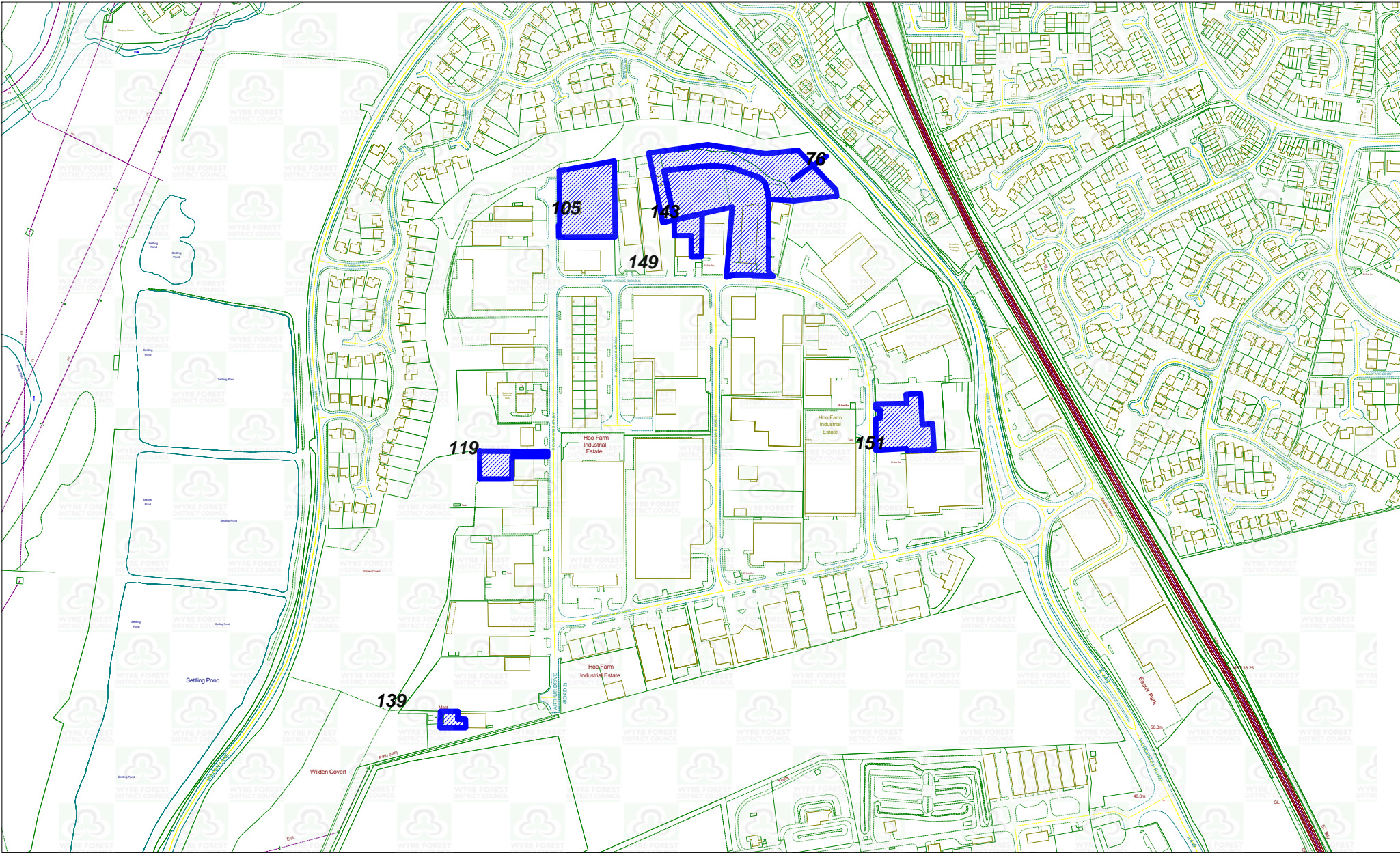


Employment Land Availability - Plan No.

