

Newport City Council
Local Development Plan

Hearing Session 7: Employment
10am – Thursday 10th April 2014



1. Employment strategy and identified land requirement (SP17, SP18).

(i) What evidence demonstrates that the level and type of employment growth anticipated and planned for is credible and grounded in realistic expectations as to changes in the area's employment structure over the Plan period?

- 1.1 Both the Housing and Employment Evidence bases share a common economic projection, independently prepared by Experian Business Strategies.
- 1.2 This common evidence base is supported in PPW, which requires a joined up approach to housing and employment evidence (P 7.1.3). PPW requires development plans to try and align economic and housing policies where possible.
- 1.3 With this in mind the Experian forecast was used to help evidence the proposed number of new homes (and so potential future labour force) but also the 'base case' employment targets.
- 1.4 Experian was used because the Welsh Government no longer provides up to date economic forecasts for Local Authorities. Experian are a widely respected economic forecasting house and commonly used in many housing and employment evidence bases. Both NLP (housing evidence) and RTP/PBA (employment evidence) subscribe to the Experian model.
- 1.5 Before being used, the Experian Forecast was tested to see whether it reflected a reasonable base case economic future for Newport, or whether an alternative job forecast should have been promoted. The Employment land evidence found that meeting the job forecast was already a 'step change' in the economic fortunes for Newport.
- 1.6 The ELR found that Newport lost jobs over the period 1997 – 2011. Table 5.1 of the ELR showed a loss of over 5,000 jobs over the period. The forecasts suggest a reversal of this trend; with around 7,400 new jobs being added to the stock over the plan period. The ELR states that all calculations refer to net change in forecast period beyond 2011 (paragraph 5.4).
- 1.7 Consultations suggested that reversing the decline in local jobs and delivering positive job growth was a significant challenge. Further, any positive job growth would also be hindered by a lack of market viability to bring forward new high quality sites. So, with this in mind, a higher (potentially more aspirational) job target was discounted. For employment land purposes the Experian forecast is only taken as a base case. The plan promotes more land but this overprovision has been carefully tested and its continual allocation is the result of a pragmatic approach. Most of the land in the plan is not new and much has already been serviced to make it available. At the time the ELR was undertaken most owners had confirmed that they were still promoting their sites for development.

(ii) What evidence shows that the identified new employment land provision in the Plan adequately aligns with the forecast of 7,400 additional jobs over the LDP period, in terms of amount, type and location? How do the various EM allocations fit with the overall employment growth forecast? Which allocations correspond to the identified minimum new employment land requirement of 35ha?

- 1.8 **Identified New Employment Land Provision** – The Employment Land Review (ELR) (SD65) projects that there will be an increase of 3,364 in the number of B-use class jobs (B1, B2, and B8), which equates to 35ha net additional employment land over the plan period. In addition, approximately 4,030 new jobs are expected to be created in non B-use classes. Around 2,360 jobs are expected in the A land use classes, covering shops, hotels and restaurants; 740 jobs in education and 930 jobs in health and social care. The ELR primarily covers B-use jobs and land requirements. There are no suitable space standards to convert non B-use jobs to space. The Friar’s Walk retail scheme in the City Centre, Celtic Manor Resort, the allocation of new schools, are all examples of allocations and policies within the LDP that will help boost job numbers in the non B-use jobs category.
- 1.9 Within the B-use class, 19 ha is required for B1 including offices (other than those that fall within A2), research and development of products and processes, and light industry appropriate in a residential area.
- 1.10 Within the B-use class, 16 ha is required in B2 and B8. B2 includes industrial process other than those falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste). B8 uses include storage and distribution.
- 1.11 The future employment space need was derived from the Experian Economic Regional Planning Service forecast model (the forecast model is discussed in more detail in 1 (i)).

How does the provision of land align with the jobs forecasts in terms of amount, type, and location?

Amount:

- 1.12 Policy EM1 allocates 118 ha of land across six sites. The following table outlines the amount of land allocated for each site (including the 2014 Focussed Changes amendments following the correction to the M4 protected corridor).

Table 1

Site	Size
EM1 i) Duffryn	37 ha
EM1 ii) East of Queensway Meadows	22 ha
EM1 iii) Celtic Springs	6 ha
EM1 iv) Solutia	35 ha
EM1 v) Gwent Europark	16 ha
EM vi) Land off Chartist Drive	2 ha
Totals	118 ha

- 1.13 Policy EM2 allocates 270.75 ha overall, 135.7 ha of which is allocated as employment land. The following table sets out the amount of land allocated for each site:

Table 2

Site	Overall Size of Site	Employment Land Hectarage
EM2 i) Llanwern former steelworks eastern end	39.5 ha	35.5 ha (B1, B2 and B8) (4 ha for Park and Ride facility)
EM2 ii) Llanwern former tipping area south of Queensway	95 ha	95 ha (B1, B2 and B8)
EM2 iii) Phoenix Park	2 ha	2 ha (B1, B2 and ancillary)
EM2 iv) Old Town Dock / George Street / Penmaen Wharf	32.75 ha	No new employment land is proposed.
EM2 v) Riverfront	0.3 ha	No new employment land is proposed.
EM2 vi) Godfrey Road	2 ha	2 ha (B1)
EM2 vii) Crindau	10 ha	Limited new B1 employment land is proposed in the Crindau Development Brief.
EM2 viii) Whitehead Works	21 ha	Limited ancillary B1 and B8 may come forward in the remaining 2.3 ha once the residential element is accounted for. However not counted in total.
EM2 ix) Cardiff Road	1.2 ha	1.2 ha (B1)
EM2 x) Novelis	40 ha	No new employment land proposed.
Totals	243.75 ha	135.7 ha

- 1.14 Overall 254ha of employment land are allocated across the EM1 and EM2 allocations.
- 1.15 With regard to EM2 ii) Llanwern former tipping area, it should be noted that most of this site is already in employment use, with occupiers such as BOC Industrial Gases. Therefore this site does not constitute ‘new employment land’. The area is considered to detract from the local environment and therefore in need of regeneration. Any employment proposals which come forward for this site would not be generating net additional employment land. They would be replacing existing facilities with more modern business premises which would regenerate the area.
- 1.16 With the exclusion of EM2 ii), the Plan allocates 159ha of employment land across EM1 and EM2 allocations.
- 1.17 The ELR highlights that the forecast model to control the amount of new land assumes no further losses from existing stock of sites. This is considered unrealistic given that over the life of the Plan windfall sites will be offered for redevelopment and reusing them for employment may not be viable or desirable. It also makes no allowance for a new, quality, supply of land (for any use) to replace and upgrade Newport’s stock of sites which for reasons of viability may only be delivered on new sites without high remediation costs. Therefore the amount and type of land allocated under Policy EM2 is not considered in relation to the 35 ha of net additional land.

Type:

- 1.18 The following table sets out the amount of land allocated for the various use classes in the EM1 allocations (taking into account 2014 focussed changes):

Table 3

Use Class	Site(s)	Hectarage
B1	EM1 (iii) Celtic Springs	6 ha
B1, B2	EM1 (i) Duffryn	37 ha
B1, B2, and B8	EM1 (ii) East of Queensway Meadows, EM1 (iv) Solutia, EM1 (vi) Land of Chartist Drive.	59 ha
B8	EM1 (v) Gwent Europark	16 ha
Total		118 ha

- 1.19 The following table sets out the amount of land allocated for the various use classes in the EM2 allocations:

Table 4

Use Class	Site(s)	Hectarage
B1	EM2 (vi) Godfrey Road, EM2 (viii) Whitehead Works, EM2 (ix) Cardiff Road	5.5 ha
B1, B2	EM2 (iii) Phoenix Park	2 ha
B1, B2, and B8	EM2 (i) Llanwern former steelworks, EM2 (ii) Llanwern former tipping area	134.5 ha
B8	No B8 only allocations	0 ha
Total		142 ha

- 1.20 As stated above, the ELR indicates that 19 ha of new employment land are required in B1 use class. Table 3 shows that 6 ha of land are allocated solely for B1 use. An additional 96 ha is allocated for mixed uses including B1. It is considered that within the mixed use EM1 allocations sufficient land is allocated to accommodate the growth in B1 uses. The ELR states that 16 ha are required in the B2 and B8 use classes. 16 ha of land are allocated specifically for B8 use, and 96 ha are allocated for mixed B1, B2, and B8 uses. It is considered that within the mixed use EM1 allocations sufficient land is allocated to accommodate the growth in B2 and B8 uses.

Location:

- 1.21 The Formation of Spatial Strategy Background Paper (SD51) sets out the spatial distribution of the key employment and residential sites allocated in the LDP. The paper highlights that Newport can be characterised as a having a large urban area surrounded by a hinterland containing a number of smaller settlements. The main urban area of the City can be split into central, eastern and western areas. The distribution of residential and employment allocations are broadly comparable.

Table 5

	Residential	Employment EM1
West	16%	15%
Central	27%	17%
East	57%	68%

1.22 The ELR highlights that due to low rental values developers are more likely to favour green field sites which can be developed minus remediation costs, and will look for sites well connected to the transport network. Apart from Chartist Drive the sites allocated under EM1 are green field sites well connected to the wider transport network.

1.23 The EM2 allocations are urban regeneration sites and are therefore brownfield sites. Whilst they may require remediation work there are locational advantages to these sites which would be attractive to developers. Advantages include proximity to infrastructure associated with the other uses proposed on these mixed use sites, and proximity to transport network including railway stations.

1.24 The location of EM1 and EM2 sites are in line with Policy SP18 Employment Sites.

How do the various EM allocations fit with the overall employment growth forecast?

1.25 The ELR anticipates 7,394 new jobs will be created over the plan period. The EM1 and EM2 allocations relate to the 3,364 jobs expected to be created in B use classes.

1.26 An additional 4,030 of non B-space jobs (such as in waste handling, retail, education and health) will also be created over this period. The non B-use classes are not normally dependent on designated employment land, but require their own specialist sites and premises and are controlled separately in the planning process and normally dependent on housing and population growth and/ or known requirements like new schools for example.

Which allocations correspond to the identified minimum new employment land requirement of 35 ha?

1.27 The EM1 allocations relate to the 35 ha of net additional employment land. It is recognised that the 118 ha allocated under EM1 is in excess of the minimum 35 ha required, and justification for the level of provision is outlined in response to question 2 (i).

2. EM1 Employment land allocations - scale of supply, constraints, deliverability.

(i) Does the amount and location of new employment land allocated under EM1 adequately align with the identified minimum new employment land requirement of 35ha?

2.1 The LDP allocates 118 ha of land under the EM1 allocation. This results in an additional 83 ha of land being allocated over the minimum 35 ha recommended in the ELR (totalling 118ha).

- 2.2 Of the 118 ha of employment land allocated under Policy EM1, 59 ha is Welsh Government land (Duffryn and East of Queensway Meadows). Welsh Government will only release this land on the condition that any scheme to be delivered is for large user projects of at least 10 ha at a time. 35 ha are in the control of Solutia (Eastman) and the site will only be released if the proposals do not compromise their existing facility. This leaves 24 ha of ‘normal’ employment land.

