

## Neighbourhood Plan Continuity Committee

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<b>Title:</b>	<b>Thame employment land supply 2011 - 2022</b>
<b>Date:</b>	<b>18 October 2022</b>
<b>Contact Officer:</b>	<b>Graeme Markland, Neighbourhood Plan Continuity Officer</b>

### Background

1. Based on the new plan period that started on 1 April 2011, South Oxfordshire District Council (SODC) allocated “about 2ha of further employment land at Thame” through their 2012 Core Strategy. Thame responded by producing the 2013 Thame Neighbourhood Plan (TNP) which identified one employment site for a “minimum of 2 hectares of land for new employment”. The land at Cotmore Wells was developed to meet this need.
2. Over the subsequent 6 years SODC produced the Local Plan 2035 which was adopted in December 2020. Within this document the District allocated “at least a further 3.5 hectares of employment land” to Thame.
3. The accompanying allocations of housing to Thame was 775 units from the Core Strategy and 753 from the Local Plan 2035. Despite this similarity, the second uplift in employment land was greater in formal recognition of Thame having lost significant employment land and floorspace since the start of the plan period.
4. The loss was not likely to have been fully addressed by the uplift granted through the Local Plan 2035. The allocation provides leeway for Thame to fully consider past loss and an analysis of the current employment market and seek to redress the loss of local employment opportunities.
5. Via Locality, the Town Council commissioned Aecom to undertake an employment needs assessment for Thame. This document is being prepared and aims to provide a strategic overview of the current market and past and probable future trends. Separately, the NPCO undertook an assessment of all of the employment related applications made in and on Thame’s borders since 2011 (see Appendix A). This provided detail on the types and amounts of employment land and floorspace, and thus the types of job opportunities gained and lost over time.
6. This report focuses on the past employment permissions in order that this history can be considered against the published Aecom report and its findings. To avoid doubt, all permissions have been assessed including that relating to the Core Strategy allocation. This report does not, therefore, include any reference to the Local Plan 2035 allocation of at least 3.5 hectares of land, nor any permission granted since 30 March 2022.
7. The report focuses on employment floorspace as this is the more accurate indicator of the job potential for each employment site. It is better, too, at showing the success of past policy objectives, such as the retention of employment land or the intensification of existing sites.
8. Although amendments to the Use Class Orders mean that traditional offices, research and development and light industrial uses have been subsumed into Class E, Commercial, Business and Service use, they are referred to below to allow for trends across the plan period to be more easily understood.

## Methodology used in recording employment permissions

9. Table 1 below shows the combined record of completed permissions, sites under construction and extant permissions since 1 April 2011. For each category and build status a figure is given that combines gross gain and gross loss of employment floorspace to give a net figure. From that a figure that indicates the potential jobs that the floorspace could hold is given.
10. The source of the floorspace figures was primarily drawn from planning application documents submitted to SODC. The majority of the floorspace data given has been checked from the submitted plans. Data has mostly been recorded as gross net internal (GIA) floorspace, meaning that all of the functional space inside the external walls is counted. This includes corridors, internal walls, and ancillary spaces such as toilets and lifts. Spaces such as plant rooms and voids accessed only for maintenance have been excluded.
11. Any employment application that was extant on or newly arising after 1 April 2011 was considered for gain or loss of either land or floorspace. A mix of a site's planning history, archived Google Streetmap / online directories and site visits were used to establish if any permission had been completed prior to a permission expiring. Expired permissions or those superseded by later permissions have been included within the record of permissions in Appendix A but excluded from gain or loss calculations.
12. Sites that were under construction or not yet started as of 1 April 2022 have continued to be shown as such to ensure the report offers an accurate snapshot of employment at that moment in time.
13. Only uses that have been considered main functions of a site have been recorded. For example, a company's headquarters building would normally be largely taken up by office space. Offices can also be a key part of another on-site use, such as those required to service the staff, sales and marketing of a manufacturer of goods. A third type of office space would be considered ancillary and would not normally be counted. A sense check of whether a space should be considered an office space or not would be to establish if it is permanently staffed during normal working hours. An office attached to a tyre supplier and fitter, for example, would usually be considered ancillary and its floorspace included within the main use.

