



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Employment Land Monitoring Report April 2013 -
March 2014

August 2014

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Executive summary

Policy CP15 of the Core Strategy states that *'any proposed changes of use from B1, B2 & B8 should not lead to an overall net loss of floorspace in B Use within the borough. Provision will be made for a range of sizes, types, quality and locations of premises and sites in order to meet incubator/start up, move on, expansion and investment accommodation needs and having regard to the needs of specific sectors of the business community'*.

The supporting text (paragraph 4.70) to policy CP15 of the Core Strategy referred to an Employment Land Study (2006) which set out that the supply of floor space for industry and warehousing needs to increase by 51,000m² to meet forecast B use growth in the Borough over the Plan period to 2026.

Between 1st April 2006 and 31st March 2014 the Borough the following changes in floorspace have been completed:

- Gain of 8,567m² of B1 Use Class floor space
- Loss of -17,821m² B2 Use Class floor space
- Gain of 12,903m² of B8 Use Class floor space

Therefore, there has been a net gain of **3,649m²** of B use floor space since 1st April 2006. As a result there is a surplus of B use floor space in the Borough when compared to the Employment Monitoring Report baseline data, (which had a base date of 31st March 2006 for setting the 'existing' B use floor space in the Borough).

In terms of extant planning permissions (e.g. planning permission that had been granted but the development outlined in it had not been completed, although it may have started by 31st March 2014) the Borough could have potentially:

- Gained a further 84,661m² of B1 Use Class floor space
- Gained a further 725m² of B2 Use Class floor space
- Gained a further 2,713m² of B8 Use Class floor space

However, the recent completion rates have been much lower when compared to the long term trends for the area which could result in a modest increase of B use floor space occurring although as set out in paragraph 29 of this report, the outstanding planning permissions (**88,099m²**) are concentrated in four sites and consequently may not provide for the full range of sizes, types, quality and locations of premises and sites as set out in policy CP15 of the Core Strategy.

If the completed B Class floor space (3,649m²) between 1st April 2006 and 31st March 2014, and that which had permission (but not fully implemented) (88,099m²) at 31st March 2014 is added together, then a total of **91,748m²** of B Class floor space could be delivered in the borough.

Taking account of historic rates of B Class employment development in the borough, the, the 88,099m² of outstanding floorspace at 31st March 2014 would be developed within **6.05 years**.

Whilst the B Class allocations in the Managing Development Delivery (MDD) Local Plan could provide around a further 113,904m² net additional floorspace (over that with permission), there is no indication at present as to when during the plan period this might be delivered.

Introduction

1. This report supersedes the 2012-2013 report and includes updated information from the earlier reports. The updates include breakdowns of information relating to summaries of the changes in B uses within and outside the Core Employment Areas (CEAs). Through this updating, omissions such as demolition of employment buildings within the Winnersh Triangle CEA and another outside of the CEAs in Woodley were identified. This then necessitated revisions to earlier figures. It sets out information on the supply of land required to accommodate the Borough's employment requirement defined in this report as Use Class B1, B2 and B8 as set out in the Town and Country Planning (Use Classes) Order 1987 (as amended). These are set out in Table 1 below:

Table 1: Types of development included in each B Use Class

Use Class		
B1	B2	B8
Business As an office other than a use within class A2 (financial and professional services) Research and development of products or processes Any industrial process.	General industrial The carrying on of an industrial process other than one falling within class B1.	Storage or distribution For storage or as a distribution centre.

2. The report sets out the existing and proposed supply of land for employment development in the context of changes in the stock of employment floor space in the Borough. It also sets out supporting information that was taken into account in the selection of sites for allocation in the MDD.
3. The National Planning Policy Framework (NPPF) requires Local Planning Authorities to provide an adequate supply of land for employment development. It also requires planning policies to avoid the long-term protection of sites allocated for employment uses where there is no reasonable prospect of a site being used for that purpose.
4. In line with the NPPF, the Council's adopted Core Strategy (CS) and the Managing Development Delivery Local Plan (MDD) provides for the majority of the employment land required in the Borough. The supporting text to policy CP15 in the Core Strategy refers to the Employment Land Study (2006), which indicated that *"the current level of floorspace for industry and warehousing would need to rise by 51,000 sq m to meet forecast employment growth over the plan period"* (from 1 April 2006 until 31st March 2026. Table 2 of this report sets out the sites that have been allocated in the Borough's Development Plan to contribute towards meeting this requirement.
5. Additionally sites for housing development are allocated in the MDD (policy SAL02) in locations that had been within the Headley Road, Woodley Core Employment Area – these are sites at Headley Road East and Viscount Way, Woodley. The changes in B class uses indicated in Table 3: Completed B Uses in the Borough by year of this report demonstrate how this affected the balance of B uses in the Borough.

National Policy Context:

6. Paragraph 21 of the NPPF – ‘Building a strong, competitive economy’, states that in drawing up local plans, local planning authorities should:

‘...set criteria, or ... identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period support existing business sectors, taking account of whether they are expanding or contracting and ..., where possible, identify and plan for new or emerging sectors likely to locate in their area plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries.’

7. The NPPF requires local plans to provide an appropriate supply of sites to meet the need for B use development in the Borough. Paragraph 22 states:

‘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.’

Core Strategy

Policy CP15 - Employment Development

8. To facilitate the development of business, industry and warehousing uses and the expansion or intensification of existing employment uses, Policy CP15 (Employment Development) identifies nine Core Employment Areas (CEAs) in the Borough, as set out in Table 2:

Table 2: Core Employment Areas (CEA) in the Core Strategy

CEA	Location
Hogwood Industrial Estate	Arborfield Garrison
Sutton's Industrial Estate	Earley
Thames Valley Business Park	Earley
Green Park Business Park	Reading
Ruscombe Business Park	Ruscombe
Winnersh Triangle Business Park	Winnersh
Molly Millars Industrial Estate	Wokingham
Toutley Industrial Estate	Wokingham
Headley Road East	Woodley

9. These locations are designated to accommodate the majority of employment floor space in the Borough. Policy CP15 also states that some scope for limited additional employment development may be identified in the MDD.
10. Policy CP15 also states that any proposed changes of use from B uses ‘*should not lead to an overall net loss of B use within the Borough*’. Details from the

Borough's annual employment floor space survey are set out in Table 3: Completed B Uses in the Borough by year of this report.