Justification for allocation above 35 ha

- 2.3 The ELR states that the net target of 35 ha is not automatically the same as the land provision target. If Newport succeeds in delivering a very large amount of new land, in excess of the net change figure, this could have consequences. More jobs may have been delivered than anticipated in the forecast or firms are re-locating from older sites to higher quality new sites. This could be positive but means the Council will need to release those former sites to alternative uses to secure the efficient use of land (an SPG will offer guidance on this – currently in draft form see appendix 1).
- 2.4 Oversupplying land compared to expected ‘net’ market demand is a legitimate and accepted planning strategy. Planning Policy Wales encourages planners to make land allocations to meet the market demand for sites. So in addition to the net figure an allowance should be made for ‘churn’ and ‘market choice’.
- 2.5 The Newport LDP 2011-2016 Employment Context Paper (SD68) (page 17) contained figures which showed a total take up of 89 ha in employment land from 2000-2005. Whilst it is recognised that the economic climate has altered since the early 2000s it does serve to demonstrate that it is sensible to have sufficient employment land allocated in order to accommodate an upturn in economic conditions.
- 2.6 In conclusion it is considered appropriate to allocate 118 ha of employment under policy EM1 as it meets the minimum net additional employment land, the additional land allocated allows for market choice, and will provide an alternative option for employment uses which require greenfield sites with links to the transport network. It is also in line with the overall growth strategy of the plan.

(ii) Does the Council’s proposed Focussed Change arising from a correction concerning the identified safeguarding route for the M4 relief route undermine the adequacy of the employment land allocations in the Plan?

- 2.7 The correction to the M4 protected corridor results in an overall reduction of 50 ha. However sufficient land is allocated for the minimum 35ha net additional land required, with an additional 83 ha allocated (totalling 118 ha).

Table 6

Site	Pre Correction Hectarage	Post Correction Hectarage	Total Reduction
EM1 i) Duffryn	65 ha	37 ha	28 ha
EM1 ii) East of Queensway Meadows	34 ha	22 ha	12 ha
EM1 iv) Solutia	45 ha	35 ha	10 ha
Total			50 ha

(iii) Does each EM1 allocation have a clear and adequate supporting rationale? What evidence demonstrates that each allocation is demonstrably deliverable? Does the Plan need to be clearer as regards those sites designated for single large user projects of at least 10ha (EM1(i), EM1(ii))?

EM1 (i) Duffryn (37 ha)

- 2.8 Supporting Rationale – The rationale given for the site in the LDP is that Duffryn is a large scale strategic site well connected to the M4 adjacent existing prestigious employment sites. The site is located 0.49 miles from the A48 and 1.32 miles from the nearest M4 junction. The proposed railway station at Coedkernew (shown as T1c on the LDP Proposals Plan), located approximately 400m from the southern boundary of the site, would further enhance the accessibility of the site. The site is earmarked for B1 and B2 uses; however the ELR does advise that the site is most appropriate for B2 and B8 uses (ELR P. 60). The ELR does state that there is likely to be an increase in demand for medium sized warehousing (ELR, P. 23, Para. 4.30) and it is therefore appropriate to make a minor amendment to the policy making reference to use of B8 as well as B1 and B2. The rationale for this greenfield site is further supported by the ELR which states there will be demand for greenfield sites with good motorway access (ELR, P. 32, Para. 4.32).
- 2.9 Deliverability –Welsh Government have prepared the West Newport Strategic Masterplan – Update Study (2010). The study has looked into various considerations including constraints on sites and goes into detail regarding the proposed phasing of the sites. In relation to the constraints on the site, the reduction in the size as a result in the correction of the M4 protected corridor has seen the omission of most of the area of SSSI from the allocation (approx. 0.8 ha remains). Some parts of the site remain within TAN C1 flood risk (for further detail see Development and Flood Risk Background Paper June 2013 (SD86)), however the site is largely unconstrained which will assist in deliverability. The site is partly serviced by roads.
- 2.10 Welsh Government have stated that the site remains their primary employment site within Newport. It is well served in terms of infrastructure and well located with access off J28 M4. The site is deliverable during the plan period.

EM1 (ii) East of Queensway Meadows (22 ha)

- 2.11 Supporting Rationale –The site is a large scale green field site and is a logical extension to the industrial areas in this part of Newport and also the Solutia (Eastman) expansion site. The site is located to the south of an existing employment area located 1.1 miles from the A48 (Southern Distributor Road) and 3.4 miles from the nearest M4 junction. The rationale for this green field site is further supported by the ELR which states there will be demand for green field sites with good motorway access (ELR, P. 32, Para. 4.32). In relation to the spatial strategy of the Plan the site is located approximately 800m from the major housing allocation at Glan Llyn. It is considered that the key land uses of housing and employment located in correlation to each other is advantageous in sustainability terms.
- 2.12 Deliverability – The site is located within TAN C1 flood risk (for further details see Development and Flood Risk Background Paper June 2013 (SD86)). The Strategic Flood

Risk Assessment states that the sequential location of development is required. A site specific FCA is required at the Planning Application stage. The reduction in the size of the site following the amendments at the revised deposit stage excluded all areas of SSSI. The deliverability of the site would be further enhanced should the relief M4 and accompanying junction proposed in close proximity to the site, come to fruition. Apart from the flood issue, which is not considered insurmountable, the site is largely unconstrained which will assist in deliverability. The site is partly serviced by roads.

- 2.13 Welsh Government have stated that there is no interest at present, however the site is considered an attractive employment location and it is anticipated that the site will come forward during the plan period.

EM1 (iii) Celtic Springs (6 ha)

- 2.14 Supporting Rationale – The site is located in an established employment site comprising largely of B1 office uses. The site is located adjacent the A48 and 0.9 miles from the nearest M4 junction.

- 2.15 Deliverability – The site is unconstrained green field site with excellent links to the motorway network. The site forms part of a larger developed employment site, with many of the necessary utilities and infrastructure requirements already in place.

- 2.16 Site Owners have recently submitted a planning application for residential as they claim they have been unable to market the site for employment purposes. The Council is currently considering this application.

EM1 (iv) Solutia (35 ha)

- 2.17 Supporting Rationale – The site, which is largely under the control of the Eastman Group, is a large scale green field site and is a logical extension to the existing Solutia (Eastman) site. The site is located half a mile from the A48 (Southern Distributor Road) and 3.3 miles from the nearest M4 junction. The rationale for this green field sites is to allow expansion of the existing activities at the site, which include a mixture of industrial processes. In relation to the spatial strategy of the Plan the site is located approximately 0.78 miles from the major housing allocation at Glan Llyn. It is considered that the key land uses of housing and employment located in correlation to each other is advantageous in sustainability terms.

- 2.18 Deliverability - The site is located within TAN C1 flood risk (for further detail see Development and Flood Risk Background Paper June 2013 (SD86)) and the Strategic Flood Risk Assessment states that sequential location of development is required. The deliverability of the site would be further enhanced should the relief M4 and accompanying junction proposed in close proximity to the site, comes to fruition. Apart from the flood issue, which is not considered insurmountable, the site is largely unconstrained which will assist in deliverability. Overall it is considered that deliverability will be dependent on the proposed use not compromising the existing Solutia (Eastman) uses on site.

- 2.19 Eastman have stated that they are investigating how to raise land levels for development and the possibility of building roads in partnership with local business and the future expansion possibilities for Eastman.

EM1 (v) Gwent Europark (16 ha)

- 2.20 Supporting Rationale – The site is adjacent existing distribution and warehouse centres located 0.95 miles from the nearest M4 junction. The site is currently a green field site, and the aspiration is that it be developed as an employment site for a B8 development.
- 2.21 Deliverability – The site is located within an area of SSSI and TAN C1 flood risk. Mitigation measures are outlined in the SFCA. A site specific FCA will need to be undertaken at the planning application stage. Any proposal would need to take into consideration the special features of the SSSI. Outline planning was granted for a B8 distribution centre in 1992, which was implemented (by virtue of the construction of the Tesco's and Wilkinson's distribution centres). Outline permission for a separate B8 scheme was granted in 2002. Reserved matters were submitted on the site in 2007 (planning application 07/0743). This permission was 30ha in size, completely covering the EM1(v) allocation and also spanning into Monmouthshire. Whilst the permission has not been implemented due to a downturn in the economy, it does demonstrate a continued interest in the area for B8 distribution uses. The site is currently serviced by roads.

EM1 (vi) Chartist Drive (2 ha)

- 2.22 Supporting Rationale – This allocation is to retain and encourage the focus on employment uses in this location. The smaller scale of the site may be more attractive to smaller enterprises. The site is adjacent to an existing employment site alongside the A467 and located 1.59 miles from the nearest M4 junction. The site is located to the east of the A467 in Rogerstone. The site is currently serviced by roads.
- 2.23 Deliverability – The site is a brownfield site. Historic aerial photos appear to show that the site was a railway siding in the past. Site investigation may be necessary. There is no flood or environmental constraints associated with the site.

Does the Plan need to be clearer as regards those sites designated for single large user projects of at least 10ha (EM1(i), EM1(ii))?

- 2.24 Two sites (EM1i and EM1ii) have caveats relating to development of 10 ha or more on the sites. This condition is set by Welsh Government as land owners. Welsh Government is seeking development on a meaningful scale in order to justify and support the infrastructure that is required on the sites. The 10ha constraint is noted in the supporting policy text for both sites.

(iv) Is EM1(iv) (Solutia, 45ha) demonstrably deliverable, given uncertainties concerning land release, potential site development constraints and viability? Can this land be relied upon as part of the allocated employment land supply?

- 2.25 The rationale for the site is set out in the response to question 2 (iii). Whilst it is recognised that the land is largely under the control of Solutia (Eastman), subject to the proposed use being compatible with the existing uses then it can be developed (a mixture of uses linked to chemical manufacturing process which fall under use class B2). Therefore uses within B2 and B8 are likely to be acceptable.

2.26 Notwithstanding this, as stated above, excluding this site from the land supply calculations still leaves Newport with plenty of employment land for the Plan period. Solutia is a significant local employee with a global presence and appropriate allocations and policies to allow this business to retain its Newport presence and to expand are considered desirable. It should be noted that a recently approved expansion of facilities at the site not only secured additional jobs but secured the company's wider presence in Newport. The LDP allocation allows such development in the future.

(v) Is the allocation of EM1(iii) Celtic Springs as a major B1 business use allocation consistent with the Plan's economic and employment strategy? What evidence indicates that this allocation is unsound, and that change to an EM2 regeneration site allocation supporting mixed uses is required?

2.27 The rationale for EM1 (iii) is set out in the response to question 2(iii). A planning application has been submitted for residential development on this site as the developer claims they have been unable to market the site for employment purposes. The Council is currently considering this application.

3. EM2 Regeneration sites - rationale, scale of supply, constraints, deliverability.

(i) Does policy EM2 identify sufficiently clearly the amount and location of land actually allocated for employment use within each allocation? What is the actual amount allocated on each site and the total of additional employment land allocated by EM2?

3.1 It is recognised that the plan could identify more clearly the amount of employment land and that the supporting text in Policy EM2 should be altered to reflect this. The employment allocation in each EM2 allocation is set out in table 2.

(ii) What is the rationale for each of the employment land allocations listed under policy EM2 - does each have a clear purpose and justification in relation to the Plan's economic and employment strategy?

EM2 (i) Llanwern former steelwork eastern end (35.5 ha)

3.2 Rationale – The employment land allocated will act as a buffer between the residential development at Glan Llyn and the existing steelworks. The site is well connected to the road network as a result of the newly opened dual carriage way to the south of the site. A new railway station serving both the residential and employment element is proposed to the north of the site. The redevelopment of the site is considered in accordance with the brownfield strategy of the plan. In relation to the spatial strategy of the Plan the site is located adjacent the major housing allocation at Glan Llyn. Locating key land uses of housing and employment in correlation to each other is advantageous in sustainability terms.

