

Carmarthenshire Local Development Plan

Employment Land Review 2017



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1. Background

The planning system is central to ensuring continued economic growth and providing jobs and investment in an environmentally sustainable way. Economic growth generates wealth and raises living standards and is driven by an increase in employment and productivity which in turn is determined by higher levels of investment, innovation, competition, skills and enterprise. In this respect the Local Development Plan represents a central component in establishing and setting out the opportunities for growth and the framework to guiding and facilitating investment.

In terms of the adopted Carmarthenshire Local Development Plan (LDP), the role of employment and the economy in supporting the Plan and its Strategy represents a central consideration. In this regard, there is a need to ensure that sufficient, suitable and deliverable land for employment purposes is designated in accordance with sustainability principles and the Spatial Strategy.

Carmarthenshire is the third largest County in Wales, in terms of geographical area, and has the greatest number of settlements. With its diverse rural heartland juxtaposed with the post industrial south eastern areas, it is the task of the LDP to cater for this diversity and complexity in terms of its employment provision.

The Country is currently recovering from the economic downturn. Responding to this positively now will assist in the future recovery. One way of preparing for (or assisting in) the recovery is to provide an adequate supply of employment land in a range of settlements across the County. This will provide certainty and confidence, for example by attracting investment to the larger urban areas, and by providing more locally based business opportunities in the more rural areas, as well as helping to sustain the vitality and viability of the range and diversity of communities within the County.

2. Introduction

Evidence from this Second Employment Land Review (ELR) will be used to provide evidence to support the Annual Monitoring Reports (AMRs) of the LDP and will contribute to the review of the Plan.

This ELR utilises information obtained from our corporate partners in Economic Development and Corporate Property, where appropriate, in accordance with *Practice Guidance – Building an Economic Development Evidence Base to Support a Local Development Plan*.

The Council has a statutory responsibility to ensure that sufficient employment land is available to meet identified need. In particular, it is a reflection of the requirements of the current edition of Planning Policy Wales and Technical Advice Note 23 *Economic Development*. Paragraph 7.5.1 of Planning Policy Wales (PPW, Ed.9) states that development plans should:

- be underpinned by an up to date and appropriate evidence base to support policy choices and land allocations for economic development;
- provide targets on land provision for the employment uses (Classes B1-B8), showing net change in land/floorspace for offices and industry/warehousing separately, and protect these sites from inappropriate development;
- seek to provide the right amount of land and qualitative mix of sites to meet the market demand for economic development uses;

3. Study Methodology

For each survey year, the position set out is that for the 1st April in that year. The baseline for the new survey methodology is 1st April 2016 to 31 March 2017.

Differentiation needs to be made between employment sites that have been identified as LDP allocations (proposed sites) and those which have been annotated as existing employment sites within the LDP. The information for the allocations is set out in the 2nd Annual Monitoring Report (AMR), and is set out below for information purposes. Information on the existing sites was not covered in the AMR as these do not form part of the proposed employment portfolio over the Plan period. These existing sites nevertheless form a vital part of the overall employment provision within the County, and therefore they are covered in detail within this ELR.

For the purposes of this Review, employment land uses are taken to include those in Use Classes B1, B2 and B8, as set out in the Town & Country Planning (Use Classes) Order (Wales) 1987 (as amended). However, it is acknowledged that other use classes cover employment related uses and are often very closely related to the B Class uses, such as A2 (offices) and sui generis uses. These will be identified in the following sections.

This Review covers:

- All LDP employment allocations, and mixed use allocations (where an employment use on part has been designated)
- All existing employment sites annotated on the LDP Proposals Maps
- Windfall employment sites permitted since LDP adoption, where not on existing annotated employment sites

In total, 127 sites (including both LDP allocations and existing sites) were surveyed for the 2017 Review. The information collected for each of the existing sites is:

- Total site area (Ha)
- Total area of buildings/enclosures (B Use Class) (Ha)
- Proportion of B Use Class operations (%)
- Buildings and enclosures in use for other purposes (Ha)
- Buildings not in use (vacant) (Ha)
- Land within the total site area used for infrastructure and landscaping or likely to be difficult to develop (Ha) e.g. areas for roads and parking, landscaped areas and land unlikely to be amenable for development.
- Planning application reference numbers are recorded for employment and non-employment planning permissions within each site for both allocations and existing sites.