11. As set out earlier in this Report, the supporting text (paragraph 4.70) to policy CP15 of the CS indicates that according to the Employment Land Study (2006) that the supply of floor space for industry and warehousing would need to rise by 51,000m² to meet forecast B use growth in the Borough over the Plan period to 2026. This represents approximately a 10% increase in stock and could be met through the intensification of use, brought about through the redevelopment of existing employment areas and new allocations in the MDD. The increase in floor space of 40% approved as part of the redevelopment of Winnersh Triangle Business Park (Planning application O/2006/9071) demonstrates the ability to significantly intensify the use of existing employment sites. Information from the Valuation Office Agency indicates that in at 1st April 2006, the borough has around 864,000m² of B Class employment floorspace (see information at http://www.voa.gov.uk/corporate/statisticalReleases/120517_CRLFloorspace.html). The data indicates that this floorspace comprised 375,000m² of offices, 505,000m² of industrial space and 84,000m² of other commercial (non-retail space).
12. The supporting text (paragraph 4.71) to policy CP15 states that through the creation of additional floor space on existing and new sites, it will also be possible for the reuse of some existing employment sites for other uses, especially in those locations where there is a demand for other uses and/or a lack of demand for business uses without a net loss in employment floor space. It states that such areas could include Molly Millars Industrial Estate and land on the south side of Headley Road East, Woodley, which are CEAs.
13. The supporting text (paragraph 4.72) to policy CP15 refers to the Employment Land Study that states that around 78,000m² of additional B1 space (7% uplift in stock), should be allocated between Wokingham and Reading Boroughs to meet the increase demand in the area. It anticipates that this would be provided through the implementation of commitments at Green Park and Thames Valley Park, redevelopment of existing sites in Wokingham and South Reading and the development of new town centre office sites in Reading Borough. The uplift in floor space anticipated through redevelopment leaves scope for The Manor at Shinfield, (which was allocated for 18,750m² of B1 floor space in the former Wokingham District Local Plan (WDLP)), to be used for a wider purpose consistent with the proper planning of the South of the M4 Strategic Development Location (SDL) (Policy CP19 of the CS). This could include the provision of a science park (see paragraph 15 of this report) under policy CP16 Science Park, on an alternative site.
14. The supporting text (paragraph 4.73) to policy CP15 is that the extent of CEAs will be defined in the MDD. Following adoption of the MDD on 21st February 2014, the boundaries of the CEA have consequently been amended by policy TB11. The information within this report has consequently been amended to ensure that any classification of sites inside or outside of a CEA reflects those boundaries set by the MDD.

Policy CP16 - Science Park

15. Policy CP16 of the CS provides for the development of a Science and Innovation Park in Shinfield. It is likely that some 55,000m² of floor space will be completed by 2026. The site will be restricted to appropriate uses for a Science

and Innovation Park such as research and development, laboratories and high tech uses, together with ancillary and related uses, provided that they do not undermine its key purpose. Outline planning consent (O/2009/1027) was granted in 2011 for approximately 16,000m² floor space. Further development will take place in the remainder of the plan period subject to there being an identified need. Any further development of the Science Park will have regard to policies TB13 and SAL07 of the MDD.

16. The Science Park is due to form part of a nationally important innovation cluster to be developed in the Thames Valley as set out in the supporting text to Policy CP16. While the development of the Science Park would enhance the Borough's employment base and help to maintain and enhance the highly skilled and knowledgeable workforce in the Borough, it is primarily intended to meet supra-local need, i.e. need for employment land that is generated from a wider area than just the Borough. It thus serves a larger area of the country than Wokingham Borough.

Policy CP18 - Arborfield Garrison Strategic Development Location (SDL)

17. Policy CP18 criterion 3 provides for employment facilities within the SDL. The supporting text (paragraph 4.84) indicates that there is scope to increase floor space within the existing boundaries of the CEA at Hogwood Industrial Estate by around 30,800m². A site to deliver this additional floorspace is allocated by policy SAL07 of the MDD.

Policy CP20 - North Wokingham Strategic Development Location (SDL)

18. Policy CP20 criterion 3 provides for appropriate employment located west of Twyford Road, north of Matthewsgreen Farm and east of Toutley Industrial Estate, Wokingham. The supporting text (paragraph 4.89) indicates that there is scope to increase floor space at Toutley Industrial Estate by around 22,100m². A site to deliver this additional floorspace is allocated by policy SAL07 of the MDD.

Managing Development Delivery Local Plan

Policy TB11- Core Employment Areas

19. This policy states that 'Employment development inside the development limits but outside the areas defined in Policies TB11 and SAL07 will be assessed against policy CP15 of the Core Strategy'.

Policy TB13- Science and Innovation Park

20. This policy amplifies policy CP16 of the Core Strategy and clarifies how development of the Science Park will be delivered within the context of the area allocated by MDD Policy SAL07.

Policy SAL07- Sites within Development Limits allocated for Employment / commercial development

21. This policy allocates a number of sites for commercial development which are listed in Table 8: Sites allocated for B Use classes in the MDD
22. of this report.

Employment floor space stock

23. In line with Policy CP15 – ‘Employment Development’ of the CS, the Council’s Employment Land Monitoring Report records the amount of employment floor space in the Borough as of 31st March annually. The monitoring process looks at all consented B use class development of 100m² floor space or more, including changes of use to or from the B use classes.