3.3 Viability and deliverability – The employment element as part of the overall regeneration of the area was granted outline planning permission in 2006. The outline permission included phasing information regarding the employment element. The site is located within TAN C1 flood risk; details regarding flood prevention measures have

been included in the planning permission. The site is a brownfield site however it is presumed land raising associated with flood prevention measures would double up as a remediation. There are no major environmental constraints on the site.

- 3.4 The site is being actively marketed by St Modwens, and they have prepared an indicative masterplan for the area. They have stated that interest in the site has increased as a result of the opening of the Queensway dual carriage way, and that they are progressing plans to prepare the front 12 ha of land nearest the entrance to the site off the dual carriage way.

EM2 (ii) Llanwern former tipping area south of Queensway (95 ha)

- 3.5 Rationale - This is a large site which is considered an aspirational site expected to come forward towards the end of the site or into the next plan period. The site is proposed for B1, B2, and B8 uses. Much of this site is already in employment use; therefore it is not realistic to consider the land in the overall employment land figures. Current occupiers include BOC Industrial Gases and Tarmac.

- 3.6 The Council considers it appropriate that the regeneration allocation for mixed use employment remains as this is considered the most appropriate use. The site owners have expressed a desire to build residential development on this site. Considering the significant growth already planned for the Eastern Expansion Area, the Council wishes to restrict any further major housing development in this location. Removing this EM2 allocation may mean the land is more likely to come forward as a windfall housing site, and therefore more difficult to resist.

- 3.7 Viability and deliverability – The site is located within TAN C1 flood risk; Sequential location of development is required. A site specific FCA would need to be undertaken at the planning application stage. The site is a brownfield site and would require remediation. There are no major environmental constraints on the site.

EM2 (iii) Phoenix Park (2 ha)

- 3.8 Rationale – The site sits adjacent an existing employment area which comprises modern small scale units. The site lends itself to small scale unit development for local businesses and the indicative information in the outline planning permission indicated that the site would include 45 units.

- 3.9 Delivery and viability – The site benefits from outline planning permission (planning permission 10/0852). The site is located within TAN C1 flood risk; the Officer Report states that the site is protected by existing flood defences along the east bank of the River Usk and as such the proposed development was considered acceptable in respect of flood risk. The site is a brownfield site and the planning permission contains conditions relating to the requirement for ground investigation. There are no major environmental constraints on the site.

EM2 (iv) Old Town Dock / George Street / Penmaen Wharf

- 3.10 No new employment land is proposed. The site comprises the following housing sites: H1(6) 254 Cromwell Road (0.83 ha), H1(28) Church Street (0.15 ha), H1(52) Old Town Dock Remainder (13.9 ha), with a total of 14.88 ha housing allocations. The remaining

area of Old Town Dock will contain residential and some ancillary A3 and B1 elements. Collinbourne Properties land proposes mixed uses including residential, retail, A3 uses, commercial and hotel.

- 3.11 The remaining area is existing employment land. The deliverability of the housing element of the allocation is dealt with in session 3.

EM2 (v) Riverfront

- 3.12 No new employment land is proposed on the site. The site is allocated for institutional, commercial and leisure uses (which fall outside B use classes).

EM2 (vi) Godfrey Road (2 ha)

- 3.13 Rationale – The site is a 2 ha site which is allocated for mixed use business and commercial. The site is adjacent to the newly redeveloped Newport train station, which results in a highly accessible city centre location. The Admiral building currently being built on the opposite side of the station, and the success of the areas surrounding Cardiff Central station in attracting B1 office development supports the rationale for this sustainable location. The Station Yard Urban Design Framework (2009) is adopted SPG and sets out further detail relating to the site.

- 3.14 Delivery and viability – The ELR states that when market conditions improve development of sites such as this will be vital if Newport is to improve its qualitative offer (P. 63, Para. 8.40). Furthermore the ELR states that as rental costs in Cardiff and Bristol increase Newport will have a cost advantage which will make B1 development more viable. The site is a brownfield site and site investigation will be necessary. The site is not within a flood risk area.

EM2 (vii) Crindau

- 3.15 This site is allocated for 10ha for B1, Commercial, Leisure and Residential Uses. A Development Brief SPG (2008) exists for the site which notes that the area will be residential led development. However the site is at significant levels of flood risk and as such potentially jeopardises the residential element. The site is therefore more aspirational and is not expected to be delivered until the end of the plan period. The area has aspirations for a marina, but funding is a major obstacle to its delivery. It's unlikely there will be any significant employment land in this location.

EM2 (viii) Whiteheads Work

- 3.16 The site is predominantly for residential development (18.7 ha), with 2.3 ha for mixed uses. The LDP states that a mix of uses may be appropriate including health and education uses. As there is no certainty regarding the mix of uses, and that employment uses are likely to be ancillary they are not considered in the total employment land allocation in EM2. The existing colour coil factory is remaining and a single entry primary school is likely to be delivered on the site. It is unlikely that a health use will be developed on the site, and the plan should be amended to reflect this. The deliverability of the housing element of the allocation is dealt with in session 3.

EM2 (ix) Cardiff Road (1.2 ha)

3.17 The site is allocated for B1 uses. The Cardiff Road Monmouthshire Bank Sidings site (which includes the residential element) was the subject of a planning appeal. The Council had wanted more employment land included in the development of the site; however an agreement was reached which involved this 1.2 ha area being reserved for employment. In accordance with the Unilateral Undertaking for the site, the developer is required to undertake a joint marketing strategy for a period of two years (following the implementation of development of Site H1(14)) to secure and promote the land for employment purposes. In the event that a marketing strategy does not identify a commercial developer who is willing to proceed, then alternative uses will be discussed, which may include residential land. In order to be consistent with the planning permission granted at appeal the site has been allocated under policy EM2. Its location fronting onto Cardiff road lends itself to commercial opportunities. The allocation of this area of land is consistent with housing allocation H1(14) as it reflects the appeal decision.

EM2 (x) Novelis

3.18 No new employment land is proposed on the site. The LDP needs to be changed to reflect this. The deliverability of the housing element of the allocation is dealt with in session 3.

(iii) What evidence supports the inclusion of 1.2ha of employment land at the Monmouthshire Bank Sidings site (EM2(ix)) as part of the wider residential-led redevelopment of the site? Is this allocation realistic and deliverable? Does it properly reflect the present planning position? Is it consistent with allocation H1(14) (11.3ha)?

3.19 See the response in relation to EM2 (ix) Cardiff Road in the response to Question 3 (ii) above.

(iv) What evidence supports the inclusion of 1.5ha of employment land at the former Alcan/Novelis site (EM2(x)) as part of the wider residential-led redevelopment of the site? Is this allocation realistic and deliverable? Is it consistent with allocation H1(54) (40ha)?

3.20 See the response in relation to EM2 (x) Novelis in response to Question 3 (ii) above.

(v) What evidence demonstrates that each of the EM2 allocations are sufficiently free of constraints to development, and realistically, viably deliverable within the Plan period?

3.21 See the section on delivery and viability in relation to each site in response to Question 3 (ii).

(vi) To what extent do the allocations under EM2 (when added to allocations under EM1) result in an overprovision of employment land relative to identified need? Does this overprovision dilute the strategy, so jeopardising its delivery and undermining the Plan's soundness?

- 3.22 The total amount of employment land (within the B use classes) allocated under Policy EM2 is 136 ha, of which 95 ha of the total relates to EM2 (ii) Llanwern tipping area. This site is unlikely to come forward until the end of the plan period or into the next plan period and will not be new additional employment land. Therefore it is considered that the EM2 policy allocates 41 ha of deliverable employment land. Policy EM1 allocates 118 ha of land. Therefore 159 ha of employment land are allocated overall within the plan.
- 3.23 The 118 ha allocated under policy EM1 relates to the 35 ha of net additional employment land forecasted over the plan period. Whilst it is recognised that this results in an overprovision of 83 ha, 94 ha of the land allocated has certain caveats. The Welsh Government sites (59 ha) are reserved for larger scale development, and development on the Solutia (35 ha) will need to be compatible with existing uses on that site. Coupled with this, the overprovision of land allows for range and choice in the market, and in order to accommodate unexpected demand in line with the Plans overall growth strategy. Therefore the provision is not considered to dilute the strategy, rather it ensures that the growth strategy can be realised and send a message that Newport is open for business.
- 3.24 The 41 ha allocated under EM2 (not counting EM2 (ii)) is not intended for the net additional employment land allocated. The ELR states (P.62, Para. 8.28) that the regeneration of these former industrial sites will not add new land to Newport stock of sites although if successful will allow the delivery of new property which better matches market demand. The regeneration of these sites is in accordance with the brownfield led strategy of the Plan.
- 3.25 The overall provision of 159 ha of employment land is considered appropriate in line with the Plans growth strategy, in light of the fact that some of land has caveats which restrict some elements of employment development, and in order to accommodate churn within the market, in particular in terms of demand for improved quality of accommodation.

4. Policies EM3, EM4 -rationale and clarity.

- (i) **What is the rationale and intention of policy EM3 (Newport Docks) – does the policy wording adequately express this? Does it involve the allocation of additional land within the docks area, or safeguarding existing employment land and promoting its more effective use for employment purposes? Is the stated land area (i.e. excluding water areas) of 206ha accurate?**
- 3.26 Newport Docks was originally allocated as an EM1 site in the Deposit LDP (2012); however as it is an established employment area this was deemed inappropriate. Also unlike the EM2 policies the future of the land needs to be balanced with the functional needs of a port. Therefore any future development should not jeopardise the port functions. In order to clarify the intention of the policy it is recommended that the policy wording be changed to include reference to development not impacting on the operational port. The suggested wording is as follows:

AN EMPLOYMENT LAND ALLOCATION IS MADE FOR THE EXISTING EMPLOYMENT SITE OF NEWPORT DOCKS – 204 HECTARES FOR B1, B2 AND B8 USES. THE COUNCIL WILL SUPPORT

SUCH DEVELOPMENT WHERE IT CAN BE DEMONSTRATED THAT THE DEVELOPMENT IS COMPLIMENTARY AND DOES NOT HINDER THE OPERATIONAL USE OF THE PORT OR OTHER LOCAL OR NATIONAL POLICIES CONTROLLING THE DEMAND OR NEED FOR OPERATIONAL PORT LAND.

