

## **APPENDIX 3**

### **REGIONAL SITE SCORING CRITERIA**

### Appendix 3 – Regional Site Scoring Criteria to Accompany Proformas

<b>Criteria</b>	<b>Issues to Consider</b>	<b>1 – Poor</b>	<b>5 – Excellent</b>
<b>Accessibility</b>	Links to major roads (M4, A48, A4222, A4226, A4232, A4050, A4055) local and strategic access; public transport and pedestrian cycle access; internal circulation and parking.	Over five miles away from major junctions or dual carriageways. Difficult, narrow access via residential streets/roads; sloping/bending access; congested roads and difficult site junctions. No pavements for pedestrians and lack of cycle lanes; inadequate crossing facilities. The site is remote with poor and infrequent transport links; 1 bus or train service per hour or less to a limited range of destinations. Lack of parking on site or nearby.	On major junctions and/or dual carriageways. Easy access via good quality, uncongested roads with good quality junctions. Wide pavements and cycle lanes around the site which are safe and convenient. Close to railway stations and bus stops with frequent services running to a number of areas. Ample parking on site (where applicable).
<b>Environmental Factors</b>	Internal and external environment of the site (e.g. noise, smell, dirt/dust, general pollution etc).	Dirty site upon which activities are (or were) noisy and emit significant odours and dust/dirt. The site is (or was) polluting quite badly. The site impact (or previously impacted) upon adjoining occupiers; surrounding uses are highly sensitive/detrimentally impacted by activities on site. Poor quality external areas; poorly maintained with a poor design/layout.	Very clean and tidy site free from particular environmental problems (i.e. quiet, clean, odourless). The site does not (or did not) produce any significant pollutants. Surrounding uses are compatible with and not detrimentally affected by activities on site. Very high quality public areas/good quality design/landscaping and well maintained.

<i>Criteria</i>	<i>Issues to Consider</i>	<i>1 – Poor</i>	<i>5 – Excellent</i>
<b>Market Attractiveness</b>	Feasibility of site remaining for employment, local market evidence, improvement prospects, special opportunities and overall image of site.	Low profile, poor quality appearance, attracts lower end uses. High level of vacancy and difficult to let. Constraints on development and low levels of market activity. Unattractive poor quality image of the area. Would not have a realistic prospect of remaining for employment should the site become vacant or be required for an alternative use.	High profile, high quality appearance, low levels of vacancy (<10%). Units are rarely available and witness a quick turnover when vacated. The site witnesses new investment. Attractive and high quality area. Would have a very real prospect of being retained for employment purposes for the foreseeable future.

Source: Welsh Government, 2015

## **APPENDIX 4**

### **EMPLOYMENT AREA PROFORMAS**



## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	Barry Docks
Site ID:	MD16.1
Location:	Barry

Photo:



Site Description:	Port facilities bounded by low density industrial development to the north and south
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	76.88

Site Type:	Brownfield
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### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	<b>4 - Identified by ABP as available as of April 2022</b>
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Parcel 1 Site Size (ha):	0.65
Suitable for Redevelopment?	Yes
Description of Parcels <u>(Areas should be mapped. Replicate table as necessary).</u>	Wimborne Road, Adjacent 31 Berth - Sited located to the northern boundary of Barry Port with access provided via Wimborne Road. The site comprises scrub land with potential use as either an open storage site or development site (design and build opportunities). Clearance/remedial works required prior to occupation.

Parcel 2 Site Size (ha):	21.00
Suitable for Redevelopment?	Yes
Description of Parcels <u>(Areas should be mapped. Replicate table as necessary).</u>	Atlantic Crescent, Unit 19 and Coal Yard - Located centrally within Barry Port, the site comprises a large parcel of land capable of sub-division to provide smaller storage / development plots. Specification varies throughout (part fenced, with surface specification ranging from unsurfaced (majority) to part cleared / scrub in part, with small sections of compacted hardcore). Clearance / remedial works required prior to occupation.

Parcel 3 Site Size (ha):	0.45
Suitable for Redevelopment?	Yes
Description of Parcels <u>(Areas should be mapped. Replicate table as necessary).</u>	Land at David Davies Road - Gated site fronting onto David Davies Road. No services are presently connected to the site. Surface specification is predominantly hardcore, the land itself is fenced to the perimeter.

Parcel 4 Site Size (ha):	1.73
Suitable for Redevelopment?	Yes
Description of Parcels <u>(Areas should be mapped. Replicate table as necessary).</u>	Land at Windward Terminal - Comprises a site that is fenced, surfaced and has power and water connected.

## Market Potential

### Accessibility

Description:	Access to the site is good as it sits just off the A4055, with Barry Docks Rail Station to the north west
Overall Accessibility Score:	4

### Building and Site Quality and Characteristics

Description:	The buildings present are mostly in a poor condition while some areas are in use for the storage of scrap and chemical products.
Overall Building Quality Score:	2
Overall Site Quality Score:	2

### Environmental Factors

Description:	Environmental quality varies but there are significant areas of land in polluting uses or in use for the storage of hazardous materials.
Overall Internal Environment Score:	2
Overall External Environment Score	2

### Market Attractiveness

Description:	108 units are found on the site of which 5 are vacant, 25 demolished and 78 are occupied. Agents acting for port owners ABP report good interest for standard (non-port) related space of up to 2,000 sqm. Rents are still competitive at around £4/sqft (£43/sqm) on existing buildings. ABP is considering how to add service charge for non-port users as their model is based on tonnage shipped through the port. It could also open up the port fence to free up more land for occupation for non-port uses.
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If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	5

**Other Site Considerations**

**Adverse Impacts**

Description:	There are significant areas of land in polluting uses or in use for the storage of hazardous materials.
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No

**Alternative Uses**

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

**Site Notes**

Site Notes and Further Comments:	
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## Recommendations

Future Recommendations:	Overall, a low quality area with many vacant or demolished units. The area does however continue to provide budget quality accommodation to a diverse range of local businesses, while the Docks continue to serve several key employers, including the Chemicals Complex. Considerable brownfield development land is found within the Port area and ABP has indicated that it is willing to open up the port fence to free up more land for occupation for non-port uses. Consequently, the site should be protected in the Replacement LDP.
Any other actions:	
Classification: <u>(Annex D)</u>	Major Employment Sites
Does the site require safeguarding?	Yes

Vacant Land

### Parcel 1 Map – Wimborne Road, Adjacent 31 Berth



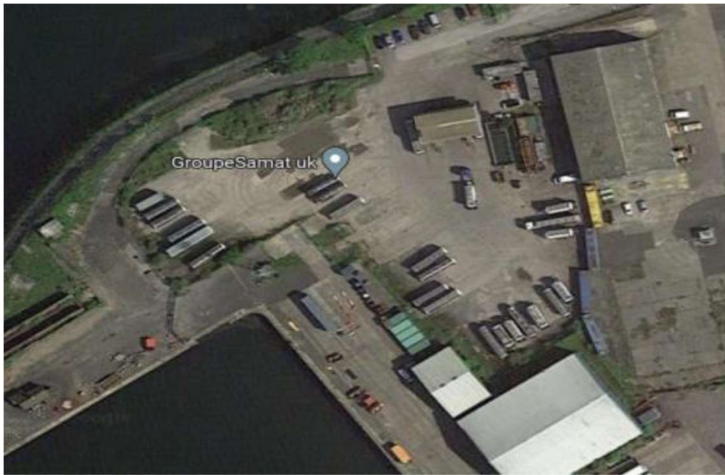
### Parcel 2 Map - Atlantic Crescent, Unit 19 and Coal Yard



**Parcel 3 Map - Land at David Davies Road**



**Parcel 4 Map - Land at Windward Terminal**





## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	The Chemical Complex
Site ID:	MD16.2
Location:	Barry



Site Description:	Major chemical complex for Dow Chemicals dispersed over multiple sites and a wide geographic area
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	118.49
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	<b>1</b>
Parcel 1 Site Size (ha):	19.44
Suitable for Redevelopment?	Yes

<p>Description of Parcels (<u>Areas should be mapped. Replicate table as necessary</u>).</p>	<p>Land at Hayes Road (CF64 5RZ) - Large area of mostly vacant land in the south of the Complex, adjacent to Tŷ Hafan Children's Hospice. The land is on the market for sale or to let. The site is split into three separate irregular shaped plots. These are available individually or combined.</p> <p>Plot One - 7.187 ha. Land which is unsurfaced and overgrown with vegetation.</p> <p>Plot Two - 7.605 ha. Predominately surfaced land with a detached industrial/warehouse unit located to the western boundary of 6,759 sqm</p> <p>Plot Three - 4.634 ha. Surfaced yard with a detached industrial/warehouse on the northern boundary of 6,060 sqm.</p>
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## Market Potential

### Accessibility

Description:	Access to the site is good as it is just off the A4055 and well located on the edge of Barry, with easy access to local services
Overall Accessibility Score:	4

### Building and Site Quality and Characteristics

Description:	The quality of both premises and sites varies across the area
Overall Building Quality Score:	2
Overall Site Quality Score:	2

### Environmental Factors

Description:	Environmental quality varies but there are significant areas of land in polluting uses or in use for the storage of hazardous materials.
Overall Internal Environment Score:	2
Overall External Environment Score	2

### Market Attractiveness

Description:	24 units are found on the site with 20 in use and 4 vacant. Just over three quarters of the site is thus in use
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes



Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	4

### Other Site Considerations

#### Adverse Impacts

Description:	Presence of land in use for the storage of hazardous chemicals
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	Yes

#### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

#### Site Notes

Site Notes and Further Comments:	
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### Recommendations

Future Recommendations:	Major complex in use by several large employers and with considerable further growth land, the site should be strongly protected to safeguard the employment it provides.
Any other actions:	
Classification: <u>(Annex D)</u>	Major Employment Site
Does the site require safeguarding?	Yes

Vacant Land

Parcel 1 Maps



## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	Atlantic Trading Estate
Site ID:	MD16.3
Location:	Barry



Site Description:	Large industrial estate with a wide mix of unit sizes and qualities, and a number of high quality new developments occurring
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	15.06
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site

