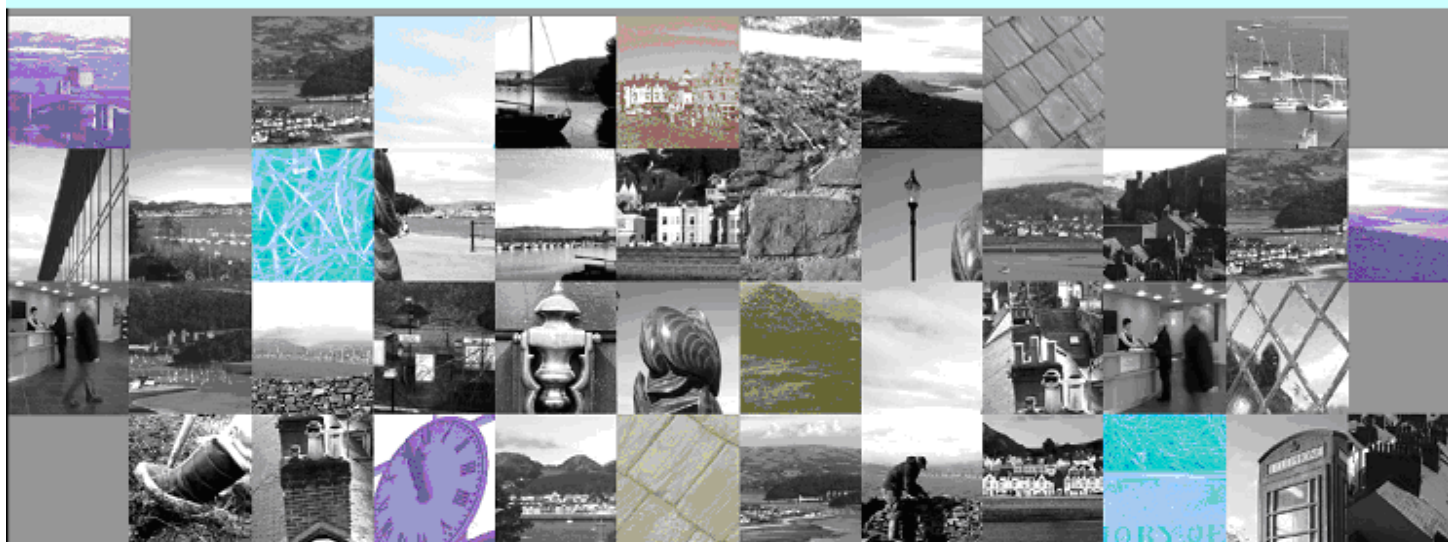


Conwy Deposit Local Development Plan 2007 – 2022 (Revised edition 2011)



REVISED BACKGROUND PAPER 42 – SUBMISSION

Employment Land Demand and Supply

August 2012

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1. Jobs Demand

The Baker Associates Final Draft Report (2009) (refer to BP/3 Growth Level Options Report') recommended 3690 (rounded to 3700) jobs in taking account of population and household change prediction levels. The JOP Employment Land Monitoring Report (2010) (refer to BP/13) concluded a requirement of 37 hectares (ha) and applied a 100 jobs to housing ratio for all employment B-classes (i.e. 3700 jobs).

A further review of the population and household projections was carried out in October 2011 by the Council's Corporate Research and Information Unit (refer to BP/2 – 'Population and Household Projections'). The justification for the further review was to understand the impacts of the new predictions related to birth and death rates as published by the Government Actuaries Department in September 2011. The new data was released post the consultation on the revised deposit Plan. The new 2011 figures also updated the migration data which was used in the 2008-based projections and which informed the revised deposit Plan, BP/2 and this background paper. Migration is the major influence on population and household change within Conwy County Borough and, therefore, further review is justified. The review also provided a different, more robust migration scenario for projecting forward past trends – Welsh Government produced only one migration scenario (five year trend), which had limitations to its usefulness, especially as migration is the most volatile component of change. The review also took account of the changes in state pension age which will come into affect before 2022 (LDP Plan period end) as well as the change in working age population, resulting in a holistic jobs growth number of **2350 new jobs** by 2022 against a housing requirement of **6350 new dwellings**. A contingency of 10% is added to take account of any issues with delivery over the Plan period, resulting in a need of **2585 jobs**. The land allocations and distribution are analysed and detailed within this report. An additional element of flexibility is also set out in the Plan through Policy EMP/3 – 'New B1, B2 & B8 Office and Industrial Development on Non-Allocated Sites' where new development on non-allocated sites would be permitted subject to criteria.