- 3.27 The Policy does not involve the allocation of new land, but includes the area associated with the port function. The identified land is the area against which the policy will apply.
- 3.28 The stated 206 ha is accurate, and does not include the water.
- (ii) Does the Plan (para 6.27 and elsewhere, e.g. paragraphs 6.8 and 6.11) accurately and adequately reflect the currently-established position concerning the possible future M4 relief route?**
- 3.29 The current M4 protected route does run through the central area of the docks, which is reflected in the Plan. The policy also makes reference to the recent WG consultation which considered various potential routes. Paragraphs 6.8 and 6.11 relate to EM1 (ii) East of Queensway Meadows and EM1 (iv) Solutia. The sites have been reduced in size in order to reflect the correct M4 protected route.
- (iii) What is the purpose and intent of policy EM4? Is it intended to safeguard against loss of existing employment land except where certain conditions are met? Does the policy provide sufficient clarity as to which land is subject to this policy, and what tests must be satisfied (ie how the stated criteria will be applied)? Is the policy based on a robust assessment of existing employment land and its suitability to contribute to employment land provision going forward? Can the policy operate effectively in advance of the intended SPG?**
- 3.30 Policy EM4 relates to existing employment land. The policy seeks to set out the criteria against which alternative uses of employment land will be assessed. The policy seeks to protect the supply of employment land, avoid the loss of good quality employment sites, and ensure a range of different types of employment sites remains available in Newport.
- 3.31 The Policy does not identify the specific sites against which the policy would apply; however it does make reference to the criteria against which alternative uses of existing employment land will be assessed. A draft SPG has been prepared which goes into additional detail regarding how the criteria set out in EM4 should be applied (see draft SPG in appendix 1). The SPG also identifies the main existing employment sites within Newport to which the policy applies. The majority of the sites identified in the SPG were originally identified and assessed in appendix 1 of the ELR. A number of additional sites have also been included, which were considered to serve a function as employment areas. The assessment of the sites identified in the SPG is considered robust. The ELR looked at various issues including demand vacancy levels and viability in order to support the inclusion of these sites.
- 3.32 It is recognised that the policy requires the support of SPG in order to operate effectively, and it is the intention to adopt the draft SPG in conjunction with the adoption of the LDP.

3.33 The draft Employment Land SPG is attached in Appendix 1 for reference.

Appendix 1: Draft Employment Land Supplementary Planning Guidance (2014)



EMPLOYMENT LAND

DRAFT SUPPLEMENTARY PLANNING GUIDANCE

2014

NOT YET FOR PUBLIC CONSULTATION

Regeneration and Regeneration Services
Newport City Council
Civic Centre
Newport
South Wales
NP20 4UR

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1 INTRODUCTION

- 1.1 This Supplementary Planning Guidance (SPG) relates to policies concerned with the alternative use of employment land in the draft Revised Local Development Plan (LDP). The SPG has been drafted in response to the requirement set out in Policy EM4 of the LDP. It is intended to identify the employment sites to which the policies apply, and provide advice to prospective applicants and the general public on the criteria against which proposals for the alternative use of the identified employment sites will be assessed.
- 1.2 This guidance has been the subject of consultation as outlined in Appendix x and Appendix x identifies the main changes made in response to the comments received. It was approved by the Council on xxxxx.
- 1.3 The Welsh Government supports the use of SPG to set out detailed guidance on the way in which development plan policies will be applied in particular circumstances or areas. SPG must be consistent with development plan policies and national planning policy guidance. It may be taken into account as a material planning consideration in planning decisions.
- 1.4 Policies in the existing development plan to which this SPG relates are identified in Chapter 2.

2 POLICY CONTEXT

- 2.1 This section reviews the national, regional and local policies which Newport City Council should take into account in planning for employment land. National and local planning policy is referred to as well as economic development strategies, which may say little about planning directly but do have important implications for planning.

National Policy Framework

- 2.2 Updated PPW Chapter 7, Economic Development. Key points in that document include:
'Planning policies should aim to ensure that the growth of output and employment is Wales as a whole is not constrained by a shortage of land for economic uses. Local planning authorities should aim to facilitate the provision of sufficient land as required by the market, except where there are good reasons to the contrary.'
- 2.3 'Local planning authorities are required to ensure that the economic benefits associated with a proposed development are understood and these are given equal consideration with social and environmental issues in the decision-making process, and should recognise that there will be occasions when the economic benefits will outweigh social and environmental considerations.'
- 2.4 PPW Chapter 7 also says that development plans should, among other things:
- Be underpinned by an up-to-date and appropriate evidence base to support policy choices and land allocations for economic development;
 - Using this evidence base, as far as is practicable set out an economic vision for the area, including a broad assessment of anticipated employment change by broad sector and land use;
 - Provide targets on land provision for the employment uses (Classes B1-B8), showing net change in land / floorspace for offices and industry / warehousing separately, and protect these sites from inappropriate development;
 - Include policies relating to future development on existing employment sites to protect them from inappropriate development:
 - To encourage the regeneration and re-use of sites which are still suitable and needed for employment;
 - To control and manage the release of unwanted employment sites to other uses;
 - Seek to provide the right amount of land and qualitative mix of sites to meet the market demand for economic land uses;
 - Seek to promote and facilitate development that will deliver physical regeneration;
 - In safeguarding existing sites and providing new sites, prioritise sites that deliver appropriate job and training opportunities to disadvantaged communities
 - Include criteria-based policies to deal with development not specifically allocated in the development plan and to help respond to unexpected change.
- 2.5 Of particular relevance to this SPG is the requirement for authorities to have an up-to-date and appropriate evidence base, and the requirement for development plans to guide on the future development of existing employment sites to protect them from inappropriate development.
- 2.6 Technical Advice Note 23: Economic Development states that traditional employment uses tend to generate lower land values than many other land uses, especially housing and retail, consequently any land lost to these uses is generally difficult to

replace. Planning authorities should avoid releasing for other uses sites where there is strong evidence of likely future need for B1-B8.

2.7 The following criteria should be met before employment sites are released for alternative uses:

- they have poor prospects of being re-occupied for their previous use;
- the particular market that the site is part of is oversupplied;
- the existing employment use has unacceptable adverse impacts on amenity or the environment;
- the proposed redevelopment does not compromise unduly neighbouring employment sites
- that are to be retained;
- other priorities, such as housing need, override more narrowly focussed economic considerations; and/or
- land of equal or better quality is made available elsewhere, even if this is not within the local planning authority boundary.

Local Policy

2.7 The Newport LDP sets out the employment allocations for new employment development in Policy EM1. Policy EM4, to which this SPG has specific relevance, relates to existing employment land. The policy seeks to set out the criteria against which alternative uses of employment land will be assessed. The policy seeks to protect the supply of employment land, avoid the loss of good quality employment sites, and ensure a range of different types of employment sites remains available in Newport. In relation to the operation of Policy EM4 the SPG is expected to define the role of the existing stock of employment sites, and outline the level of evidence the Council will expect to support planning applications. Policies SP17 and SP18 are also relevant to applications relating to employment land.

2.8 The Newport Single Integrated Plan (April 2013) sets out the strategic planning intent for the local authority. The Economic Opportunity section sets out the council's priorities in relation to economic development.

2.9 The Newport Economic Development Strategy (2011-2015) sets out the Council's strategy and plan for nurturing economic prosperity in the city over the five year period up to 2015.

3. NEWPORT'S EXISTING STOCK OF EMPLOYMENT LAND AND ITS ROLE

Scope of Guidance

- 3.1 The SPG provides guidance on the assessment of alternative development proposals on business, industrial and warehousing land. It applies to all land within the B1, B2 and B8 Use Classes Order (Appendix x) and therefore includes commercial office space.
- 3.2 The guidance relates to applications for the change of use of this land to alternative proposals such as housing, retail and leisure. It specifically expands on criteria contained in development plan policies designed to assess demand and need. Chapter 4 provides further details of the type of demand information expected from Agents/Applicants and the application of the other criteria in Policy EM4.
- 3.3 The guidance identifies 2 main types of employment location, strategic employment sites and locally important employment sites, which the Council will seek to retain for B1, B2 and B8 purposes.
- 3.4 Strategic employment sites have the following characteristics:
- Required in order to fulfil the Council's economic development aims and objectives as set out in the Local Development Plan, Single Integrated Plan, and Newport Economic Development Strategy.
 - Direct access to M4 motorway and existing/proposed primary road network.
 - Accessible to public transport links to the city centre via public transport.
- 3.5 The following sites are considered strategic employment sites:
- Celtic Springs/ Cleppa Park
 - Office of National Statistics and Intellectual Property Office
 - Imperial Park
 - Lower Dock Street Offices
 - Llanwern Steelworks
 - Gwent Europark
 - Admiral Building Cambrian Centre
 - Langstone Business Village
 - Solutia
- 3.6 Locally Important Employment Sites have the following characteristics:
- Accessible to local workforce by a range of modes of transport, including walking, cycling, and public transport, as well as the private car.
 - Well located to existing and proposed residential areas.
 - In areas of high unemployment.
- 3.7 The following sites are considered locally important sites:
- Herbert Road
 - Star Trading Estate
 - West Industrial Estate (Caerleon)

- Mill Parade
 - Phoenix Park
 - Dumfries Place
 - Chartist Tower
 - Maesglas/ Mendalgief Industrial Estate
 - Rogerstone Business Park
 - Tregwilym Industrial Estate
 - Wern Industrial Estate
 - Reevesland Industrial Estate
 - Queensway Meadows
 - Stephenson Street Industrial Estate
 - Leeway Industrial Estate
 - Gold Tops (add profile of area to appendix 1)
- 3.8 The guidance recognises that for some sites, their sole use for business and industrial purposes may no longer be viable. In such cases the Council will adopt a more flexible approach and, where appropriate, will seek to secure a mix of land uses, including business/industrial provision, before considering purely residential schemes.

4 POLICY CRITERIA USED TO ASSESS PLANNING APPLICATIONS

4.1 EM4 sets the following criteria, this guidance will elaborate on the individual criterion:

- The likely employment level of the alternative proposal;
- The remaining supply of employment land, particularly resisting the loss of prestigious land which has good access to transport links;
- The availability of other land or buildings for the proposed alternative use;
- Information that demonstrates that the site and property has been marketed for a new employment use and that an on-going use is no longer viable.

Likely Employment Level

4.2 The applicant will be expected to outline the level of employment that the proposed use would create; the level of full time and part time employment should be stated. The future employment level is only of benefit in the assessment of an application if the existing or past level (in the case of a vacant unit) of employment is known. Where there is no existing information on the existing or past level the following employment densities can be used¹:

- Offices: 18 sqm per worker
- Industrial: 32 sqm per worker
- Warehousing: 40 sqm per worker

4.3 Where there is large discrepancy between the existing or past employment level and the proposed employment level the quality of the new employment to be created may be a consideration in the assessment. Proposals which result in a significant reduction in the amount of employment should be resisted.

The Remaining Supply of Employment Land

4.4 The Employment Land Review (ELR) identified that there are sites in employment use but have not formally been identified in the LDP. The ELR highlighted 15 areas, and a further 8 sites have been identified during the preparation of this guidance. Appendix x includes a pro-forma on each site. Included in each pro-forma is information on demand and vacancy levels. All areas identified are well occupied and it is recommended that all be retained in employment use and continue to be protected by Policy EM4.

4.5 Policy EM4 states that the loss of prestigious land which has good access to transport links should be resisted. Those sites identified as strategic employment sites in Chapter 3 are considered the types of prestigious well connected areas which this criterion relates to. The prestigious sites have certain characteristics which are dependent on their locations in close proximity to transport links, the sites also have a modern appearance.

4.6 In some cases sites not specifically identified in this guidance may still have important employment functions and redevelopment for different uses should be

¹ The Use of Business Space: Employment Densities and Working Practises in South East England, Roger Tym & partners for SERPLAN, 1997

resisted unless the applicant can demonstrate that the EM4 criteria have been satisfied.

- 4.7 Specific detailed information regarding vacancy/occupancy will be monitored in the employment land database. Information contained in the employment land database will be important in establishing the demand in the existing employment areas.

Availability of Other Land or Buildings for the Proposed Use

- 4.8 The Applicant or Agent should provide information regarding other sites or buildings considered for the alternative use, and why they were not considered appropriate.