## Employment land history post 1 April 2011

14. Major gains or loss by employment type are recorded and discussed in turn below. Sites can consist of multiple types. Memec, for example, had office, manufacturing and storage facilities at its former site off Jane Morbey Road and so the individual components that made up the whole floorspace have been recorded, not the sum total.
15. **Offices.** The story of office space in Thame is largely one of loss. Most of the loss predates the recent pandemic and cannot be directly attributed to changing work practices. There are a number of reasons why office spaces have been lost in Thame. Natural loss as companies close or merge is one. The inability to improve, redevelop or expand within a site or building, is another. The greatest reason for the loss of office space in Thame, however, has been a direct result of the Government's policy to allow office space to be converted to residential use without complying with normal employment and housing policy. It has regrettably been sufficient for untested concepts to unlock development that would otherwise be contrary to local policy.

- Major gross losses include those on the Memec, Chubb and DAF headquarters sites which between them account for almost 11,500 sq.m.
- Less obvious are the removal of the offices at Milton House and Gregory's Distribution, which together resulted in the loss of another 900 sq.m. A number of smaller sites have collectively contributed to the removal of around 1,300 sq.m. from supply.
- Sites under threat as at 30 March 2022 include those at Goodson Industrial Mews, St. Andrews Court and the CPM building in Aylesbury Road. Potential gross loss could be around 5,800 sq.m.
- Gross gains of office floorspace have been made at the two new units at Cotmore Wells, and together with smaller contributions at Whitehound, Christmas Lane and minor conversions in Town Centre sites provide approximately 2,500 sq.m.
- Potential growth exists at the former DAF site, which has Outline permission for around 1,500 sq.m.

16. **Industry.** There have / will be considerably greater gains than loss in terms of industrial floorspace. For the avoidance of doubt, this includes floorspace formerly recorded under research and development and light industry categories in addition to heavy industry. Gross loss seems to have been limited while modest gains have been achieved through new build, conversions of small units. One major windfall site on land off Rycote Lane, inside Great Haseley parish, will lead to a major gain.

- Gross losses are largely confined to the demolition of aged industrial units as part of modernisation programmes at Lupton Road and Jefferson Way. Collectively, less than 800 sq.m. of floorspace was lost.
- Modest gross gains were made at Cotmore Wells and Christmas Lane. These two permissions contribute to around 1,800 sq.m.
- The windfall site at Rycote Lane, just outside Thame's border is under construction and has permission for flexible uses. For the purposes of this exercise, it has been assumed that around 7,900 sq.m. of floorspace will be used for a mix of light and heavy industry to reflect the permission granted.

17. **Warehousing.** Thame could see a net gain of storage and distribution floorspace and land. Out of the four major sites that showed a gross loss in warehousing floorspace / land, two were lost alongside headquarter uses, one was a sub-regional carpet supplier and one other, part of a chain of a national distribution chain. Gain has largely come from two sites, Thame's first employment allocation at Cotmore Wells and the site off Rycote Lane.

- Major gross loss of warehousing floorspace include that from the Memec, Gregory Distribution and DAF headquarters sites, with one smaller unit at Wenman Road. Collectively, this adds up to approximately 16,900 sq.m. of floorspace.
- Major gross gains have arisen as part of the Cotmore Wells development, with an assumed amount of around 10,900 sq.m. The quantum that may arise from the windfall site at Rycote Lane has been assumed for this exercise to equal approximately 7,900 sq.m. to reflect the permission granted.
- A minor gain of some 238 sq.m. was delivered at Christmas Lane.

18. **Sui generis.** It is worth noting that there have been large gains in floorspace under sui-generis uses yet there has been an accompanying loss of employment opportunities. Sui generis sites do not have permitted development rights, meaning a planning application would be required to bring these sites back into more open employment use. This is significant as two sites do or will be occupying up to 8ha of land yet yield only 20 jobs between them.

- In terms of gross gains a unit on Wenman Road was taken out of office use for a police outstation; and the former Gregory Distribution site has been taken over for the storage

of scrap vehicles as part of ASM's operations. Together with the minor gains, over the plan period some 8,500 sq.m. of sui generis floorspace has been delivered.

- The Farmers Auction Mart also involves a major gross gain of floorspace of some 5,900 sq. m. Should this development come forward it would, however, free up land in the Town Centre which could lead to a small net gain in employment.
- In contrast, 1,300 sq.m. of gross floorspace has left sui generis since 2011.