In relation to LDP allocations the total size is set out, together with the size of area taken up through development and or planning permissions.

The results for existing and proposed sites are set out separately and then (where the information is available) combined and totalled (as in Table 1 below).

A table recording the full results from the 2016/17 survey period is contained within appendix 1.

4. The results

Existing employment sites:

The total site area of land identified for employment purposes in 2017 was 438 Ha.

Within the total site area, buildings / enclosures in use (both for employment purposes - B1, B2, B8 and other uses) in 2017 covered 104 Ha.

Of this, buildings / enclosures in use for employment purposes (B1, B2, B8) amounted to 74 Ha (71%).

Those in use for non-B Use Classes covered 18 Ha. However, much of this is taken up by uses closely related to those in the employment use classes (sui generis / other classes - A, C & D Use Classes):

- Sui generis – 12 Ha
- Other – 6 Ha

The area within sites for use in infrastructure (inc. Car parking) / landscaping / or areas too difficult to develop amounted to 334 Ha.

'Vacant land' i.e. buildings/enclosures vacant or not in use in 2017 was 12 Ha.

In percentage terms County wide, the areas used for different land use classes were as follows:

- Buildings/enclosures for employment use (B1,B2,B8) – 16%
- Buildings/enclosures for non B use – 4%
- Area in use for infrastructure/landscaping or too difficult to develop – 77%¹
- Vacant buildings/enclosures – 3%

Proposed Employment Sites:

The delivery of employment land is an important one and was considered in detail during the LDP Examination. As part of the evidence presented at the Examination, it was noted that of those sites allocated as proposed employment sites in the UDP some 30.27ha had been delivered for employment purposes since the start of the LDP process in (July, 2006). This included employment provision delivered on mixed use sites.

¹ Note: This includes areas associated with, and essential to the land use activity and employment operation.

Survey results at the time indicated that the vast majority of the delivered land was occupied (approximately 95%). The proportion of newly delivered land on allocated sites that remained vacant was therefore negligible.

Evidence presented in the first two AMRs has revealed that take up of employment land on LDP allocated sites has continued to progress since the adoption of the Plan in December 2014. The LDP Monitoring Policy Target for employment is that the 111.13 Ha of employment land allocated in Policy SP7 is developed over the Plan period. The indicators, targets and triggers set out in the LDP are as follows:

Indicator	Annual / Interim Monitoring Target	Assessment trigger
<p>Permissions granted for development on employment land listed in Policy SP7.*</p> <p>Permissions for, or availability of, on site or related infrastructure which facilitates delivery of employment sites (ha) as listed in Policy SP7.*</p>	<p>25% (i.e. 27.78ha) of employment land allocated by Policy SP7 either attains planning permission or is available for development within the first 2 years of the Plan after adoption.</p>	<p>Less than 25% of employment land allocated by Policy SP7, with an additional variance of 20% under the target figure (i.e. 22.22ha) to allow for flexibility, is permitted or available within 2 years of adoption.</p>

The monitoring policy target relates to the amount of employment land that has been permitted or has become available within two years of adoption. Consequently it was difficult to make an accurate assessment of this target within the first AMR. Nevertheless, it was found that almost 90% of the annual / interim monitoring target for the first two years had already been met by this time.

For the second AMR, covering the period 1st April 2016 to 31st March 2017, further land on employment allocations received planning permission for employment activities – amounting to 0.68Ha. In addition, further take up has occurred on employment allocations due to the incorporation of estate roads into site GA3/E1 (0.24Ha) and caravan storage on site SC34/E1 (1.5Ha). Combining this with the total amount of land already with planning permission or available for development, the figure rises to 27.35Ha. This represents 98% of the way to meeting the monitoring target set out in the LDP (25% of the total employment land allocation (111.13Ha) - 27.78Ha within the first two years after adoption). However, taking into account the additional variance of 20% under the target to allow for flexibility, then the monitoring target has been met.