Parcel 1 Site Size (ha):	
Suitable for Redevelopment?	
Description of Parcels ( <u>Areas should be mapped. Replicate table as necessary</u> ).	None - Infill plots as identified in the LDP

## Market Potential

### Accessibility

Description:	Somewhat isolated from Barry, to the rear of the Docks, but with reasonable road access
Overall Accessibility Score:	2

### Building and Site Quality and Characteristics

Description:	Generally the buildings are of a low quality however there are some high quality recent industrial developments.
Overall Building Quality Score:	3
Overall Site Quality Score:	3

### Environmental Factors

Description:	Environmental quality varies but there are significant areas of land in polluting uses or in use for the storage of hazardous materials.
Overall Internal Environment Score:	2
Overall External Environment Score	2

### Market Attractiveness

Description:	138 units are found at the site, of which 79 are occupied, 23 are new while 36 are vacant. A vacancy rate of 26 percent indicates that there is an average level of market demand, likely to be influenced by the fact that the site is somewhat isolated in the local context. However, the location is also a focus for local scale investment and development in the County Borough, suggesting the location does have strong local demand, at least for smaller industrial and warehouse uses.
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	5



## Other Site Considerations

### Adverse Impacts

Description:	Presence of several bad neighbour land uses due to scrap merchants and the storage of hazardous chemicals
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	Yes

### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

### Site Notes

Site Notes and Further Comments:	
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## Recommendations

Future Recommendations:	Large employment site and a focus for local scale industrial development, meeting local business needs and attracting some investment from Cardiff. The site should be protected in the Replacement LDP.
Any other actions:	
Classification: <b>(Annex D)</b>	Secondary Employment Sites
Does the site require safeguarding?	Yes

Vacant Land

## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	Palmerston Trading Estate
Site ID:	MD16.4
Location:	Barry



Site Description:	A medium sized industrial site with a number of smaller terraced units, within the Barry urban area
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	2.04
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	
Parcel 1 Site Size (ha):	
Suitable for Redevelopment?	

Description of Parcels ( <u>Areas should be mapped. Replicate table as necessary</u> ).	None
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## Market Potential

### Accessibility

Description:	Limited accessibility as it must be accessed by a narrow urban road through housing
Overall Accessibility Score:	2

### Building and Site Quality and Characteristics

Description:	The units are older and of low quality
Overall Building Quality Score:	2
Overall Site Quality Score:	2

### Environmental Factors

Description:	The site is free from environmental problems and is a relatively clean and tidy. The site does not produce any particular pollutants and therefore the surrounding uses are not detrimentally affected by activities on the site.
Overall Internal Environment Score:	4
Overall External Environment Score	4

### Market Attractiveness

Description:	42 units are found at the site of which 32 are occupied and 10 are vacant. This vacancy rate of around a quarter is an average level of vacancies with the estate benefitting from the presence of smaller units which are usually in demand.
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	4

## Other Site Considerations

### Adverse Impacts

Description:	None
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No

### Alternative Uses

Is the site in demand or needed for alternative uses?	Maybe
Is there benefit in retaining the site for employment purposes?	Yes

### Site Notes

Site Notes and Further Comments:	
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## Recommendations

Future Recommendations:	Low quality terraced accommodation that provides low cost rental opportunities to local businesses. This site should be protected in the Replacement LDP.
Any other actions:	
Classification: <u>(Annex D)</u>	Key Local Employment Sites
Does the site require safeguarding?	Yes

Vacant Land



## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	Sully Moors Road Industrial Estate
Site ID:	MD16.5
Location:	Barry



Site Description:	A small industrial estate dominated by engineering and motor repair businesses
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	3.15
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	
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Parcel 1 Site Size (ha):	
Suitable for Redevelopment?	

Description of Parcels ( <u>Areas should be mapped. Replicate table as necessary</u> ).	None - Vacant land in the south of the site forms part of a large electricity transformer facility, owned by Western Power Distribution.
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## Market Potential

### Accessibility

Description:	Reasonable access to a nearby main A4231/A4055 Junction
Overall Accessibility Score:	4

### Building and Site Quality and Characteristics

Description:	Buildings on the site are smaller terraces of average quality
Overall Building Quality Score:	3
Overall Site Quality Score:	3

### Environmental Factors

Description:	The site is free from environmental problems and is a relatively clean and tidy. The site does not produce any particular pollutants and therefore the surrounding uses are not detrimentally affected by activities on the site.
Overall Internal Environment Score:	4
Overall External Environment Score	4

### Market Attractiveness

Description:	11 units are found on this site with 9 being occupied and 2 being vacant. This is a vacancy rate of 18 percent which indicates that there is an average level of market demand fuelled by the presence of smaller units.
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	4

## Other Site Considerations

### Adverse Impacts

Description:	None
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No

### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

### Site Notes

Site Notes and Further Comments:	
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## Recommendations

Future Recommendations:	Small site providing terraced units to local businesses. The site has a good level of occupancy and so should be protected in the Replacement LDP.
Any other actions:	
Classification: <u>(Annex D)</u>	Key Local Employment Sites
Does the site require safeguarding?	Yes

Vacant Land

## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	Ty Verlon Industrial Estate
Site ID:	MD16.6
Location:	Barry

Photo:



Site Description:	Large industrial estate with a wide mix of unit sizes including some large units for large employers who include Masons Self Storage and Bakers Baguettes
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	11.24
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	
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Parcel 1 Site Size (ha):	
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Suitable for Redevelopment?	
Description of Parcels ( <u>Areas should be mapped. Replicate table as necessary</u> ).	None

## Market Potential

### Accessibility

Description:	The site has good access off the A4055, the main road into Barry and is adjacent to a junction where the A4055 and A4231 meet. It is also close to Cadoxton Rail Station and on bus routes.
Overall Accessibility Score:	5

### Building and Site Quality and Characteristics

Description:	Buildings present are of average quality
Overall Building Quality Score:	3
Overall Site Quality Score:	3

### Environmental Factors

Description:	The site is free from environmental problems and is a relatively clean and tidy. The site does not produce any particular pollutants and therefore the surrounding uses are not detrimentally affected by activities on the site.
Overall Internal Environment Score:	4
Overall External Environment Score	5

### Market Attractiveness

Description:	64 units are found on this site with 58 being occupied and 6 being vacant. This indicates there is a strong level of demand with a vacancy rate of only 9 percent which is driven by the range of sizes available to occupiers.
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Yes

Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	5

### Other Site Considerations

#### Adverse Impacts

Description:	None
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No

#### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

#### Site Notes

Site Notes and Further Comments:	
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### Recommendations

Future Recommendations:	Large, good quality industrial estate, with a high occupancy rate and providing accommodation to a range of local businesses. Consequently, it should be protected in the Replacement LDP.
Any other actions:	
Classification: <u>(Annex D)</u>	Secondary Employment Sites
Does the site require safeguarding?	Yes

Vacant Land



## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	Cardiff Road Business Park
Site ID:	MD16.7
Location:	Barry

Photo:



Site Description:	A medium sized industrial estate with large building suppliers on the frontage (Topps Tiles and Howdens) and smaller low quality terraces behind.
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	3.29
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	
Parcel 1 Site Size (ha):	

Suitable for Redevelopment?	
Description of Parcels ( <u>Areas should be mapped. Replicate table as necessary.</u> )	None - Open land in use by multiple businesses

## Market Potential

### Accessibility

Description:	The site is easily accessed via the A4055, the main road into Barry
Overall Accessibility Score:	4

### Building and Site Quality and Characteristics

Description:	The buildings on the frontage are of average quality while the small terraces behind are of low quality.
Overall Building Quality Score:	2
Overall Site Quality Score:	2

### Environmental Factors

Description:	The site is free from environmental problems and is a relatively clean and tidy. The site does not produce any particular pollutants and therefore the surrounding uses are not detrimentally affected by activities on the site.
Overall Internal Environment Score:	4
Overall External Environment Score	4

### Market Attractiveness

Description:	31 units are found on this site of which 21 are occupied and 10 are vacant. This means the vacancy rate is 32 percent which is high, suggesting more modest demand for the older, smaller units on the site
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	Yes



Overall Market Attractiveness Score:	2
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### Other Site Considerations

#### Adverse Impacts

Description:	None
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No

#### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

#### Site Notes

Site Notes and Further Comments:	
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### Recommendations

Future Recommendations:	Low quality terraced accommodation that provides budget cost rental opportunities to local businesses, including many trade firms. This site should be protected in the Replacement LDP.
Any other actions:	
Classification: <u>(Annex D)</u>	Key Local Employment Sites
Does the site require safeguarding?	Yes

Vacant Land

## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	Vale Enterprise Centre
Site ID:	MD16.8
Location:	Barry

Photo:



Site Description:	A small site with a mixture of office and industrial uses in a large historic factory/office complex which has been converted and sub divided, with significant areas of vacant space.
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	1.82
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	<b>1</b>
Parcel 1 Site Size (ha):	0.86

Suitable for Redevelopment?	Yes
Description of Parcels ( <u>Areas should be mapped. Replicate table as necessary</u> ).	Hardstanding Fronting buildings and to the North - Around half the site comprises hardstanding which appears unused and could support infill development. It is owned by ABP and leased to St Modwen Developments.

## Market Potential

### Accessibility

Description:	The site is not easily accessed as a narrow road must be traversed to enter the site. The estate also sits in the backlands behind the Chemicals Complex
Overall Accessibility Score:	2

### Building and Site Quality and Characteristics

Description:	The buildings on the site are converted office/factory buildings that are old and of poor quality
Overall Building Quality Score:	2
Overall Site Quality Score:	2

### Environmental Factors

Description:	The site is free from environmental problems and is a relatively clean and tidy. The site does not produce any particular pollutants and therefore the surrounding uses are not detrimentally affected by activities on the site.
Overall Internal Environment Score:	3
Overall External Environment Score	3

### Market Attractiveness

Description:	42 units are found on this site with 33 being occupied and 9 being vacant. The vacancy rate here is 21 percent which indicates an average level of demand, likely held back by the low quality of the units and the difficulty of access.
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Yes

Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	3

### Other Site Considerations

#### Adverse Impacts

Description:	None
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No

#### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

#### Site Notes

Site Notes and Further Comments:	
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### Recommendations

Future Recommendations:	Low quality terraced accommodation that still has a role providing low cost rental opportunities to local businesses and does offer some expansion and redevelopment opportunities on the main road frontage. This site should be protected in the Replacement LDP.
Any other actions:	
Classification: <u>(Annex D)</u>	Neighbourhood Employment Sites
Does the site require safeguarding?	Yes

Vacant Land

**Parcel 1 Map**



## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	St Hilary Court
Site ID:	MD16.9
Location:	Culverhouse Cross

Photo:



Site Description:	Two modern office properties within a largely retail service area off the A48. Peter Allen is a large employer while several companies work out of the other building including Hafod.
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	1.16
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	
Parcel 1 Site Size (ha):	
Suitable for Redevelopment?	