19. **Employment land.** The above sites occupied / will occupy land designated for employment purposes. Despite policies designed to protect employment land, and an allocation made through the 2012 Core Strategy, there is potential for a small loss of employment land.

- There has been a gross gain of 9.68 ha, mostly from Rycote Lane, Cotmore Wells, Christmas Lane with a few minor changes of use.
- Gross loss of 9.4 ha is primarily the result of the loss of the Memec, DAF, Chubb, Gregory Distribution and Milton House sites with contributions from single industrial units and small, Town Centre sites.
- Sites awaiting start would provide a gross loss of 0.56 ha, resulting in an overall minor net loss of employment land.

### Progressing towards an allocation for TNP2

20. In terms of land employment can be provided upon, the Town has almost the same amount it had at the start of the plan period in 2011. This is against the background of the major planned and windfall gains at Cotmore Wells and Rycote Lane. The gain from the development made at Rycote Lane was neutralised by the loss of the bulk of the DAF headquarters site.
21. The losses enabled through the permitted development regime have been relatively. The widened regime shows no sign of being withdrawn or softened by Government and there are sites in Thame that have extant prior approval to be converted to residential use.
22. Against this is the requirement to deliver a minimum of 3.5 ha of employment land through TNP2. The figure of 3.5 ha was an increase on an initially proposed 1.6 ha, enhanced in recognition of the loss of employment opportunities in Thame. The increase was made in the belief that Thame could investigate its own detailed needs and provide for them within the revised TNP.
23. Table 1 provides an indication of the capacity for jobs that have been lost from the local economy. This information is an important consideration but should not be used as the sole evidence to increase the amount of land to be allocated within TNP2. The awaited report from Aecom should, in combination with this record of loss and gain and other appropriate considerations, be used to establish a sound employment policy allocation and approach for TNP2.
24. The types of considerations to be taken into account will include those not raised during the District's Local Plan examination. These would include, for example, the need to provide a net gain in biodiversity. Such issues are likely to require an increased amount of land but would not necessarily result in extra employment floorspace.

Table 1 Net employment floorspace data by type April 2011 – March 2022

As at 30 March 2022	Net floorspace (sq.m.)	Jobs' equivalent
Completions		
Office	-10,704	-823
Industry	-1,160	-29
Warehousing	-4,642	-60
Under Construction		
Office	0	0
Industry	7,987	200
Warehousing	7,987	104
	Sub-total	-608
Not Started		
Office	-4,280	-329
Industry	0	0
Warehousing	0	0
	Total	-937

NB: job figures are based on:

Office space – 1 job per 13 sq.m.

Industry – 1 job per 40 sq.m.

Warehousing – 1 job per 77 sq.m.