In conclusion, clear progress has been made towards delivering the land allocated for employment within the LDP. Further monitoring and reporting in subsequent AMRs will enable a clear picture as to whether the monitoring policy target will be met in subsequent years.

Occupancy rates for developed employment land will also continue to be monitored as part of the ELR process which will run alongside the AMR.

Changes within existing employment sites

Planning permissions on existing employment sites (as annotated in the LDP) were monitored as part of this Review. In total since the adoption of the Plan in December 2014, planning permissions have been granted on 4.8 hectares of land within such locations. The permissions relate to the following, with changes of use being the most common:

- Change of Use (within same use class or a change from one B use to another)
- Extensions to existing operations
- Demolition and replacement of existing buildings
- Re-development of brownfield land where the existing/original use has ceased

Planning permissions for employment uses on other sites

In addition to new employment related developments on proposed and existing LDP employment sites, interest has been shown on other areas of land. Some of these permissions are located within the development limits of settlements, while some lie adjacent and are often associated with a former use (brownfield land). A couple of these recent permissions relate to new employment related projects relating to sustainable waste management. Generally the permissions are fairly small in size but cumulatively they amount to several hectares in size. In total these other sites take up 8.47 hectares of land (3.23Ha during the AMR 2 period).

Area-based results

Locations in the three Growth Areas of Carmarthen, Llanelli and Ammanford / Cross Hands make the biggest contributions to site area totals. This is because these areas have the highest concentrations of employment sites within the County, and have also been designated with the most employment allocations in the LDP due to their sustainable locations.

The table below presents this information for 2017:

Table 1: Total area of employment land (Existing and Proposed), by LDP Tier, along with take up over the Plan period (up to 31 March 2017)

Location	2016 Total Area	2016 (%)	Take up (Ha over Plan period)	% Take up
Growth Areas (Tier 1):				
Carmarthen	51.72	9	-	
Llanelli	246.81	45	-	
Ammanford / Cross Hands	122.90	22	-	
			26.37	66
Service Centres (Tier 2)	61.35	11	6.99	17
Local Service Centres (Tier 3)	35.08	7	3.12	8
Sustainable Communities (Tier 4)	30.34	6	3.55	9
Total for County	548.20	100	40.03	100

Source: Appendix 1. Figures for windfall sites have been included within the overall take up rates in each tier.

5. Ongoing Issues and Recommendations

Deliverability

Concern was raised during the LDP Examination that a number of employment sites allocated in the UDP had not been developed. The question was asked by the inspector as to whether evidence was available to show that they will be delivered during the LDP period.

This concern led to a re-assessment at the time and the consequent reduction in overall area allocated for employment purposes. However, notwithstanding this reduction, evidence was produced for the Examination that showed the level of employment interest within the County and how this manifested itself through the allocation of sites. It was shown that some sites were being actively marketed, whilst others benefitted from supplementary planning guidance or masterplans. Furthermore, interest in several sites were evidenced by the fact that current planning permissions existed on all or parts of the allocations. All these factors offered a level of certainty in respect of the future deliverability of these particular allocations.

Deliverability will remain a key driver during the full review of the LDP, and it will be the task of the AMRs and the ELRs to provide the evidence in respect of the levels of activity and take up of employment allocations and employment land in general.

The adopted LDP allocates 111.13 ha of land for employment purposes. The above sections indicate the progress that has been made so far in delivering the sites. As shown, some sites already benefit from planning permission and are therefore commitments. The interest shown in such sites is encouraging and their allocation in the Plan provides certainty as to their deliverability during the Plan period. Coupled with the allocations, ongoing interest and activity continues to take place on the County's extensive amount of existing employment sites, whether this is related to expansion, demolition and rebuilds, or the turnover of old businesses and their replacement with new. Appendix 1 highlights the new planning applications that have been granted since the adoption of the LDP at the end of 2014.