Table 3: Completed B Uses in the Borough by year

Year (1 st April to 31 st March)	Use Class			Annual total change of all B use classes combined (m ²)	Cumulative total change of all B use classes combined (m ²)
	B1 (m ²)	B2 (m ²)	B8 (m ²)		
2006 - 2007	10,123	-5,263	-11,042	-6,182	-6,182
2007 - 2008	4,173	-10,208	4,970	-1,065	-7,247
2008 - 2009	-1,032	131	1,740	839	-6,408
2009 - 2010	26,763	-455	-104	26,204	19,796
2010 - 2011	-1,422	475	-3,235	-4,182	15,614
2011 - 2012	-7,383	-7,034	970	-13,447	2,167
2012 - 2013	-594	2,618	17,231	19,255	21,422
2013-2014	-22,061	1,915	2,373	-17,773	3,649
TOTAL	8,567	-17,821	12,903		

24. The stock of completed B class floor space in 2014 shows that since the start of the Plan period (1st April 2006) there has been a modest net gain of B use floor space in the borough (**3,649m²**) which means that the total B Class floorspace in the borough now equates to around 868,000m². The change in the total B class use since the last year was mainly due to the loss of 21,390m² at the former Linpac Metal Packaging Site Headley Road East Woodley, as this site has been cleared and is now in the process of being re-developed, initially for residential as part of a mixed use residential and commercial permission taking account of the allocation in the MDD (Policy SAL02).

25. Table 4 below shows the change in B use in the past monitoring year, the following was the result of permissions granted through the prior approvals process. This was due to changes to Permitted Development Rights made on 30th May 2013, office B1 units under 500m² can be changed to C3 (residential) properties with having to obtain planning permission, but going through the Prior Notifications process They been taken account of in Table 3 above, but have been extracted in Table 4 below to show the impact the new prior approvals regime established for three years from the 30 May 2013 – 30 May 2016 (allowing the conversion of offices to residential units) is having upon the employment floor space in the borough.

Table 4: The change in B uses as a result of permission granted under a prior approvals regime

	Use Class		
	B1 (m ²)	B2 (m ²)	B8 (m ²)
Change permitted in outstanding prior approvals	-3,251	0	498
Change in progress	0	0	0
Change completed	-883	0	0
TOTAL	-4,134	0	498

26. As can be seen from Table 4 above, the introduction of the prior approvals regime allowing the conversion of office to residential use has resulted in the physical loss of 833m² of floorspace in the past year with the potential for a further 3,251m² to be lost, provided the permissions are implemented by 30th May 2016. This would result in a total loss of 4,134m² of B1 use in eleven months and if this trend were to continue until the end of the prior approvals regime period (30th May 2016) there could be a potential loss of an additional 9,394m² B1 floor space, totalling 13,528m² lost as a result of prior approvals. This could lead to a net loss of employment space during the plan period which would be in conflict with Policy CP15 of the CS.

Table 5: The changes in B uses within and outside the Core Employment Areas (CEAs)

Year (1 st April to 31 st March)	Inside CEAs ^a			Outside CEAs		
	B1 (m ²)	B2 (m ²)	B8 (m ²)	B1 (m ²)	B2 (m ²)	B8 (m ²)
2006 - 2007	1,964	-4,992	-11,340	8,159	-271	298
2007 - 2008	11,013	-10,000	4,163	-6,840	-208	807
2008 - 2009	-17,423	0	1,388	16,391	131	352
2009 - 2010	25,228	0	0	1,535	-455	-104
2010 - 2011	0	0	-3,066	-1,422	475	-169
2011 - 2012	-11,182	1,084	600	3,799	-8,118	370
2012 - 2013	-637	196	16,317	43	2,422	914
2013 - 2014	1,069	2,091	151	-23,130	-176	2,222
B USE TOTAL	10,032	-11,621	8,213	-1,465	-6,200	4,690
CUMULATIVE	6,624			-2,975		

^a Based upon boundaries of CEA (Core Employment Areas) defined by MDD policy TB11

TOTAL OF B USES		
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27. Table 5 provides comparisons of the annual changes in each B Class use between sites inside and outside of the CEAs. It shows that there has been a net gain of 10,032m² of B1, a loss of 11,621m² B2 and a gain of 8,213m² of B8 floor space, resulting in a net gain of 6,624m² of B use floor space inside the CEAs. Outside of the CEAs there has been a loss of 1,465m² of B1, a loss of 6,200m² B2 and a gain of 4,690m² B8 floor space resulting in a net loss of -2,975m² outside of the CEAs.

28.

29. Table 6: Outstanding permissions for B uses in the Borough at the end of each monitoring period (including prior approvals permissions) below shows the outstanding floor space (i.e. floor space that still had planning permission but had not been fully developed) for each year in the Borough as of the 31st March each year.

Table 6: Outstanding permissions for B uses in the Borough at the end of each monitoring period (including prior approvals permissions)

Year ending 31 st March	Use Class			Annual total change of all B use classes combined (m ²)
	B1 (m ²)	B2 (m ²)	B8 (m ²)	
2006	95,620	-19,840	2,910	78,690
2007	90,320	620	4,050	94,990
2008	124,960	2,990	-50	127,900
2009	115,846	3,017	-1,808	117,055
2010	78,080	3,260	260	81,600
2011	104,202	3,231	-3,648	103,785
2012	99,011	1,711	16,148	116,870
2013	94,041	549	2,533	97,123
2014	84,661	725	2,713	88,099

30.

31. Table 6: Outstanding permissions for B uses in the Borough at the end of each monitoring period (including prior approvals permissions) above shows that at 1st April 2014 there was planning permission for delivery of a further **88,099m² B Class floorspace (net)**. Adding the net physically completed floor space (010/4/2006 – 31/03/2014) (3,649m²) to that which had extant permission

during the 2013 – 2014 financial year (the permission must have been valid until 31st March 2014 to be included in these figures) there is a total of **91,748m²** of potentially deliverable space. As a result of this the current indications are that while there is a significant amount of completed and potential B use floor space, future proposals could impact on these figures and lead to a slight increase in B use floor space, particularly if new completions and take up rates are low as they have been since the start of the plan period.