Significant objections to the level of proposed growth from both developers and the public also provided further justification to review the growth level

Further employment land, in the region of **1800 jobs**, is required to contribute to reducing out-commuting levels and through bringing empty homes back into use. This further

requirement is kept separate from the above need due to there being no impact on additional housing requirement. A further contingency of 10% is again added to take account of any issues with delivery over the Plan period, resulting in a total need to reduce out-commuting levels of **1980 new jobs**

A total jobs requirement of 4150 new jobs (inclusive of population projections and out-commuting reduction) with a contingency level up to 4565 jobs

2. Translation of Jobs to Land Ratio

Both the Baker Associates 'Growth Level Options Report' and the JOP Employment Land Study contradict each other with regards to the number of jobs to land requirement ratio. As a result of these discrepancies, a mid-point approach is taken as detailed below.

- Based on JOPs assumptions the LDP would need to make provision for approximately 27 ha (100 jobs/per 1 ha ratio for all B Class uses) in meeting the population and household change levels. (See table 1 below)
- Based on the Baker Associates assumptions we would require approximately 19 ha (300 jobs/ha ratio for B1 and 100 jobs/ha ratio for B2 and B8). The figures as presented have been rounded to the nearest 50

Table A1: Translation of Jobs to Land (JOP Study)

Employment Use	Jobs Required	Translation of Jobs to Land
Jobs for B1/B8 (60% of 2350)	1410 Jobs	
Jobs for B1 (80% of 1410)	1128 Jobs	11.5 hectares
Jobs for B8 (20% of 1410)	282 Jobs	3 hectares
Jobs for B2 (40% of 2350)	940 Jobs	9.5 hectares
TOTAL	2350 Jobs	24 hectares

Table A2: Translation of Jobs to Land (Baker Associates Study)

Employment Use	Jobs Required	Translation of Jobs to Land
Jobs for B1/B8 (60% of 2350)	1410 Jobs	
Jobs for B1 (80% of 1410)	1128 Jobs	4 hectares
Jobs for B8 (20% of 1410)	282 Jobs	3 hectares
Jobs for B2 (40% of 2350)	940 Jobs	9.5 hectares
TOTAL	2350 Jobs	16.5 hectares

A mid-point between the 16.5 ha and 24 ha is proposed resulting in a need to provide approximately **20.5 ha of land in the Plan to accommodate 2350 Jobs**. A 10% contingency level is added for flexibility raising the land requirement to meet population and household projections to **22.5 ha**.

3. Reduction in Out-Commuting Levels and Associated Land Requirement

As identified in the Baker Associates Final Report (refer to BP/3), it is possible over the Plan period to reduce out-commuting by **1800** through location of higher value employment and bringing empty homes back into use. The revised deposit Plan only made provision for 307 empty homes coming back into use. However, this figure has been increased based on past trends and recent performance to 509 (refer to BP/4 'Housing Land Supply' and BP/3). This additional land requirement 'does not' have a bearing on housing land supply overall due to the out-commuters residing in the County Borough and through bring empty homes back into use..

Using the same mid-point calculation above, to take account of both jobs to land ratios, the additional 1800 jobs requirement is translated to land as follows:

- Based on JOPs assumptions we would require approximately 18 ha (100 jobs/per 1 ha ratio)
- Based on the Baker assumptions we would require approximately 13 ha (300 jobs/ha ratio for B1 and 100 jobs/ha ratio for B2 and B8).
- A mid-point between the 12.5 ha and 18 ha is approximately **15.5 ha**, which is proposed with no impact on housing numbers. Bearing in mind the aspirations to reduce travel and taking into account sustainability, the entirety of this need should be allocated within the Urban Development Strategy Area, predominantly in the strategic hub location of Llandudno Junction. A further contingency level is added of 1.5 ha, raising the total land requirement generated via reduction in out-commuting levels to 17 ha.