6. The Employment Sectoral Need Study

Consultants WSP have been commissioned to undertake an Employment Sectoral Study for the County. This reflects the commitment to continually review of evidence in support of the LDP, and other corporate documents and strategies. The findings set out within the Study will provide additional evidence as part of the monitoring and Review of the LDP.

The Study will enhance the Council's understanding of employment need by sector and how this will manifest itself over the coming years. As well as setting out the Economic Context for the County, including general economic characteristics and the key growth sector and growth areas, the Study covers the future requirements for employment space and discusses the "demand / supply balance" (e.g. a comparison of estimated land requirements with the current supply of employment space).

The Study highlights that although a substantial amount of land was allocated to new employment use in the LDP, the extent to which this has been taken up in recent years – both through planning permissions and actual development – means that without a renewed supply of additional employment land in the following LDP period, the full potential for employment will be severely constrained. In this respect reference is also made to the other important indicators, not least the signing and content of the City Deal and the Council's own regeneration strategy.

7. Future Employment Land Reviews and the Review of the LDP

The Employment Sectoral Need Study provides an in depth analysis of the County's economic and employment trends and identifies that anticipated growth in employment in key sectors will mean that a continued supply of appropriate employment land will be needed over the period covering the next LDP (2021 – 2032). Future employment land reviews (and LDP AMRs) will be focussed upon providing background evidence to support the Review of the LDP itself. This work will not only ensure that there is an up to date record of 'take up' and turnover of employment land within the County, but it will also need to identify whether current LDP employment allocations are deliverable, and where potential 'new' allocations are needed, and the most appropriate locations for these.

In light of the latest Welsh Government planning advice *Planning Guidance on Building an Economic Development Evidence Base to Support a Local Development Plan*, joint working has already begun with our corporate partners in the Economic Development and Corporate Property Divisions in respect of the exchange of information and building a robust evidence base on all aspects of employment for use by all concerned. This information will be essential in helping to identify the most appropriate locations on which to allocate any potential new requirements based on economic need, and appropriateness in spatial planning terms.