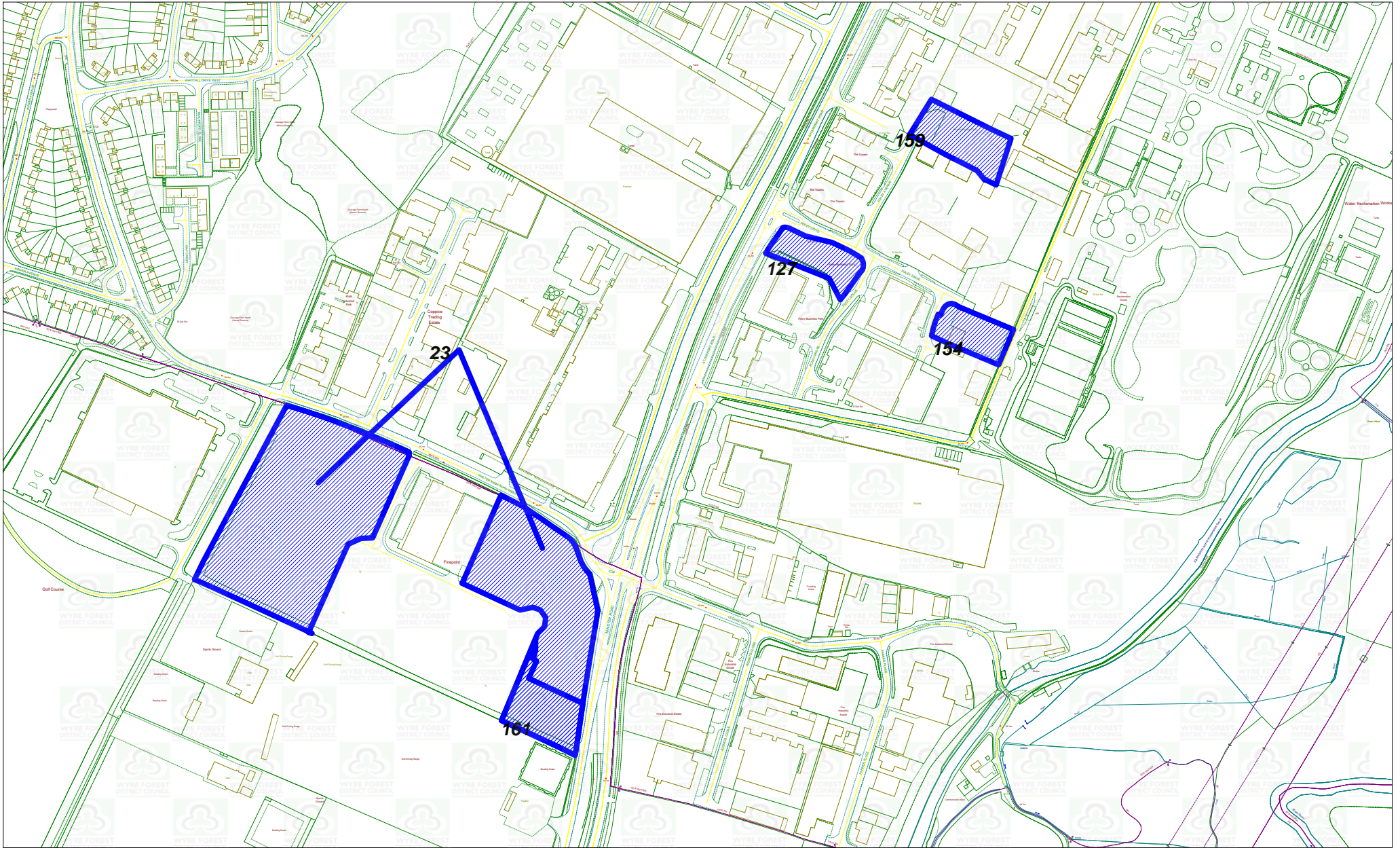
Location of Sites



APPENDIX 2: AVAILABLE SITES



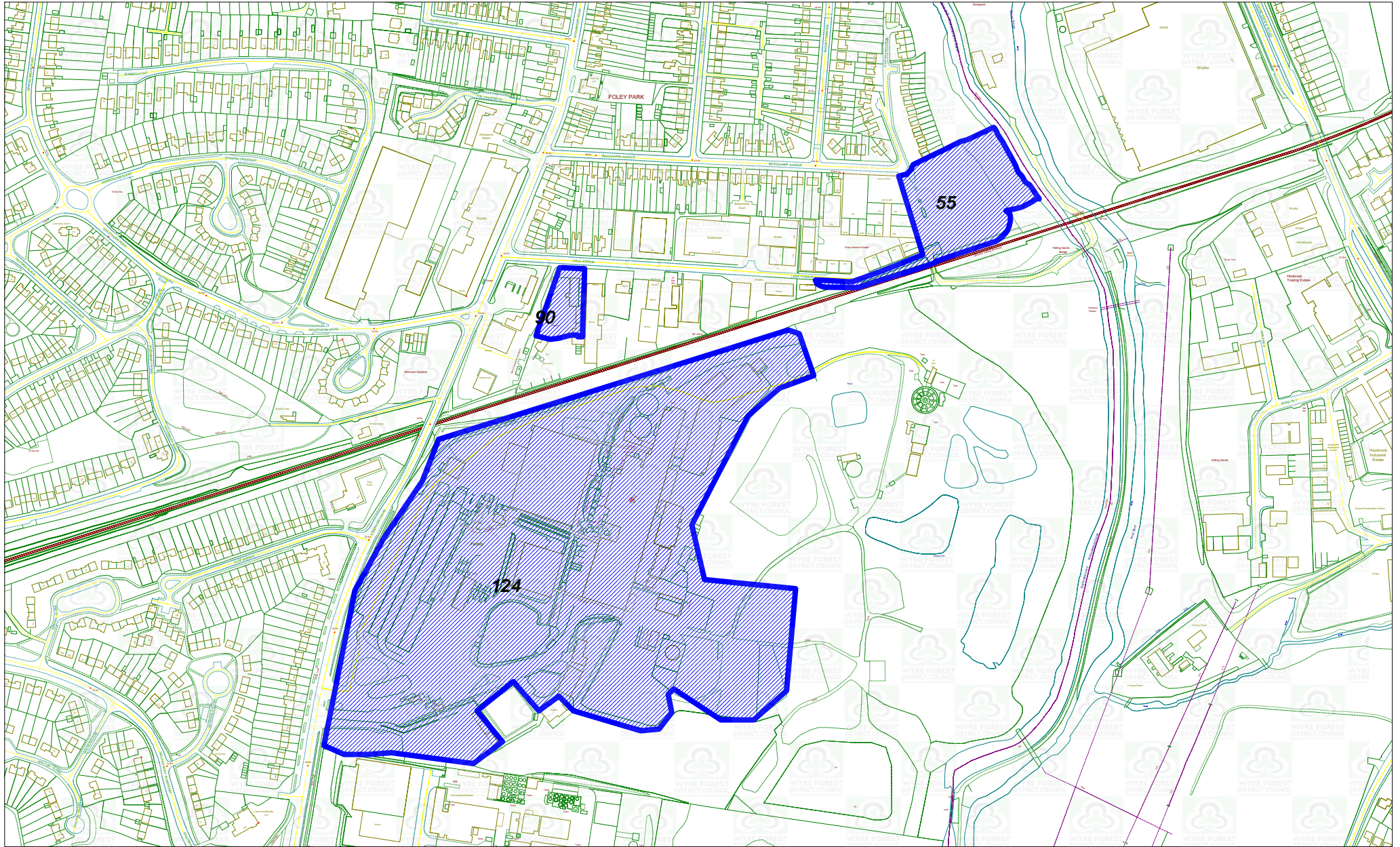
Employment Land Availability - Plan No. 1
Kidderminster
Hoo Farm Industrial Estate