## Appendix A

## Employment, Retail and Service applications 1 April 2011 – 30 March 2022 in or adjacent to Thame

Planning reference	Address	Street	Desc	Expires	Build status	Type 1	Flrsp1	Type 2	Flrsp2	Type 3	Flrsp3
<a href="#">P08/E0567</a>	Unit 6	Dormer Road	Rear extension and alterations to parking on industrial unit.	17-Jul-11	Expired	B2					
<a href="#">P08/E1042</a>	23	High Street	Change of use from part ground floor offices to residential and internal alterations.	28-Oct-11	Completed	B1a	-77.8				
<a href="#">P08/E1071</a>	8	Lupton Road	Change of use from B1 (light industrial) to B2 (general industrial) and installation of an extraction plant. (As amplified by noise report accompanying agent's e-mail dated 17 November 2008).	21-Nov-11	Expired	B1c					
<a href="#">P09/E0796</a>	17	Thame Park Road	Demolition of existing buildings and re-development of the site to provide B1(a) office accommodation and 40 dwellings and apartments together with accesses, parking (below and above ground), landscaping and open space (As amended 21 October 2009).	08-Apr-13	Expired	B1a	-3539	B8	-3719		
<a href="#">P09/E0927</a>	Whitehound	Upper High Street	Demolition of existing house and outbuildings. Erection of 7 new apartments and serviced offices.	28-Oct-12	Completed	B1a	180				
<a href="#">P10/E1147</a>	46b	North Street	Change of use from cafe/bar to electrical contractors premises including office and storage incorporating erection of pitched roof over flat roof and external alterations.	22-Sep-13	Superseded	A3	-110	B1a	71	B1c	48
<a href="#">P10/E1692/EX</a>	Unit 6	Dormer Road	Erection of rear extension to industrial unit and alterations to parking (extension of time to planning permission P08/E0567).	07-Jan-14	Expired	B1c	320				
<a href="#">P10/E1723</a>	46b	North Street	10/0Change of use from cafe/bar to electrical contractors premises including office and storage incorporating erection of pitched roof over flat roof and construction of front porch to form lobby(amendments to planning permission P10/E1147). As amended 7 January 2011	10-Jan-14	Completed	A3	-161	B1a	85	B1c	76
<a href="#">P11/E0286</a>	3a	Wenman Road	Change of use from B1(a)/B2 to mixed use comprising B1(a) (office) use together with use for the repair/preparation/storage/valeting of vehicles, including ancillary vehicle rental.	13-Jan-14	Completed	B2	-1022	SG	1022		
<a href="#">P11/E0346</a>	48	North Street	Change of use of first floor area of existing shop unit to 1 x bedroom flat.	21-Jan-14	Superseded	A1	-39.76				
<a href="#">P11/E0894</a>	Belmont House, 13	Upper High Street	Change of use of two ground floor rooms (out of 10) from offices (B1) to Estate Agent (A2)	18-Jul-14	Completed	A1	-43	A2	43		
<a href="#">P11/E1478</a>	48	North Street	Change of use of premises from retail to a two-bedroom dwellinghouse.	28-Oct-14	Completed	A1	-74.44				
<a href="#">P11/E1543</a>	The Old Coach House	Southern Road	Conversion of existing offices to form three two-bedroom flats and a single one-bedroom flat.	25-Nov-14	Completed	B1a	-256				
<a href="#">P11/E1721</a>	Phoenix Court	Jane Morbey Road	Re-development of the site to provide 3077sqm (gross external) of B1(a) (office) accommodation together with parking, access and landscaping (As amplified 11 January 2011 & as amended 17 January 2011).	01-Mar-14	Superseded	B1a	-3539	B8	-2899	B1a	2850
<a href="#">P11/E1753</a>	17	Thame Park Road	Removal of Condition 2 of planning permission P09/E0976 (Redevelopment of employment site to provide B1(a) office accommodation and 40 dwellings together with accesses, parking, landscaping and open space).	18-Jan-15	Completed	B1a	-3539	B8	-2899		
<a href="#">P11/S0190</a>	7	Swan Walk	Change of use of shop to a retail insurance broker's office.	08-Jun-15	Completed	A1	-21	A2	21		
<a href="#">P12/S0382</a>	1	Chinnor Road	Conversion of existing offices to form a single three-bedroom dwelling.	07-Jun-15	Completed	B1a	-165				
<a href="#">P12/S0966/FUL</a>	95A	High Street	Change of use from B1 (office) to nail bar and tanning studio (sui-generis) first floor only.	25-Jul-15	Completed	B1a	-64	SG	64		
<a href="#">P12/S1230/FUL</a>	Land to Rear of Ford Dealership	Rycote Lane	Erection of a new office and warehouse. Alterations to vehicular access ('as amplified by email from agent dated 3 July 2012) .	12-Sep-15	Superseded	B1a	392.7	B8	608.9		
<a href="#">P12/S2243/FUL</a>	6A	Buttermarket	Change of use from B1 office to D1 non residential institution to establish a chiropractic practice.	16-Nov-15	Completed	B1a	-73	D1	73		
<a href="#">P12/S2627/FUL</a>	Unit 2	Wenman Road	Change of use from business (B1) to police offices (sui generis) and erection of 3 metre high security fence and gate.	07-Dec-15	Completed	B1a	-337	SG	337		
<a href="#">P13/S3023/PDO</a>	Angus House	Wenman Road	Change of use from B1 office to C3 residential.	21-Nov-16	Completed	B1a	-3444				