32. The information in Appendix 1- **Summary of B class floor space completions in the borough** indicates that of the 88,099m² (net) B Class floorspace with outstanding planning permission at 1st April 2014, over 99% of this is in on four sites –19,518m² at Green Park CEA (22.2%), 11,150m² at Thames Valley Park CEA (12.7%), 16,096m² at the Science Park (18.3%) and 40,822m². at Winnersh Triangle CEA (46.3%). Furthermore, Appendix 1- **Summary of B class floor space completions in the borough** indicates that the outstanding floorspace at Green Park and Thames Valley Park is approved in two B1 office buildings and a single B1 office building respectively.

33. Table 7 below shows the average net B use class floor space completions for selected periods from 1986 to 2014 for the borough. From this an assessment of likely take up rates of employment floor space supply can be calculated. Table 7 is derived from the data contained in the table in Appendix 1.

Table 7: The average B use completions over the period for selected periods between 1986 and 2014

Period (1st April to 31st March)	B1 (m ²)	B2 (m ²)	B8 (m ²)	Total (m ²)
Average 1986 to 2014	15,505	-1,340	1,893	16,058
Average 1991 to 2014	15,826	-559	665	15,931
Average 1996 to 2014	15,486	-1,579	645	14,551
Average 2001 to 2014	6,699	-2,360	2,494	6,833
Average 2006 to 2014	1,071	-2,228	1,613	456

34. To calculate the expected take-up of B use floor space supply you take the amount of outstanding permissions in the borough (88,099m²) and divide it by an appropriate average completion rate per year to calculate the number of years' supply there is in extant permissions.

35. The Authority could calculate the average based upon the plan period (2006-2026), however, due to the downturn in the economy between 2008 – autumn 2012 this means the records during this period is not representative of a complete economic cycle. Therefore using the longer term average i.e. for at least 18 years indicated a completion rate of 14-16,000m² it would be an appropriate average completion rate for assessing take up rates.

$$88,099\text{m}^2 / 14,551\text{m}^2 = 6.05 \text{ years supply of B use floorspace based upon average completion rates}$$

36. This shows that if B Class floorspace trends since 2006 were to continue, there would be limited increase in employment floorspace in the borough. Alternatively, if the economy continues to recover as it has begun to do so recently so that employment development reverts to its long term average, there would be an increase in employment floorspace, although the

concentration of 99% of extant permissions on four sites (Science Park, Winnersh Triangle, Thames Valley Park, Green Park) could affect build out rates, especially as the Roger Tyms Employment Studies (part 1 & part 2) indicate these sites meet a more regional/sub-regional requirement rather than specifically for the borough.

37. According to data from the VOA (see Appendix 4- **Schedule of VOA and Wokingham Borough Council data for existing B use stock in the borough**) there has been an uplift in B use floor space of 33,00m² between 2000 and 2014, however compared for the period between 2006 and 2014 there has been a loss of 9,000m² total B use floor space throughout the entire borough. For B1 uses there has been an increase of 57,000m² between 2000 and 2014 but only 25,000m² between 2006 and 2014. For B2 and B8 uses there has been a loss of 24,000m² between 2000 and 2014, with 34,000m² lost between 2006 and 2014.

Balancing employment floor space supply and demand: MDD site allocations

38. A number of sites, including Grovelands Avenue, Kentwood Farm and some of the floor space at Hogwood Industrial Estate, Arborfield Garrison and Toutley Industrial Estate, Wokingham have been carried forward from the Wokingham District Local Plan (WDLP), i.e. they have continued to be allocated for B class uses in the MDD.
39. Additional sites are also required to meet the industry and warehousing floor space need set out in the CS as well as office based employment space. As such, the sites proposed for allocation for employment uses through the MDD are:

Table 8: Sites allocated for B Use classes in the MDD

Site	Proposed use (m²)
Land at Grovelands Avenue, Winnersh	Around 1,300 for B1 Use
Kentwood Farm, Warren House Road, Wokingham	Around 800 for B1 use
Toutley Industrial Estate, Wokingham	Around 22,100 of B Class uses
Hogwood Industrial Estate, Arborfield Garrison	Around 30,800 of B Class uses
The University of Reading Science and Innovation Park, Cutbush Lane, Shinfield	Around 55,000 for the purposes set out in Policy TB13: Science and Innovation Park (criteria 1)
Land adjoining Winnersh Triangle Station, Wharfedale Road, Winnersh	Around 4,500* for B1, D1 and/or D2 uses or for a park & ride under Policy SAL09: Transport site allocations
Land south and west of Kirton's farm Road, Pingewood (Green Park)	Around 20,000
Total:	113,904
*Please note that Land adjoining Winnersh Triangle Station is not included in the total as the park & ride is being delivered instead of the employment floor space. Please also note that 16,096m ² of net floorspace has been approved at the Science and Innovation Park under permission O/2009/1027 and thus the remaining space is circa 39,000m ² .	

40. As Table 8 above shows, there are sufficient sites allocated in the MDD to meet the additional industry and warehousing floor space identified as being required in the CS and this is also consistent with the requirements of paragraph 21 of the NPPF – ‘Building a strong, competitive economy’.

Conclusion

41. In line with the NPPF, the CS and MDD policies provide for the majority of the employment land required in the Borough. The supporting text to policy CP15 in the Core Strategy refers to the Employment Land Study (2006), which indicated that *“the current level of floorspace for industry and warehousing would need to rise by 51,000 sq m to meet forecast employment growth over the plan period”* (to 2026). The CS and MDD identifies the previously discussed sites (see paragraph 8) as sufficient to meet this need, and when combined with the intensification of uses brought about by the redevelopment of existing employment areas would be sufficient to provide for the Borough’s employment floor space need. These sites are allocated in the MDD.
42. The borough has had net completions of 3,649m² B use floor space since 2006. However, the recent completion rates have been much lower when compared to the long term trends for the area which could result in a modest increase of B use floor space occurring although as set out in paragraph 29 of this report, the outstanding planning permissions are concentrated in four sites and consequently may not provide for the full range of sizes, types, quality and locations of premises and sites as set out in policy CP15 of the Core Strategy. Although the borough has 88,099m² of extant permissions this monitoring year, this has the potential to be exhausted in just over 6 years if the historic completion rates over the last 18 years were realised. However, the likelihood of this rate being realised is uncertain due to the economy only emerging from a four year recession in autumn 2012 and the fact that over 99% of the net extant B Class floorspace is concentrated in four sites which meet a wider regional/sub-regional development needs.