APPENDIX 1

Site name	Total Site Area (Ha)	Total Area of Buildings / Enclosures (Ha)	Infrastructure, landscaping and difficult to develop land (Ha) *	Buildings/Enclosures vacant or not in use (Ha)	Buildings/Enclosures not in B Class employment use (Ha)	Proportion of Use Class (B1, B2, B8) (%)	Employment planning permission refs (during LDP preparation & post-LDP adoption)	Size of area taken up by planning permissions (Ha) during Plan Period (allocations)	Size of area taken up by planning permissions (Ha) during Plan Period (existing sites)
Growth Areas - Tier 1									
GA1 Carmarthen									
Mekatek	4.29	1.48	2.81	0	0.41	72			
Cillefwr	20.49	4.38	16.11	0.53	1.51	53	W/31332		0.03
Feed Mill	1.61	0.48	1.13	0	0	100			
Totals	26.39	6.34	20.05	0.53	1.92				
Cillefwr GA1/E1	4.38								
West Carmarthen GA1/MU1	5.45								
Pibwrlwyd GA1/MU2	15.5						W/33638	0.06	
Total	25.33								
GA2 Llanelli									
Dafen	64.7	19.29	45.41	5.96	2.99	54			
Trostre	70.39	14.69	55.7	0.13	1.93	86	S/30376; S/30377; S/33614		0.67
Delta Lakes	4.64	0.73	3.91	0.01	0.11	84			
Bynea	33.17	8.31	24.86	0.12	0.82	89			
North Dock	5.2	1.17	4.03	0.83	0.23	9			
AMG Resources	8.51	0.79	7.72	0	0	100			
Scrap Yard	0.67	0.04	0.63	0	0	100			
Parc y Plant	1.45	0.15	1.3	0	0.15	0			
Depot, Heol Y Parc	1.24	0.34	0.9	0.2	0	41			
Trosserch Road	20.81	5.57	15.24	0.39	0.36	87			
Riverside Industrial Park	3.45	0.94	2.51	0	0	100			
Totals	214.23	52.02	162.21	7.64	6.59				
Delta Lakes GA2/MU9	9.78								
Dafen GA2/E1	22.8						S/31765; S/33792; S/34258	2.49	
Total	32.58								
GA3 Ammanford/Cross Hands									
Cross Hands Business Centre & Workshops	6.75	1.78	4.97	0.05	0.31	80	S/30672		0.18
Cross Hands West	10.05	2.5	7.55	0	0	100			
Parc Menter	4.16	0.82	3.34	0	0.06	93			
Gorslas Industrial Estate	1.68	0.3	1.38	0.05	0.12	43			
Capel Hendre Industrial Estate	15.62	3.74	11.88	0.1	0.22	92	E/30404; E/33556; E/34847		0.73
Parc Hendre	12.06	2.88	9.18	0	0	100			
Lyndsey Drift Mine	2.87	0.1	2.77	0	0	100			
Parc Amanwy	6.56	1.46	5.1	0.01	0.11	92			
Foundry Road	2.61	0.64	1.97	0.09	0.37	28			
Betws Industrial Estate	2.59	0.29	2.3	0	0	100			
Betws Parc Workshops	1.31	0.21	1.1	0	0.01	95			
Dyffryn Road	4.2	1.63	2.57	0.01	1.03	36			
Pantffynnon	2.06	0.34	1.72	0	0	100			
Pentwyn Road	3.89	0.39	3.5	0.07	0.01	80			
Former Betws Colliery	5.61	0.37	5.24	0	0.15	60			
Land North of Penybanc Road	3.64	0.71	2.93	0	0.18	75			
Totals	85.66	18.16	67.5	0.38	2.57				
Cross Hands Business Park GA3/E1	0.79						S/28449	0.79	
Meadows Road, Cross Hands GA3/E2	1.16								
Parc Menter, Cross Hands GA3/E3	1.04						S/22280; S/27072	1.53	
Cross Hands East GA3/E7	9.22						W/23782	9.22	
Cross Hands West Food Park GA3/E8	8.91						S/27508; S/30823	4.44	

Windfall Sites 2017	
Planning Permission Ref	Site area (Ha)
E/34179	0.03
S/34296	1.22
W/34165	0.01
S/33881	0.3
W/32185	0.28
W/34406	0.3
W/34471	1.09
Total	3.23

Key	
	existing employment sites
	proposed employment sites
*	This includes areas associated with, and essential to the land use activity and employment operation.