Planning reference	Address	Street	Desc	Expires	Build status	Type 1	Flrsp1	Type 2	Flrsp2	Type 3	Flrsp3
<a href="#">P13/S3314/FUL</a>	Pearces Yard, The Old Shop	Aylesbury Road	Change of Use of The Old Shop Building from B1 Offices to form a Veterinary Centre, D1, application relates to the ground floor area only as indicated together with external alterations to doorways (As amended 14 November 2013).	17-Dec-16	Completed	B1a	-177	D1	177		
<a href="#">P13/S3945/FUL</a>	14A	Buttermarket	Change of use of first and second floor from sun tanning and nail bar studio to offices.	13-Feb-17	Completed	SG	-54.47	B1a	54.47		
<a href="#">P14/S0462/FUL</a>	Lupton Court, Units A, B and C	Lupton Road	Revision to planning consent P07/E0566 to extend the current B8 use to allow for B1/B2/B8 use of the development.	17-Apr-17	Superseded	B8	-66	B1a	66		
<a href="#">P14/S1347/FUL</a>	Land at, Cotmore Wells Farm	Towersey Road	The erection of two industrial units (Class B1/B2/B8) and formation of two new accesses, car parking, landscape planting, formation of a landscape bund and associated infrastructure including drainage features.	17-Oct-17	Completed	B1a	2060	B1c	1090	B8	10922
<a href="#">P14/S2234/FUL</a>	55	North Street	Renewal of temporary permission for 5 years - change of use from office to A1 retail.	02-Sep-19	Completed						
<a href="#">P14/S2942/FUL</a>	46b	North Street	Proposed internal alterations to first floor and change of use from storage to office.	03-Nov-17	Completed	B1c	-76	B1a	76		
<a href="#">P15/S2988/FUL</a>	8	Lupton Road	Installation of a mezzanine floor within main central warehouse building, refurbishment of existing brick clad office extension and demolition of single storey warehouse block (as amended by revised plans received 8 October 2015; showing changes to external finish, fenestration detail and roof access)	06-Nov-18	Completed	B2	-465	B1c	134		
<a href="#">P15/S3769/FUL</a>	Unit 1	Christmas Lane	Variation of condition 2 on application ref. P12/S1230/FUL - revised building layout, appearance and location Erection of a new office and warehouse. Alterations to vehicular access.	14-Jan-19	Completed	B2	652	B1a	161	B8	238
<a href="#">P15/S3848/FUL</a>	Goodson Industrial Mews	Wellington Street	Redevelopment of Goodsons Industrial Mews retaining existing commercial units 1A, 1, 2, 3, 4 and 9 in employment use. Alteration of unit 1-4 to provide 4 no apartments at first floor. Demolition of units 5, 6, 7, 8 and erection of 8 houses, 2 maisonettes and 15 flats (29 residential units in total). (As amended 8 February 2016 and 11 February 2016).	22-Dec-19	Expired	B1b	-930	B2	-985		