Monitoring

43. The supply of employment land will be monitored through the annual employment land survey, the Council’s monitoring report and other research / data as required. Local Plan policy will be kept under review in the context of the CS and MDD monitoring frameworks. Employment land requirements may need to be updated regularly.

Appendix 1- Summary of B class floor space completions in the borough

Table showing net completions in the Borough April 1986- March 2014.

Year (1st April to 31st March)	B1 (m ²)	B2 (m ²)	B8 (m ²)	TOTAL (m ²)
1986-1987	2,448	18,814	13,960	35,222
1987-1988	16,818	1,751	4,394	22,963
1988-1989	30,171	980	18,414	49,565
1989-1990	9,150	470	120	9,740
1990-1991	11,550	-46,670	830	-34,290
1991-1992	34,790	5,870	270	40,930
1992-1993	22,398	494	295	23,187
1993-1994	17,677	8,895	1,693	28,265
1994-1995	-5,094	1,879	779	-2,436
1995-1996	3,095	644	3,285	7,024
1996-1997	32,364	7,390	-7,182	32,572
1997-1998	105,380	-3,580	-4,320	97,480
1998-1999	39,310	-1,770	-6,870	30,670
1999-2000	16,100	-2,150	-4,630	9,320
2000-2001	10,890	140	-460	10,570
2001-2002	3,550	-1,120	60	2,490
2002-2003	66,210	-1,290	690	65,610
2003-2004	11,890	250	470	12,610
2004-2005	-12,100	-6,540	16,928	-1,712
2005-2006	8,969	-4,157	1,373	6,185
2006-2007	10,123	-5,263	-11,042	-6,182
2007-2008	4,173	-10,208	4,970	-1,065
2008-2009	-1,032	131	1,740	839
2009-2010	26,763	-455	-104	26,204
2010-2011	-1,422	475	-3,235	-4,182
2011-2012	-7,383	-7,034	970	-13,447
2012-2013	-594	2,618	17,231	19,255
2013-2014	-22,061	1,915	2,373	-17,773
AVERAGE 1986 TO 2014	15,505	-1,340	1,893	16,058
AVERAGE 1991 TO 2014	15,826	-559	665	15,931
AVERAGE 1996 TO 2014	15,486	-1,579	645	14,551
AVERAGE 2001 TO 2014	6,699	-2,360	2,494	6,833
AVERAGE 2006 TO 2014	1,071	-2,228	1,613	456

Appendix 2- Schedules of sites with planning permission with changes to / from the B use classes

Planning Applications- Schedule of sites with permission at 31/03/2014

Address	Within CEA?	Reg. Ref's/ application number	Granted Permissions Outstanding / Not started m ²			Under Construction m ²			Completed Space m ²			Description
			B1	B2	B8	B1	B2	B8	B1	B2	B8	
Whitebridge House Old Bath Road, Charvil, RG10 9QJ	N	EXT/2011/2593	277	0	0	0	0	0	0	0	0	Proposed erection of new building for B1C Use.
De Boves House, London Road, Earley, RG6 1BW	N	F/2013/1785	-1346	0	0	0	0	0	0	0	0	Proposed change of use of office (B1a) to mosque (D1 Place of worship) with ancillary community facilities minor elevation alterations and erection of new entrance gates.
Milam House Longwater Lane Finchampstead, RG40 4NZ	N	CLE/2013/1537	0	0	0	0	0	0	175	0	0	Application for a certificate of lawful existing development for use of building as Class B1(a).
Pound Lane Units Pound Lane Hurst, RG10 0RS	N	F/2011/1247	0	0	0	0	0	0	2	0	2	Proposed erection of replacement class B1 and B8 premises following demolition of existing premises.
Octopus Design, Little Hill Road, Hurst, RG10 0TG	N	F/2011/1790	0	0	0	0	0	0	0	0	0	Proposed change of use from offices (B1) to Residential (C3)
Per Hire Ltd, Dunt Lane, Hurst, RG10 0TA	N	F/2013/1005	0	0	0	0	0	0	0	0	-683	Application for change of use from B8 Warehouse to allow the site to be either used for B8 purposes or for a Plant Hire business (Sui Generis). (Plant hire use retrospective)
Craigmore House, Remenham Hill, Remenham, RG9 3EP	N	F/2011/1708	-665	0	0	0	0	0	0	0	0	Proposed change of use from office (B1) use to dwelling (C3) use plus single storey rear extension to form new living space following demolition of existing outbuilding plus internal and external alterations.
Plot 600 South Oak	Green	RM/2007/3044	19518	0	0	0	0	0	0	0	0	Reserved Matters application for the

Address	Within CEA?	Reg. Ref's/ application number	Granted Permissions Outstanding / Not started m ²			Under Construction m ²			Completed Space m ²			Description
			B1	B2	B8	B1	B2	B8	B1	B2	B8	
Way Green Park	Park											erection of buildings for B1 (business use) including access car parking servicing, landscaping and related works.
Science & Innovation Park, Cutbush Lane, Shinfield	N	O/2009/1027	18358	0	-2262	0	0	0	0	0	0	phase 1 development of Science & Innovation Park (Access to be considered) plus Full application for the construction of access road
Lagoona Park Pingewood Road South Pingewood, RG30 3UH	N	F/2013/1279	220	0	0	0	0	0	0	0	0	Proposed erection of a single storey light industrial storage unit.
Lagoona Park Jet Ski Pingewood Road South Pingewood, RG30 3UH	N	F/2013/1165	0	0	-167	0	0	0	0	0	0	Proposed change of use and extensions from existing storage unit to new clubhouse (D2) for Jet Ski Lake.
2 Lane End Villas, Shinfield Road, Shinfield, RG2 9BS	N	F/2013/1439	128	0	29	0	0	0	0	0	0	Proposed erection of new detached building containing office and storage following removal of existing office storage and containers (10). Provision of new garden area
Great Lea Farm, Great Lea, Three Mile Cross, RG7 1JL	N	F/2012/0998	0	0	2335	0	0	0	0	0	0	Proposed conversion of units A F J & L to provide single storey buildings; demolition and redevelopment of Units B C & G to provide two storey buildings; conversion and extension of Units D & E to provide single storey buildings and single storey extensions to form new courtyard; conversion of Unit H to provide a two storey building; part demolition and conversion of Units K & M to provide single storey buildings (Unit M to include mezzanine floor).
Lambs Farm Business Park, Basingstoke Road, Spencers Wood, RG7 1PW	N	F/2012/2535	0	0	0	254	0	254	0	0	0	Proposed erection of new business units K & L for use classes B1 (a b & c) and B8.