Description of Parcels ( <u>Areas should be mapped. Replicate table as necessary</u> ).	None
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## Market Potential

### Accessibility

Description:	Good access off the A48
Overall Accessibility Score:	4

### Building and Site Quality and Characteristics

Description:	Good quality modern premises
Overall Building Quality Score:	4
Overall Site Quality Score:	4

### Environmental Factors

Description:	The site is free from environmental problems and is a relatively clean and tidy. The site does not produce any particular pollutants and therefore the surrounding uses are not detrimentally affected by activities on the site.
Overall Internal Environment Score:	4
Overall External Environment Score	4

### Market Attractiveness

Description:	10 units are found on this site, of which none are vacant. Fully occupancy indicates that there is a strong level of demand which is driven by the quality of the premises, which link well to Cardiff's large office market.
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	5

## Other Site Considerations

### Adverse Impacts

Description:	None
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No

### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

### Site Notes

Site Notes and Further Comments:	
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## Recommendations

Future Recommendations:	Good quality site with full occupancy, supporting Cardiff's office market. This site should be protected in the Replacement LDP.
Any other actions:	
Classification: <u>(Annex D)</u>	Key Local Employment Sites
Does the site require safeguarding?	Yes

Vacant Land



## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	Llandough Trading Estate
Site ID:	MD16.10
Location:	Llandough (Penarth)

Photo:



Site Description:	Modern Industrial estate accessible off the A4232, within a larger industrial area on the western fringe of Cardiff.
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	5.34
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	
Parcel 1 Site Size (ha):	
Suitable for Redevelopment?	

Description of Parcels ( <u>Areas should be mapped. Replicate table as necessary</u> ).	None
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## Market Potential

### Accessibility

Description:	Good access off A4232 and several other A-roads which link the site into Cardiff Bay
Overall Accessibility Score:	5

### Building and Site Quality and Characteristics

Description:	Buildings on the site are modern and of average quality
Overall Building Quality Score:	4
Overall Site Quality Score:	3

### Environmental Factors

Description:	The site is free from environmental problems and is a relatively clean and tidy. The site does not produce any particular pollutants and therefore the surrounding uses are not detrimentally affected by activities on the site.
Overall Internal Environment Score:	4
Overall External Environment Score	4

### Market Attractiveness

Description:	This site has 27 units, of which 22 are occupied and 5 are vacant. This indicates a vacancy rate of 19 percent which shows an average/good level of demand which is driven by the presence of small, good quality industrial units that will be attractive to potential occupiers.
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Yes

Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	4

### Other Site Considerations

#### Adverse Impacts

Description:	None
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No

#### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

#### Site Notes

Site Notes and Further Comments:	
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### Recommendations

Future Recommendations:	Average/good quality industrial estate offering small to medium sized terraced accommodation with strong access. This site should be protected in the Replacement LDP.
Any other actions:	
Classification: <u>(Annex D)</u>	Secondary Employment Sites
Does the site require safeguarding?	Yes

Vacant Land

## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	West Point Industrial Estate
Site ID:	MD16.11
Location:	Llandough (Penarth)

Photo:



Site Description:	The site contains rows of small modern terraced units underneath a highway overpass. Accessible off the A4232, within a larger industrial area on the western fringe of Cardiff.
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	5.33
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	
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Parcel 1 Site Size (ha):	
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Suitable for Redevelopment?	
Description of Parcels ( <u>Areas should be mapped. Replicate table as necessary</u> ).	None

## Market Potential

### Accessibility

Description:	Good access off A4232 and several other A-roads which link the site into Cardiff Bay
Overall Accessibility Score:	5

### Building and Site Quality and Characteristics

Description:	Buildings on the site are smaller terraces of average/good quality
Overall Building Quality Score:	4
Overall Site Quality Score:	3

### Environmental Factors

Description:	The site is free from environmental problems and is a relatively clean and tidy. The site does not produce any particular pollutants and therefore the surrounding uses are not detrimentally affected by activities on the site.
Overall Internal Environment Score:	4
Overall External Environment Score	4

### Market Attractiveness

Description:	43 units are found at this site of which 41 are occupied and 2 are vacant. This vacancy rate of 5 percent indicates a strong level of demand driven by the ease of access and the presence of smaller, modern units.
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	Yes

Overall Market Attractiveness Score:	5
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### Other Site Considerations

#### Adverse Impacts

Description:	None
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No

#### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

#### Site Notes

Site Notes and Further Comments:	
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### Recommendations

Future Recommendations:	Average/good quality industrial estate offering small to medium sized terraced accommodation with strong access and almost full occupancy. This site should be protected in the Replacement LDP
Any other actions:	
Classification: <u>(Annex D)</u>	Secondary Employment Sites
Does the site require safeguarding?	Yes

Vacant Land



## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

<b>Site Name:</b>	Cardiff Airport / Airport Business Park
<b>Site ID:</b>	MD16.12
<b>Location:</b>	Rhoose

Photo:



<b>Site Description:</b>	The site hosts civilian airport and terminal facilities as well as a maintenance facility for BA. Meanwhile the Airport Business Park is a small business park of only two units with one unit being a large facility for Dnata who provide airport catering while the other provides aircraft tool hire. Site is within a wider Enterprise Zone.
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## Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	210.88
Site Type:	Brownfield

## Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	
Parcel 1 Site Size (ha):	
Suitable for Redevelopment?	
Description of Parcels ( <u>Areas should be mapped. Replicate table as necessary.</u> )	Whole area falls into the allocated Enterprise Zone

## Market Potential

### Accessibility

Description:	Access to the airport is good as it is located just off the A4226
Overall Accessibility Score:	4

### Building and Site Quality and Characteristics

Description:	The quality of the site and the buildings are good as it is a modern site that is well kept
Overall Building Quality Score:	5
Overall Site Quality Score:	5

### Environmental Factors

Description:	The site is a relatively clean and tidy. Despite this, the environment does suffer from the noise pollution generated by aircraft.
Overall Internal Environment Score:	5
Overall External Environment Score	4

### Market Attractiveness

Description:	This site has 44 units, all of which are occupied. Full occupancy here indicates a good demand and prospects for growth in a strategic facility for the Vale. Agents for Legal and General have confirmed that the investor remains committed to the Model Farm development on land to the north east but is taking the long term view about when the scheme might come forward. It still sees strong potential here for a high-quality business cluster reinforced by Cardiff and Vale College's investment nearby. It has a development partner for the project.
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	5

### Other Site Considerations

#### Adverse Impacts

Description:	None
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No

#### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

#### Site Notes

Site Notes and Further Comments:	
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## Recommendations

Future Recommendations:	High quality, strategic site with full occupancy that is attractive to potential occupiers and offers good potential for long term growth on the adjoining strategic site. The site should be protected in the Replacement LDP.
Any other actions:	
Classification: <u>(Annex D)</u>	Major Employment Site
Does the site require safeguarding?	Yes

Vacant Land

## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	MOD St Athan - Aerospace Business Park (part of St Athan - Cardiff Airport Enterprise Zone or Bro Tathan)
Site ID:	MD16.13
Location:	St Athan, Rhoose

#### Photo:



Site Description:	Large site hosting a Ministry of Defence facility, an aircraft maintenance facility and an Aston Martin manufacturing facility. Site comprises a diverse range of hanger, office and industrial/warehouse facilities, both modern and historic, within a wider Enterprise Zone.
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	331.75
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	
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Parcel 1 Site Size (ha):	
Suitable for Redevelopment?	
Description of Parcels ( <u>Areas should be mapped. Replicate table as necessary</u> ).	Whole area falls into the allocated Enterprise Zone

## Market Potential

### Accessibility

Description:	Major facility but accessed by B-roads only and relatively rural in its location
Overall Accessibility Score:	2

### Building and Site Quality and Characteristics

Description:	The buildings on the site are mostly of a high quality with newly developed premises such as the Aston Martin manufacturing facility among these
Overall Building Quality Score:	5
Overall Site Quality Score:	5

### Environmental Factors

Description:	The site is a relatively clean and tidy. Despite this, the environment does suffer from the noise pollution generated by aircraft
Overall Internal Environment Score:	4
Overall External Environment Score	4

### Market Attractiveness

Description:	23 units are found on this site, of which none are vacant. Since 2015 the Aerospace Business Park has proved the most active employment facility in the Vale, in terms of the scale and extent of the investment which it has attracted. In 2019, Aston Martin Lagonda opened its Production and Technology Centre in three 'super hangars' on a 36 ha site in the centre of Bro Tathan. Further, plans could see another 41,000 sqm of production space developed for this company to the west of its existing operations. Aircraft maintenance companies Caerdev and e-Cube have also expanded extensively within Bro Tathan and now occupy large hangars each. At the time of writing there were 26 main private businesses operating from the Aerospace Business Park, with confidential discussions underway with a number of further investors.
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If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	5

### Other Site Considerations

#### Adverse Impacts

Description:	None
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No

#### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

#### Site Notes

Site Notes and Further Comments:	
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## Recommendations

Future Recommendations:	The Aerospace Business Park, Bro Tathan, has proved the most active employment area in the Vale, drawing in extensive inward investment, most notably Aston Martin Lagonda. Negotiations are underway for further large scale inward investment, confidential at this time, which will complete the reuse/redevelopment of the Northern Zone of Bro Tathan. The Eastern Zone (48.5 ha) of Bro Tathan as this is identified by stakeholders next development area, with land available from 2025 (after it has seen some £30 million in infrastructure investment from Welsh Government, from committed funds) and development here expected to progress over the rest of the LDP period. After this it is not clear if any more development land can be provided at Bro Tathan, without the loss of key air infrastructure. The full area should be strongly protected in the Replacement LDP for B-Class uses
Any other actions:	
Classification: <u>(Annex D)</u>	Major Employment Site
Does the site require safeguarding?	Yes

Vacant Land

## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	Aberthaw Power Station
Site ID:	MD16.14
Location:	Aberthaw



Site Description:	The site is home to a decommissioned coal-fired and biomass-fired power station and a large ash pile, on a coastal location in the Vale. Site is in the process of being purchased by Cardiff Capital Region (CCR), with the goal to redevelop the site for a strategic employment site.
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	Contamination from historic uses
Site Size (ha):	45.87
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	<b>1</b>
Parcel 1 Site Size (ha):	45.87

Suitable for Redevelopment?	Yes
Description of Parcels ( <u>Areas should be mapped. Replicate table as necessary</u> ).	Whole Site - As is discussed elsewhere the whole site is subject to long term proposals for redevelopment.

