



Replacement Local Development Plan 2018-2033

Background Paper

May 2019

BP 17: Employment Land Supply

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1. Introduction & Scope of Background Paper

This is one of a series of Background Papers accompanying the Replacement Local Development Plan (RLDP). When the Council publishes its Preferred Strategy and Deposit Plan, it must also explain how the policy has been formulated based on the evidence base available to the Council at the time. This Background Paper looks at the issue of employment land supply across the Conwy County Borough area (excluding Snowdonia National Park).

The main sections of the Background Paper include a Quantitative Site Inventory which includes details of existing committed B1, B2, and B8 sites which are over 0.1 hectares in size. This will comprise of allocated sites, those sites with extant planning permission for B class uses and existing safeguarded land that hasn't been developed. Other sources of supply to be examined is existing developed stock which includes occupied or vacant premises and potential future sites (candidate sites). Once the quantitative supply has been identified, the report then examines the qualitative value of the sites, premises and land in question which will inform the basis of conclusions as to which sites merit safeguarding or allocating in the RLDP.

2. National Planning Policy and Guidance

Planning Policy Wales (PPW), chapter 5 states that planning authorities should ensure "...there is sufficient employment land to meet the needs and requirements of a range of future employment scenarios (including increased automation and the significant contribution of SMEs to the Welsh economy) whilst ensuring that an over-supply of employment land does not prevent the release of land for other uses"; Technical Advice Note (TAN) 23 – Economic Development states at paragraph 4.5.5 'The qualitative features of sites identified for employment should match current and future market requirements. Sites that do not have a reasonable prospect of being taken up for an employment use should not be identified for such use.'

Of particular relevance to this background paper is 'Welsh Government Practice Guidance – Building an Economic Evidence Base to Support a Local Development Plan.' This document advocates the production of site inventories to inform evidence base on employment land supply. It is the approaches within this document that have been followed when producing all RLDP employment background papers.

*While a summary of site assessments will be included in this background paper, more detailed candidate site assessments will be undertaken and included in Background Paper 06 Site Deliverability.

3. Site Inventory

3.1 Current Committed Sites

The Employment Land Monitoring Report is a study of all LDP safeguarded, improvement and allocated employment sites. The report is reviewed on an annual basis with changes to employment stock and new permissions reported via the LDP Annual Monitoring Report process. A more detailed full report is undertaken on a biennial basis. The information forming this section of the Background Paper has been taken from the 2017 Employment Land Monitoring Report (Appendix 1), with updates as necessary. The report monitors the take up, allocation and distribution of employment land and enables the Council to determine the extent to which the employment requirements set out in the LDP can realistically be met through existing provision. The Employment Land Monitoring Report is a useful starting point for a quantitative site inventory as it contains details of committed sites i.e. employment allocations and safeguarded sites. The tables are colour coded to show the type of designation each of the sites has within the LDP. For ease of reference the key is shown below:

Allocated Site
Safeguarded Employment Site
Contingency Site
Employment & Improvement Site
Improvement Site

Table 1: Conwy LDP 2007-2022 Allocated Employment Sites

Site	Designation	Size (ha)	Break down Use class (approximate sqm/ha)					Qualitative Assessment Carry forward to RLDP as supply?
			B1	B2	B8	Sui Gen	Other (specify)	
1.a) Abergele Business Park	Allocated Site	2	1500 sqm	0	0	2500 sqm	Vacant NYS =0.6 ha	Yes will be safeguarded supply
2.a) Abergele south east	Allocated Site	2					Vacant lost 1ha due to flood risk NYS = 1.0 ha	Yes. Abergele South East is recognised regionally as supply.
2.b) Abergele south east	Contingency Site	3					Vacant NYS = 3.7 ha	Yes. Abergele South East is recognised regionally as supply.
14) Penmaen Road, Conwy*	Allocated Site	0.5					Vacant NYS = 0.5 ha	Yes – site is now committed (planning application granted)
17) Former goods yard	Allocated Site	1.4					Vacant NYS = 1.4 ha	Yes – while site has not yet been developed the Council is aware that there is interest in the site for business use.
20) Esgyryn	Allocated Site	9.8					D1 (School) = 2.7ha B1 =0.24 C3 = 4.6	Esgyryn 1.3ha is not feasibly developable as the remaining undeveloped land is land locked by the school and WG offices. This leaves 0.96ha as potentially developable for employment uses.