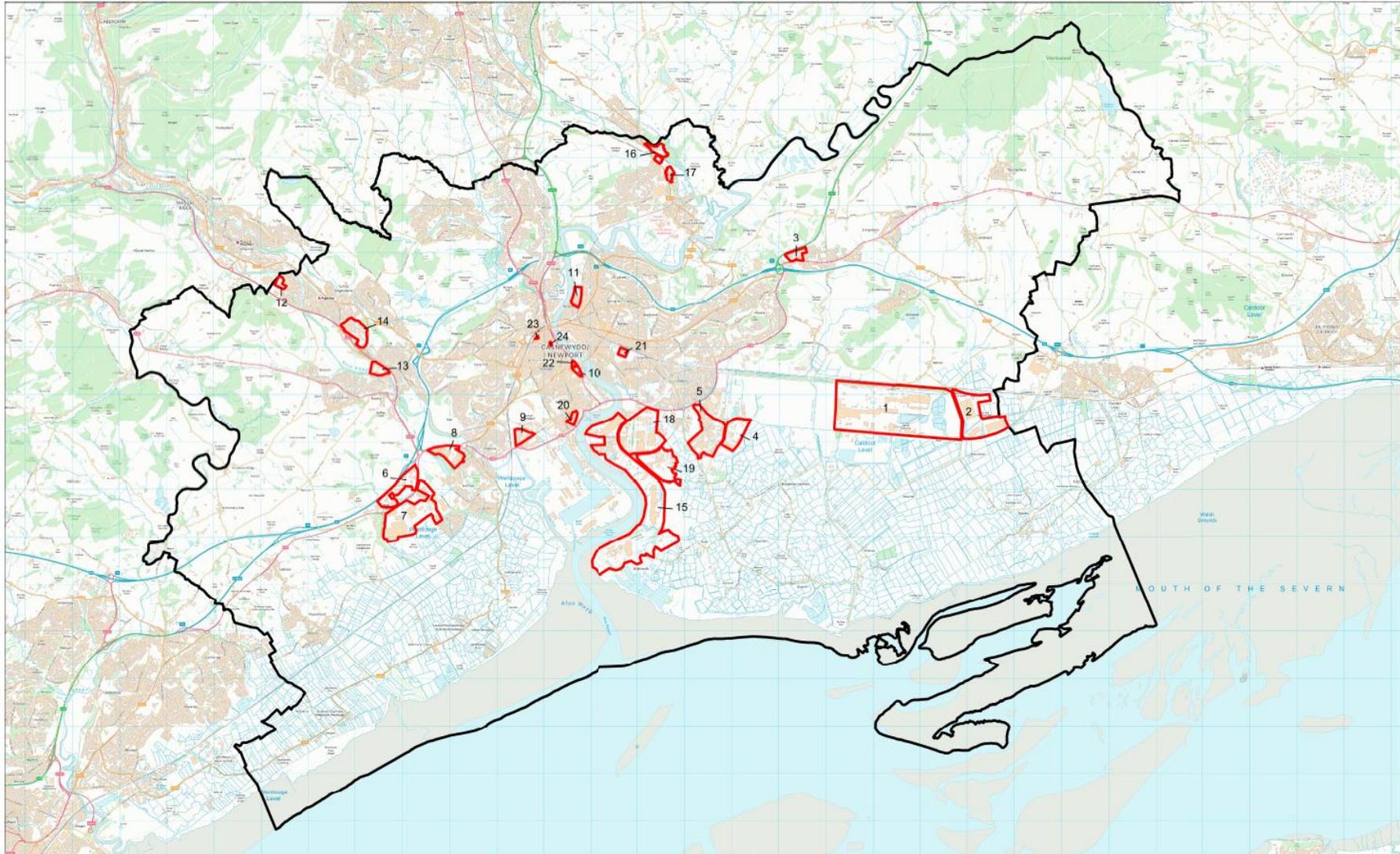
Information that demonstrates that the site and property has been marketed for a new employment use and that an on-going use is no longer viable

- 4.9 When submitting an application for the alternative use of an employment site, the Applicant or Agent will be expected to provide a statement to the Council to ascertain how long a particular site has been marketed for employment use and the degree of interest.
- 4.10 Demand information from the Agent or Applicant usually takes the form of a marketing report or correspondence from the relevant property agent. The content should include:
- Details of existing occupiers, if any;
 - If appropriate, the length of time a property or site has been vacant;
 - The type of use which the property/site has been marketed for;
 - The amount of interest in the site during the marketing period - this should detail the number of queries, the type of use sought, and if known, the reason for not pursuing the initial query; and,
 - Whether the relocation of existing occupiers to other suitable accommodation will be facilitated.
- 4.11 If demand has been established on a site for employment use, this is taken as evidence of a need to retain the site for such purposes. The site should be marketed at a realistic price reflecting the employment status of the site, for a period of not less than 12 months
- 4.12 The demand information provided may be economically sensitive, and will be treated as confidential.

5 PROTECTED EMPLOYMENT AREAS

- 5.1 The following chapter identifies the existing employment sites to which this guidance applies.
- 5.2 The sites are predominantly in industrial use. They cover a range of unit sizes, from small starter units to big sheds/distribution uses. They also range in quality; some of the sites have good access and a high quality environment whilst others do not and are primarily occupied by smaller local businesses. However, both serve a purpose. Stephenson Street Industrial Estate provides space for “dirty” industries including waste and aggregate uses. All the employment sites assessed are well occupied and we recommend that all be retained in employment use, and therefore continue to be protected by Policy EM4.

Figure 1: Existing Employment Sites



Existing Employment Sites

1. Llanwern Steelworks (existing)
2. Gwent Europark (existing)
3. Langstone Business Village
4. Queensway Meadows
5. Leeway Industrial Estate
6. Celtic Springs/ Cleppa Park
7. Imperial Park
8. Office of National Statistics
9. Maesglas/ Mendalgief Industrial Estate
10. Lower Dock Street Offices
11. Herbert Road
12. Rogerstone Business Park
13. Tregwilym Industrial Estate
14. Wern Industrial Estate
15. Stephenson Street Industrial Estate
16. Star Trading Estate
17. West Industrial Estate
18. Reevesland Industrial Estate
19. Solutia (existing)
20. Mill Parade/ Alexandra Road
21. Phoenix Park (existing)
22. Dumfries Place
23. Admiral Building Cambrian Centre
24. Chartist Tower
25. Gold Tops (add site to map and profile in appendix 1)

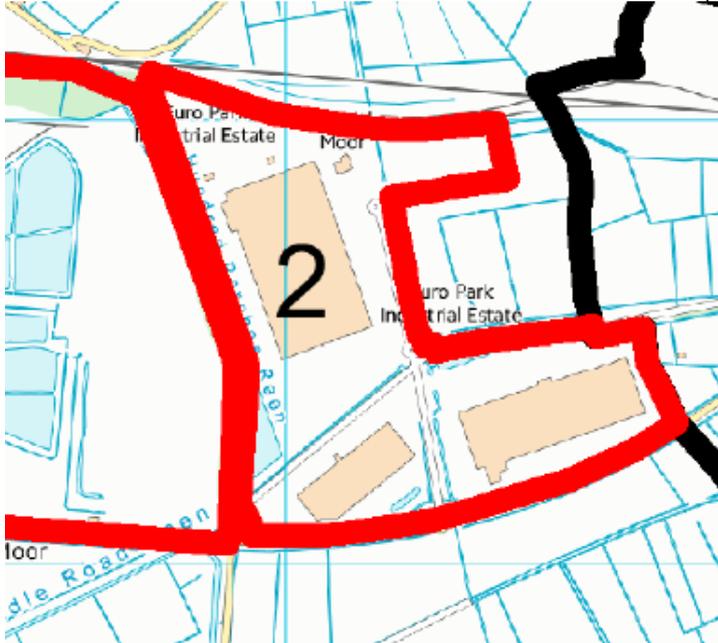
6 SITES WITH ALTERNATIVE LAND USE POTENTIAL

- 6.1 PPW requires authorities to control and manage the release of unwanted employment sites to other uses. The traditional employment uses tend to generate lower land values than many other land uses, especially housing and retail. Because of this, any land lost to these uses is generally difficult to replace. In the case where it is appropriate that employment sites are re-developed for other uses priority should be given to mixed uses.
- 6.2 In cases where mixed uses are not proposed the Applicant or Agent should explain why mixed use development, including a reasonable proportion of business and industrial space is not feasible.

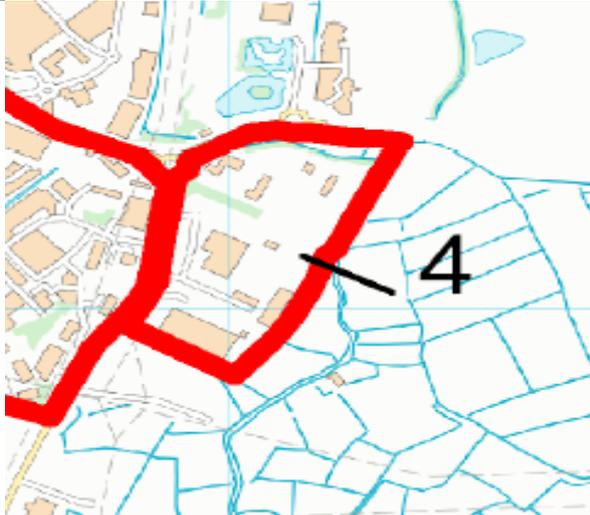
APPENDICES

Appendix 1

Site reference	1	Location	Llanwern (Existing)
Map		Size	Approx. 280 ha
			
Site description/ Surrounding uses	The site is occupied by Tata steel .		
LDP issues	The site is adjacent EM2(i) regeneration allocation.		
Environmental quality/ Constraints	The site is an area of heavy industry.		
Accessibility/ Strategic access	Accessible by car. A new railway station proposed to the north of the site would improve accessibility by public transport.		
Ownership/ Planning history	Tata		
Demand	The site is occupied.		
Vacancy levels (existing estates)	Currently occupied by steel rolling mill.		
Viability	Continued use as steel rolling mill, however long term future is uncertain.		
Policy recommendations	Retain as employment use.		

Site reference	2	Location	Gwent Europark	
Map			Size	63 ha
				
Site description/ Surrounding uses	Logistics and distribution within B8 use class.			
LDP issues	Located adjacent employment allocation EM1(v).			
Environmental quality/ Constraints	TAN15 Flood Zone C1. Gwent Levels SSSI – Redwick and Llandeven			
Accessibility/ Strategic access	Good vehicle access from M4 and A4810 Queen’s Way. Not accessible to pedestrians and cyclists.			
Ownership/ Planning history	The site is occupied by Tescos and Wilkinsons.			
Demand	The existing units are occupied. The vacant plot allocated as an employment site allows cope for expansion.			
Vacancy levels (existing estates)	Fully occupied.			
Viability	Its location near to junction of the M4 should allow it to remain a viable location for B8 distribution uses, and the vacant plot allows scope for expansion.			
Policy recommendations	Retain as an employment area.			