Address	Within CEA?	Reg. Ref's/ application number	Granted Permissions Outstanding / Not started m ²			Under Construction m ²			Completed Space m ²			Description
			B1	B2	B8	B1	B2	B8	B1	B2	B8	
Unit B6, Thames Valley Park, Reading, RG6 1WG	Thames Valley Park	EXT/2013/1963	11150	0	0	0	0	0	0	0	0	Proposed extension of time limit for commencement of development to August 2014 and proposed erection of building for B1 and ancillary use respectively.
Cow City, Church Lane, Farley Hill, RG7 1UP	N	F/2013/2092	0	0	0	0	0	0	0	0	133	Use of the existing storage compound (Use Class B8) without complying with previous restrictions limiting the use to storage of fencing and fencing materials only and retention of the existing enlargement of the storage compound. (Retrospective)
Unit B, Lambs Farm Business Park Basingstoke Road Swallowfield, RG7 1PQ	N	F/2013/2472	146	0	0	0	0	0	0	0	0	Proposed erection of an extension to existing Business Unit B.
21 London Road, Twyford, RG10 9EH	N	F/2013/1120	0	0	0	0	0	0	-329	0	0	Application for a proposed change of use of premises from office space (use class B1) to a gym (use class D2).
Hill House, Milley Lane, Hare Hatch, RG10 9TH	N	F/2013/0157	0	0	0	0	0	0	-705	0	0	Proposed change of use from Use Class B1 (offices) to Use Class C3 (residential).
Scarletts Farm, Scarletts Lane, Kiln Green, RG10 9XE	N	F/2013/1299	0	0	574	0	0	0	0	0	0	Application for change of use from workshops for restoring historic cars to offices/research and development/light industry (B1).
Winnersh Triangle Wharfedale Road Winnersh	Winnersh Triangle	O/2006/9071	20585	0	0	0	0	0	0	0	0	development providing up to 191 100 sq m gross external area of built floorspace (in total) for Class B1 (a) (b) and (c) (including data centre use); Class D1; Class D2; Class C1; Class A1 A2 A3 A4 A5.
Winnersh Triangle Winnersh	Winnersh Triangle	RM/2007/2428	20770	0	0	0	0	0	0	0	0	Redevelopment of Winnersh Triangle for offices (use classes B1 (A B C) C1 (with associated leisure (D2) and conferencing (D1) facilities) A1 - A5 and associated parking and infrastructure.
Unit 520, Eskdale Road, Winnersh, RG41	Winnersh Triangle	F/2013/0160	0	0	0	0	0	0	-243	0	0	Proposed change of use from Class B1 to D1 erection of a fire escape and cycle shed

Address	Within CEA?	Reg. Ref's/ application number	Granted Permissions Outstanding / Not started m ²			Under Construction m ²			Completed Space m ²			Description
			B1	B2	B8	B1	B2	B8	B1	B2	B8	
5TU												plus the installation of new first floor windows and entrance doors.
Unit 675, Eskdale Road, Winnersh, RG41 5TS	Winnersh Triangle	F/2011/1175	-533	0	0	0	0	0	0	0	0	Proposed change of use from office / warehouse use to a fitness and health training studio use (D2).
Roy Wood Transits, 429 Reading Road, Winnersh, RG41 5HU	N	F/2012/1086	0	0	0	0	0	0	0	-176	0	Demolition of existing workshop / office and erection of 5x4-bed houses with carports and new access road.
Unit 310, Wharfedale Road, Winnersh, RG41 5TZ	Winnersh Triangle	F/2013/1077	0	0	0	0	0	0	1591	1591	1591	Change of use to allow the following single or combination of uses: Class B1(b); Class B1(c); Class B2; and Class B8 (with ancillary office use).
6 Shute End, Wokingham, RG40 1BJ	N	F/2013/1663	-188	0	0	0	0	0	0	0	0	Proposed change of use from Offices (B1) to One Residential Dwelling (C3).
Bishops Move (Wokingham) Ltd, Oaklands Business Centre, Oaklands Park, Wokingham, RG41 2FD	Molly Millars Industrial Estate	F/2013/1158	209	0	0	0	0	0	0	0	0	Proposed creation of first floor mezzanine to provide ancillary office space changes to external materials of existing building widening of entrance additional window in west elevation and changes to position of doors.
123a Reading Road, RG41 1HD	N	CLP/2012/1634	0	0	0	0	0	0	0	0	2770	Application for a certificate of lawfulness for the proposed demolition of building and use of whole site for B8 storage and distribution use.
1 Peach Street, Wokingham, RG40 1XJ	N	EXT/2011/2391	-185	0	0	0	0	0	0	0	0	Proposed change of use from B1(a) part ground floor first and second floors to class D1 (non-residential)
Watson Petroleum, Fishponds Road, Molly Millars, Wokingham	Molly Millars Industrial Estate	F/2005/4410	0	0	0	1048	725	1452	0	0	0	Proposed erection of 15 units for B1 office use B2 general industrial and B8 storage and distribution use.
Unit 18, Molly Millars Lane, Wokingham RG41 2QY	Molly Millars Industrial Estate	F/2013/2038	0	0	0	0	0	0	0	-390	0	Application for change of use from Use Class B2 (general industrial) to Use Class D1 (non-residential institution) use. (Retrospective)