							Vacant NYS = 2.26ha	
21) North East of former goods yard	Allocated Site	0.4					Vacant NYS = 0.4 ha	Yes – site in council ownership and could come forward as part of development on neighbouring site.
29.a) Land at Orme View Filling Station	Allocated Site	0.5					Vacant NYS = 0.5ha	No. No known interest in bringing site forward for employment.
29.b) Land at Orme View Filling Station	Contingency Site	0.5					Vacant NYS = 0.5ha	No. No known interest in bringing site forward for employment
33) Site R5 off the B5105	Allocated Site	1					Vacant NYS = 1.0ha	No. No known interest in bringing site forward for employment
34) Land at Memorial Hall	Allocated Site	0.3					Vacant NYS = 0.3ha	Yes – potential interest in this site.
36) Site R44 Llangernyw	Allocated Site	0.3					Vacant NYS = 0.3ha	No. No known interest in bringing site forward for employment
37) Land at Llansannan	Allocated Site	1					Vacant NYS = 1.0ha	No. No known interest in bringing site forward for employment
			Total undeveloped allocated land:				13.46ha	<u>8.86ha</u>
			Total deliverable land:					

*Penmaen Road site was allocated as mixed use B1 and Housing, however housing element is no longer feasible. A planning application has been approved 23/01/18 see ref 0/44795 for an Industrial Park, Penmaen Road, Conwy. The total area with permission for B class use is now **2.4ha** the additional 1.9 ha is reflected in Table 3 below.

Total Existing LDP Allocated Employment Sites (NYS): 8.86ha

Table 2 - Safeguarded Employment Land not yet started:

Site	Designation	Size (ha)	Break down Use Class (approximate sqm/ha)				
			B1	B2	B8	Sui Gen	Other (specify)
7) Tir Llwyd Business Park*	Safeguarded Employment Site	34.9	0	2040sqm	260sqm	7570sqm	Vacant NYS = 29.7ha
32) Ty Gwyn	Safeguarded Employment Site	6.7	310sqm	550sqm	1220sqm	1490sqm	Vacant NYS = 0.5
					Total Safeguarded land not yet started:		30.2ha
					Adjusted Total not inc. Tir Llwyd due to flood constraints:		0.5ha

*Permission granted for 0.28ha on Tir Llwyd – see table 3.

Table 3 –Sites with planning permission for B1, B2, B8 use and losses of B1, B2, B8 and applications for Certificate of Lawful Use.

Planning Reference	Location	Use class	Size in ha unless stated	Safeguarded or allocated Emp site?	Count as additional supply/loss?
0/37536	Former dairy site, Station Road, Mochdre.	B1 & B8 light industrial/storage & distribution space	Gain of 0.38	Yes within safeguarding designation.	No already counted.
0/41488	Esgyryn, Narrow Lane, Llandudno Junction.	B1 office space	Gain of 0.2	Yes within allocation.	No already counted.
0/41693	Parc Ty Gwyn, Llanrwst.	B1 light industrial and office space	Gain of 0.85	Yes within safeguarding designation.	No already counted.
0/41782	Parc Ty Gwyn, Llanrwst.	B2 Erection of Garage	Gain of 0.18	Yes within safeguarding designation.	No already counted.

0/42331	Land at Tir Llwyd Industrial Estate Kinmel Bay.	B2 Manufacturing	Gain of 0.23	Yes within safeguarding designation.	No already counted.
0/42552	Coed Pella Road, Colwyn Bay.	B1 Offices	Gain of 0.3 ha	No	Yes.
0/43536	Land at Tir Llwyd Industrial Estate Kinmel Bay.	Erection of a part office, part storage and distribution building (Use Class B1 and B8)	Gain of 0.28	Yes within safeguarding designation.	No already counted.
0/43901	Former dairy site, Station Road, Mochdre	Additional office space and show room (mezzanine).	Gain of 335sqm	Yes within safeguarding designation	No already counted.
0/44106	Glan Y Mor Road (Arriva/NWWN)	Erection of supermarket	Loss of 1.3 B1/B2/B8	Within an Improvement site, but not safeguarded	Yes.
0/44042	Foryd Bank Kinmel Bay	Extension to existing workshop	Gain of 439sqm of B2 floor space	No	Yes.
0/44328	St. Asaph Ave Kinmel Bay	B8 storage containers (previously B2 land)	Gain of 728sqm	No	Yes.
0/44795	Penmaen Road, at Conwy	B1, B2, B8	Gain of 1.9 hectare (allocated site but for 0.5 ha in plan)	Yes allocation, but only for 0.5 hectares so gain of 1.9 ha.	Yes.
0/44796	Unit on Penmaen Road, above allocated site at Penmaen Road	B1	2,658 sqm of B1	Included within permission above.	No already counted as above.
0/45327	Unit 2 The Creamery Business Park, Mochdre	B1/B8 to D2 Change of use to Gym,	Loss of 273 sqm	Yes within safeguarding designation	Yes.
0/45470	Penrhos Manor, Oak	B1 to D1 (approx. 1/3 of building)	Loss of 467sqm	No	Yes.