Site name	Total Site Area (Ha)	Total Area of Buildings / Enclosures (Ha)	Infrastructure, landscaping and difficult to develop land (Ha) *	Buildings/Enclosures vacant or not in use (Ha)	Buildings/Enclosures not in B Class employment use (Ha)	Proportion of Use Class (B1, B2, B8) (%)	Employment planning permission refs (during LDP preparation & post-LDP adoption)	Size of area taken up by planning permissions (Ha) during Plan Period (allocations)	Size of area taken up by planning permissions (Ha) during Plan Period (existing sites)
Capel Hendre Industrial Estate GA3/E10	4.05						E/25901; E/21230; E/31416	1.46	
Parc Hendre GA3/E11	11.73								
Heol Ddu, Tycroes GA3/E12	0.34						S/13960	0.34	
Total	37.24								
Service Centres - Tier 2									
Burry Port T2/1									
Parson's Pickles	2.81	0.32	2.49	0	0	100			
Industrial Estate Silver Terrace	0.91	0.32	0.59	0	0.09	72			
Burry Port Industrial Estate	0.81	0.23	0.58	0	0	100			
Llanelli Sand	2.63	2.63	0	0	0	100			
Dyfatty	2.24	0.37	1.87	0	0	100			
Pembrey Industrial Estate	1.31	0.42	0.89	0	0.24	43			
Totals	10.71	4.29	6.42	0	0.33				
Dyfatty T2/1/E1	3.28						LL/02604	3.28	
Total	3.28								
Llandeilo T2/2									
Beechwood Industrial Estate	2.14	0.32	1.82	0.09	0.13	60	E/33880; E/34801		0.16
Station Road	2.02	0.36	1.66	0	0.29	20	E/34448		0.07
Ffairfach Mart	1.08	0.22	0.86	0.22	0	0			
Totals	5.24	0.9	4.34	0.31	0.42				
Beechwood Industrial Estate T2/2/E1	2.33						E/33059	0.25	
Total	2.33								
Llandovery T2/3									
Church Bank & Former Sawmills	9.25	2.67	6.58	0.37	0.92	66			
Depot SW of Ysgol Pantycelyn	0.99	0.13	0.86	0	0	100			
Totals	10.24	2.8	7.44	0.37	0.92				
Newcastle Emlyn T2/4									
Station Road	1.71	0.13	1.58	0.02	0.09	31			
Builders Merchant/Timber Yard	0.99	0.2	0.79	0	0.2	0			
Aberarad	3.39	0.7	2.69	0	0	100	W/33814		0.01
Totals	6.09	1.03	5.06	0.02	0.29				
Sunny Bank T2/4/E1	1								
Total	1								
St Clears T2/5									
Station Yard	0.69	0.13	0.56	0	0.12	8			
Land adj Station Yard	0.35	0.35	0	0	0	100			
Station Road	2.4	0.79	1.61	0.06	0.38	52	W/32941; W/33637		0.58
Wembley Place	0.56	0.33	0.23	0	0.06	82			
St Clears Business Park	1.27	0.16	1.11	0.06	0.03	44			
Depot Opposite Gardde Fields	0.63	0.21	0.42	0	0.21	0			
Land adj A40	1.62	0.18	1.44	0	0.07	62			
Totals	7.52	2.15	5.37	0.12	0.87				
Land adj Station Yard T2/5/E1	0.33								
Land adj A40 T2/5/E2	1.23						W/20735; W/32747	0.79	
Old Butter Factory T2/5/MU1	0.36							0.36	
Total	1.92								
Whitland T2/6									
West Street (North)	0.22	0.12	0.1	0	0	100			
Station Road West (Builder's Yard)	1.09	0.19	0.9	0	0.19	0			
Station Road East (Former Coal Yard Yard)	0.58	0.06	0.52	0	0.06	0	W/32606		0.35
Trevaughan	1.83	1.24	0.59	0	0.19	85			
Whitland Industrial Estate	2.78	0.38	2.4	0	0.18	53			
Whitland Creamery	3.5	1.48	2.02	0	0.84	43			