4. Distribution of Employment Land

Distribution of need generated by predicted population and household change:

As detailed in the JOP Employment Land Study (June 2010), the majority of this demand (80%) should be distributed throughout the Urban Development Strategy Area and the remaining (20%) within the Rural Development Strategy Area. However, as a result of a further review of the distribution (refer to BP/37 – ‘Growth Distribution Options Report’), objections received to the revised deposit Plan and evidence used to inform the distribution percentages in the JOP Study, the distribution split has been amended to 85% in the urban and 15% in rural areas to ensure a holistic growth strategy approach (i.e. the same level of housing and proportionate to the population levels). In terms of meeting the demand associated with changes in population and households, **17.5 ha** would be required in the Urban Development Strategy Area (UDSA) and **3 ha** in the Rural Development Strategy Area (RDSA). A contingency level of 1.5 ha is proposed in the UDSA and 0.5 ha in the RDSA

Distribution of need generated to reduce out-commuting levels:

The demand generated to reduce out-commuting levels (15.5 ha) will be allocated entirely (100%) within the UDSA, predominantly in the Llandudno Junction gateway and strategic hub location. A further contingency of 1.5 ha is proposed in the UDSA to take account of land not coming forward to reduce out-commuting levels.

5. Total Land Requirement 2007 - 2022

The overall total land requirement is **36 ha** (20.5 ha ‘Population Projection’ + 15.5 ha ‘Out-commuting Reduction’). The UDSA will meet 33 ha of this need and 3 ha will be allocated in the RDSA. A further contingency of **3.5 ha** is proposed with **3 ha** being located in the UDSA and **0.5 ha** in the RDSA. Tables 3 and 4 below demonstrate further.

6. Type of Demand

Based on the findings of the JOP Employment Land Study (2010), the overall requirement of 36 ha is distributed via the various B Use Classes as follows:

- B1/B8 – Approximately 60% of the 36 ha (21.5 ha of B1/B8). To meet the Council’s objectives of higher value employment opportunities, 80% of the 21.5 ha will be allocated for B1 (17 ha) and 20% for B8 (4.5 ha)
- B2 – Approximately 40% of the 36 ha (14.5 ha of B2)

The tables below detail this requirement when implementing the method and conclusions of the JOP Employment Land Study. **It must be noted, that the table below has not been taken from the JOP Study, it merely uses the distribution of B1, B2 & B8 percentages and methods concluded (as set out above) in the study when implementing the ‘mid-point’ translation of jobs to land requirement ratio.** Tables 3 and 4 below demonstrate further.

Table A3: B Class land use requirement distribution in meeting the predicted population and household changes

Location	Total Allocation	B1/B8	B2
Urban Development Strategy Area	17.5	10.5	7.0
Rural Development Strategy Area	3.0	1.8	1.2
Total	20.5	12.3	8.2

Table A4: B Class land use requirement distribution in meeting a reduced out-commuting level

Location	Total Allocation	B1/B8	B2
Urban Development Strategy Area	15.5	9.3	6.2
Rural Development Strategy Area	0	0	0
Total	15.5	9.3	6.2

7. Phasing

Based on the 36 ha requirement and the findings of the JOP Study, the employment land need is phased as set out below and detailed further in Tables 5, 6 and 7 below.

B1/B8

- 15% in the Short Term 2007 – 2012
- 60% in the Medium Term 2012 – 2017
- 25% in the Long Term (2017 – 2022)

B2

- 12% in the Short Term 2007 – 2012
- 60% in the Medium Term 2012 – 2017
- 28% in the Long Term 2017 – 2022

Table A5: B Class land use requirement distribution in meeting the predicted population and household change levels

Location	B1/B8				B2			
	S	M	L	Total	S	M	L	Total
Urban Development Strategy Area	1.6	6.3	2.6	10.5	0.8	4.2	2.0	7.0
Rural Development Strategy Area	0.3	1.0	0.5	1.8	0.14	0.72	0.34	1.2
Sub Total				12.3				8.2

Table A6: B Class land use requirement distribution in meeting a reduced out-commuting level

Location	B1/B8				B2			
	S	M	L	Total	S	M	L	Total
Urban Development Strategy Area	1.4	5.6	2.3	9.3	0.74	3.72	1.74	6.2
Rural Development Strategy Area	0	0	0	0	0	0	0	0
Sub Total	1.4	5.6	2.3	9.3	0.74	3.72	1.74	6.2

Table A7: Overall land use distribution when taking account of population and household change and reduced out-commuting levels

Location	B1/B8				B2			
	S	M	L	Total	S	M	L	Total
Urban Development Strategy Area	3.0	11.9	4.9	19.8	1.54	7.92	3.74	13.2
Rural Development Strategy Area	0.3	1.0	0.5	1.8	0.14	0.72	0.34	1.2
Total	3.3	12.9	5.4	21.6	1.68	8.64	4.08	14.4