<a href="#">P16/S0287/CM</a>	Menlo Industrial Park, ASM Auto Recycling	Rycote Lane	Planning permission for the Regeneration of existing Industrial site and buildings for augmentation of Auto Recycling and end of life of vehicles.	29-Jan-19	Completed						
<a href="#">P16/S0657/PDO</a>	Milton House	Station Yard	Change of use from B1a office to eight C3 dwellings.	21-Apr-19	Completed	B1a	-409.6				
<a href="#">P16/S1623/FUL</a>	The Old Dairy, 13a	Upper High Street	Change of use of premises from clinic (D1 use) to a mixed use of clinic and retail (D1 & A1 use).	08-Jul-19	Completed	D1	-12.8	A1	12.8		
<a href="#">P16/S1715/FUL</a>	2	Lupton Road	Proposed car park and alterations to industrial units	15-Jul-19	Completed	B8	-66	B1a	66		
<a href="#">P16/S1923/FUL</a>	6A	Greyhound Walk	Change of use from A3 (Restaurant and Cafe) to B1(a) (Offices)	26-Jul-19	Completed	A3	-110	B1a	110		
<a href="#">P16/S2163/FUL</a>	14	Buttermarket	Change of use of ground and first floor from A1/B1(a) to a mixed A1/A3 use (as amplified by additional plans and covering letter received 13 July 2016).	15-Aug-19	Completed	B1a	-70	A1	-140	A3	210
<a href="#">P16/S3057/FUL</a>	Timberlake Motors, Unit C5	Station Yard	Variation of condition 1 on application ref. P04/E0986/RET - to enable the area to be used for parking/storage. (Amended plans received 8 September 2017 showing parking area reduced in length and (SUDs) drainage details). Change of use from B8 (wholesale warehouses, distribution centres, repositories) to B2 (general industrial), retrospective. (As amplified 12 June 2017).	17-Oct-20	Completed						
<a href="#">P17/S1288/FUL</a>	6 - 8	Cornmarket	Change of use of premises from A1 - Shop to a mixed use of A1 - Shop and A3 - Cafe (amended by plans received 09/06/2017 omitting outdoor seating).	03-Jul-20	Completed	A1	-10.5	A3	10.5		
<a href="#">P17/S1339/FUL</a>	4 - 5	Upper High Street	Subdivision of existing retail unit, and use of Unit A for mixed A1/A3 purposes and Unit B for A1 purposes.	20-Jun-19	Expired	A1	-308	A3	308		
<a href="#">P17/S1817/FUL</a>	The Office, Pearce Court	Windmill Road	Extension to the existing communal kitchen.	11-Jul-20	Unknown	D2	3.8				
<a href="#">P17/S2868/FUL</a>	40	Upper High Street	Material change of use of premises from betting shop (sui generis) to health and sports therapy consulting and treatment rooms (D1).	13-Oct-20	Completed	SG	-188	D1	188		
<a href="#">P17/S3202/FUL</a>	International House, Unit D4	Station Yard	Extension to existing industrial unit.	06-Nov-20	Unknown	B1c	69				
<a href="#">P17/S4127/PDO</a>	Daf Trucks, Building 1	Howland Road	Change of use from offices (Class B1) to residential (Class C3) to comprise 45 flats with ancillary facilities and parking.	17-Jan-21	Superseded	B1a	-4400	B1a	1500	B8	-5600