Address	Within CEA?	Reg. Ref's/ application number	Granted Permissions Outstanding / Not started m ²			Under Construction m ²			Completed Space m ²			Description
			B1	B2	B8	B1	B2	B8	B1	B2	B8	
Designbrook House, Waterford Way, Wokingham, RG40 2AR	Molly Millars Industrial Estate	F/2011/2335	-700	0	0	0	0	0	0	0	0	Change of use from offices to residential creating 5 x 1-bedroom flats and 4 x 2-bedroom flats.
Charles House Annexe, Toutley Industrial Estate, Toutley Road, RG41 1QN	Toutley Industrial Estate	F/2013/0834	0	0	0	0	0	0	-239	0	0	Proposed change of use from office (B1 use) to drop-in centre for people with learning and physical disabilities (D1 use).
Ash Court, Rose Street, Wokingham, RG40 1XS	N	F/2012/0321	0	0	0	-1080	0	0	0	0	0	Change of use of building from B1 to D1 use plus side and rooftop extensions.
38 - 42 Market Place Wokingham, RG40 1AT	N	F/2012/1678	0	0	0	-230	0	0	0	0	0	Conversion of former office space on 2nd floor and part 3rd floor (above 42 Market Place) to three residential units.
Unit 3a Headley Park Ten, Woodley, RG5 4SW	Hedley Road East (Woodley Airfield)	F/2013/0166	0	0	0	0	0	0	-40	0	-550	Proposed change of use of warehouse use to assembly and leisure, and office use and alterations to front elevation. Amendment to consent F/2012/1293.
Unit 1, Base 329, Headley Road East, Woodley, RG5 4AZ	Hedley Road East (Woodley Airfield)	F/2013/1983	0	0	0	0	0	0	0	0	0	Change of use to Class B8 with ancillary trade counter and insertion of glazed door to east elevation. (Retrospective)
Former Linpac Metal Packaging Site Headley Road East Woodley, RG5 4HY	N	F/2013/1136	0	0	0	0	0	0	-21390	0	0	Application for the erection of 93 dwellings with associated parking vehicular and pedestrian access open space landscaping and associated infrastructure works. Demolition of remaining buildings on site.
The Stables - Courtyard Offices, Sandford Farm, Perimeter Road, Woodley, RG5 4TE	N	EXT/2012/1360	146	0	0	0	0	0	0	0	0	Extend implementation date of planning consent F/2009/1206 for a further three years (Proposed erection of two new single storey office units).
NTS House Headley Road East Woodley, RG5 4SZ	Hedley Road East	F/2013/1219	0	0	0	0	0	0	0	890	-890	Change of use of part of ground floor from B8 use to B2 (general industrial) use.

Address	Within CEA?	Reg. Ref's/ application number	Granted Permissions Outstanding / Not started m ²			Under Construction m ²			Completed Space m ²			Description
			B1	B2	B8	B1	B2	B8	B1	B2	B8	
	(Woodley Airfield)											
Total for applications:			87890	0	509	-8	725	1706	-21178	1915	2373	

Prior Approvals- Schedule of sites with permission at 31/03/2014

Address	Within a CEA?	Reg. Ref's/ application number	Date of permission	Length of permission (years)	Granted Permissions Outstanding / Not started m ²			Under Construction m ²			Completed Space m ²			Description
					B1	B2	B8	B1	B2	B8	B1	B2	B8	
Harp Farm Forest Road Wokingham, RG40 5QY	N	M/2013/2505	07/02/2014	-	0	0	498	0	0	0	0	0	0	Application for a prior notification of change of use of an agricultural building to Class B8 (storage or distribution).
Broom House, Maidenhead Road, Wokingham, RG40 5RH	N	OFF/2013/1692	15/10/2013	Until 30/05/2016	-196	0	0	0	0	0	0	0	0	Prior approval submission for the conversion of existing office (use class B1(a)) to single residential dwelling (use class C3).
Ashridge Manor, Forest Road, Wokingham, RG40 5RB	N	OFF/2013/1342	23/08/2013	Until 30/05/2016	-1038	0	0	0	0	0	0	0	0	Prior approval submission for the conversion of existing offices (use class B1(a)) to 5-6 dwellings or apartments (use class C3).
Sheraton House, Basingstoke Road, Three Mile Cross, RG7 1BA	N	OFF/2013/2037	09/10/2013	Until 30/05/2016	-212	0	0	0	0	0	0	0	0	Prior approval submission for the conversion of existing office building (use class B1(a)) to 4 x 2 bed terraced houses plus 1x 2 bed bungalow
Sheepbridge Court Farm, Basingstoke Road, Swallowfield, RG7 1PT	N	D/2013/1813	09/10/2013	-	149	0	0	0	0	0	0	0	0	Prior notification for the change of use of agricultural barn to B1 (business) use.
41 London Road Twyford, RG10 9EJ	N	OFF/2013/2534	03/02/2014	Until 30/05/2016	-220	0	0	0	0	0	0	0	0	Prior approval submission for the conversion of existing B(1)(a) offices to