Employment Land Availability - Plan No. 2

Kidderminster
Stourport Road



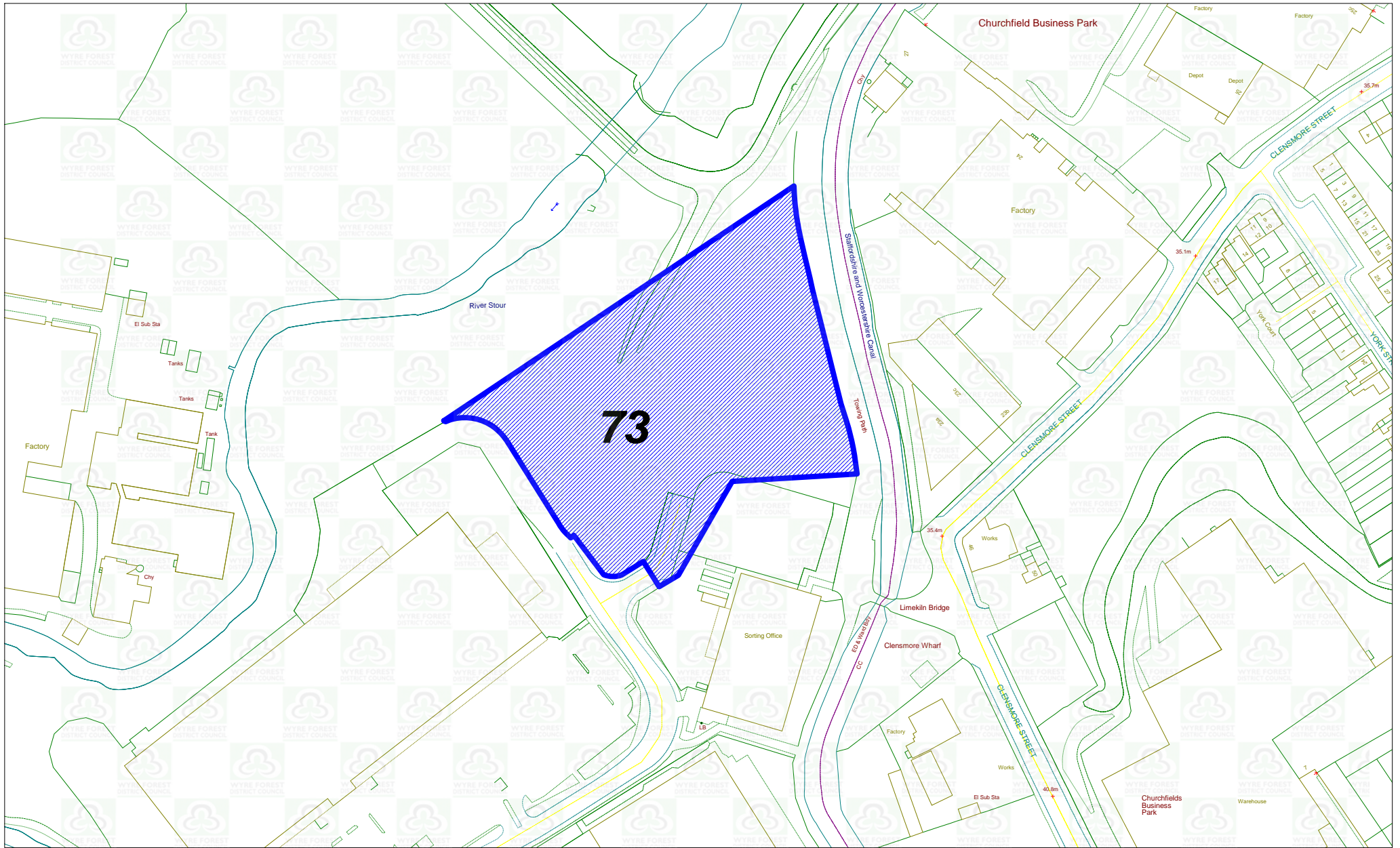


Employment Land Availability - Plan No. 3

Kidderminster

British Sugar and Lisle Avenue

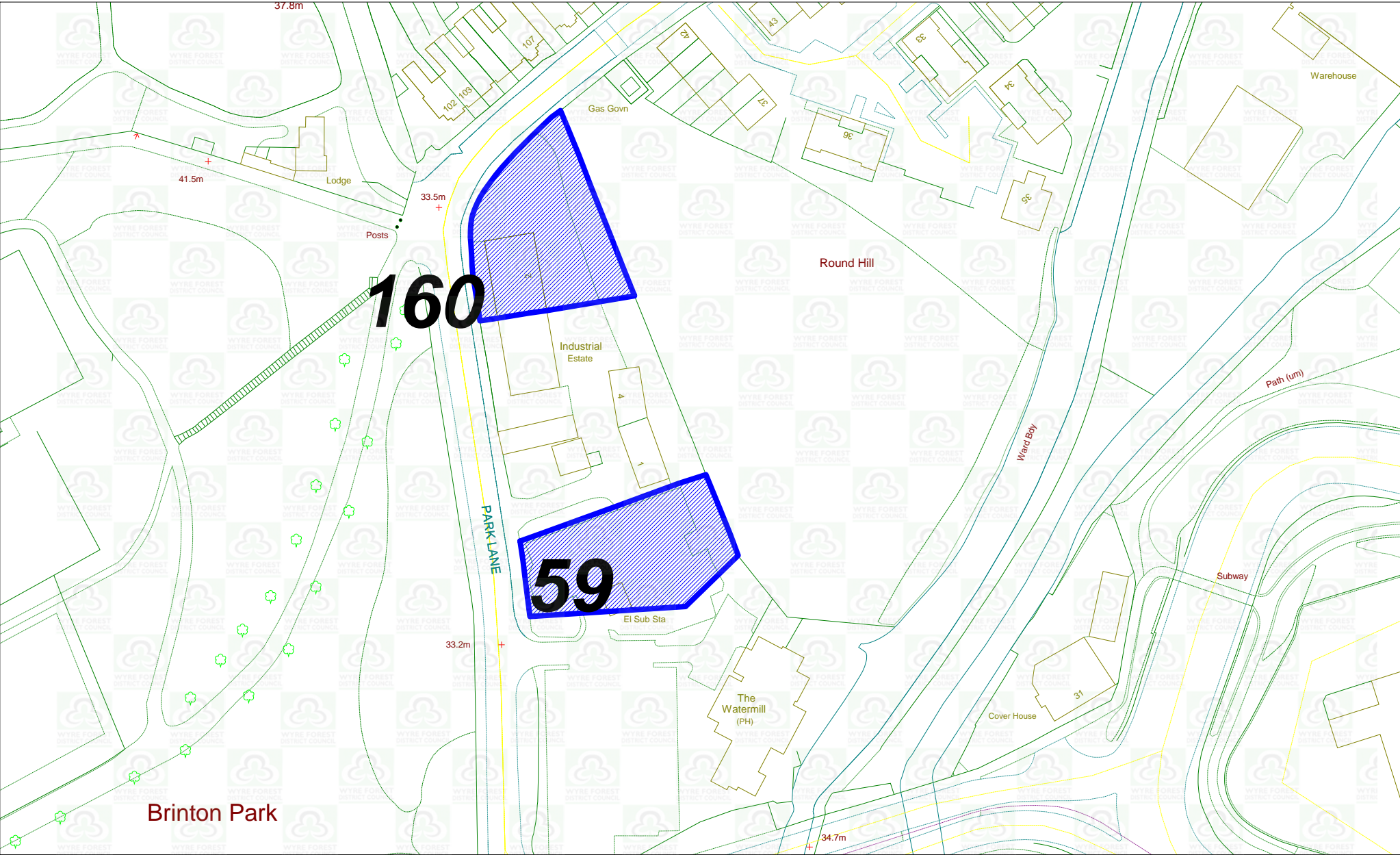




Employment Land Availability - Plan No. 4

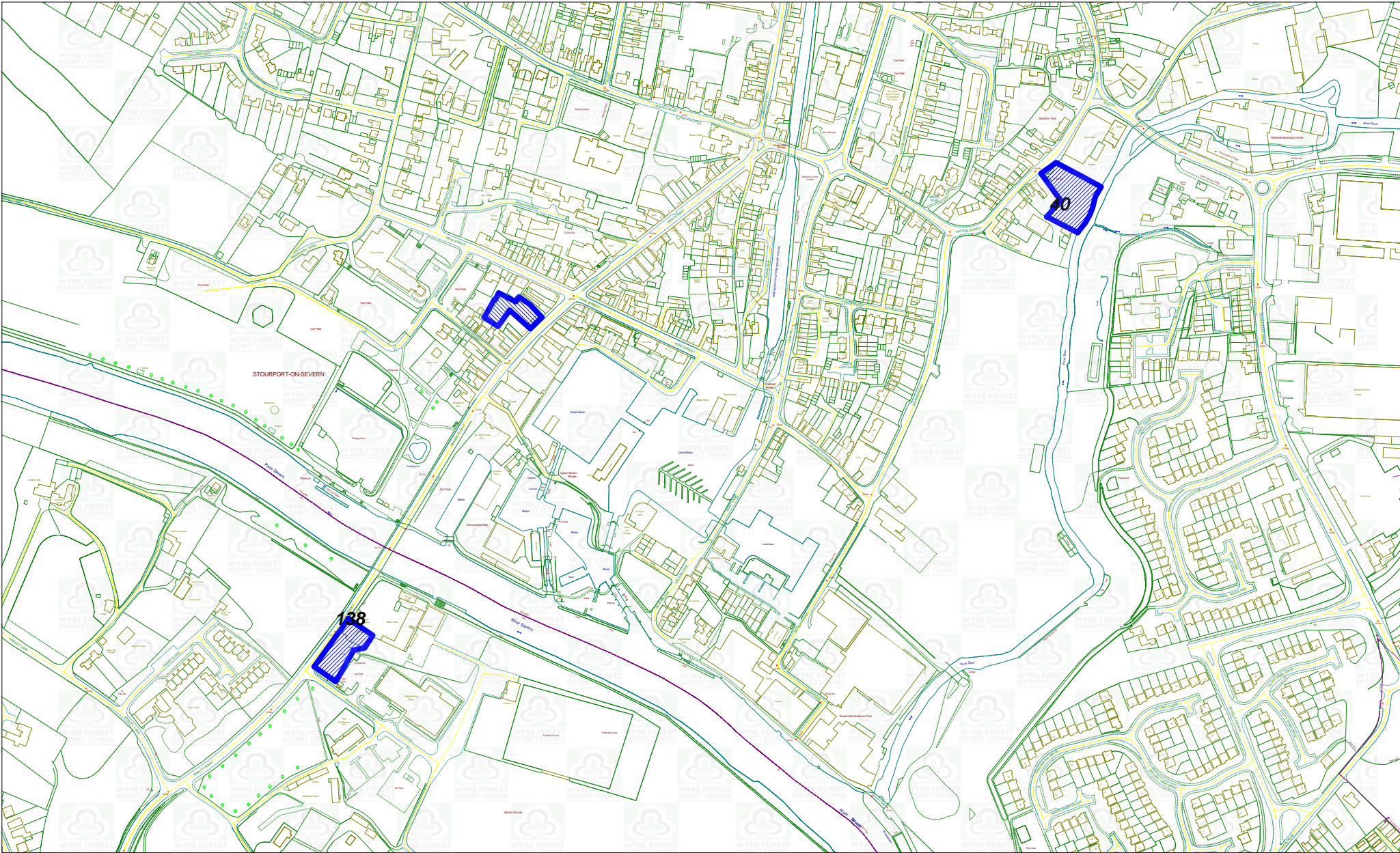
Kidderminster
Crossley Park