Site name	Total Site Area (Ha)	Total Area of Buildings / Enclosures (Ha)	Infrastructure, landscaping and difficult to develop land (Ha) *	Buildings/Enclosures vacant or not in use (Ha)	Buildings/Enclosures not in B Class employment use (Ha)	Proportion of Use Class (B1, B2, B8) (%)	Employment planning permission refs (during LDP preparation & post-LDP adoption)	Size of area taken up by planning permissions (Ha) during Plan Period (allocations)	Size of area taken up by planning permissions (Ha) during Plan Period (existing sites)
Totals	10	3.47	6.53	0	1.46				
West Street T2/6/E1	0.27						W/24918	0.27	
Whitland Industrial Estate T2/6/E2	1.07						W/30784	0.57	
Whitland Creamery T2/6/E3	1.7								
Total	3.04								
Local Service Centres - Tier 3									
Kidwelly T3/3									
Industrial Estate Pembrey Road	2.14	0.87	1.27	0	0.14	84			
Industrial Estate Pembrey Road (East)	2.27	0.22	2.05	0	0.19	14	S/33928		0.35
Totals	4.41	1.09	3.32	0	0.33				
Ponthenri T3/5			0						
Ponthenri Industrial Estate	3.06	0.5	2.56	0.07	0.03	80			
Pontyberem T3/6									
Coalbrook Road	0.91	0.23	0.68	0	0.13	43			
Hendy T3/7			0						
Industrial Estate	4.01	1.39	2.62	0	0.19	86			
Glanamman / Garnant T3/8									
Tabernacle Road	1.23	0	1.23	0.31	0	0			
Land at Station Road	1.71	0.24	1.47	0	0.13	46			
Old Coal Yard, Heol Dwr	2.94	0.08	2.86	0.02	0.04	25	E/30381		0.08
Raven Industrial Estate	0.67	0.14	0.53	0.12	0.02	0			
Concrete Works	1.3	0.23	1.07	0	0	100			
Totals (T3/8)	7.85	0.69	7.16	0.45	0.19				
Land east of Station Rd T3/8/E1	0.7								
Total	0.7								
Brynamman T3/9									
Cwmgarw Road	2.1	0.21	1.89	0	0.02	90			
Llangadog T3/10									
Former Creamery	4.15	1.13	3.02	0	0	100			
Station Road (North)	1.21	0.39	0.82	0	0.39	0			
Station Road	3.28	0.16	3.12	0.11	0.16	0	E/32491		1.6
Totals (T3/10)	8.64	1.68	6.96	0.11	0.55				
Llanybydder T3/11									
Abattoir / Timber Yard	3.1	0.85	2.25	0	0.03	96			
Old Foundry (Telephone Exchange)	0.39	0.07	0.32	0	0.07	0			
Ty Mawr	0.4	0.12	0.28	0.05	0	58			
Totals	3.89	1.04	2.85	0.05	0.1				
Old Foundry T3/11/E1	0.51								
Sustainable Communities - Tier 4									
Pencader SC20									
Station Road	2.06	0.07	1.99	0.02	0.05	0			
B4459	1.02	0.06	0.96	0.88	0.02	29			
Clos cader	2.07	0.21	1.86	0	0.02	90			
Totals	5.15	0.34	4.81	0.9	0.09				
New Inn SC20			0						
Scrap Yard & Engineering Works	0.4	0.05	0.35	0	0	100			
Adj Gwastod Abbot	1.08	0.67	0.41	0	0.2	70			
Totals	1.48	0.72	0.76	0	0.2				
Llanfihangel - ar- arth SC20									
Western Power etc	1.27	0.16	1.11	0	0.1	37			
Pontwelly SC21									
Station Road	1.39	0.19	1.2	0	0.15	21			
Lewis Street	1.13	0.16	0.97	0	0.08	50			

Site name	Total Site Area (Ha)	Total Area of Buildings / Enclosures (Ha)	Infrastructure, landscaping and difficult to develop land (Ha) *	Buildings/Enclosures vacant or not in use (Ha)	Buildings/Enclosures not in B Class employment use (Ha)	Proportion of Use Class (B1, B2, B8) (%)	Employment planning permission refs (during LDP preparation & post-LDP adoption)	Size of area taken up by planning permissions (Ha) during Plan Period (allocations)	Size of area taken up by planning permissions (Ha) during Plan Period (existing sites)
Estate adj B4624	0.65	0.13	0.52	0	0.02	85			
Totals (Pontwelly)	3.17	0.48	2.69	0	0.25				
Cwmgwili SC34									
Heathfield Industrial Estate	2.73	0.24	2.49	0.05	0.06	54			
Cilyrychen & Pantyrhodyn SC34			0						
Industrial Estates	13.34	4.1	9.24	0.81	0.05	79			
Pantyrhodyn Industrial Estate SC34/E1	1.5							1.5	
Cilyrychen Industrial Estate SC34/E2	1.7								
Total	3.2				0.05				
Totals	549	104	334	12	18	71%		27.35	4.81