Site reference	3	Location	Langstone Business Village
	Size	8.4 ha	
	Site description/ Surrounding uses	<p>A modern office park located to the north of junction 24 of the M4. The site is bordered by residential uses and is contained within the road network. The site is fully built out with B1 and hotel/conference uses. Occupiers include Total Mortgage Solutions, Parrys, Henry Howard Finance, RDP Lawyers, PCF and NFU Mutual.</p>	
LDP issues			
Environmental quality/ Constraints	<p>The estate and units are modern and well landscaped/maintained</p>		
Accessibility/ Strategic access	<p>Accessibility to the site is very good from junction 24 of the M4</p>		
Ownership/ Planning history	<p>Permission for B1 and leisure uses was granted in 1989 (planning application ref 1/17298). Speculative office developments occurred prior to the economic downturn. Residential uses have encroached on the employment land more recently</p>		
Demand	<p>With direct links to the M4, the site is an attractive location for office users.</p>		
Vacancy levels (existing estates)	<p>Vacancy levels are relatively high. Nelson House, Teme House and Wye House are to let. There are no remaining development plots</p>		
Viability	<p>The site is fully built out. There is no room for expansion.</p>		
Policy recommendations	<p>Retain for employment uses.</p>		

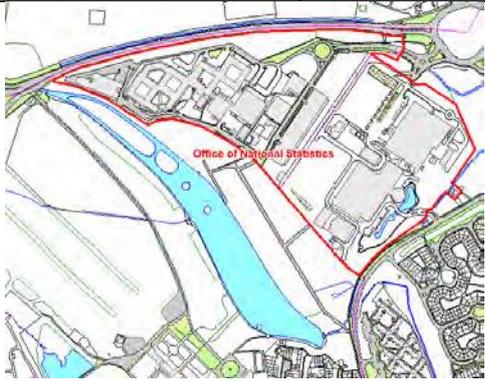
Site reference	4	Location	Queensway Meadows
	Size	25 ha	
			
Site description/ Surrounding uses	Existing employment site located to the east of the River Usk and adjoining Leeway Industrial Estate and the Glan Lynn urban extension. The estate is built out with a range of modern medium sized shutter units. Occupiers include Halo Foods and Motorpoint. There are some leisure uses on site		
LDP issues			
Environmental quality/ Constraints	The estate and its units are generally tidy and well kept. There are no environmental designations on the site. The site borders a SSSI.		
Accessibility/ Strategic access	Access to the M4 is very good via the A48 and will be improved further by the upgrading of Queen's Way and the construction of the M4 Relief Road to the south		
Ownership/ Planning history	The land is in a mix of ownerships. Recent activity has included the construction of 13 small units (planning ref 08/0575) and the consent for the demolition of the speedway stadium (12/0375)		
Demand	The site is popular with local businesses.		
Vacancy levels (existing estates)	There are few vacant units and no available development plots. The demolition of the speedway stadium will open up land.		
Viability	The site is already a successful business location		
Policy recommendations	Retain for employment uses		

Site reference	5	Location	Leeway Industrial Estate
	Size	47 ha	
			
Site description/ Surrounding uses		<p>Leeway Industrial Estate is a well-established employment estate on the eastern edge of Newport. It is accessed directly from the A48. The estate is bordered by Queensway Industrial Estate and educational facilities. The estate has been fully developed with a range of small to medium sized modern B1/B8 units. The site is favoured for self-storage and trade counter/car sales uses.</p>	
LDP issues		<p>An extension to the estate is proposed (East of Queensway Meadows and Solutia Remainder)</p>	
Environmental quality/ Constraints		<p>The estate and units are in good condition.</p>	
Accessibility/ Strategic access		<p>Accessibility to the A48 and M4 is very good.</p>	
Ownership/ Planning history		<p>Mixed private ownership</p>	
Demand		<p>The site is a very popular location for trade counter uses in particular</p>	
Vacancy levels (existing estates)		<p>There are few vacant units and no available development plots</p>	
Viability		<p>The site is already a popular business location.</p>	
Policy recommendations		<p>Retain for employment purposes</p>	

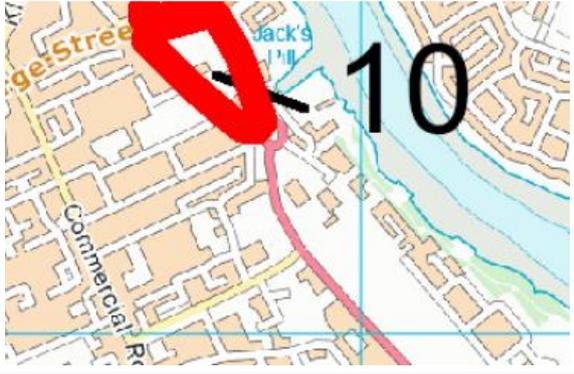
Site reference	6	Location	Celtic Springs/Cleppa Park
		Size	Approx. 30 ha
			
Site description/ Surrounding uses		<p>Established high quality business park located south of the M4 and north of the A48. The site is surrounded predominantly by employment land uses with Imperial Park to the south of the A48. There are small pockets of with residential development such as Nant y Moor Close located to the south west. Occupiers of the site include Ministry of Justice, Wales and West Utilities and EADS. The site is also occupied by Celtic Springs Clinic and St. John's-on-the-hill nursery</p>	
LDP issues		<p>Existing employment site and unallocated in the LDP.</p>	
Environmental quality/ Constraints		<p>The site does not have any constraints. Celtic Springs is a high quality business park with modern offices and well landscaped with a good road network.</p>	
Accessibility/ Strategic access		<p>The site is strategically located off the A48 which leads to the M4 at junction 28 are 1.2km to the north.</p>	
Ownership/ Planning history		<p>The ownership of the site is unknown but likely to be in multipleownership.</p>	
Demand		<p>The site is well occupied by national and local businesses and the public sector. There is one obviously vacant unit, 28 West, which is being marketed by Knight Frank and Savills. West One is a 35,000 square foot grade A office space owned by AWG properties and Robert Hitchins and has been vacant for approximately 5 years (since it was built). West 28 has attracted previous interest from the public sector but this interest dwindled following the down turn of the market. Enquiries indicate the size of the offices have made it difficult to market it to smaller companies and the internal layout of the building it difficult to modify for smaller uses.</p>	

	The site also has a vacant land development opportunity which is allocated EM1 (iii).
Vacancy levels (existing estates)	The business park is well occupied but has a large vacant unit (28 West) and a land development opportunity that have not yet been occupied and have had limited interest in recent years.
Viability	The site is attractive to national and local businesses and the public sector.
Policy recommendations	No change recommended, retain as employment use.

Site reference	7	Location	Imperial Park
		Size	Approx. 71 ha
			
Site description/ Surrounding uses	Comprised of large units housing manufacturing and hi-tech industries to the west of the area multinational occupiers present. The area to the east comprises of smaller units in a business park setting.		
LDP issues	The site sits adjacent employment allocation EM1(i) and EM1(iii). The route of the proposed M4 relief road is located to the south of the site.		
Environmental quality/ Constraints	Part of the site sits within an archaeologically sensitive area. The site has well maintained large industrial units in the western part of the site, and smaller units with some landscaping in the eastern part of the site.		
Accessibility/ Strategic access	Good accessibility by car. Poor accessibility for pedestrians and cyclists.		
Ownership/ Planning history	Ownership of the site is unknown and likely to be in multiple ownership.		
Demand	The site appears well occupied. Some units in the eastern section of the site appear vacant.		
Vacancy levels (existing estates)	Low vacancy levels.		
Viability	Good viability. Close to M4 motorway and planned M4 relief road. New railway station planned.		
Policy recommendations	No change recommended, retain for employment uses.		

Site reference	8	Location	Office of National Statistics
	Size	18.2 ha	
			
Site description/ Surrounding uses		<p>A modern office park accommodating the Office of National Statistics is located east of junction 28 of the M4 immediately south of the Southern Distributor Road (A48). The south east of the site is flanked by Duffryn Drive which separated the site from the residential settlement of Duffryn. To the south west of site is Tredegar House and associated grounds/gardens. Immediately to the north east is the roundabout junction that links the A48, B4237 and the B4239. The site has two occupiers The Office of National Statistics on the western portion of the site and a factory unit on the eastern portion occupied by International Rectifier.</p>	
LDP issues		Existing employment site and unallocated in the LDP.	
Environmental quality/ Constraints		The site is within a TAN 15 C1 flood zone. The site has a high quality environment with the benefit of views across Tredegar Park to the south. The offices are modern and well maintained and offer high quality office space. The factory unit is also is well maintained.	
Accessibility/ Strategic access		The strategically located at Junction 28 of the M4 with good links to the surrounding road network.	
Ownership/ Planning history		The site is in multiple-ownership. A known owner is the Welsh Government.	
Demand		National and international company demand.	
Vacancy levels (existing estates)		The site does not have any vacancies and offers high quality office space and a large factory unit in a strategic location near the M4 and benefitting from views across Tredegar Park.	
Viability		The site is fully occupied.	
Policy recommendations		No change recommended, retain for employment uses.	

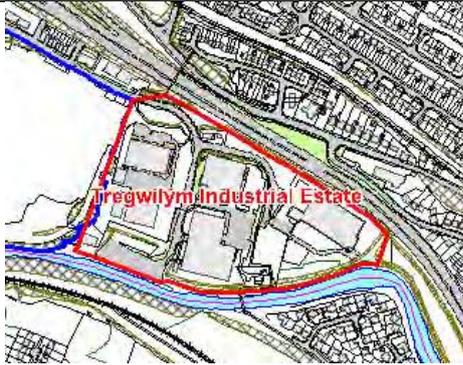
Site reference	9	Location	Maesglas/Mendalgief Industrial Est (Greenwich Rd)
	Size	7.9 ha	
			
Site description/ Surrounding uses	Existing employment area to west of EM1 (vii) – Port Road. Bounded to west by Maesglas Reen and main railway line.		
LDP issues			
Environmental quality/ Constraints	Good environment with well maintained landscaping and mature trees.		
Accessibility/ Strategic access	Close to Southern Distributor Road Roundabout at Docks Way.		
Ownership/ Planning history	Arundel House Estates. Some retail uses but appropriate on employment site, eg Screwfix. Large occupier – Bodycote.		
Demand	Provides a range of units in an accessible location. Appears to be little pressure for alternative uses. Large retail development on opposite side of Docks Way.		
Vacancy levels (existing estates)	Only Units 12 and 19 vacant at time of survey.		
Viability	Viable Employment Site		
Policy recommendations	No change – retain in employment use.		

Site reference	10	Location	Lower Dock Street
Map		Size	2.2 ha
Site description/ Surrounding uses	Modern office accommodation with associated parking.		
LDP issues	Special Area of Conservation.		
Environmental quality/ Constraints	TAN15 Zone C1 (Area of floodplain developed and served by significant infrastructure, including flood defences). Site of Special Scientific Interest (SSI Code: 33WEA). The area is located within an urban setting.		
Accessibility/ Strategic access	City centre location. Access from A4042 Usk Way. Accessible to pedestrians and cyclists. Existing pressures on parking.		
Ownership/ Planning history	The site is in mixed ownership.		
Demand	The former Yell building is currently, however the other buildings appear occupied.		
Vacancy levels (existing estates)	Former Yell building empty		
Viability	The area offers modern office accommodation, and is well occupied. There is one vacant plot on the site which is yet to be developed. Overall the area appears a viable site for B1 uses.		
Policy recommendations	Retain as employment area. Scope for development of vacant plot.		