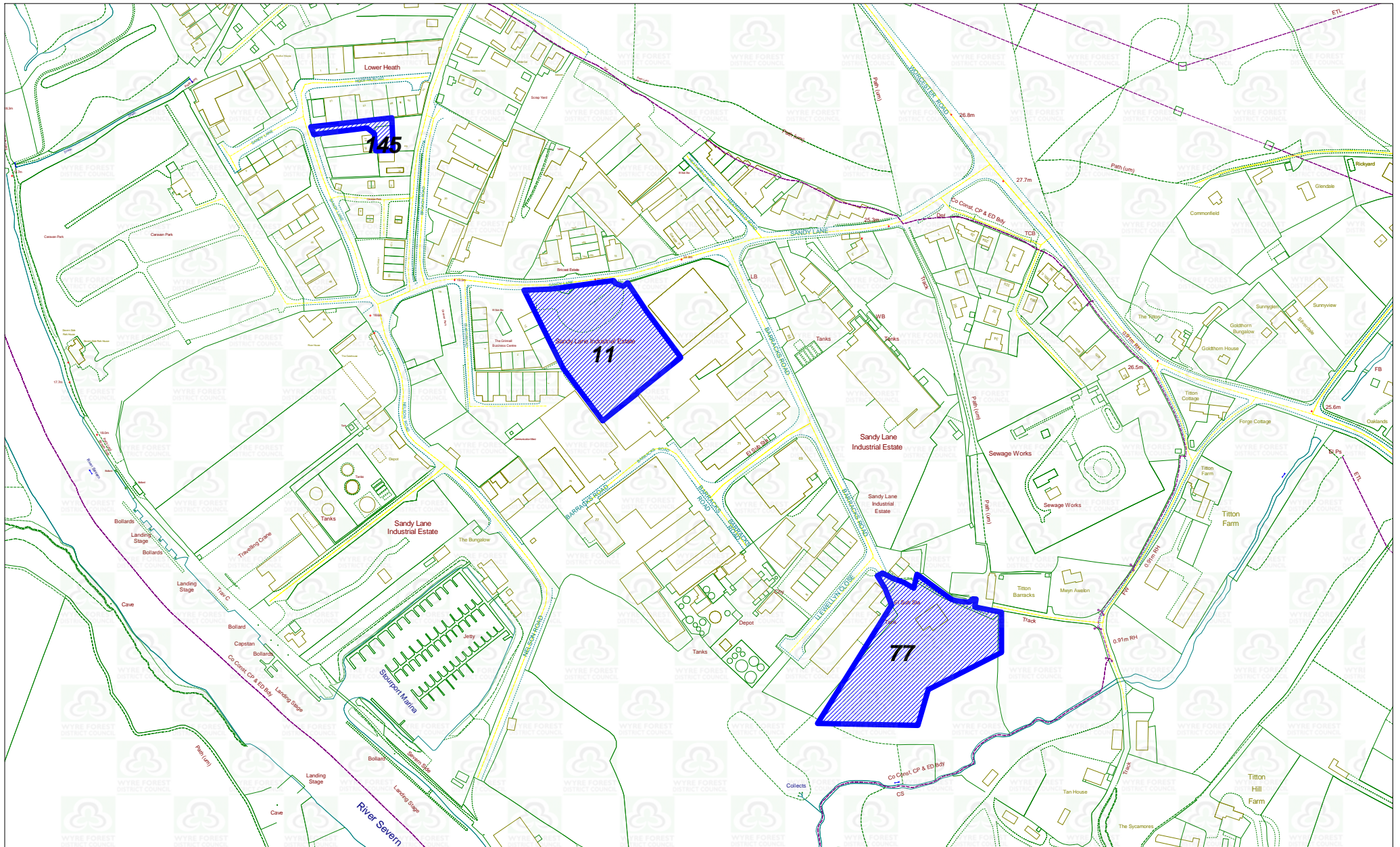
Employment Land Availability - Plan No. 5
 Kidderminster
 Park Lane





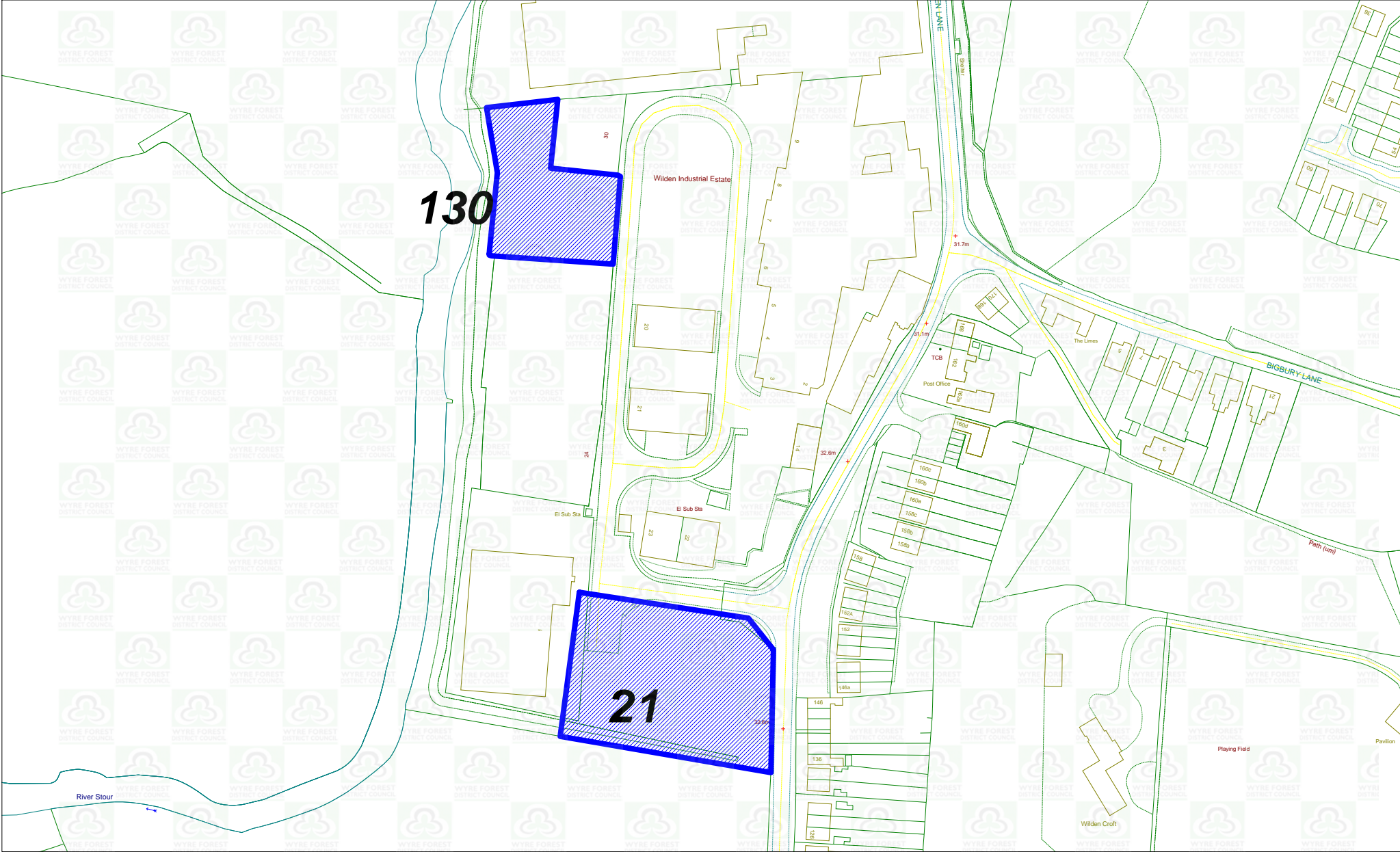
Employment Land Availability - Plan No. 6
Stouport-on-Severn





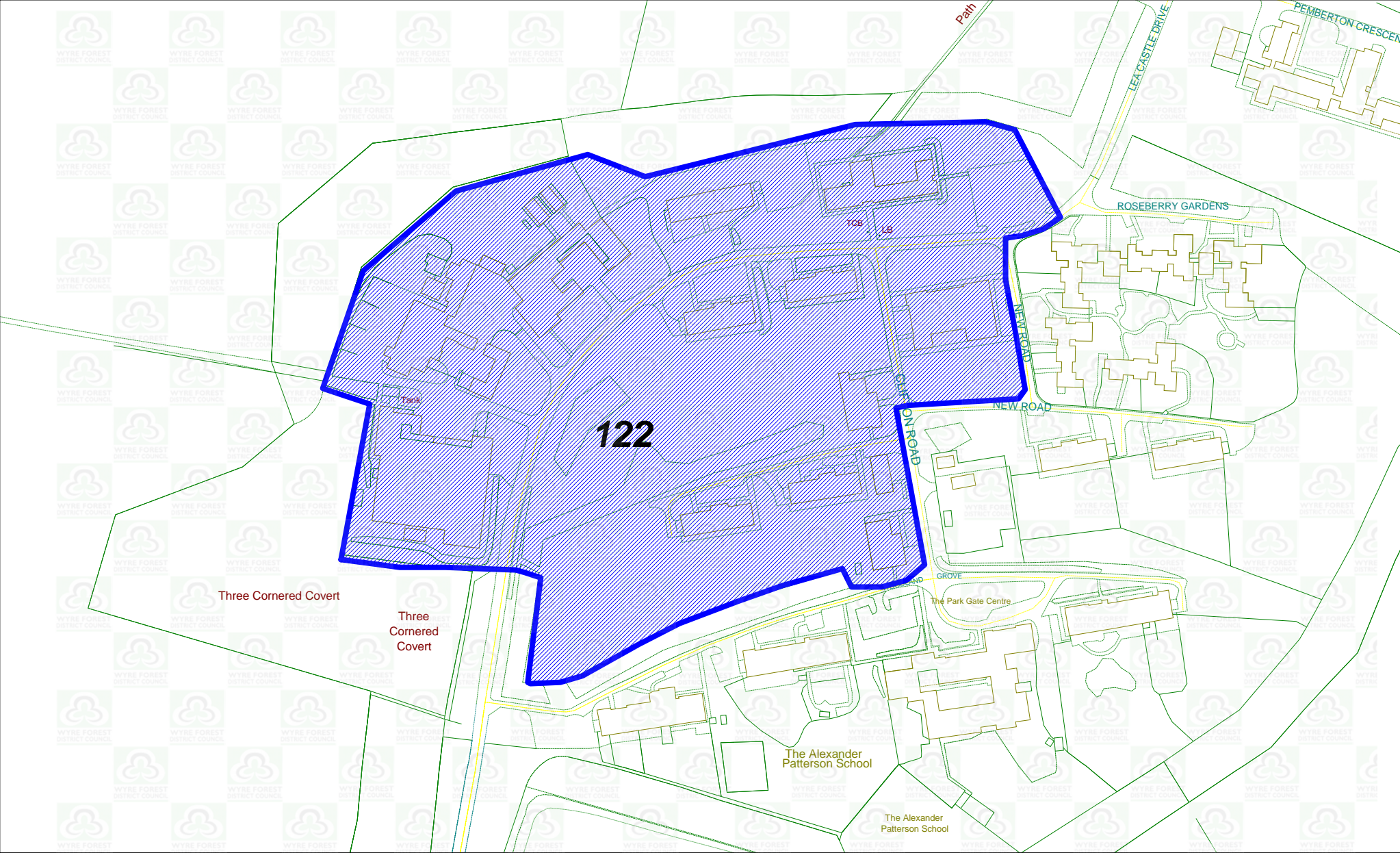
Employment Land Availability - Plan No. 7
Stourport-on-Severn
Sandy Lane Industrial Estate