8. Supply

In determining the overall level of new employment allocations and contingencies, the following is taken account of:

- Employment (B1/B2/B8) developed/constructed since 2007 (beginning of Plan period)
- Employment (B1/B2/B8) development currently under construction
- Committed Employment (B1/B2/B8) development likely to be developed over the Plan period (employment with planning permission but not yet started)

Table A8: Employment Land Supply 2007 to date

Sites	Use type	Constructed since 2007	Committed (undeveloped)
URBAN DEVELOPMENT STRATEGY AREA			
Mochdre Commerce Park, Mochdre	B1, B2 & B8 (predominantly B2 & B8)	5.5	5
Hotpoint, Narrow Lane, Llandudno Junction	B1	3.7	0
Llandudno 'online', Conwy Road, Llandudno Junction	B1 & B2		3.2
Abergele Business Park	B1	2.0	0

Lynx express, Penrhyn Avenue, Links Rd, Rhos on Sea	B1	0	0.13
Unit 1 Morfa Conwy Business Park, Conwy	B1 & B2	0.2	0
Land at Ffordd Maelgwyn, Junction	B1, B2 & B8	0.3	0
Former Dairy, Station Road, Mochdre	B1 & B8	0	0.7
Ty Gwyn, Llanrwst	B1, B2 & B8		1.54
Sub Total		11.7	10.57
Total current supply in the urban area		22.27 hectares	
Total required to meet predicted population change		17.5 hectares	
Total required to contribute to out commuting levels		15.5 hectares	
New land allocations required in the Urban Area		10.73 hectares	
RURAL DEVELOPMENT STRATEGY AREA			
N/A	N/A	0	0
Sub Total		0.00	0.00
Total required to meet predicted population change		3.0 hectares	

It is essential that the LDP is based on deliverability and all sites are supported by evidence to suggest clearly that they are likely to come forward over the plan period (2007 – 2022). Therefore, the Tir Llwyd Industrial Estate is not included as a source of supply due to uncertainty of delivery. Further detail is provided in BP/13 to justify this.

Taking into account the above sources of supply (all of which fall within the Urban Development Strategy Area), the impact on the need for new allocations in the revised LDP is as follows:

9. New Allocations

The land required via new allocations is detailed below:

Urban Development Strategy Area: 10.73 ha (11 ha)

Rural Development Strategy Area: 3.0 ha (3 ha)

The following is proposed as new allocations within the UDSA. Refer to BP/21 – ‘Site Deliverability Assessment’ and BP/30 – ‘Phasing Plan’ for information with regards to the deliverability and phasing of the sites. Additionally, it must be noted that whilst Llanrwst is

classed as an urban settlement due to its population size and level of facilities and services, it does fall within a rural location being some 13 miles from the strategic road and rail network. Llanrwst has strong relationships with surrounding rural settlements and acts as a key service centre for employment, retailing and key facilities.

Table A9: Employment Allocations in the Urban Development Strategy Area

URBAN DEVELOPMENT STRATEGY AREA		
Urban Settlement	Site	Employment Allocation
Strategic Hub Location – Llandudno Junction	Esgyryn, Llandudno Junction (Mixed-use Housing and Employment Site)	5.2 hectares of B1 Employment
Strategic Hub location - Llandudno Junction	North East of Former Goods Yard	0.4 hectares of B1 Employment
Conwy	Penmaen Road, Conwy (Mixed-use Housing and Employment)	0.5 hectares of B1 Employment
Llandudno	The former Goods Yard	1.4 hectares of B1 Employment
Abergele	Abergele South East Mixed-use Housing and Employment)	2.0 hectares of B1 Employment
Abergele	Abergele Business Park	2 hectares of B1 Employment
	TOTAL	11.5 hectares (surplus of 0.5 ha)

The following is proposed as new allocations within the RDSA

Table A10: Employment Allocations in the Rural Development Strategy Area

RURAL DEVELOPMENT STRATEGY AREA		
Location	Proposed Site	Employment Allocation
Tier 1 Main Village	MS9 Orme View Filling Station, Dwygyfylchi (Mixed-use Housing and Employment Site)	0.5 hectares of B1/B2/B8 Employment
Tier 2 Main Village	Site 199 Land at Memorial Hall, Dolgarrog	0.3 hectares of B1/B2 Employment
Tier 2 Main Village	Site R30, Llansannan	1.0 hectares of B1/B2 Employment
Tier 2 Main Village	Site R44 Llangernyw	0.3 hectares of B1/B2 Employment
Tier 2 Main Village	Site R5 off B1505, Cerrigdrudion (Mixed-use Housing and Employment Site)	1.0 hectares of B1/B2 Employment
	TOTAL	3.1 hectares (surplus of 0.10 ha)

The table below details the current supply and release of allocated sites to meet the above need (2007 – 2022). It is clear that the construction of sites since 2007 has resulted in a significant over-supply in the first phases of the plan. However, it has been shown that employment land is deliverable and available to meet the predicted market demand. It will be paramount that the take-up of constructed sites is monitored and actions taken accordingly in line with the Annual Monitoring Report.