Site reference	11	Location	Herbert Road
		Size	2.8 Ha
		Site description/ Surrounding uses	Existing employment site characterised by built industrial units of varying size and associated yards. The site is bounded by the River Usk to the west, railway line to the east, vacant land to the north (which is allocated for housing in the UDP) and employment uses to south. Further afield, to the south is predominantly in residential use.
LDP issues	Existing employment site and partially allocated in the LDP for housing.		
Environmental quality/ Constraints	The site is located within a TAN15 C1 flood zone. The site is well occupied with no obvious vacancies. The site is well established but is generally low in quality and the uptake of units is by small local businesses. The site is predominantly in non-conforming uses adjacent to a housing allocation to the north and established residential dwellings to the south.		
Accessibility/ Strategic access	Access can only be achieved off Herbert Road via the Tuner Street/Herbert Road junction. The access is generally quite poor and through a predominantly residential area.		
Ownership/ Planning history	Site in the ownership of Mr. Sheehan.		
Demand	Confined to local uses and well occupied by local businesses.		
Vacancy levels (existing estates)	No obvious vacancies.		
Viability	Attractive for low value users but serves an important local purpose.		
Policy recommendations	No change recommended, retain for employment use.		

Site reference	12	Location	Rogerstone Business Park
		Size	9.1 ha
			
Site description/ Surrounding uses	Existing business park occupied by large industrial units and a supermarket (Morrisons). It is located north east of the A467 and lies adjacent to the boundaries between Newport Council City and Caerphilly County Borough Council. It is adjacent to Meadowland Drive to the south east. The north eastern boundary is enclosed by a thick tree buffer and the north western boundary is flanked by Rogerstone Park (which is within Caerphilly CBC). Further afield to the north and east is predominantly residential use.		
LDP issues	Existing employment site and unallocated in the LDP.		
Environmental quality/ Constraints	The site has no known constraints. It is well established with a good quality environment and attractive surrounding views. The units accommodated on site are maintained and relatively modern.		
Accessibility/ Strategic access	The site is strategically located off the A467. The site is located off the western arm of Meadowlands Drive/Rivermead Way roundabout junction. This junction also provides access to the A467 roundabout junction to the south. The A467 leads to the A4072 to the south which links to the M4 at junction 28 approximately 4.82km.		
Ownership/ Planning history	The site is in multiple-ownership. The undeveloped land parcel to the rear of the Morrisons Store is owned by Morrisons.		
Demand	The site is well occupied by national and local companies and there are no vacant units. There is a development land opportunity to the rear of Morrisons that has been available for around 2 years and actively marketed by Rees Richards. Enquiries have confirmed there has been interest in the site mainly from local businesses to develop the site for a number of small units. There has also been interest in part of the site by Marstons for a family pub/restaurant development.		
Vacancy levels (existing estates)	Land to the north west of the Morrison store is vacant and represents a development opportunity. It is being marketed by Rees Richards and enquiries have confirmed		

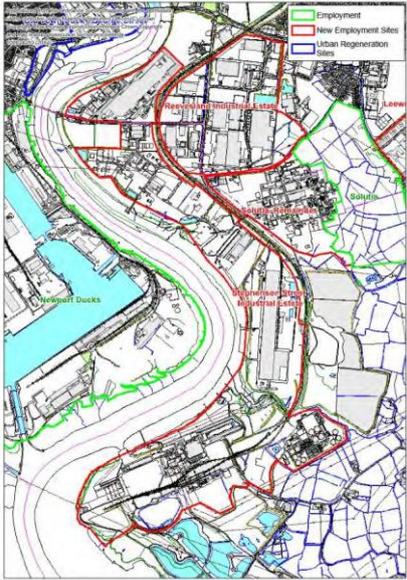
	there has been interest in the site mainly from local businesses but also in part of the site from Marstons for a family pub/restaurant development.
Viability	The site is attractive to multi-national companies and the built units at the site are fully occupied. There is a land development opportunity to the north west of the Morrison store which has attracted much interest since being marketed.
Policy recommendations	No change recommended, retain for employment uses.

Site reference	13	Location	Tregwilym Industrial Estate
		Size	7.4 ha
			
Site description/ Surrounding uses	Tregwilym Industrial Estate is located directly south of the A467 and enclosed to the south east by the River Ebbw. To the west of the site is the former aluminium works (Novellis) which is allocated as regeneration site EM2 (xii). The wider area to the north west is predominantly in industrial use and to the north east and south east is residential.		
LDP issues	Existing employment site and located adjacent to EM2 (xii) regeneration site (former aluminium works).		
Environmental quality/ Constraints	The site is within a TAN 15 C2 flood zone. The site is surrounded on the north, east and south by a long distance walk/cycleway. The site has well maintained industrial units and is attractively landscaped.		
Accessibility/ Strategic access	Tregwilym Industrial Estate is accessed via a roundabout junction that links the B4591 and the A467. The site is fairly well located to the M4 which is 3.4km to the south east.		
Ownership/ Planning history	Ownership of the site is unknown and likely to be in multiple-ownership.		
Demand	The site is well occupied by local companies. There is one vacant unit that have been vacant for four years with some interest during this time. Discussions with the agent for this site have revealed that the vacant unit is designed for a specifically for a distribution/warehousing use and most interest in the unit have been for alternative uses and refurbishment of the unit would be costly and has put off potential occupiers.		
Vacancy levels (existing estates)	The site has one vacancy that is currently being marketed by DTZ.		
Viability	The site is attractive to local businesses and predominantly occupied. There one vacant unit which has attracted interest but it has not yet been occupied due to the specialist nature of the		

	unit and its internal arrangement.
Policy recommendations	No change recommended, retain for employment uses.

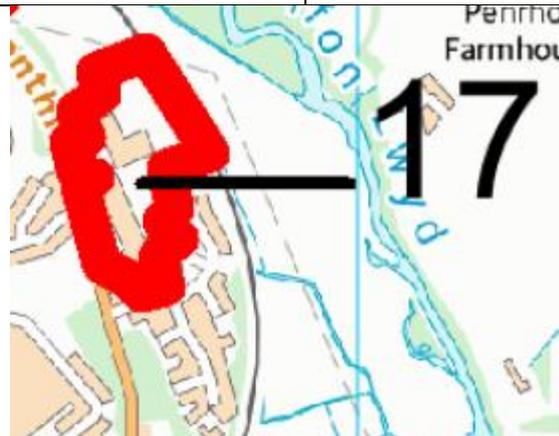
Site reference	14	Location	Wern Industrial Estate
		Size	7.4 ha
			
Site description/ Surrounding uses	<p>A large established industrial estate located off the B4591 (Chartist Drive). The site is enclosed to the north by Cefn Wood and a field parcel that has a housing commitment for 22 units. To the north west is in residential use and to the west is a church and graveyard. The south of the site enclosed by a vacant parcel of land that is allocated as employment land (EM1 (vii)) and beyond this is the A467. The site's main occupiers are Braces distribution unit, Brookes Avana and Griffiths Signs and Equipment.</p>		
LDP issues	Existing employment site and located adjacent to south is EM1 (vii).		
Environmental quality/ Constraints	The site does not have any known constraints.		
Accessibility/ Strategic access	Wern Industrial Estate is accessed off the B4591 and is fairly well located to the M4 which is 3.2km to the south east.		
Ownership/ Planning history	Ownership of the site is unknown and likely to be in multiple-ownership.		
Demand	<p>The site a few vacancies that are being actively marketed. Unit 3 has a floorspace of 415 sqm and is being marketed by Jones, Lang, Lasalle. Unit 1 is vacant and being marketed by Parrys Commercial; 1,255 sqm. Unit 2 is being marketed by DTZ and has a floor space of 2,275 sqm. All of the units have received some interest and have been on the market between 6 months to 2 years. Enquiries have confirmed that industrial estate is a popular location but units available are either too large for the majority of interest or are specifically fitted out would be costly.</p>		
Vacancy levels (existing estates)	<p>The site has three obvious vacancies being marketed by DTZ, Parrys Commercial and Jones, Lang, Lasalle. Unit 2 is being marketed by DTZ and has been on the market for approximately a year with limited interest. Unit 1 is marketed by Parrys Commercial and has been on the market for</p>		

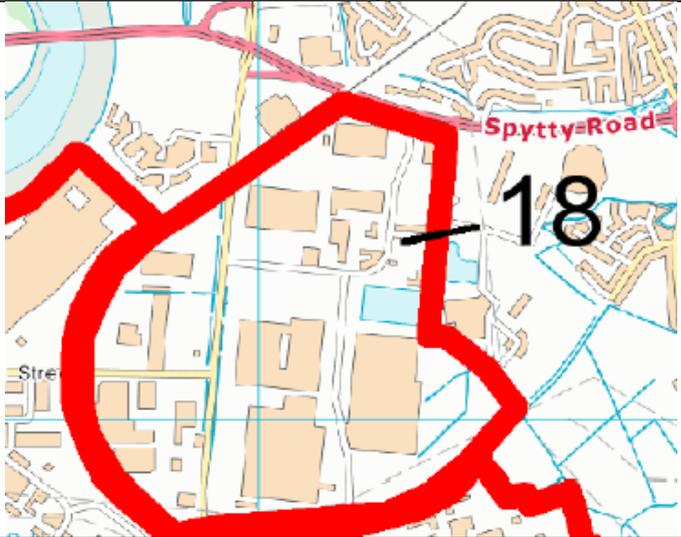
	approximately 6 months and currently has serious interest in the unit. Unit 3 is being marketed by Jones Lang Lasalle and has been available for approximately 2 years with limited interest.
Viability	The site is attractive to local businesses and predominantly occupied. There are vacancies at the estate and they have received interest and actively being marketed.
Policy recommendations	No change recommended, retain for employment use.

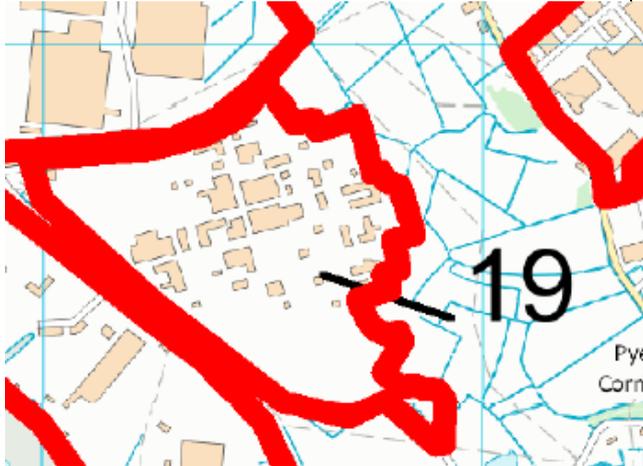
Site reference	15	Location	Stephenson Street Industrial Estate
		Size	217 ha
			
Site description/ Surrounding uses		<p>Large employment estate on east side of the River Usk estuary. The site is predominantly utilised for employment uses apart from some playing fields. Occupiers include a very large Cogent/Tata Steel plant and Enersys Power at the top end of the site and more waste disposal and aggregates activities at the bottom end of the site. The northern sides of the site are bordered by a new housing development and Reevesland and Solutia employment sites.</p>	
LDP issues			
Environmental quality/ Constraints		<p>Although there are no on site designations, the River Usk is protected through SSSI and Special Area of Conservation (SAC) status. The estate itself is quite dirty/cluttered in places, although this is a reflection of the business activities taking place in the area. Some units, including the Orb Steelworks, date back to the nineteenth century</p>	
Accessibility/ Strategic access		<p>The site has good access to the port and is therefore an attractive location for aggregates storage and distribution activities. It has relatively good access to the M4 via the A48</p>	
Ownership/ Planning history		<p>The site is in a mix of ownerships. The estate is one of the older employment locations in Newport. The northern sections of the estate (occupied by the Orb Factory) have been redeveloped in recent years for residential uses (Planning Ref 08/0565 permitted the development of 563 units)</p>	
Demand		<p>The site is fully built out. It is popular with businesses involved in industrial, distribution, waste/scrap/recycling and aggregates activities.</p>	
Vacancy levels (existing estates)		<p>Very few vacant units apparent. No available development plots</p>	