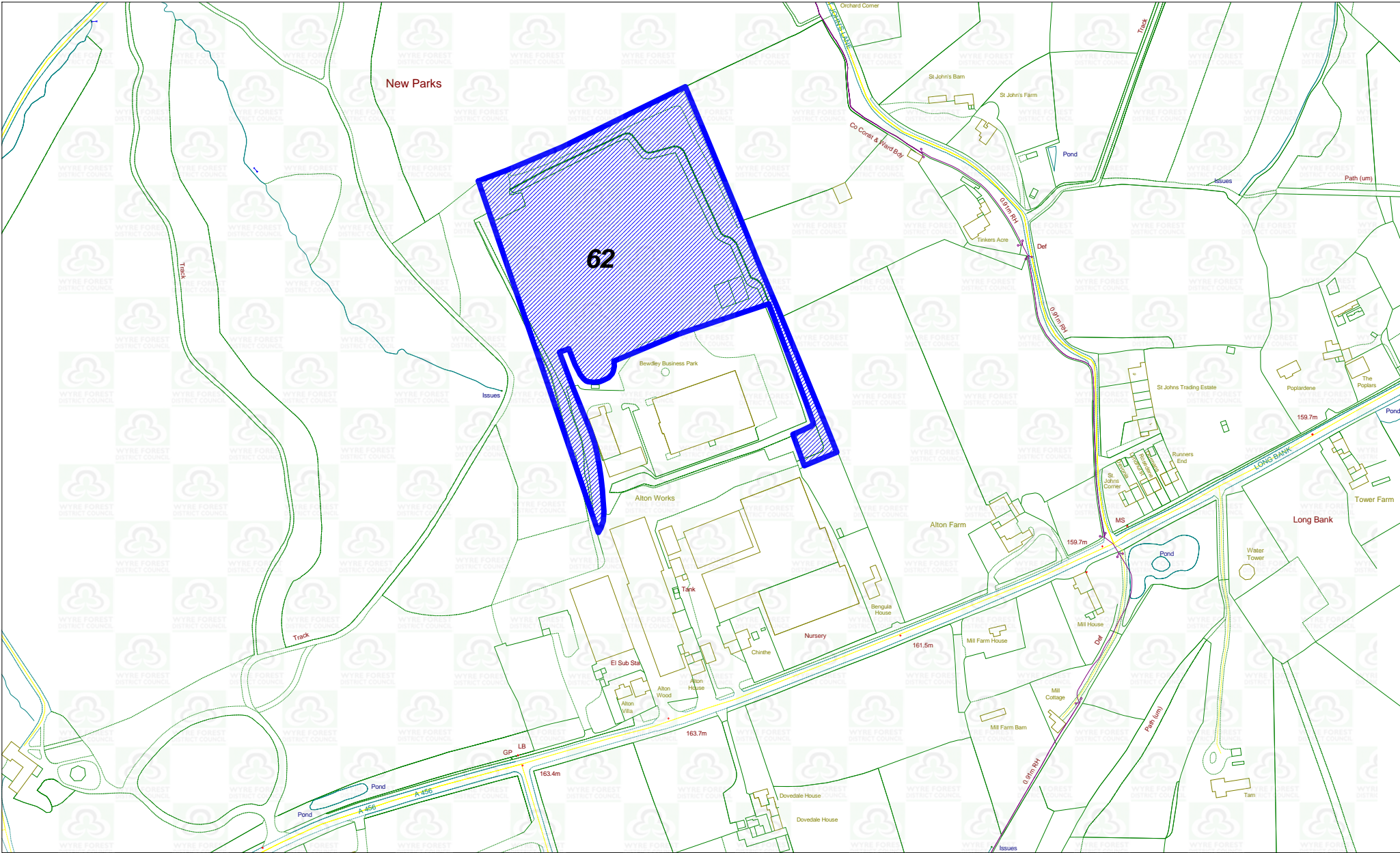
Employment Land Availability - Plan No. 8
Stourport-on-Severn
Wilden Industrial Estate