	Drive, Colwyn Bay				
0/45573	Riverside Business Park, Benarth Road Conwy	B1 Extension to offices	Gain of 60sqm	Yes within safeguarding designation	Yes.
0/45720	Engineer House, Tir Llwyd Industrial Estate	B1 Extension to offices	Gain of 160sqm	Yes within safeguarding designation	Yes.
0/45493	Cader Avenue, Kinmel Bay	Certificate of lawfulness B2/B8	1.9 ha B2/B8	Yes within safeguarding designation	Site vacant so included in full -Application to be determined.
		Net additional floorspace:		2.86 hectare	

Note: The results from Table 3 should be taken into account as they represent flux in the employment land market and new permissions could come forward within the RLDP period, therefore representing potential supply within the RLDP timeframe. At LDP Deposit stage, the Employment Land Study (appendix 1) will be updated and will include some of these changes where they have been built out. Such changes will be removed from the above table to ensure no double counting.

3.2 Existing Developed Stock

Developed occupied or vacant premises in existing employment sites (potential for intensification if occupied)

LDP Site Name	Address 1	Address 2	Town	Approx floorspace sqm
Former Fisheries Research Site	Telford Lodge	Benarth Road	Conwy	93.10
Former Dairy Site	The Creamery Business Park	Station Road	Colwyn Bay	104.61
Pensarn Trading Estate	Station Business Park	Marine Road	Abergele	82.93
Former Council Tip	Diamond Units	Blackmarsh Road	Colwyn Bay	88.27
Former Council Tip	Parc Elwy	Eagle's Farm Road	Colwyn Bay	207.63
Quinton Hazell	Quinton Hazell Ltd	Glan Y Wern Road	Colwyn Bay	4,071.05
Tre Marl 3	Unit 4 Unit 6 Unit 13 Unit 14 Unit 15 Unit 20	Tal Y Sarn	Llandudno Junction	3,917.94
Abergele Business Park	North Wales Business Park	Cae Eithin	Abergele	700.99
Tir Llwyd	Cci Business Park	St Asaph Avenue	Kinmel Bay	186.08
Glan y Mor Road	The Round House	Glan Y Mor Road	Llandudno Junction	247.75
Former Council Tip	SiteQuest Enterprise Parc	Conway Road	Colwyn Bay	665.20
Llys Eirias Offices	Llys Eirias	Abergele Road	Colwyn Bay	631.92
			Total=	10997.47 sqm or 1.1ha

Total allocations, permissions for B class, safeguarded land and vacant existing as at March 2019 = 13.32ha

4. Conclusion

To conclude, the current employment land supply in Conwy is **17.92 ha** which is reduced to **13.32 ha** based on the above desk top analysis and initial qualitative assessment. However, there are a few uncertainties and unresolved issues that are outstanding at present, for example the application for Certificate of Lawfulness at Cader Avenue and feasibility of the development of lands that are currently allocated for employment. Further work i.e. a detailed qualitative assessment will be required during the preparation of the Deposit LDP to further assess the quality and feasibility of land supply, for example whether or not the allocated sites are still deliverable or if they should be replaced with new sites following the candidate site assessment. The current supply will also need to be assessed against BP18 – Employment Land Review in terms of the amount of land needed and whether the business-use class requires changing to meet predicted demand, and BP19 – Commercial Market Analysis to understand if existing and candidate sites are located in areas of demand.