## Market Potential

### Accessibility

Description:	Constrained access along a relatively narrow road off the B4265. Site is in a rural location.
Overall Accessibility Score:	2

### Building and Site Quality and Characteristics

Description:	The buildings are in average condition. CCR are just contracting for a demolition contractor.
Overall Building Quality Score:	3
Overall Site Quality Score:	3

### Environmental Factors

Description:	18 million tonnes of ash remain on the site.
Overall Internal Environment Score:	1
Overall External Environment Score	1

### Market Attractiveness

Description:	CCR have received a range of suggestions from business for uses on the site, including for energy production and storage, data centres, giga factories and the tidal project. Ultimately all ideas are indicative only at this point as it could take 6-7 years to ready the site for development. No firm development proposals have been agreed, but there is clearly good market interest in the location.
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If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	4

### Other Site Considerations

#### Adverse Impacts

Description:	Use as a coal-fired power station has had a significant impact on the surrounding environment
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	Yes

#### Alternative Uses

Is the site in demand or needed for alternative uses?	Yes
Is there benefit in retaining the site for employment purposes?	Yes

#### Site Notes

Site Notes and Further Comments:	
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### Recommendations

Future Recommendations:	Current plans would see this site redeveloped for a mixture of mostly B-Class employment uses. However, the mix of uses has yet to be determined, and any delivery of premises could be 6-7 years away, given the scale of site preparation required. However, market interest in this location is strong, even at this very early stage so the chances of long term redevelopment for employment generating uses is good. This should be recognised in the Replacement LDP.
Any other actions:	

Classification: <u>Annex D</u>	Major Employment Site
Does the site require safeguarding?	Yes

Vacant Land



## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	Aberthaw Cement Works
Site ID:	MD16.15
Location:	Aberthaw



Site Description:	Large scale operational cement works for Tarmac, located in a rural area
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	16.84
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	
Parcel 1 Site Size (ha):	
Suitable for Redevelopment?	

Description of Parcels ( <u>Areas should be mapped. Replicate table as necessary</u> ).	None - All land in use.
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## Market Potential

### Accessibility

Description:	Access to the facility is average as it is located in a rural location just off the B4265 road
Overall Accessibility Score:	3

### Building and Site Quality and Characteristics

Description:	The facility is operational and appears to be in good condition
Overall Building Quality Score:	3
Overall Site Quality Score:	3

### Environmental Factors

Description:	The site is a relatively clean and tidy however the site releases pollutants that affect the surrounding environment
Overall Internal Environment Score:	2
Overall External Environment Score	2

### Market Attractiveness

Description:	Operational specialist facility for a single large business. If this business ever relocated, it is likely the site would be redeveloped rather than re-occupied.
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	4

## Other Site Considerations

### Adverse Impacts

Description:	Use as a cement works has created pollution that has had a negative impact on the surrounding environment
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	Yes

### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

### Site Notes

Site Notes and Further Comments:	
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## Recommendations

Future Recommendations:	The Cement Works is in use and a major employer for the Vale and therefore should be protected in the Replacement LDP.
Any other actions:	
Classification: <u>(Annex D)</u>	Major Employment Site
Does the site require safeguarding?	Yes

Vacant Land

## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	Heritage Business Park
Site ID:	MD16.16
Location:	Llantwit Major



Site Description:	Small rural industrial site dominated by motor industry and engineering businesses
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	1.79
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	
Parcel 1 Site Size (ha):	
Suitable for Redevelopment?	

Description of Parcels ( <u>Areas should be mapped. Replicate table as necessary</u> ).	None - Open land on the site is in use by Llantwit Major Self Storage
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## Market Potential

### Accessibility

Description:	Access to the facility is average, it sits on the B4265 in a rural area
Overall Accessibility Score:	3

### Building and Site Quality and Characteristics

Description:	Buildings on the site are small terraces of low quality
Overall Building Quality Score:	2
Overall Site Quality Score:	2

### Environmental Factors

Description:	The site is free from environmental problems and is a relatively clean and tidy. The site does not produce any particular pollutants and therefore the surrounding uses are not detrimentally affected by activities on the site.
Overall Internal Environment Score:	4
Overall External Environment Score	4

### Market Attractiveness

Description:	This site has 15 units, of which all are in use. This indicates a strong level of demand driven by the presence of smaller units and the site appears to serve a wide rural catchment.
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	4

## Other Site Considerations

### Adverse Impacts

Description:	None
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No

### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

### Site Notes

Site Notes and Further Comments:	
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## Recommendations

Future Recommendations:	Low quality terraced accommodation with full occupancy that provides low cost rental opportunities to local businesses. This site should be protected in the Replacement LDP.
Any other actions:	
Classification: <u>(Annex D)</u>	Key Local Employment Sites
Does the site require safeguarding?	Yes

Vacant Land



## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	Llandow Trading Estate.
Site ID:	MD16.17
Location:	Llandow



Site Description:	A medium sized industrial site located in a rural area, mostly comprising a group of low quality open storage sites, accessed via a narrow road off the B4270.
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	11.5
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	<b>1</b>
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Parcel 1 Site Size (ha):	11.50
Suitable for Redevelopment?	Yes
Description of Parcels ( <u>Areas should be mapped. Replicate table as necessary</u> ).	Whole Area - The site owner has indicated that it would be open to the sale or letting of the whole Trading Estate to a developer for redevelopment. The owner does not have the finance to improve the estate directly.

## Market Potential

### Accessibility

Description:	Access is poor as it is in a rural area, accessible only via a narrow potholed road off the B4270. The estate roads are being repaired.
Overall Accessibility Score:	1

### Building and Site Quality and Characteristics

Description:	Many buildings are in disrepair while the roads are in poor condition covered in severe potholes
Overall Building Quality Score:	1
Overall Site Quality Score:	1

### Environmental Factors

Description:	Although the site does not produce pollutants that affect the surrounding environment, the site is not kept clean and tidy with scrap and litter present throughout
Overall Internal Environment Score:	2
Overall External Environment Score	2

### Market Attractiveness

Description:	This site has 50 units, of which 26 are occupied and 24 are vacant. This means the vacancy rate is 48 percent. Site owners report good demand from low value tenants, with all the lettable yards in the area now let to organisations such as those repairing historic buses, builders and boat builders. However, two yards are unusable as they were home to waste recycling users that went bust and left the sites with all the waste which is expensive to get rid of. The owners are getting rid of the waste incrementally. Sites are let on short term only leases of up to three years so that land can be reclaimed at short notice to capitalise on an opportunity such as a larger occupier coming in.
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If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	No
Is the market currently investing in the area?	Maybe
Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	1

### Other Site Considerations

#### Adverse Impacts

Description:	None
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No

#### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

#### Site Notes

Site Notes and Further Comments:	
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### Recommendations

Future Recommendations:	Overall, a low quality area which is not well used. The land still has some role at present, accommodating several 'bad neighbour' uses which might struggle to find accommodation elsewhere. It should continue to be protected as an Employment Area in the Replacement LDP, for this reason. However, should these uses relocate, this location would represent a redevelopment opportunity to meet a range of future needs. The area owner has no plans or capacity to undertake a redevelopment themselves but remains open to offers from third parties. A major redevelopment for B-Class uses is unlikely in
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	this isolated rural location though. Ongoing monitoring of conditions here, and possibilities for future investment, is also recommended.
Any other actions:	
Classification: <u>(Annex D)</u>	Key Local Employment Sites
Does the site require safeguarding?	Yes

Vacant Land

## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	Vale Business Park
Site ID:	MD16.18
Location:	Llandow

Photo:



Site Description:	Large rural industrial estate with units in a range of sizes
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	28.29
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	<b>1</b>
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Parcel 1 Site Size (ha):	1.20
Suitable for Redevelopment?	Yes

Description of Parcels <u>(Areas should be mapped. Replicate table as necessary).</u>	Brownfield Plot in South of the Business Park - Area comprising the foundations of a cleared building and surrounding landscaping. The land is owned by LEL Properties and leased to Elete Design. It represents the only large infill plot on the Business Park, other than the LDP sites.
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## Market Potential

### Accessibility

Description:	The site is located in a rural area but benefits from being located directly on the B4270 and access roads are mostly of good quality
Overall Accessibility Score:	4

### Building and Site Quality and Characteristics

Description:	The buildings contained within the site are of average quality with the presence of some new developments, while the roads are in usable condition
Overall Building Quality Score:	3
Overall Site Quality Score:	3

### Environmental Factors

Description:	The site is free from environmental problems and is a relatively clean and tidy. The site does not produce any particular pollutants and therefore the surrounding uses are not detrimentally affected by activities on the site.
Overall Internal Environment Score:	4
Overall External Environment Score	4

### Market Attractiveness

Description:	120 units are found at this site, of which 113 are occupied and 7 are vacant. This is a low level of vacancies (6 percent) is evidence of good demand. Vale Business Park has been long established as the main source of reasonable quality industrial premises for the rural Vale.
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes

Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	5

### Other Site Considerations

#### Adverse Impacts

Description:	None
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No

#### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

#### Site Notes

Site Notes and Further Comments:	
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### Recommendations

Future Recommendations:	Large industrial estate, with a high occupancy rate and providing accommodation to a range of local businesses in the rural Vale. It should be protected in the Replacement LDP.
Any other actions:	
Classification: <b>(Annex D)</b>	Secondary Employment Sites
Does the site require safeguarding?	Yes

Vacant Land



**Parcel 1 Map**

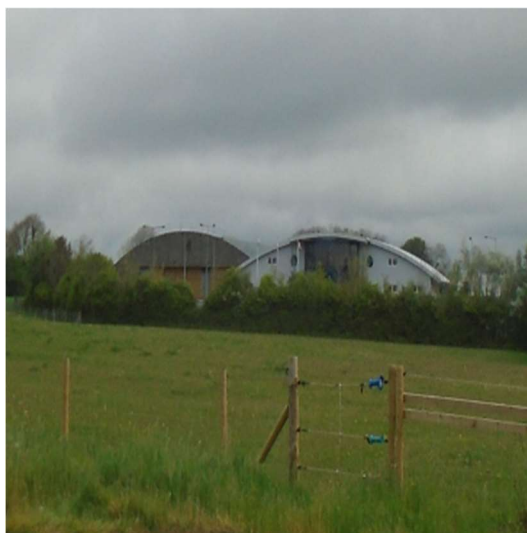


## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	Dyffryn Business Park
Site ID:	MD16.19
Location:	Llandow



Site Description:	Three large units, formerly aircraft hangars, in a rural business park with only one in substantial use. The site is located just off the B4270
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	6.33
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	
Parcel 1 Site Size (ha):	
Suitable for Redevelopment?	

Description of Parcels ( <u>Areas should be mapped. Replicate table as necessary</u> ).	None - Modest infill opportunities might exist but most land around the hangers is in use for open storage.
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## Market Potential

### Accessibility

Description:	The site is located in a rural area and is accessible just off the B4270
Overall Accessibility Score:	3

### Building and Site Quality and Characteristics

Description:	One large building is modern and in use while the remaining two large units appear old and in poor condition
Overall Building Quality Score:	2
Overall Site Quality Score:	3

### Environmental Factors

Description:	The site is free from environmental problems and is a relatively clean and tidy. The site does not produce any particular pollutants and therefore the surrounding uses are not detrimentally affected by activities on the site.
Overall Internal Environment Score:	4
Overall External Environment Score	4

### Market Attractiveness

Description:	The site has 8 units, all of which are occupied. The older hangers appear to be used for storage only but are still meeting needs.
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	4

## Other Site Considerations

### Adverse Impacts

Description:	
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No

### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

### Site Notes

Site Notes and Further Comments:	
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## Recommendations

Future Recommendations:	Although the quality of two of the hangars is not particularly high, the site is in full use accommodating several key local employers. It should therefore be protected in the Replacement LDP.
Any other actions:	
Classification: <u>(Annex D)</u>	Key Local Employment Sites
Does the site require safeguarding?	Yes

Vacant Land

## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	West Winds Industrial Estate
Site ID:	MD16.20
Location:	Llangan



Site Description:	Rural business park with five medium sized units located only 6km from M4 junction 35.
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	0.47
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	
Parcel 1 Site Size (ha):	
Suitable for Redevelopment?	

Description of Parcels ( <u>Areas should be mapped. Replicate table as necessary</u> ).	None, expansion not possible without encroaching on the surrounding countryside
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## Market Potential

### Accessibility

Description:	Access can be gained directly off a main road that is located 6km away from M4 junction 35.
Overall Accessibility Score:	4

### Building and Site Quality and Characteristics

Description:	Buildings are modern and in good condition
Overall Building Quality Score:	5
Overall Site Quality Score:	5

### Environmental Factors

Description:	The site is free from environmental problems and is a relatively clean and tidy. The site does not produce any particular pollutants and therefore the surrounding uses are not detrimentally affected by activities on the site.
Overall Internal Environment Score:	5
Overall External Environment Score	5

### Market Attractiveness

Description:	8 units are found at this site, of which 7 are occupied and one is vacant. This indicates that there is a good level of demand for units at this site.
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Maybe
Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	4

## Other Site Considerations

### Adverse Impacts

Description:	None
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No

### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

### Site Notes

Site Notes and Further Comments:	
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## Recommendations

Future Recommendations:	Good quality modern industrial estate, almost fully let and providing accommodation to a range of local rural businesses. It has good access and is an overall attractive site meaning it should be protected in the Replacement LDP.
Any other actions:	
Classification: <u>(Annex D)</u>	Key Local Employment Sites
Does the site require safeguarding?	Yes

Vacant Land



## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	Renishaw, land south of Junction 34, M4.
Site ID:	MD16.21
Location:	Hensol



Site Description:	Single large manufacturing facility for Renishaw located off the M4, junction 34
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	Part of site in Flood Zone B and C2
Site Size (ha):	11.58
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	
Parcel 1 Site Size (ha):	
Suitable for Redevelopment?	

Description of Parcels ( <u>Areas should be mapped. Replicate table as necessary</u> ).	Expansion plans are as identified in the LDP and discussed separately in the Main Report.
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## Market Potential

### Accessibility

Description:	Very strong access directly off the M4 at junction 34
Overall Accessibility Score:	5

### Building and Site Quality and Characteristics

Description:	The site comprises single large modern factory unit
Overall Building Quality Score:	5
Overall Site Quality Score:	5

### Environmental Factors

Description:	The site is free from environmental problems and is clean and tidy
Overall Internal Environment Score:	5
Overall External Environment Score	5

### Market Attractiveness

Description:	The existing factory of 50,000 sqm employs 450-500 people engaged in component manufacturing and some R&D. Renishaw has Reserved Matters consent for another 50,000 sqm, which is expected to employ another 450-500. The timetable to deliver this is 5-10 years but it could be much sooner, with possible commencement in 2023. Renishaw are also seeing lots of interest in its other expansion land, and is in confidential discussions with several parties for delivery. Broadly seeing demand from larger logistics operators and for data centres.
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	No

Overall Market Attractiveness Score:	5
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### Other Site Considerations

#### Adverse Impacts

Description:	None
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No

#### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

#### Site Notes

Site Notes and Further Comments:	
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### Recommendations

Future Recommendations:	High quality modern facility for a major employer, with good growth potential. The location should be strongly protected in the Replacement LDP.
Any other actions:	
Classification: <u>(Annex D)</u>	Major Employment Site
Does the site require safeguarding?	Yes

Vacant Land

## Employment Land Review - Vale of Glamorgan

### Existing Sites/Developed Allocations - Qualitative Site Information

#### Site Details

Site Name:	Llandow South
Site ID:	N/A
Location:	Llandow



Site Description:	Two large units in a rural area, housing Enava The Waste Paper Co.
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#### Site Overview

Site Status:	Developed
Planning Status:	Allocated in the adopted LDP under policy MD16
Designations:	See constraints
Constraints:	
Site Size (ha):	4.79
Site Type:	Brownfield

#### Vacant Parcels of Land on Existing Site - Excluding LDP Allocations

Number of vacant parcels on site	
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Parcel 1 Site Size (ha):	
Suitable for Redevelopment?	

Description of Parcels (Areas should be mapped. Replicate table as necessary).	None, site in full use
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## Market Potential

### Accessibility

Description:	Site is accessed via a narrow country road off the B4270
Overall Accessibility Score:	2

### Building and Site Quality and Characteristics

	The buildings are old and in moderate condition
Description:	
Overall Building Quality Score:	2
Overall Site Quality Score:	3

### Environmental Factors

Description:	Waste processing facility which is likely to have some impacts on the surrounding environment.
Overall Internal Environment Score:	1
Overall External Environment Score	2

### Market Attractiveness

Description:	Site in full use by a single business. If that business vacated, it is likely the site could be re-occupied by another firm.
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Maybe
Are there local facilities in the area that make the site more attractive?	No
Overall Market Attractiveness Score:	3

## Other Site Considerations

### Adverse Impacts

Description:	Waste processing site
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	Maybe

### Alternative Uses

Is the site in demand or needed for alternative uses?	No
Is there benefit in retaining the site for employment purposes?	Yes

### Site Notes

Site Notes and Further Comments:	
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## Recommendations

Future Recommendations:	Site in use as a waste paper facility by a local SME. The site should be protected in the Replacement LDP.
Any other actions:	
Classification: <u>(Annex D)</u>	Key Local Employment Sites
Does the site require safeguarding?	Yes

Vacant Land

## **APPENDIX 5**

### **OXFORD FORECAST ASSUMPTIONS**



## Appendix 5 – Oxford Forecast Assumptions

### Key drivers of the short-term forecast

- High inflation to erode consumers' real incomes – Inflation will rise further over the next few months due to a combination of rising petrol prices, upward pressure on global goods prices from supply-chain bottlenecks, and April's 54% rise in the energy price cap. We now expect CPI inflation to peak just above 8% in April. Russia's invasion of Ukraine will likely keep oil, food, and gas prices higher for longer. CPI inflation is forecast to average 6.5% this year, with our 2023 forecast now at 2.2%. With wage growth unlikely to keep pace, we expect 2022 will see the largest fall in real household income for more than a decade.
- *Tighter fiscal policy* – Household incomes will also come under pressure from tighter fiscal policy, as the government unwinds the exceptional support provided in the early stages of the pandemic and seeks to reduce the structural deficit. A temporary 1.25ppts rise in employees' national insurance contributions will take effect from April, before being replaced by a health and social care levy, while most tax allowances and thresholds will be frozen in cash terms for the next four years.
- *Monetary policy being tightened further* – The MPC raised interest rates by 15bps in December and 25bps in February and signalled further rate hikes are on the way. However, the rises in energy and commodity prices triggered by Russia's invasion of Ukraine have complicated the MPC's calculation. This will drive inflation higher in the short term, increasing their concerns that workers will react by seeking larger pay rises and firms will look to implement higher price increases. But higher inflation will also intensify the real income shock facing consumers, threatening an abrupt slowdown in activity, and the risks have become skewed to the downside. While we still expect the MPC to press ahead with 25bps rises in Bank Rate in March and May, we do not expect any further increase in H2, meaning Bank Rate ends 2022 at 1%.
- The BoE has also begun quantitative tightening. It will not reinvest the proceeds of gilts maturing in March and we expect gilt sales to begin after the May MPC meeting. In addition, by end-2023 it aims to have sold the £20bn of corporate bonds it has purchased. But the macroeconomic impact of asset sales should be small.
- *Consumers will spend some of their excess savings* – Given such an intense squeeze on household spending power, consumer spending growth will be reliant on households taking on new credit and spending a portion of the excess savings they accumulated in 2020-2021. We assume households will spend a relatively small proportion of accumulated savings for two reasons. First, we expect many will treat the unexpected windfall as additional wealth, not extra income. Second, the bulk of

excess savings are held by wealthier households, who tend to have a lower marginal propensity to consume.