Employment Land Availability - Plan No. 9
 Kidderminster
 Lea Castle



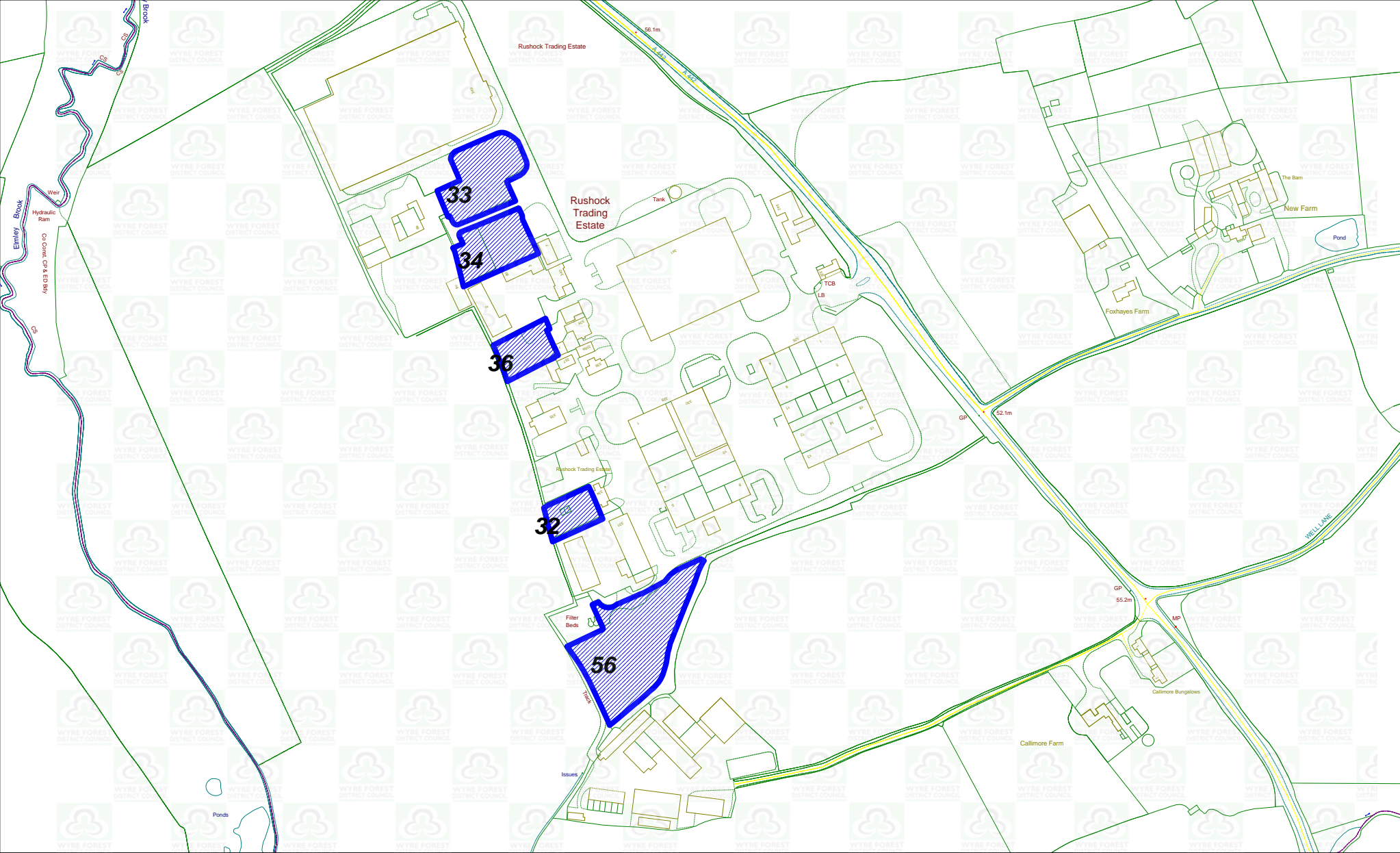


Employment Land Availability - Plan No. 10

**Bewdley
Bewdley Business Park**

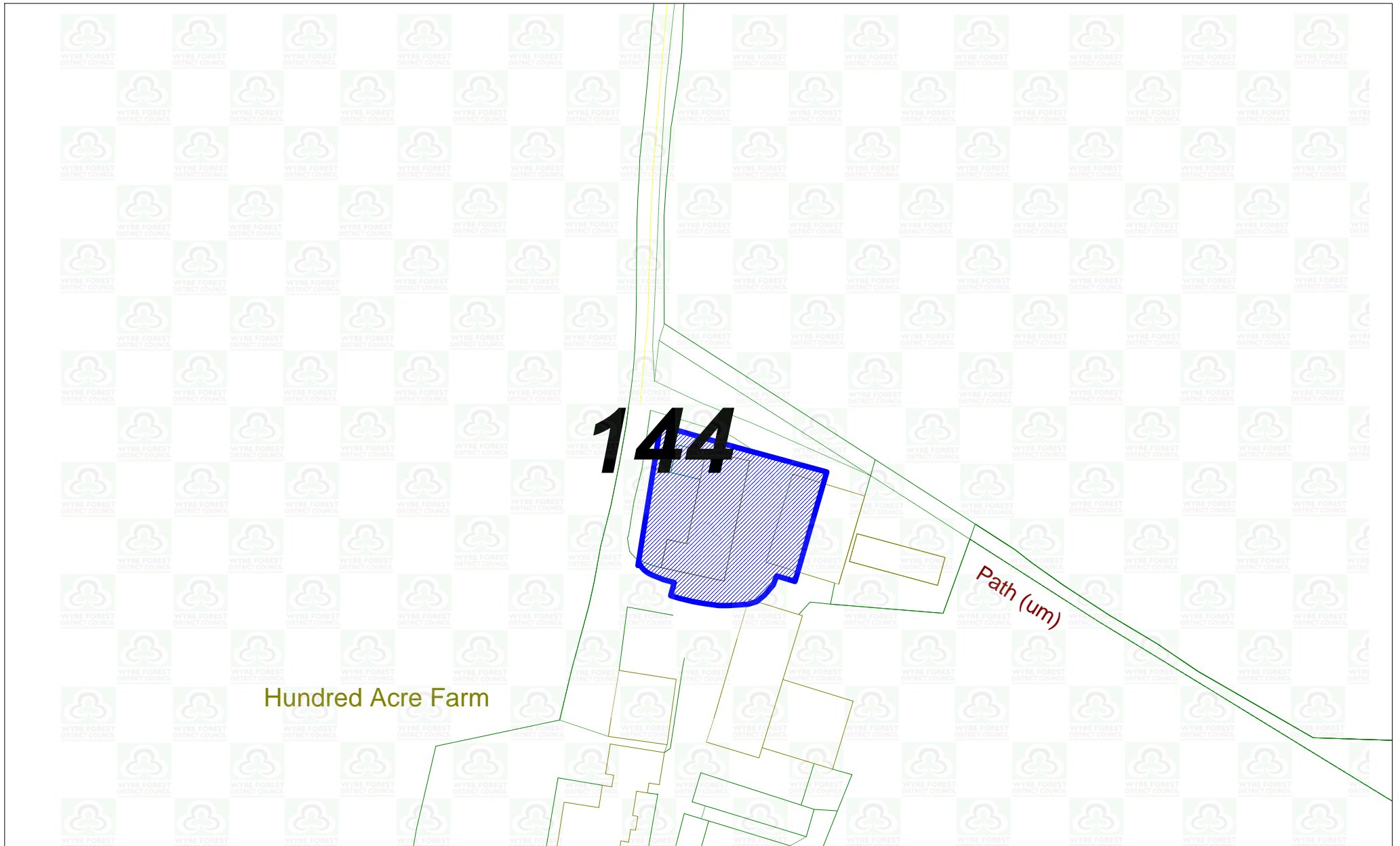


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Employment Land Availability - Plan No. 11
 Kidderminster / Droitwich
 Rushock Trading Estate





Hundred Acre Farm

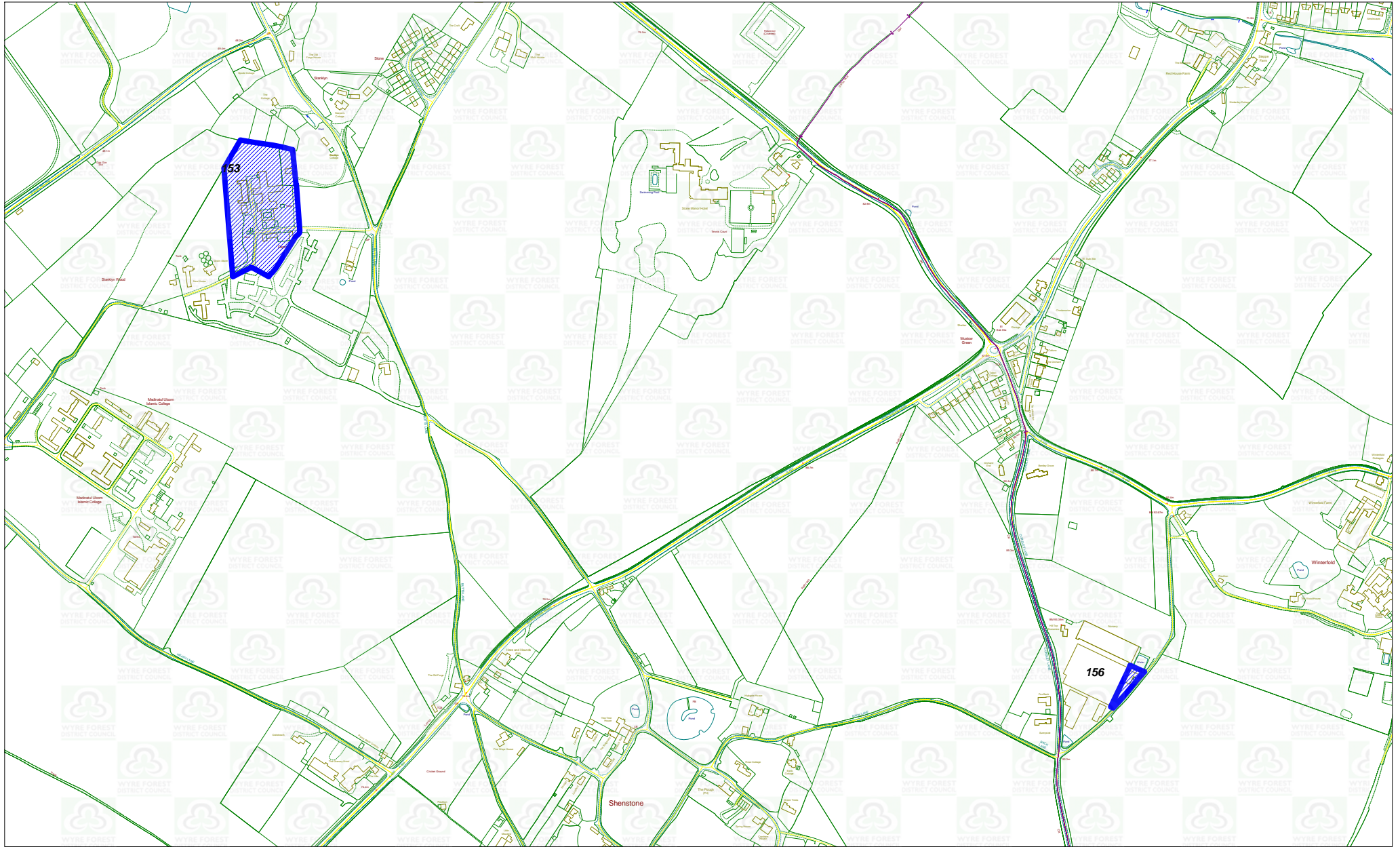
Employment Land Availability - Plan No. 12