Viability	The site already meets the needs of 'dirty' industry sectors. There is little room for expansion although there may be some scope for intensification/redevelopment of some areas.
Policy recommendations	Retain as employment area. Some scope for redevelopment/intensification of uses

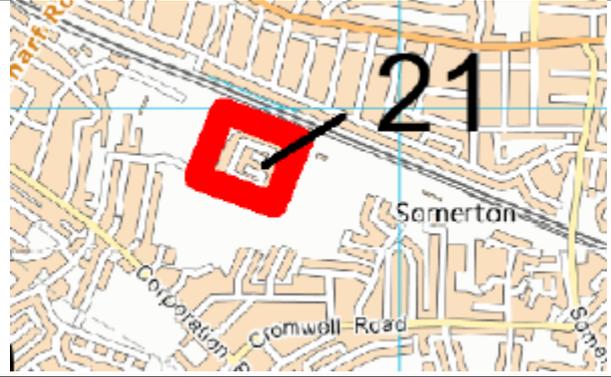
Site reference	16	Location	Star Trading Estate
		Size	6.6 ha
		Site description/ Surrounding uses	Established employment use located off the east of the B4236 (Ponthir Road). The estate is enclosed by woodland north east and north west and residential dwellings to the west. The south of the site was enclosed by the railway line.
LDP issues	Existing employment site and unallocated in the LDP.		
Environmental quality/ Constraints	The site is within a TAN 15 C2 flood zone. The estate has low value industrial units characterised largely by dated warehouses, industrial units and yards. The site is set at a lower level than the access road and largely concealed from wider views outside of the site. Views from the site are also constricted by the topography of the site and the surrounding woodland to the north west and north east.		
Accessibility/ Strategic access	Access to the site is poor off the B4235 which leads to the A4042 in Cwmbran to the centre of Caerleon to the south. The highway network in close proximity to the estate to the south serves the historic town of Caerleon and not particularly suitable for heavy duty vehicular traffic.		
Ownership/ Planning history	The site is owned by Stedmans.		
Demand	Confined to small scale industrial uses occupied by local businesses. There is also an industrial unit to the north west of the site that is occupied by a children's nursery.		
Vacancy levels (existing estates)	The site does not have any obvious vacancies/no units are marketed.		
Viability	The site is attractive to local businesses and currently appears to be fully occupied.		
Policy recommendations	No change recommended, retain as an employment use.		

Site reference	17	Location	West Industrial Estate
		Size	5.4 ha
		Site description/ Surrounding uses	Established industrial estate located off the north east of the B4236 (Ponthir Road). The estate is enclosed by a railway line to the north east, vacant land to the south east and a small woodland to the north west.
LDP issues	Existing employment site and unallocated in the LDP.		
Environmental quality/ Constraints	The site is within a TAN 15 C2 flood zone. The estate has low value industrial units characterised largely by corrugated metal warehouses/dated warehouses. There is one large unit to the south east of the site. The site is set at a lower level than the access road and largely concealed from wider views outside of the site. Views from the site are also constricted by the topography of the site and the surrounding woodland to the north west and north east.		
Accessibility/ Strategic access	Access to the site is poor via the B4235 which leads to the A4042 and Cwmbran to the north and the centre of Caerleon to the south. The highway network in close proximity to the estate to the south serves the historic town of Caerleon and not particularly suitable for heavy duty vehicular traffic.		
Ownership/ Planning history	The site ownership is unknown and likely to be in multiple ownership.		
Demand	Confined to local uses and well occupied by local businesses.		
Vacancy levels (existing estates)	The site does not have any obvious vacancies.		
Viability	The site is attractive to local businesses and currently appears to be fully occupied.		
Policy recommendations	No change recommended, retain as existing employment use.		

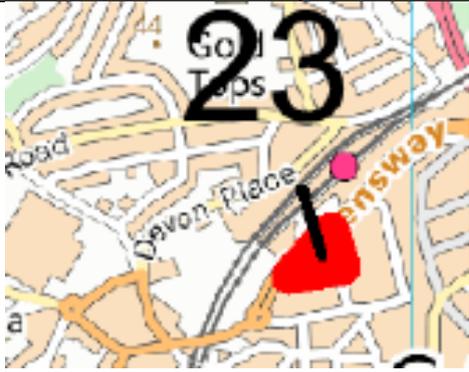
Site reference	18	Location	Reevesland Industrial Estate
	Size	Approx. 68 ha	
			
Site description/ Surrounding uses	<p>Large existing industrial estate to the east of the Usk Estuary. The site is located close to Stephenson Road, Leeway and Queensway Industrial Estates. The estate is particularly favoured as a large shed/distribution location. Occupiers include Marlin Industries, Bisley Office Furniture and Hasbro distribution centres, the Euro Foods Group, Noel Fitzpatrick engineering and Jojo Maman Bebe. There are some bulky retail/trade counter uses at the entrance to the site (adjoining Spytty Road).</p>		
LDP issues			
Environmental quality/ Constraints	<p>The estate is relatively clean and the units are generally modern and in good condition. There are no environmental designations in place</p>		
Accessibility/ Strategic access	<p>The local road network is considered to be good. The site offers good access onto the M4 via the A48</p>		
Ownership/ Planning history	<p>Mixed private ownership. Large areas are controlled by TATA/Corus.</p>		
Demand	<p>The location has proved to be very popular with distribution and engineering businesses</p>		
Vacancy levels (existing estates)	<p>Vacancy level are very low. There is one large vacant B1c/B2 premises located on the Spytty Road junction and one vacant development plot.</p>		
Viability	<p>The site already meets B2/B8 occupier needs. There is little room for expansion</p>		
Policy recommendations	<p>Retain as employment land</p>		

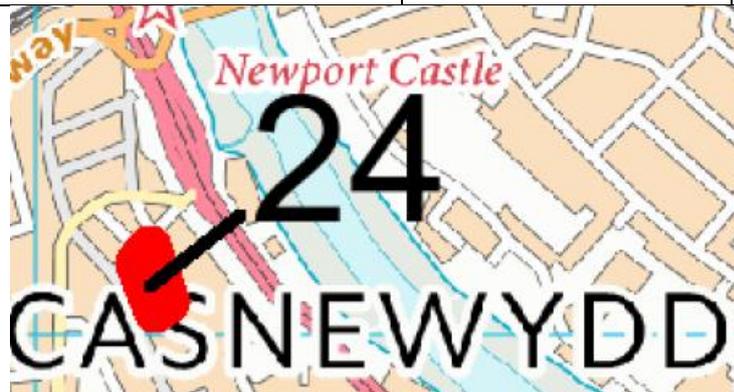
Site reference	19	Location	Solutia (Existing)	
Map			Size	30.4 ha
				
Site description/ Surrounding uses	Diverse industrial uses within B2 use class.			
LDP issues	Adjacent EM1(iv) employment allocation.			
Environmental quality/ Constraints	TAN 15 C1 Flood Zone. Area is characterised by large scale industrial units.			
Accessibility/ Strategic access	The site is accessible to the Southern Distributor Road (A48).			
Ownership/ Planning history	Unknown. Various businesses occupy the site			
Demand	The area appears well occupied.			
Vacancy levels (existing estates)	Good level of occupation.			
Viability	The site appears to meet the needs of 'dirty' industry sectors. There is room for expansion onto the adjacent employment allocation.			
Policy recommendations	Retain as employment area.			

Site reference	20	Location	Mill Parade
		Size	3.1 ha
			
Site description/ Surrounding uses	Workshops and smaller industrial units. River Usk to east, residential houses to north and west.		
LDP issues	Adjacent EM2(iv) regeneration allocation.		
Environmental quality/ Constraints	Partially in TAN 15 Flood Zone C1. The site comprises of units of various sizes and quality serving small local businesses.		
Accessibility/ Strategic access	The site has good access to the Southern Distributor Road (A48).		
Ownership/ Planning history	Ownership unknown.		
Demand	There appears to be a number of vacant units and.		
Vacancy levels (existing estates)	High		
Viability	There appears to be areas that are well occupied, however there are some units that appear empty.		
Policy recommendations	The site appears to serve a function as an employment area; however rationalisation of the area and partial redevelopment for other uses may be appropriate.		

Site reference	21	Location	Phoenix Park
		Size	1.7 ha
		Site description/ Surrounding uses	Modern light industrial units around landscaped car parks.
LDP issues	Located adjacent two housing allocations (H1(4) H1(35)) and regeneration allocation EM2(iii).		
Environmental quality/ Constraints	TAN 15 Flood Zone C1.		
Accessibility/ Strategic access	The site is accessible by car, by foot and cycle.		
Ownership/ Planning history	Ownership unknown.		
Demand	The majority of units are occupied.		
Vacancy levels (existing estates)	High occupancy.		
Viability	The site provides modern units for smaller businesses and starter units for local businesses.		
Policy recommendations	Retains as an employment area.		

Site reference	22	Location	Dumfries Place
	Size	0.5 ha	
			
Site description/ Surrounding uses	The area comprises of small units housing local businesses.		
LDP issues	No issues		
Environmental quality/ Constraints	TAN 15 Flood Zone B. The area comprises of older units within an urban setting. The area is surrounded by a number of key regeneration projects.		
Accessibility/ Strategic access	The area is in a city centre location and is accessible by car, foot and cycle.		
Ownership/ Planning history	Ownership unknown		
Demand	All the units appear occupied by small local businesses.		
Vacancy levels (existing estates)	No vacant units apparent.		
Viability	The site appears to be fully occupied, and there does not appear to be much scope for further units.		
Policy recommendations	The area is located adjacent a number of regeneration allocations. The site comprises of a limited number of smaller units and redevelopment of the site for other uses may be appropriate.		

Site reference	23	Location	Admiral Building Cambrian Centre
	Size	0.2 ha	
			
Site description/ Surrounding uses	B1 office building in city centre location.		
LDP issues	Located within the Town Centre Shopping Area.		
Environmental quality/ Constraints	Modern office building.		
Accessibility/ Strategic access	The site is located in a sustainable location in the city centre in close proximity to the train and bus stations.		
Ownership/ Planning history	Bespoke office built for Admiral Insurance.		
Demand	Occupied by Admiral Insurance.		
Vacancy levels (existing estates)	Fully occupied from mid 2014 onwards.		
Viability	Well located modern office building.		
Policy recommendations	Retain as employment use.		

Site reference	24	Location	Chartist Tower,
		Size	0.1 ha
			
Site description/ Surrounding uses		City Centre Office block.	
LDP issues		Located in the Town Centre Shopping Area.	
Environmental quality/ Constraints		The building is a 1960s office development, located in a city centre location.	
Accessibility/ Strategic access		The site is located in a sustainable location in the city centre in close proximity to the train and bus stations.	
Ownership/ Planning history		-	
Demand		Currently occupied by a number of companies however large parts of the building are unoccupied.	
Vacancy levels (existing estates)		High	
Viability		Uncertain	
Policy recommendations		The building may have regeneration potential for a mixed use scheme due to its city centre location.	