- *Strong recovery in business investment* – The early stages of the recovery have been slow, but business surveys have reported more robust investment intentions in recent months as firms responded to strengthening demand. The strong financial position of firms (in aggregate) should support a vigorous recovery. Many large companies have paid down bank debt during the pandemic, and the corporate sector has accumulated large 'excess' cash holdings. The two-year 'super-deduction' tax incentive should encourage firms to make use of this cash and bring forward capital spending.

### **Long-term prospects**

- We expect the UK economy to grow at a slower pace over the long run. Two factors account for most of the deterioration in the UK's long-term growth prospects.
- Though the UK and EU struck a basic free trade agreement, the switch from EU membership to the new relationship introduced significant new frictions on UK-EU trade. This will result in some degree of trade destruction, limiting improvements in total factor productivity, and will reduce the attractiveness of the UK as a destination for FDI.
- The legacy of the pandemic will exert a further drag, albeit much less than Brexit. Lower migration has meant weaker working-age population growth, while low levels of business investment have reduced the degree of capital deepening.
- Demographics are another key influence on the outlook. The UK's demographic profile is much more favourable than most western European economies. However, the outlook for the coming decade is much weaker than the recent past, when an expanding working age population had been a key driver of potential output growth.
- Between 2010 and 2020 the state pension age was raised from 60 to 66 for females and from 65 to 66 for males. By contrast, the state pension age is scheduled to rise by just one year - from 66 to 67 - in the 2020s.
- Alongside this, the new immigration regime put in place after the UK left the EU is likely to result in much lower levels of immigration, a key source of workforce growth in recent years.
- Furthermore, the latest set of official population projections saw the ONS adopt much gloomier assumptions for 'natural change', assuming both lower births and higher deaths than the previous vintage. Our forecasts adopt the ONS assumptions for natural change and we layer on our own forecasts for migration. Therefore, the ONS revisions have led us to cut our long-term forecasts for population growth, although the impact takes time to build and is mostly seen after 2030. These ONS projections

represent an interim update and could be subject to substantial revision once the results of the 2021 Census are available.

## **APPENDIX 6**

### **PRACTICE GUIDANCE METHOD TWO B: RESIDENT WORKFORCE FORECAST CALCULATIONS**

## Appendix 6 – Practice Guidance Method Two B: Resident Workforce Forecast Calculations

### WG-2014

**Table A6.1 – Employment Land Take-Up/Employment Change Comparison**

Broad Sector Groupings	Proportion of the Jobs within that Sector, Percent*	Jobs, Split by Sector 2021-2036	Land Use	Weighting	Jobs, Split by Sector 2021-2036	Jobs, by use, which Do Not Require B-Class Premises. 2021-2036
<b>Non B-Class Uses</b>						
Agriculture, Forestry and Fishing	1.1	-21	Non B	-	-	-21
Mining and Quarrying	0.1	-2	Non B	-	-	-2
Wholesale and retail trade	11.9	-225	Non B	-	-	-225
Accommodation and Food Services	10.4	-197	Non B	-	-	-197
Arts, entertainment and recreation	4	-76	Non B	-	-	-76
<b>Total</b>	<b>27.5</b>	<b>-520</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-520</b>
<b>B1 Mostly Office Uses</b>						
Administrative and support service	4.2	-79	B1	1	-79	0
Information and Communication	1.6	-30	B1	1	-30	0
Professional, scientific and technical activities	8.8	-166	B1	1	-166	0
Real estate activities	1.6	-30	B1	1	-30	0
Financial and Insurance Activities	1	-19	B1	1	-19	0
Public Administration	6.8	-129	B1	0.22	-28	-100
Health	8.3	-157	B1	0.22	-35	-122
Education	18.4	-348	B1	0.22	-77	-271
Other service activities	2.7	-51	B1	0.22	-11	-40
<b>Total</b>	<b>53.4</b>	<b>-1,009</b>	<b>-</b>	<b>-</b>	<b>-476</b>	<b>-534</b>
<b>B2/B8 Uses</b>						
Manufacturing	5.9	-112	B2	1	-112	0
Utilities	0.8	-15	B2	0.26	-4	-11
Construction	8	-151	B2	0.26	-39	-112
Transport and Storage	4.4	-83	B8	0.48	-40	-43
<b>Total</b>	<b>19.1</b>	<b>-361</b>	<b>-</b>	<b>-</b>	<b>-195</b>	<b>-166</b>

Source: Vale of Glamorgan Council, BE Group and Oxford Economics, 2022

\*The proportion of total jobs each sector of the economy will occupy in 2036 according to Oxford Economics Forecasting.

**Table A6.2 – Floorspace and Land Requirement Forecasts**

<b>Offices (B1)</b>	<b>Based on 1,009 less workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
16 sqm per worker	-7,610	-1.90
<b>Industrial (B2/B8)</b>	<b>Based on 361 less workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
67 sqm per worker	-13,043	-3.26

*Source: Vale of Glamorgan Council and BE Group, 2022*

**WG-2018**

**Table A6.3 – Employment Land Take-Up/Employment Change Comparison**

Broad Sector Groupings	Proportion of the Jobs within that Sector, Percent*	Jobs, Split by Sector 2021-2036	Land Use	Weighting	Jobs, Split by Sector 2021-2036	Jobs, by use, which Do Not Require B-Class Premises. 2021-2036
<b>Non B-Class Uses</b>						
Agriculture, Forestry and Fishing	1.1	40	Non B	-	-	40
Mining and Quarrying	0.1	4	Non B	-	-	4
Wholesale and retail trade	11.9	434	Non B	-	-	434
Accommodation and Food Services	10.4	379	Non B	-	-	379
Arts, entertainment and recreation	4	146	Non B	-	-	146
<b>Total</b>	<b>27.5</b>	<b>1,002</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,002</b>
<b>B1 Mostly Office Uses</b>						
Administrative and support service	4.2	153	B1	1	153	0
Information and Communication	1.6	58	B1	1	58	0
Professional, scientific and technical activities	8.8	321	B1	1	321	0
Real estate activities	1.6	58	B1	1	58	0
Financial and Insurance Activities	1	36	B1	1	36	0
Public Administration	6.8	248	B1	0.22	55	193
Health	8.3	303	B1	0.22	67	236
Education	18.4	671	B1	0.22	148	523
Other service activities	2.7	98	B1	0.22	22	77
<b>Total</b>	<b>53.4</b>	<b>1,946</b>	<b>-</b>	<b>-</b>	<b>917</b>	<b>1,029</b>
<b>B2/B8 Uses</b>						
Manufacturing	5.9	215	B2	1	215	0
Utilities	0.8	29	B2	0.26	8	22
Construction	8	292	B2	0.26	76	216
Transport and Storage	4.4	160	B8	0.48	77	83
<b>Total</b>	<b>19.1</b>	<b>696</b>	<b>-</b>	<b>-</b>	<b>375</b>	<b>321</b>

Source: Vale of Glamorgan Council, BE Group and Oxford Economics, 2022

\*The proportion of total jobs each sector of the economy will occupy in 2036 according to Oxford Economics Forecasting.

**Table A6.4 – Floorspace and Land Requirement Forecasts**



<b>Offices (B1)</b>	<b>Based on 917 additional workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
16 sqm per worker	14,676	3.67
<b>Industrial (B2/B8)</b>	<b>Based on 375 additional workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
67 sqm per worker	25,154	6.29

*Source: Vale of Glamorgan Council and BE Group, 2022*

## WG-2018-HIGHPOP

**Table A6.5 – Employment Land Take-Up/Employment Change Comparison**

Broad Sector Groupings	Proportion of the Jobs within that Sector, Percent*	Jobs, Split by Sector 2021-2036	Land Use	Weighting	Jobs, Split by Sector 2021-2036	Jobs, by use, which Do Not Require B-Class Premises. 2021-2036
<b>Non B-Class Uses</b>						
Agriculture, Forestry and Fishing	1.1	48	Non B	-	-	48
Mining and Quarrying	0.1	4	Non B	-	-	4
Wholesale and retail trade	11.9	521	Non B	-	-	521
Accommodation and Food Services	10.4	456	Non B	-	-	456
Arts, entertainment and recreation	4	175	Non B	-	-	175
<b>Total</b>	<b>27.5</b>	<b>1,205</b>			<b>-</b>	<b>1,205</b>
<b>B1 Mostly Office Uses</b>						
Administrative and support service	4.2	184	B1	1	184	0
Information and Communication	1.6	70	B1	1	70	0
Professional, scientific and technical activities	8.8	385	B1	1	385	0
Real estate activities	1.6	70	B1	1	70	0
Financial and Insurance Activities	1	44	B1	1	44	0
Public Administration	6.8	298	B1	0.22	66	232
Health	8.3	364	B1	0.22	80	284
Education	18.4	806	B1	0.22	177	629
Other service activities	2.7	118	B1	0.22	26	92
<b>Total</b>	<b>53.4</b>	<b>2,339</b>	<b>-</b>	<b>-</b>	<b>1,102</b>	<b>1,237</b>
<b>B2/B8 Uses</b>						
Manufacturing	5.9	258	B2	1	258	0
Utilities	0.8	35	B2	0.26	9	26
Construction	8	350	B2	0.26	91	259
Transport and Storage	4.4	193	B8	0.48	93	100
<b>Total</b>	<b>19.1</b>	<b>837</b>	<b>-</b>	<b>-</b>	<b>451</b>	<b>385</b>

Source: Vale of Glamorgan Council, BE Group and Oxford Economics, 2022

\*The proportion of total jobs each sector of the economy will occupy in 2036 according to Oxford Economics Forecasting.

