

Employment Development

Monitoring – Biannual (1 April – 30 September)

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.

Q1&2 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 = 6034
Floorspace Gain = 3949
Net Floorspace +/- = -2085

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

Floorspace Lost = 37230
Floorspace Gain = 188984
Net Floorspace +/- = 151754

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 = 6382
Floorspace Gain = 19896
Net Floorspace +/- = 13514

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

Floorspace Lost = 186
Floorspace Gain = 11388
Net Floorspace +/- = 11202

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

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

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

Floorspace Lost = 402
Floorspace Gain = 6946
Net Floorspace +/- = 6544

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 = 4
New Build = 10
Extension = 1

Number of Applications Not Yet Started = 52

Completions

Change of use = 9
New Build = 18
Extension = 2

Total Floorspace
Permitted in Quarter
1&2:
8,968m²

Number of
Employment
Development
applications permitted
in quarter 1&2:
52

Running Totals for Year 2020/2021

Under Construction at End of current quarter:

Change of Use = 4
New Build = 10
Extension = 1

Completions for year so far:

Change of Use = 9
New Build = 18
Extension = 2

Net Floorspace:

A1-A5 =	-2085	C1-C2 =	+13514
B1-B8 =	+151754	D1-D2 =	+11202
SG =	+6544	E =	0
F1-2 =	0		

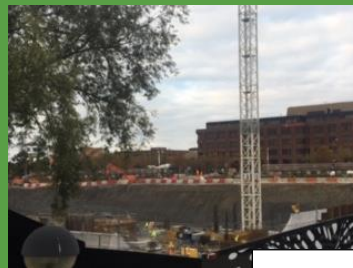
Notable Developments that have started or completed in quarter 1&2 include:



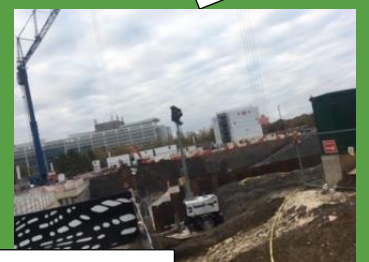
New units on Stacey Bushes



Hotel Le Tour



Santander Digital Hub



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>