Address	Within a CEA?	Reg. Ref's/ application number	Date of permission	Length of permission (years)	Granted Permissions Outstanding / Not started m ²			Under Construction m ²			Completed Space m ²			Description
					B1	B2	B8	B1	B2	B8	B1	B2	B8	
														class (C3) residential.
Wentworth House Blakes Road Wargrave, RG10 8AW	N	OFF/2013/1345	02/09/2013	Until 30/05/2016	-400	0	0	0	0	0	0	0	0	Prior approval submission for the conversion of existing offices (use class B1(a)) to 4 residential units (use class C3).
2 King Street Lane Winnersh, RG41 5AS	N	OFF/2013/2542	13/02/2014	Until 30/05/2016	-275	0	0	0	0	0	0	0	0	Prior approval submission for the conversion of existing offices (use class (B1)) to residential (use class C3).
Guildgate House Shute End Wokingham, RG40 1BH	N	OFF/2013/1481	20/09/2013	Until 30/05/2016	-396	0	0	0	0	0	0	0	0	Prior approval submission for the conversion of existing offices (use class B1(a)) to 8 residential units (use class C3)
63 Peach Street, Wokingham, RG40 1XP	N	OFF/2013/1209	12/08/2013	Until 30/05/2016	0	0	0	0	0	0	-117	0	0	Prior approval submission for the conversion of existing offices (use class B1(a)) to 4 self-contained residential flats (use class C3).
Mulberry House, Osborne Road, Wokingham, RG40 1TL	N	OFF/2013/1626	11/09/2013	Until 30/05/2016	0	0	0	0	0	0	-766	0	0	Prior approval submission for the conversion of existing offices (use class B1(a)) to 12 self-contained residential flats (use class C3).
Cockayne House 126 - 128 Crockhamwell Road Woodley, RG5 3JT	N	OFF/2013/1210	14/08/2013	Until 30/05/2016	-633	0	0	0	0	0	0	0	0	Prior approval submission for the conversion of B1(a) offices to 8 flats within use class C3 (dwelling houses).
Total for prior					-3221	0	498	0	0	0	-883	0	0	

Address	Within a CEA?	Reg. Ref's/ application number	Date of permission	Length of permission (years)	Granted Permissions Outstanding / Not started m ²			Under Construction m ²			Completed Space m ²			Description	
					B1	B2	B8	B1	B2	B8	B1	B2	B8		
approvals:															
Grand total for all employment permissions:					24956	0	3269	-8	725	1706	-	22061	1915	2373	

Appendix 3- Schedule of forecast data for B use completions for the borough

Monitoring year	Completions	Forecast at 456 m ² per year	Forecast at 6833 m ² per year	Forecast at 14551 m ² per year	Forecast at 15931 m ² per year	Forecast at 16058 m ² per year	Allocations at 456 m ² p.a.	Allocations at 6833 m ² p.a.	Allocations at 14551 m ² p.a.	Allocations at 15931m ² p.a.	Allocations at 16058m ² p.a.	Average 2006-14 of 456m ² p.a.	Average 2001-14 of 6,833m ² p.a.	Average 1996-2014 of 14,551m ² p.a.	Average 1991-2014 of 15,931m ² p.a.	Average 1986-2014 of 16,058m ² p.a.
2006 - 2007	-6,182	0	0	0	0	0	0	0	0	0	0	-6,182	-6,182	-6,182	-6,182	-6,182
2007 - 2008	-1,065	0	0	0	0	0	0	0	0	0	0	-7,247	-7,247	-7,247	-7,247	-7,247
2008 - 2009	839	0	0	0	0	0	0	0	0	0	0	-6,408	-6,408	-6,408	-6,408	-6,408
2009 - 2010	26,204	0	0	0	0	0	0	0	0	0	0	19,796	19,796	19,796	19,796	19,796
2010 - 2011	-4182	0	0	0	0	0	0	0	0	0	0	15,614	15,614	15,614	15,614	15,614
2011 - 2012	-13,447	0	0	0	0	0	0	0	0	0	0	2,167	2,167	2,167	2,167	2,167
2012 - 2013	19,255	0	0	0	0	0	0	0	0	0	0	21,422	21,422	21,422	21,422	21,422
2013 - 2014	-17,773	0	0	0	0	0	0	0	0	0	0	3,649	3,649	3,649	3,649	3,649
2014 - 2015	0	456	6833	14551	15931	16058	0	0	0	0	0	4,105	10,482	18,200	19,580	19,707
2015 - 2016	0	456	6833	14551	15931	16058	0	0	0	0	0	4,561	17,315	32,751	35,511	35,765
2016 - 2017	0	456	6833	14551	15931	16058	0	0	0	0	0	5,017	24,148	47,302	51,442	51,823
2017 - 2018	0	456	6833	14551	15931	16058	0	0	0	0	0	5,473	30,981	61,853	67,373	67,881
2018 - 2019	0	456	6833	14551	15931	16058	0	0	0	0	0	5,929	37,814	76,404	83,304	83,939
2019 - 2020	0	456	6833	14551	8,444	7,809	0	0	0	7,487	8,249	6,385	44,647	90,955	99,235	99,997
2020 - 2021	0	456	6833	793	0	0	0	0	13,758	15931	16058	6,841	51,480	105,506	115,166	116,055
2021 - 2022	0	456	6833	0	0	0	0	0	14551	15931	16058	7,297	58,313	120,057	131,097	132,113
2022 - 2023	0	456	6833	0	0	0	0	0	14551	15931	16058	7,753	65,146	134,608	147,028	148,171
2023 - 2024	0	456	6833	0	0	0	0	0	14551	15931	16058	8,209	71,979	149,159	162,959	164,229
2024 - 2025	0	456	6833	0	0	0	0	0	14551	15931	16058	8,665	78,812	163,710	178,890	180,287
2025 - 2026	0	456	6833	0	0	0	0	0	14551	15931	16058	9,121	85,645	178,261	194,821	196,345
Total	3,649	5472	81996	88099	88099	88099	0	0	86513	103073	104597					

Forecast and completions total		9,121	85,645	91,748	91,748	91,748				178261	194821	196345					
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Appendix 4- Schedule of VOA and Wokingham Borough Council data for existing B use stock in the borough

	Offices, Administrative Areas, Floorspace (B1)															
	Floorspace in m ²											<i>Thousands m²</i>				
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
	343	360	359	369	388	373	375	377	380	400	419	419	421	422	400	
	Industrial, Administrative Areas, Floorspace (B2 and B8)															
	495	477	467	473	478	493	505	495	489	468	475	469	447	467	471	
Total for B1 uses	343	360	359	369	388	373	375	377	380	400	419	419	421	422	400	
Total for B2 and B8 uses	495	477	467	473	478	493	505	495	489	468	475	469	447	467	471	
Total for all B8 uses	838	837	826	842	866	866	880	872	869	868	894	888	868	889	871	