**Table A6.6 – Floorspace and Land Requirement Forecasts**

<b>Offices (B1)</b>	<b>Based on 1,237 additional workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
16 sqm per worker	17,635	4.41
<b>Industrial (B2/B8)</b>	<b>Based on 385 additional workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
67 sqm per worker	30,226	7.56

*Source: Vale of Glamorgan Council and BE Group, 2022*

**WG-2018-LOWPOP**

**Table A6.7 – Employment Land Take-Up/Employment Change Comparison**

Broad Sector Groupings	Proportion of the Jobs within that Sector, Percent*	Jobs, Split by Sector 2021-2036	Land Use	Weighting	Jobs, Split by Sector 2021-2036	Jobs, by use, which Do Not Require B-Class Premises. 2021-2036
<b>Non B-Class Uses</b>						
Agriculture, Forestry and Fishing	1.1	32	Non B	-	-	32
Mining and Quarrying	0.1	3	Non B	-	-	3
Wholesale and retail trade	11.9	341	Non B	-	-	341
Accommodation and Food Services	10.4	298	Non B	-	-	298
Arts, entertainment and recreation	4	115	Non B	-	-	115
<b>Total</b>	<b>27.5</b>	<b>788</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>788</b>
<b>B1 Mostly Office Uses</b>						
Administrative and support service	4.2	120	B1	1	120	0
Information and Communication	1.6	46	B1	1	46	0
Professional, scientific and technical activities	8.8	252	B1	1	252	0
Real estate activities	1.6	46	B1	1	46	0
Financial and Insurance Activities	1	29	B1	1	29	0
Public Administration	6.8	195	B1	0.22	43	152
Health	8.3	238	B1	0.22	52	185
Education	18.4	527	B1	0.22	116	411
Other service activities	2.7	77	B1	0.22	17	60
<b>Total</b>	<b>53.4</b>	<b>1,530</b>	<b>-</b>	<b>-</b>	<b>721</b>	<b>809</b>
<b>B2/B8 Uses</b>						
Manufacturing	5.9	169	B2	1	169	0
Utilities	0.8	23	B2	0.26	6	17
Construction	8	229	B2	0.26	60	170
Transport and Storage	4.4	126	B8	0.48	61	66
<b>Total</b>	<b>19.1</b>	<b>547</b>	<b>-</b>	<b>-</b>	<b>295</b>	<b>252</b>

Source: Vale of Glamorgan Council, BE Group and Oxford Economics, 2022

\*The proportion of total jobs each sector of the economy will occupy in 2036 according to Oxford Economics Forecasting.

**Table A6.8 – Floorspace and Land Requirement Forecasts**

<b>Offices (B1)</b>	<b>Based on 721 additional workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
16 sqm per worker	11,535	2.88
<b>Industrial (B2/B8)</b>	<b>Based on 295 additional workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
67 sqm per worker	19,771	4.94

*Source: Vale of Glamorgan Council and BE Group, 2022*

PG-5Y

Table A6.9 – Employment Land Take-Up/Employment Change Comparison

Broad Sector Groupings	Proportion of the Jobs within that Sector, Percent*	Jobs, Split by Sector 2021-2036	Land Use	Weighting	Jobs, Split by Sector 2021-2036	Jobs, by use, which Do Not Require B-Class Premises. 2021-2036
<b>Non B-Class Uses</b>						
Agriculture, Forestry and Fishing	1.1	70	Non B	-	-	70
Mining and Quarrying	0.1	6	Non B	-	-	6
Wholesale and retail trade	11.9	760	Non B	-	-	760
Accommodation and Food Services	10.4	665	Non B	-	-	665
Arts, entertainment and recreation	4	256	Non B	-	-	256
<b>Total</b>	<b>27.5</b>	<b>1,757</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,757</b>
<b>B1 Mostly Office Uses</b>						
Administrative and support service	4.2	268	B1	1	268	0
Information and Communication	1.6	102	B1	1	102	0
Professional, scientific and technical activities	8.8	562	B1	1	562	0
Real estate activities	1.6	102	B1	1	102	0
Financial and Insurance Activities	1	64	B1	1	64	0
Public Administration	6.8	435	B1	0.22	96	339
Health	8.3	530	B1	0.22	117	414
Education	18.4	1176	B1	0.22	259	917
Other service activities	2.7	173	B1	0.22	38	135
<b>Total</b>	<b>53.4</b>	<b>3,412</b>	<b>-</b>	<b>-</b>	<b>1,608</b>	<b>1,804</b>
<b>B2/B8 Uses</b>						
Manufacturing	5.9	377	B2	1	377	0
Utilities	0.8	51	B2	0.26	13	38
Construction	8	511	B2	0.26	133	378
Transport and Storage	4.4	281	B8	0.48	135	146
<b>Total</b>	<b>19.1</b>	<b>1,220</b>	<b>-</b>	<b>-</b>	<b>658</b>	<b>562</b>

Source: Vale of Glamorgan Council, BE Group and Oxford Economics, 2022

\*The proportion of total jobs each sector of the economy will occupy in 2036 according to Oxford Economics Forecasting.

**Table A6.10 – Floorspace and Land Requirement Forecasts**

<b>Offices (B1)</b>	<b>Based on 1,608 additional workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
16 sqm per worker	25,728	6.43
<b>Industrial (B2/B8)</b>	<b>Based on 658 additional workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
67 sqm per worker	44,097	11.02

*Source: Vale of Glamorgan Council and BE Group, 2022*



PG-Long Term

Table A6.11– Employment Land Take-Up/Employment Change Comparison

Broad Sector Groupings	Proportion of the Jobs within that Sector, Percent*	Jobs, Split by Sector 2021-2036	Land Use	Weighting	Jobs, Split by Sector 2021-2036	Jobs, by use, which Do Not Require B-Class Premises. 2021-2036
<b>Non B-Class Uses</b>						
Agriculture, Forestry and Fishing	1.1	35	Non B	-	-	35
Mining and Quarrying	0.1	3	Non B	-	-	3
Wholesale and retail trade	11.9	375	Non B	-	-	375
Accommodation and Food Services	10.4	328	Non B	-	-	328
Arts, entertainment and recreation	4	126	Non B	-	-	126
<b>Total</b>	<b>27.5</b>	<b>866</b>			<b>-</b>	<b>866</b>
<b>B1 Mostly Office Uses</b>						
Administrative and support service	4.2	132	B1	1	132	0
Information and Communication	1.6	50	B1	1	50	0
Professional, scientific and technical activities	8.8	277	B1	1	277	0
Real estate activities	1.6	50	B1	1	50	0
Financial and Insurance Activities	1	32	B1	1	32	0
Public Administration	6.8	214	B1	0.22	47	167
Health	8.3	261	B1	0.22	58	204
Education	18.4	580	B1	0.22	128	452
Other service activities	2.7	85	B1	0.22	19	66
<b>Total</b>	<b>53.4</b>	<b>1,682</b>	<b>-</b>	<b>-</b>	<b>793</b>	<b>889</b>
<b>B2/B8 Uses</b>						
Manufacturing	5.9	186	B2	1	186	0
Utilities	0.8	25	B2	0.26	7	19
Construction	8	252	B2	0.26	66	186
Transport and Storage	4.4	139	B8	0.48	67	72
<b>Total</b>	<b>19.1</b>	<b>602</b>	<b>-</b>	<b>-</b>	<b>324</b>	<b>277</b>

Source: Vale of Glamorgan Council, BE Group and Oxford Economics, 2022

\*The proportion of total jobs each sector of the economy will occupy in 2036 according to Oxford Economics Forecasting.

**Table A6.12 – Floorspace and Land Requirement Forecasts**

<b>Offices (B1)</b>	<b>Based on 793 additional workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
16 sqm per worker	12,683	3.17
<b>Industrial (B2/B8)</b>	<b>Based on 324 additional workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
67 sqm per worker	21,738	5.43

*Source: Vale of Glamorgan Council and BE Group, 2022*

**PG-10Y**

**Table A6.13 – Employment Land Take-Up/Employment Change Comparison**

Broad Sector Groupings	Proportion of the Jobs within that Sector, Percent*	Jobs, Split by Sector 2021-2036	Land Use	Weighting	Jobs, Split by Sector 2021-2036	Jobs, by use, which Do Not Require B-Class Premises. 2021-2036
<b>Non B-Class Uses</b>						
Agriculture, Forestry and Fishing	1.1	81	Non B	-	-	33
Mining and Quarrying	0.1	7	Non B	-	-	3
Wholesale and retail trade	11.9	880	Non B	-	-	352
Accommodation and Food Services	10.4	769	Non B	-	-	307
Arts, entertainment and recreation	4	296	Non B	-	-	118
<b>Total</b>	<b>27.5</b>	<b>2,034</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>813</b>
<b>B1 Mostly Office Uses</b>						
Administrative and support service	4.2	311	B1	1	124	0
Information and Communication	1.6	118	B1	1	47	0
Professional, scientific and technical activities	8.8	651	B1	1	260	0
Real estate activities	1.6	118	B1	1	47	0
Financial and Insurance Activities	1	74	B1	1	30	0
Public Administration	6.8	503	B1	0.22	44	157
Health	8.3	614	B1	0.22	54	191
Education	18.4	1361	B1	0.22	120	424
Other service activities	2.7	200	B1	0.22	18	62
<b>Total</b>	<b>53.4</b>	<b>3,949</b>	<b>-</b>	<b>-</b>	<b>744</b>	<b>834</b>
<b>B2/B8 Uses</b>						
Manufacturing	5.9	436	B2	1	174	0
Utilities	0.8	59	B2	0.26	6	17
Construction	8	592	B2	0.26	61	175
Transport and Storage	4.4	325	B8	0.48	62	68
<b>Total</b>	<b>19.1</b>	<b>1,412</b>	<b>-</b>	<b>-</b>	<b>304</b>	<b>260</b>

Source: Vale of Glamorgan Council, BE Group and Oxford Economics, 2023

\*The proportion of total jobs each sector of the economy will occupy in 2036 according to Oxford Economics Forecasting.

