

Employment Development

Monitoring – Biannual (1 October – 31 March)

What We Monitor

Any application that is associated with employment is monitored. Developments range from the simple change of use to large developments for multi-national company's HQ's. We also monitor school building, leisure facilities, hotels and the building of new local centres in our expansion areas.

Total Floorspace Permitted in Quarter 3&4:
46635sqm

Number of Employment Development applications permitted in quarter 3&4:
38

Q3&4 Monitoring Results

Floorspace Monitoring

This section looks at the floorspace gained and lost by the quarter's completions. By monitoring floorspace any decline in floorspace can be monitored and the relevant action can be taken. All floorspaces are measured in m².

Use Class A1 – A5 (Sale of Goods and Services)

Floorspace Lost = 2391
Floorspace Gain = 5593
Net Floorspace +/- = 3202

Use Class B1-B8 (Office, Industry, Warehouse and Distribution)

Floorspace Lost = 2673
Floorspace Gain = 10397
Net Floorspace +/- = 7724

Use Class E (Commercial, Business and Services)

Floorspace Lost = 0
Floorspace Gain = 0
Net Floorspace +/- = 0

Use Class C1 and C2 (Residential Institutions such as hotels and hospitals)

Floorspace Lost = 9790
Floorspace Gain = 12478
Net Floorspace +/- = 2688

Use Class D1 and D2 (Non-residential Institutions such as schools and Leisure facilities such as gyms and cinemas)

Floorspace Lost = 114
Floorspace Gain = 111512
Net Floorspace +/- = 111398

Use Class F1 and F2 (Learning and Non-residential Institutions/Local Community)

Floorspace Lost = 0
Floorspace Gain = 440
Net Floorspace +/- = 440

Use Class Sui Generis (Those not fitting into the above)

Floorspace Lost = 657
Floorspace Gain = 0
Net Floorspace +/- = 5887

Development Type Monitoring Q1&2

This section outlines the total number of applications and their status at the end of the current quarter.

Under Construction

Change of Use = 8
New Build = 11
Extension = 2

Number of Applications Not Yet Started = 55

Completions

Change of use = 6
New Build = 4
Extension = 0

Totals for Year 2020/2021

Under Construction at End of current quarter:

Change of Use = 8
New Build = 11
Extension = 2

Completions for year so far:

Change of Use = 15
New Build = 22
Extension = 2

Net Floorspace:

A1-A5 =	+3025	C1-C2 =	+16202
B1-B8 =	+159478	D1-D2 =	+122600
SG =	+5887	E =	0
F1-2 =	+440		

Progress checks on Santander's Digital Hub and Hotel La Tour:



Santander Digital Hub



Hotel La Tour

Having dug down several stories Santander is now back out of the ground. Hotel La Tour is nearly at full height and can be seen from miles around. Both developments are on track for a 2022 completion.

New Use Class Introduced by Government:

As of 1 September 2020, the Government have introduced two new use classes, these are Class E (which will incorporate old use A1-A3, B1, D1 and D2) and F Class (Which will include A1, D1 and D2). Old class A4 and A5 will become Sui Generis (SG) along with some of D2. This comes into full force on 31 July 2021. For more information click the below link:

<https://lichfields.uk/media/6158/guide-to-the-use-classes-order-in-england.pdf>