Planning reference	Address	Street	Desc	Expires	Build status	Type 1	Flrsp1	Type 2	Flrsp2	Type 3	Flrsp3
<a href="#">P17/S4241/FUL</a>	Park Meadow Farm	Thame Park Road	Change of use from agricultural storage to light industrial use B1(C) - retrospective.	30-Jan-21	Completed	B1c	360				
<a href="#">P17/S4415/FUL</a>	Christmas Hill, Land off	Rycote Lane	Relocation of Thame Livestock Market with buildings to accommodate agricultural sales, lairage, administrative offices, welfare facilities, business units, and associated external works to include highway access, roadways, vehicle parking, vehicle washing and other ancillary works (as amplified April 2018, 9 August 2018, additional information 27 September 2018 and 26 November 2018)	12-Feb-23	Not started	SG	5921.94	A1	570.26		
<a href="#">P17/S4441/O</a>	Land north of	Rycote Lane	The erection of up to 180,000 square feet (up to 16,722 square metres) of B2/B8 with ancillary B1(a) and B1(c) together with parking, drainage, landscaping (structural and incidental) and highway works	25-Mar-23	Superseded	B2	7986.5	B8	7986.5		
<a href="#">P18/S0045/FUL</a>	104	High Street	Internal alterations and conversion from store, office and toilets in connection with retail unit to a single residential unit.	14-Mar-21	Superseded	A1	-55.2				
<a href="#">P18/S0154/FUL</a>	4 - 5	Upper High Street	Alterations to existing shopfront and subdivision of existing A1 retail unit to provide three A1 retail units (as amended 6th February)	02-Mar-21	Completed	A1					
<a href="#">P18/S0176/FUL</a>	6A	Lupton Road	Internal and External alterations and subdivision of building to create three B1(c) units (as amended by email received 11/04/2018 omitting the B8 use aspect).	19-Apr-21	Expired	B1a	-48	B8	-288	B1c	336
<a href="#">P18/S0402/FUL</a>		Jefferson Way	Refurbishment of existing industrial units including re-cladding and re-roofing (as amended 21 March 2018).	06-Apr-21	Completed	B2	-325				
<a href="#">P18/S0422/PDO</a>	Avon House, 82	Wellington Street	Change of use to 2 x 2 bed flats from B1 Office use.	27-Mar-21	Expired	B1a	-170				
<a href="#">P18/S0790/FUL</a>	Kubota (UK) Ltd	Dormer Road	Siting of Portacabin (for Transport Office)	27-Apr-21	Completed	B1a	30				
<a href="#">P18/S1362/FUL</a>	2	Lupton Road	Proposed industrial unit (B1 and B2) associated with Media Ace LTD (additional plan received 1 June 2018).	20-Jun-21	Expired	B1b	58	B2	142		
<a href="#">P18/S2450/FUL</a>	Two Brewers House, 50	North Street	Proposed change of use of one of first floor flat (use class C3 Residential) to office use (use class A2 Financial and Professional Services).	03-Sep-21	Completed	A2	66				
<a href="#">P18/S3082/FUL</a>	55	North Street	Renewal of temporary permission for 5 years- change of use from office to A1 retail.	01-Nov-21	Completed	A1					
<a href="#">P18/S3093/FUL</a>	Land to Rear of, Unit 1	Christmas Lane	Proposed contractors storage yard B8 and associated office B1	18-Jan-22	Expired	B1a	75				
<a href="#">P18/S3143/O</a>	Daf Trucks Ltd, Eastern Bypass	Howland Road	Hybrid planning application with: Outline planning permission (all matters reserved except for access) sought for demolition of existing buildings and development of 1511 sqm (gross) of offices within Class B1 and up to 129 dwellings within Class C3 and associated works. Full planning permission sought for erection of a 68 bed care home within Class C2 and associated access, vehicular parking, landscaping, ancillary infrastructure and other works.	27-Mar-23	Not started	B1a	1500				
<a href="#">P18/S3531/FUL</a>	Unit 3	Wenman Road	Change of Use from B8 (Storage and Distribution) to D2 (Indoor Sports and Leisure) incorporating internal and external alterations (car parking redesigned, cycle stands amended, disabled access ramp and delivery door added and internal layout altered as shown on amended plans and additional information received 23rd November 2018 and 17th January 2019 and 8th February 2019).	28-Apr-22	Completed	B8	-1327.5	D2	1327.5		
<a href="#">P18/S4111/FUL</a>	1a	Cornmarket	Change of use of premises from retail (A1 use) to a 2-bedroom dwelling (C3 use) incorporating external alterations.	24-May-22	Expired	A1	-60				
<a href="#">P19/S0090/FUL</a>	The Old Print Works rear of, 104	High Street	Alterations to internal partitions and external window openings following approval P18/S0045/FUL - internal alterations and conversion from store, office and toilets in connection with retail unit to a single residential units.	28-Mar-22	Completed	B1a	-55				
<a href="#">P19/S1057/FUL</a>	13	Upper High Street	Proposed single storey extension to rear courtyard, removal of 20th century lean too wc extension, unblocking a blocked up ground floor doorway, reinstating exiting chimneys and flues, internal alterations to create two new wc's including a disabled access wc, and removal of a partition at second floor. Use of ground floor as B1 office space and basement as meeting room with waterproof and insulated internal lining. Etc. (Amended 14 May 2019 and 16 July 2019).	30-Aug-22	Superseded	B1a	137.37	A3	-106.37		