Stourbridge

Hundred Acre Farm



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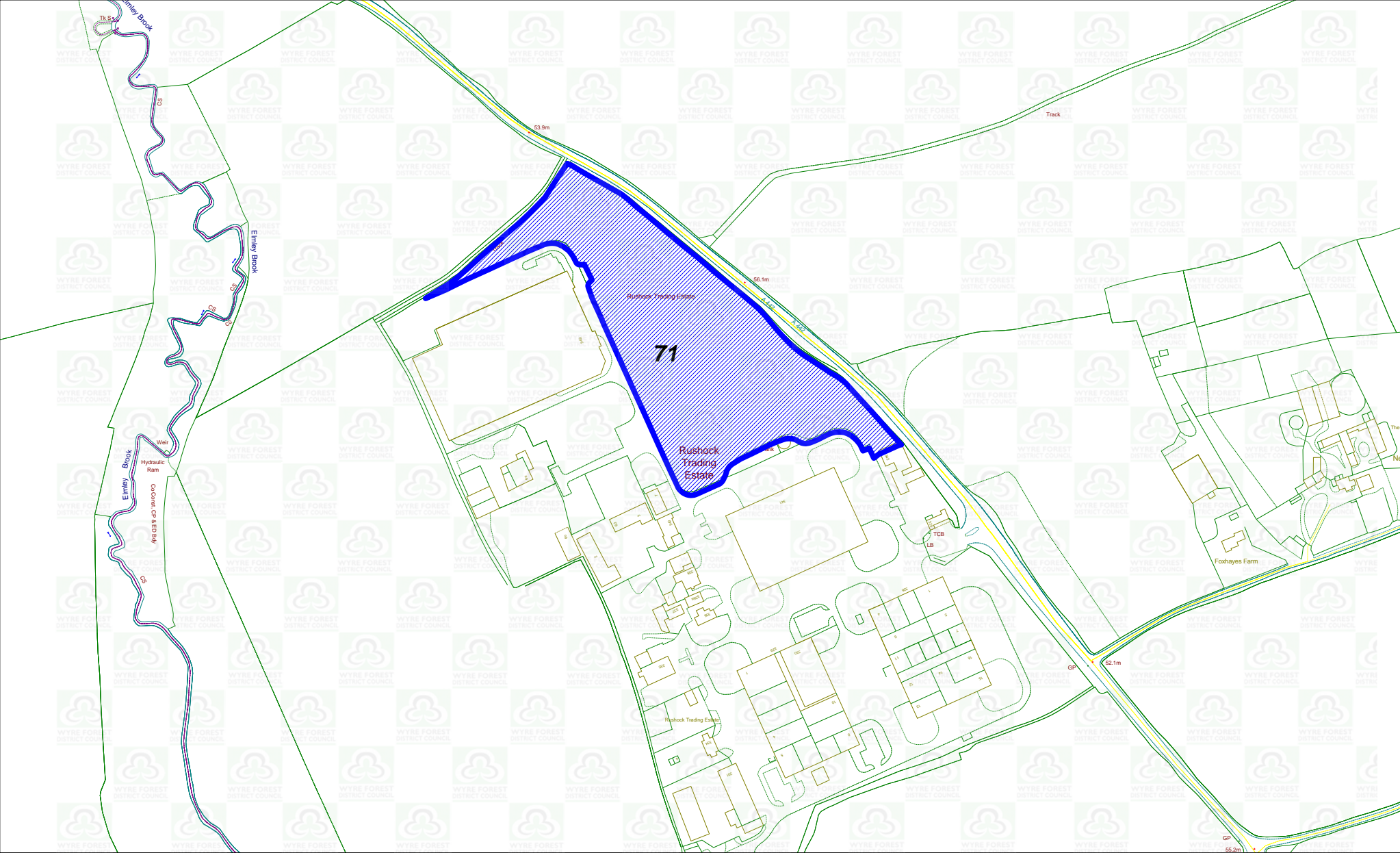
Employment Land Availability - Plan No. 13

Rural

Butts Lane / Cursley lane



APPENDIX 3: COMPLETED SITES
(1ST April 2009 – 31st March 2010)



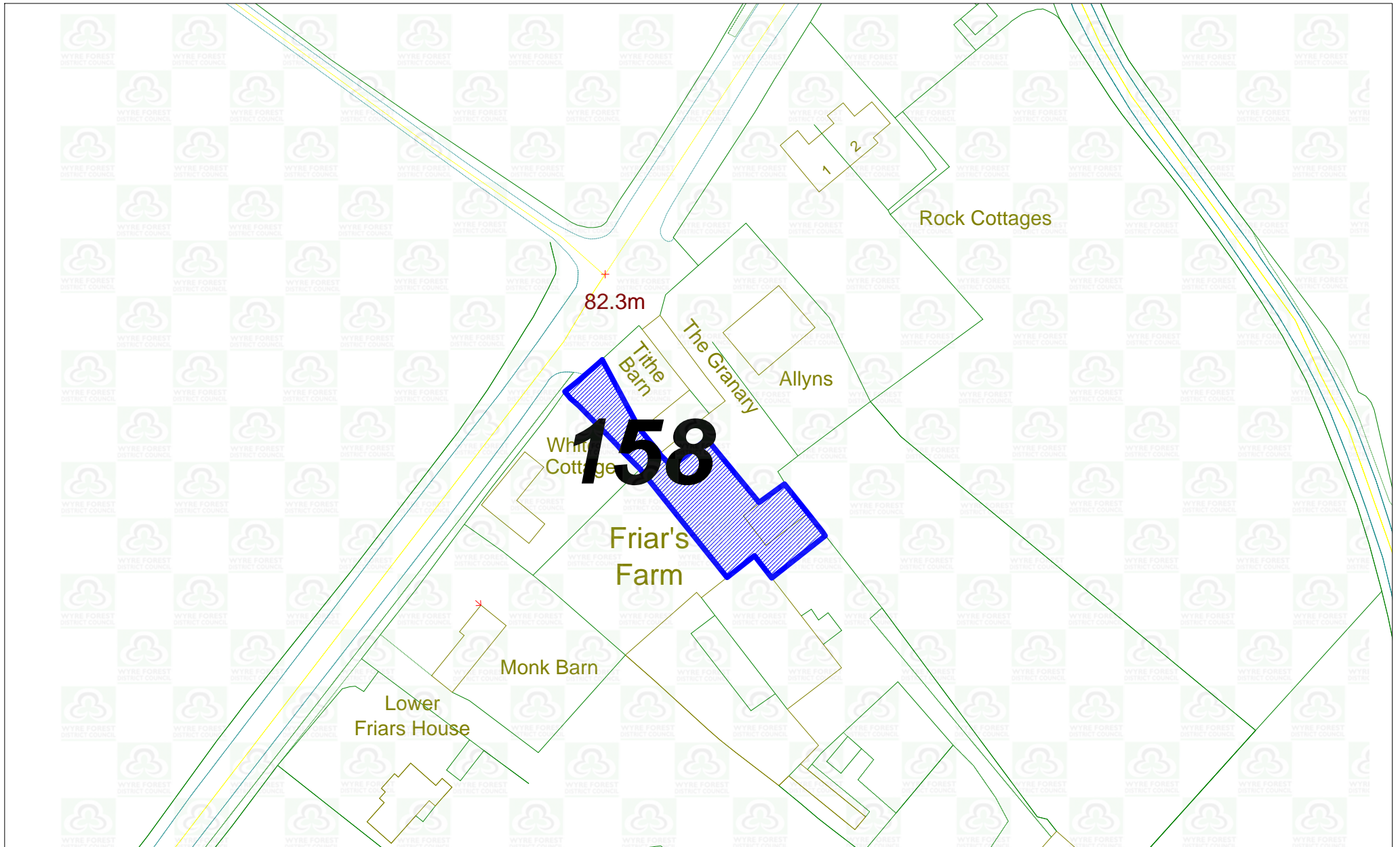
Employment Land Availability - Plan No. 71
 Kidderminster / Droitwich
 Rushock Trading Estate - COMPLETED