Table A11: Current B1, B2 & B8 Employment Supply and Release of Allocations								
Location	Total Land Area ha	Status	B1/B8			B2		
URBAN DEVELOPMENT STRATEGY AREA								
SITES (Constructed, Under Construction, Committed and New Allocations)			Short Term 2007 - 2012	Medium Term 2012 - 2017	Long term 2017 - 2022	Short Term 2007 - 2012	Medium Term 2012 - 2017	Long term 2017 - 2022
Mochdre Commerce Park	10.5 (B1, B2 & B8)	Completed 2010/ Committed	2.5 completed			1.5 completed	6.0 1.5 completed	0.5
Land at Ffordd Maelgwyn, Llandudno Junction	0.3 (B2)	Completed 2010				0.3 completed		
Hotpoint, Narrow Lane, Llandudno Junction	3.7 (B1)	Completed 2010	3.7 completed					
Former Dairy, Station Road, Mochdre	0.7 (B1 & B8)	Committed		0.7				
Lynx Express, Penrhyn Avenue, Links Road, Rhos on Sea	0.13 (B1)	Committed		0.13				
Unit 1, Morfa Conwy Business Park, Conwy	0.2 (B1 & B8)	Completed 2010	0.2 completed					
Abergele Business Park (Phase 1)	2.0 (B1)	Completed 2010	2.0 completed					
Abergele Business Park (Phase 2)	2.0 (B1)	New Allocation		2.0				
Esgyryn, Llandudno Junction (Mixed use Employment/Housing site)	5.2 (B1)	New Mixed-Use Allocation		4.2	1.0			
Penmaen Road, Conwy (mixed use housing and employment site)	0.5 (B1)	New Mixed-Use Allocation		0.5				
Llandudno 'on line', Conway Road, Llandudno Junction	3.2 (B1 & B2)	Committed		1.0			2.2	
North East of Former Goods Yard, Llandudno Junction	0.4 (B1)	New Allocation		0.4				
The former Goods Yard, Llandudno	1.4 (B1)	New Allocation		1.4				
Abergele South East Mixed-use Housing and Employment	2.0 (B1)	New Allocation			2.0			
Ty Gwyn, Llanrwst	1.54 (B1,B2 & B8)	Committed		0.4			0.3	0.84
RURAL DEVELOPMENT STRATEGY AREA								
MS9 Orme View Filling Station, Dwygyfylchi (Tier 1 Main Village)	0.5 (B1/B2/B8)	New Allocation		0.2				0.3
Land at Memorial Hall, Dolgarrog (Tier 2 Main Village)	0.3 (B1/B2/B8)	New Allocation						0.3
Site R30, Llansannan (Tier 2 Main Village)	1.0 (B1/B2/B8)	New Allocation		0.6			0.4	
Site R44, Llangernyw (Tier 2 Main Village)	0.3 (B1/B2/B8)	New Allocation			0.2			0.1
Site R5 off B1505, Cerrigydrudion (Tier 2 Main Village)	1.0 (B1/B2/B8)	New Allocation		0.3	0.2		0.3	0.2
TOTAL SUPPLY			8.4	11.83	3.4	1.8	9.2	2.24

10. New Contingency and Supply

Urban Development Strategy Area: 3 ha

Rural Development Strategy Area: 0.5 ha

The following contingency sites are proposed:

Table A12: Employment Contingency Sites

Location	Proposed Site	Use	Size
Urban Development Strategy Area	Abergele South East	B1/B2/B8	3.7 hectares
TOTAL URBAN CONTINGENCY SUPPLY			3.7 hectares
Rural Development Strategy Area	MS9 Orme View Filling Station, Dwygyfylchi (Tier 1 Main Village)	B1/B2/B8	0.5 hectares
TOTAL RURAL CONTINGENCY SUPPLY			0.5 hectares