Appendix 1: Table of LDP Allocated, Safeguarded, Contingency and Improvement sites for Employment – Employment Land Monitoring Report (Completed March 2017)

(also see LDP map)

Area	Settlement	Site	Designation	Size (ha)	Break down Use class (approximate sqm/ha)				
					B1	B2	B8	Sui Gen	Other (specify)
East	Abergele	1.a) Abergele Business Park	Allocated Site	2.0	1500 sqm	0	0	2500 sqm	Vacant NYS = 0.6 ha
		1.b) Abergele Business Park	Safeguarded Employment Site	3.8	5200 sqm	0	0	0	D1 =1856 sqm A1 =130 sqm
		2.a) Abergele south east	Allocated Site	2.0					Vacant NYS = 2.0 ha
		2.b) Abergele south east	Contingency Site	3.7					Vacant NYS = 3.7 ha
		3) Peel Street	Employment & Improvement Site	1.1	0	1840 sqm	280 sqm	930 sqm	Vacant empty building = 480 sqm A1/B8 =850 sqm
		4) Threeways Garage	Safeguarded Employment Site	2.1	0	0	0	2470 sqm	0
	Pensarn	5) Pensarn Trading Estate	Employment & Improvement Site	4.8	1180 sqm	0	1950 sqm	930 sqm	A1 =1740 sqm
	Kinmel Bay	6) Cader Avenue	Employment & Improvement Site	1.9	0	0	7570 sqm	0	0

Area	Settlement	Site	Designation	Size (ha)	Break down Use class (approximate sqm/ha)				
					B1	B2	B8	Sui Gen	Other (specify)
		7) Tir Llwyd Business Park	Safeguarded Employment Site	34.9	0	2040 sqm	260 sqm	7570 sqm	Vacant empty building B1/B2/B8 =2700 sqm Vacant NYS = 29.7 ha
Colwyn	Colwyn Bay	8) Llys Eirias Offices	Safeguarded Employment Site	1.4	2608 sqm	0	0	0	Vacant empty building B1= 1224 sqm
	Mochdre	9) Bron Y Nant Road	Employment & Improvement Site	1.1	0	0	145 sqm	917 sqm	A1 = 140 sqm
		10) Glan Y Wern Road	Employment & Improvement Site	3.1	3414 sqm	0	0	1722 sqm	A1 = 605 sqm
		11) Quinton Hazell	Safeguarded Employment Site	4.9	1486 sqm	7760 sqm	7760 sqm	316 sqm	
		12) Former Dairy Site	Safeguarded Employment Site	1.0	621 sqm	0	259 sqm	621 sqm	A1 =259 sqm Vacant empty buildings 603 sqm D1=259 sqm
13) Mochdre Commerce Park, Conwy Road	Safeguarded Employment Site	21.6	2902 sqm	1402 sqm	3865 sqm	8896 sqm	A1 =8153 sqm Vacant empty buildings = 15651 sqm		

Area	Settlement	Site	Designation	Size (ha)	Break down Use class (approximate sqm/ha)				
					B1	B2	B8	Sui Gen	Other (specify)
									Sports Ground/club = 29180 sqm
Creuddyn	Conwy	14) Penmaen Road, Conwy	Allocated Site	0.5					Vacant NYS = 0.5 ha
		15) Former Fisheries Research Site	Employment & Improvement Site	0.7	1466 sqm	0	0	90 sqm	
		16) Morfa Business Park	Safeguarded Employment Site	15.4	14251 sqm	3613 sqm	3596 sqm	239 sqm	Vacant NYS = 398 sqm Vacant empty buildings = 8583 sqm Football ground = 12222 sqm
	Llandudno	17) Former goods yard	Allocated Site	1.4					Vacant NYS = 1.4 ha
		18) Builder Street	Employment & Improvement Site	11.4	843 sqm	1344 sqm	2552 sqm	5691 sqm	Vacant empty buildings = 1720 sqm Coach park = 2.2 ha A1 = 790 sqm D1 = 111 sqm