**Table A6.14 – Floorspace and Land Requirement Forecasts**

<b>Offices (B1)</b>	<b>Based on 744 additional workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
16 sqm per worker	11,898	2.97
<b>Industrial (B2/B8)</b>	<b>Based on 304 additional workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
67 sqm per worker	20,392	5.10

*Source: Vale of Glamorgan Council and BE Group, 2022*

## Dwelling-led 5Y

**Table A6.15 – Employment Land Take-Up/Employment Change Comparison**

Broad Sector Groupings	Proportion of the Jobs within that Sector, Percent*	Jobs, Split by Sector 2021-2036	Land Use	Weighting	Jobs, Split by Sector 2021-2036	Jobs, by use, which Do Not Require B-Class Premises. 2021-2036
<b>Non B-Class Uses</b>						
Agriculture, Forestry and Fishing	1.1	81	Non B	-	-	81
Mining and Quarrying	0.1	7	Non B	-	-	7
Wholesale and retail trade	11.9	880	Non B	-	-	880
Accommodation and Food Services	10.4	769	Non B	-	-	769
Arts, entertainment and recreation	4	296	Non B	-	-	296
<b>Total</b>	<b>27.5</b>	<b>2,034</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,034</b>
<b>B1 Mostly Office Uses</b>						
Administrative and support service	4.2	311	B1	1	311	0
Information and Communication	1.6	118	B1	1	118	0
Professional, scientific and technical activities	8.8	651	B1	1	651	0
Real estate activities	1.6	118	B1	1	118	0
Financial and Insurance Activities	1	74	B1	1	74	0
Public Administration	6.8	503	B1	0.22	111	392
Health	8.3	614	B1	0.22	135	479
Education	18.4	1361	B1	0.22	299	1061
Other service activities	2.7	200	B1	0.22	44	156
<b>Total</b>	<b>53.4</b>	<b>3,949</b>	<b>-</b>	<b>-</b>	<b>1,861</b>	<b>2,088</b>
<b>B2/B8 Uses</b>						
Manufacturing	5.9	436	B2	1	436	0
Utilities	0.8	59	B2	0.26	15	44
Construction	8	592	B2	0.26	154	438
Transport and Storage	4.4	325	B8	0.48	156	169
<b>Total</b>	<b>19.1</b>	<b>1,412</b>	<b>-</b>	<b>-</b>	<b>762</b>	<b>651</b>

Source: Vale of Glamorgan Council, BE Group and Oxford Economics, 2022

\*The proportion of total jobs each sector of the economy will occupy in 2036 according to Oxford Economics Forecasting.

**Table A6.16 – Floorspace and Land Requirement Forecasts**

<b>Offices (B1)</b>	<b>Based on 1,861 additional workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
16 sqm per worker	29,774	7.44
<b>Industrial (B2/B8)</b>	<b>Based on 762 additional workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
67 sqm per worker	51,033	12.76

*Source: Vale of Glamorgan Council and BE Group, 2022*

## Dwelling-led 10Y

**Table A6.17 – Employment Land Take-Up/Employment Change Comparison**

Broad Sector Groupings	Proportion of the Jobs within that Sector, Percent*	Jobs, Split by Sector 2021-2036	Land Use	Weighting	Jobs, Split by Sector 2021-2036	Jobs, by use, which Do Not Require B-Class Premises. 2021-2036
<b>Non B-Class Uses</b>						
Agriculture, Forestry and Fishing	1.1	58	Non B	-	-	54
Mining and Quarrying	0.1	5	Non B	-	-	5
Wholesale and retail trade	11.9	627	Non B	-	-	580
Accommodation and Food Services	10.4	548	Non B	-	-	507
Arts, entertainment and recreation	4	211	Non B	-	-	195
<b>Total</b>	<b>27.5</b>	<b>1,448</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,341</b>
<b>B1 Mostly Office Uses</b>						
Administrative and support service	4.2	221	B1	1	205	0
Information and Communication	1.6	84	B1	1	78	0
Professional, scientific and technical activities	8.8	463	B1	1	429	0
Real estate activities	1.6	84	B1	1	78	0
Financial and Insurance Activities	1	53	B1	1	49	0
Public Administration	6.8	358	B1	0.22	73	259
Health	8.3	437	B1	0.22	89	316
Education	18.4	969	B1	0.22	197	700
Other service activities	2.7	142	B1	0.22	29	103
<b>Total</b>	<b>53.4</b>	<b>2,812</b>	<b>-</b>	<b>-</b>	<b>1,227</b>	<b>1,377</b>
<b>B2/B8 Uses</b>						
Manufacturing	5.9	311	B2	1	288	0
Utilities	0.8	42	B2	0.26	10	29
Construction	8	421	B2	0.26	101	289
Transport and Storage	4.4	232	B8	0.48	103	112
<b>Total</b>	<b>19.1</b>	<b>1,006</b>	<b>-</b>	<b>-</b>	<b>502</b>	<b>429</b>

Source: Vale of Glamorgan Council, BE Group and Oxford Economics, 2023

\*The proportion of total jobs each sector of the economy will occupy in 2036 according to Oxford Economics Forecasting.



**Table A6.18 – Floorspace and Land Requirement Forecasts**

<b>Offices (B1)</b>	<b>Based on 1,227 additional workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
16 sqm per worker	19,628	4.91
<b>Industrial (B2/B8)</b>	<b>Based on 502 additional workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
67 sqm per worker	33,642	8.41

*Source: Vale of Glamorgan Council and BE Group, 2022*

## Employment-led OE

**Table A6.19 – Employment Land Take-Up/Employment Change Comparison**

Broad Sector Groupings	Proportion of the Jobs within that Sector, Percent*	Jobs, Split by Sector 2021-2036	Land Use	Weighting	Jobs, Split by Sector 2021-2036	Jobs, by use, which Do Not Require B-Class Premises. 2021-2036
<b>Non B-Class Uses</b>						
Agriculture, Forestry and Fishing	1.1	4	Non B	-	-	4
Mining and Quarrying	0.1	0	Non B	-	-	0
Wholesale and retail trade	11.9	45	Non B	-	-	45
Accommodation and Food Services	10.4	39	Non B	-	-	39
Arts, entertainment and recreation	4	15	Non B	-	-	15
<b>Total</b>	<b>27.5</b>	<b>103</b>			<b>-</b>	<b>103</b>
<b>B1 Mostly Office Uses</b>						
Administrative and support service	4.2	16	B1	1	16	0
Information and Communication	1.6	6	B1	1	6	0
Professional, scientific and technical activities	8.8	33	B1	1	33	0
Real estate activities	1.6	6	B1	1	6	0
Financial and Insurance Activities	1	4	B1	1	4	0
Public Administration	6.8	26	B1	0.22	6	20
Health	8.3	31	B1	0.22	7	24
Education	18.4	69	B1	0.22	15	54
Other service activities	2.7	10	B1	0.22	2	8
<b>Total</b>	<b>53.4</b>	<b>200</b>	<b>-</b>	<b>-</b>	<b>94</b>	<b>106</b>
<b>B2/B8 Uses</b>						
Manufacturing	5.9	22	B2	1	22	0
Utilities	0.8	3	B2	0.26	1	2
Construction	8	30	B2	0.26	8	22
Transport and Storage	4.4	17	B8	0.48	8	9
<b>Total</b>	<b>19.1</b>	<b>72</b>	<b>-</b>	<b>-</b>	<b>39</b>	<b>33</b>

Source: Vale of Glamorgan Council, BE Group and Oxford Economics, 2022

\*The proportion of total jobs each sector of the economy will occupy in 2036 according to Oxford Economics Forecasting.

**Table A6.20 – Floorspace and Land Requirement Forecasts**

<b>Offices (B1)</b>	<b>Based on 94 additional workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
16 sqm per worker	1,510	0.38
<b>Industrial (B2/B8)</b>	<b>Based on 39 additional workers, sqm</b>	<b>Plot Ratio at 40 percent Coverage, ha</b>
67 sqm per worker	2,588	0.65

*Source: Vale of Glamorgan Council and BE Group, 2022*

## **APPENDIX 7**

### **DEVELOPER MARKETING STANDARDS**

## Appendix 7 – Developer Marketing Standards

- A6.1 Where a sites or premises' owner is applying to a Local Authority for change of use from employment to an alternative use, they have to prove there is a lack of demand for that site or premises.
- A6.2 This table itemises the various marketing tools that should typically be used to market the interest.
- A6.3 Should these tools fail to identify potential purchasers or occupiers then it may be considered that there is a lack of employment demand for the site or premises in question.

Marketing Tool	Premises	Site, 0-2 ha	Site, 2+ ha*
On-site Marketing Board in prominent position	✓	✓	✓
Local Property Agent	✓	✓	✓
Regional Property Agent (joint or sole)	✓		✓
Liaise with Vale of Glamorgan Council/Welsh Government	✓	✓	✓
Produce Marketing Particulars (in hard copy/PDF)	✓	✓	✓
Targeted mailing to Local/Sub-Regional Property Agents (Internet)	✓	✓	✓
Targeted mailing to Local/Sub-Regional Property Developers/Investors (Internet)	✓	✓	✓
Targeted mailing to UK Property Agents/Developer/Investors (Internet/postal)			✓

<b>Marketing Tool</b>	<b>Premises</b>	<b>Site, 0-2 ha</b>	<b>Site, 2+ ha*</b>
Targeted mailing to selected potential occupiers (large local companies) (Postal)	✓	✓	✓
Advertise in Local/Sub-Regional Business Press		✓	✓
Advertise in UK Property Press			✓
Website	✓	✓	✓
Internet Mailing to Targeted Business Sectors (e-shot type mailing)	✓	✓	✓
Marketing Period, months	12-18	18	18-24

Source: BE Group, 2022