Employment Land Availability - Plan No. 140
 Kidderminster
 Firs Industrial Estate - COMPLETED



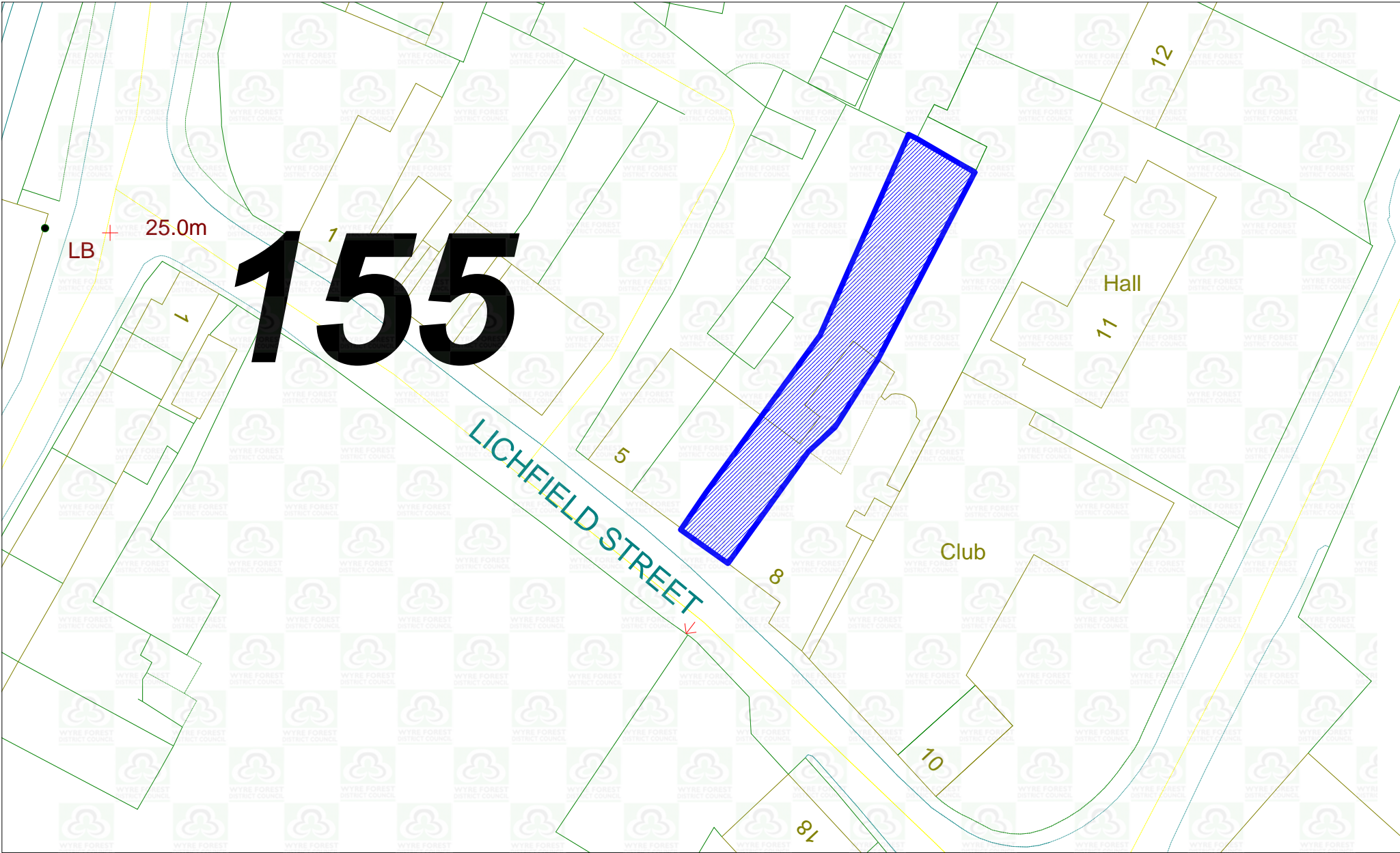


Employment Land Availability - Plan No. 158

Harvington

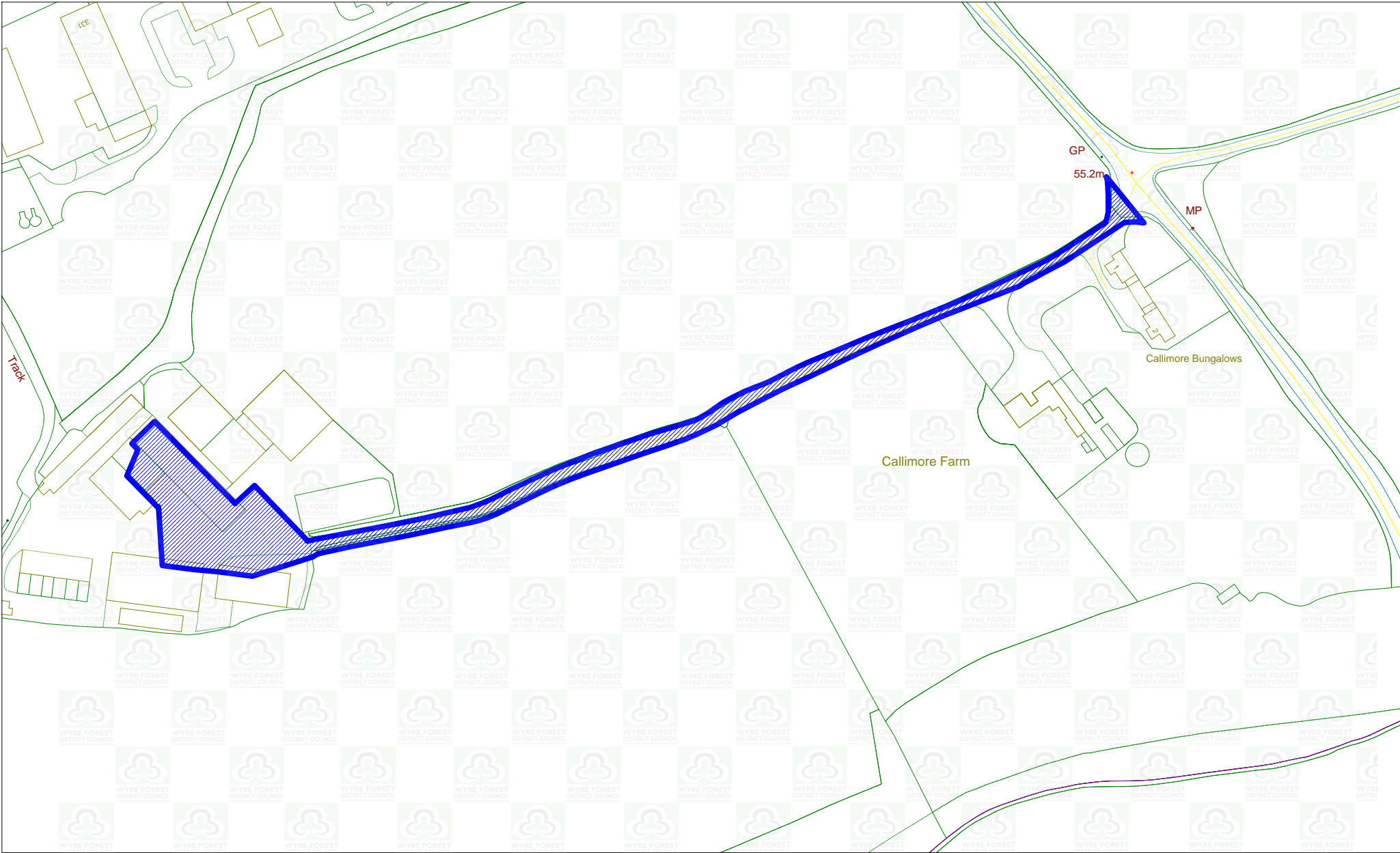
Friars Farm - COMPLETED





Employment Land Availability - Plan No. 155
 Stourport-on-Severn
 Lichfield Street - COMPLETED





Employment Land Availability - Plan No. 157
 Kidderminster / Droitwich
 Callimore Farm - COMPLETED