Area	Settlement	Site	Designation	Size (ha)	Break down Use class (approximate sqm/ha)				
					B1	B2	B8	Sui Gen	Other (specify)
		19) Arch Motors	Improvement Site	1.3	0	0	0	1.3 ha (scrap yard)	
	Llandudno Junction	20) Esgyryn	Allocated Site	5.2					D1 (School) = 2.9 ha Vacant NYS = 2.3 ha
		21) North East of former goods yard	Allocated Site	0.4					Vacant NYS = 0.4 ha
		22) Glan Y Mor Road (Arriva/NWWN)	Improvement Site	4.1	4992 sqm		1549 sqm	2640 sqm	Vacant empty buildings = 836 sqm A1=1079 sqm A3=296 sqm
		23) Sarn Mynach WG Office	Safeguarded Employment Site	3.9	6500 sqm	0	0	0	
		24) Richard Williams	Safeguarded Employment Site	1.0	0	0	0	3561 sqm	
		25) Former Hot Point Factory	Safeguarded Employment Site	8.0	429 sqm	0	1991 sqm	9900 sqm	D2 (Gym) =1132 sqm
		26.a) Tre Marl (1)	Employment & Improvement Site	4.7	0	0	403 sqm	8756 sqm (8106)	

Area	Settlement	Site	Designation	Size (ha)	Break down Use class (approximate sqm/ha)				
					B1	B2	B8	Sui Gen	Other (specify)
								sqm scrap yard)	
		26.b) Tre Marl (2)	Safeguarded Employment Site	0.5	1800 sqm	0	0	0	
		26.c) Tre Marl (3)	Safeguarded Employment Site	4.2	1802 sqm		5149 sqm	4892 sqm	Vacant empty building = 2103 sqm
		26.d) Tre Marl (4)	Safeguarded Employment Site	4.9			4138 sqm	5792 sqm	Vacant empty building=549 sqm
		27.a) East of Tre Marl (1)	Employment & Improvement Site	1.2				3471 sqm	
		27.b) East of Tre Marl (2)	Safeguarded Employment Site	1.1	492 sqm	139 sqm	492 sqm	2277 sqm	Vacant empty building =675 sqm A1 =246 sqm
West	Llanfairfechan	28) Llanfairfechan Industrial Estate	Safeguarded Employment Site	1.0	129 sqm	0	0	447 sqm	Vacant empty building =836 sqm
	Dwygyfylchi	29.a) Land at Orme View Filling Station	Allocated Site	0.5					Vacant NYS = 0.5 ha

Area	Settlement	Site	Designation	Size (ha)	Break down Use class (approximate sqm/ha)				
					B1	B2	B8	Sui Gen	Other (specify)
		29.b) Land at Orme View Filling Station	Contingency Site	0.5					Vacant NYS = 0.5 ha
Llanrwst	Llanrwst	30) Station Yard	Employment & Improvement Site	0.2	0	420 sqm	0	0	
		31) North Station Yard	Improvement Site	1.3	341 sqm	210 sqm	0	131 sqm	A1=112 sqm
		32) Ty Gwyn	Safeguarded Employment Site	6.7	310 sqm	550 sqm	1220 sqm	1490 sqm	Vacant empty building = 130 sqm Under construction = 1500 sqm Vacant NYS = 0.6 ha
Rural	Cerrigydrudion	33) Site R5 off the B5105	Allocated Site	1.0					Vacant NYS = 1.0 ha
	Dolgarrog	34) Land at Memorial Hall	Allocated Site	0.3					Vacant NYS = 0.3 ha
	Glan Conwy	35) Cae Ffwt Business Park	Safeguarded Employment Site	1.4	935 sqm	0	0	0	Vacant empty building = 137 sqm D2 = 128 sqm
	Llangernyw	36) Site R44 Llangernyw	Allocated Site	0.3					Vacant NYS = 0.3 ha

Area	Settlement	Site	Designation	Size (ha)	Break down Use class (approximate sqm/ha)				
					B1	B2	B8	Sui Gen	Other (specify)
	Llansannan	37) Land at Llansannan	Allocated Site	1.0					Vacant NYS = 1.0 ha

Key to colour codes:

Allocated Site
Safeguarded Employment Site
Contingency Site
Employment & Improvement Site
Improvement Site

Key findings

B1 sqm	B2 sqm	B8 sqm	Sui Gen sqm
46,501	19,318	43,179	83,155

Vacant not yet started (in hectares) = 44.84ha

Vacant buildings (in sqm) = 36,227sqm

Important note: Measurements contained within this study have been derived from a desk-based exercise and can only provide the reader with an approximation rather than precise values.