Planning reference	Address	Street	Desc	Expires	Build status	Type 1	Flrsp1	Type 2	Flrsp2	Type 3	Flrsp3
<a href="#">P19/S1168/FUL</a>	14	Buttermarket	Change of use from mixed A1 and A3 use to mixed A3 and D1 use, and listed building consent for internal and external alterations (As amended 24th May 2019. Further amended 25th September 2019)	18-Oct-22	Not started	A3	-51	D1	51		
<a href="#">P19/S2720/FUL</a>	Unit 5	Wellington Street	Redevelopment of an office building (Class B1(a)) to provide eight 2-bed apartments (Class C3) with associated access and landscaping works and the provision of access and landscaping improvements to office/industrial units. (as amended 14 October 2019, and 29 November 2019).	27-Mar-23	Not started	B1a	-465				
<a href="#">P19/S2994/FUL</a>	13	Upper High Street	Variation of condition 2 - (approved drawings) to alter location of rear single storey extension on application ref. P19/S1057/FUL (Heritage Impact Assessment submitted 10 October 2019). (Amended 18 October 2019 and schedule of materials submitted 14 November 2019). Proposed single storey extension to rear courtyard, removal of 20th century lean too wc extension, unblocking a blocked up ground floor doorway, reinstating existing chimneys and flues, internal alterations to create two new wc's including a disabled access wc, and removal of a partition at second floor. Use of ground floor as B1 office space and basement as meeting room with waterproof and insulated internal lining. Etc.	02-Dec-22	Completed	B1a	31				
<a href="#">P20/S0705/FUL</a>	87	Southern Road	Use of building for Office (B1(a)) purposes	20-Apr-22	Not started	SG	-23	B1a	23		
<a href="#">P20/S1989/N1A</a>	Daf Trucks	Howland Road	Change of use of Building 1 from offices (Class B1) to residential (Class C3) to comprise 45 flats with ancillary facilities and parking.	05-Aug-23	Superseded						
<a href="#">P20/S2796/FUL</a>	40a	Upper High Street	Change of use from betting shop (sui generis) to dwellinghouse (C3)	25-Nov-23	Completed	SG	-32				
<a href="#">P20/S2901/N1A</a>	Goodson Industrial Mews, Units 1 and 1a	Wellington Street	Notification for prior approval for the change of use of an office (Class B1(a)) to residences (two studio and three 1-bed flats) (Class C3).	01-Oct-23	Not started	B1a	-350				
<a href="#">P20/S3163/FUL</a>	3A	Wenman Road	Change of Use to Class B8, Storage & Distribution with Ancillary Trade Counter (As per amended parking and turning areas submitted 15 October 2020 and vehicle tracking paths submitted 12 November 2020).	26-Nov-23	Completed	B1a	153	B8	1175	SG	-1022
<a href="#">P21/S0129/FUL</a>	19	Upper High Street	Change of use and conversion of ground floor to number 19, to retain retail at ground floor and form a 1 bed flat at first floor (Amended Plans received 23 March 2021 showing some internal changes).	13-Apr-24	Completed	A1	-38				
<a href="#">P21/S0156/FUL</a>	Sports Ground	Kingsey Road	Change of use from B8 (storage or distribution) to F2 (Halls or meeting places for the principal use of the local community)	05-Mar-24	Completed	B8	-59	F2	59		
<a href="#">P21/S0957/N1A</a>	St Andrews Court	Wellington Street	Change of use of the existing Class B1(a) (office) floorspace to 22 Class C3 (residential) self-contained flats. (amplified by further information received on 16th, 20th and 21st April 2021)	05-May-24	Superseded	B1a	-2532.7				
<a href="#">P21/S1632/RM</a>	Land north of	Rycote Lane	Reserved matters following outline permission (P17/S4441/O) for appearance, landscaping, layout and scale. The erection of up to 180,000 square feet (up to 16,722 square metres) of B2/B8 with ancillary B1(a) and B1(c) together with parking, drainage, landscaping (structural and incidental) and highway works.	08-Mar-25	Under construction	B2	7986.5	B8	7986.5		
<a href="#">P21/S2404/D</a>	Daf Trucks	Howland road	Demolish existing office and warehouse buildings. The proposed demolition is to facilitate the provision of a care home, office and residential development as approved through Planning Permission (P20/S1852/FUL).	22-Jul-24	Completed	B1a	-4400	B8	-5600		
<a href="#">P21/S3022/N1A</a>	St Andrews Court, Part Ground and First Floors	Wellington Street	Change of use of the existing Class B1(a) (office) floorspace to 18 Class C3 (residential) self-contained flats.	25-Aug-24	Not started	B1a	-2275				
<a href="#">P21/S3402/N1A</a>	47	Aylesbury Road	Prior approval for conversion of existing office building to dwellinghouses under Class O of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (Additional information 9th November 2021)	30-Nov-24	Not started	B1a	-2713				

Planning reference	Address	Street	Desc	Expires	Build status	Type 1	Flrsp1	Type 2	Flrsp2	Type 3	Flrsp3
<a href="#">P21/S3500/CM</a>	Menlo Industrial Park	Rycote Lane	Demolition of existing buildings, alteration(s) to existing building, provision of car storage racks, hard surfacing, car parking and portable office building, together with boundary fencing, gates and access works, all in connection with the use of the site for the augmentation of auto recycling and end of life vehicles (consistent with, and complementary to, adjacent land uses.	16-Feb-25	Completed	B1a	-490	B8	-7025	SG	7025
<a href="#">P21/S5171/N5C</a>	46b	North Street	Conversion of two storey offices class E to mixed use comprising a restaurant with ancillary takeaway at ground floor level and a 2 bedroom flat at first floor level	04-Feb-25	Completed	B1a	-153	A3	153		