

Carmarthenshire Local Development Plan

Employment Land Review 2018



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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.

With regard to job figures for the County, the latest position (based on Office for National Statistics (ONS) 2017 figures), is set out within Appendix 2 of this Report. The data identifies that there are a total of 64,000 people in either full or part time employment within Carmarthenshire. The job categories have been broken down into 18 separate industry types; and cover not only the traditional B class uses but all employment, including retail, health, education and public administration etc.

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.

In ensuring that the current adopted LDP remains up to date, a review was undertaken into its content with the outcomes published in the Review Report. The Report, whilst finding that many aspects of the adopted LDP are functioning effectively, also identified that there were issues in relation to parts of the Plan and its strategy. The Review Report showed that parts of this strategy were not being delivered as intended with both the level and spatial distribution of growth requiring further consideration. It concluded that we start the preparation of a revised LDP to replace the existing adopted Plan.

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 third Employment Land Review (ELR) will be used to provide evidence to support the Annual Monitoring Reports (AMRs) of the LDP and will contribute to towards preparation of the revised LDP..

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* (Welsh Government).

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 2017 to 31 March 2018.

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 has is set out in the 3rd 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 relate 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, 114 sites (including both LDP allocations and existing sites) were surveyed for the 2018 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 2017/18 survey period is contained within Appendix 1.

4. The results

Existing employment sites: (figures rounded up to the nearest whole number)

The total site area of land identified for employment purposes in 2018 was 445 Ha.

Within the total site area, buildings / enclosures in use (both for employment purposes - B1, B2, B8 and other uses) in 2018 covered 107 Ha.

Of this, buildings / enclosures in use for employment purposes (B1, B2, B8) amounted to 84 Ha (78%).

Those in use for non-B Use Classes covered 16 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 –11Ha
- Other – 6 Ha

The area within sites for use in infrastructure (inc. Car parking) / landscaping / or areas too difficult to develop amounted to 337 Ha.

'Vacant land' i.e. buildings/enclosures vacant or not in use in 2018 was 8 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) – 19%
- Buildings/enclosures for non B use – 3%
- Area in use for infrastructure/landscaping or too difficult to develop – 76%¹
- Vacant buildings/enclosures – 2%

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

Proposed Employment Sites:

The delivery of employment land is an important element of the LDP. Evidence presented in the first three 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
Permissions granted for development on employment land listed in Policy SP7.* Permissions for, or availability of, on site or related infrastructure which facilitates delivery of employment sites (ha) as listed in Policy SP7.*	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.	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.

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 third AMR, covering the period 1st April 2017 to 31st March 2018, further land on employment allocations received planning permission for employment activities – amounting to 2.71Ha. Combining this with the total amount of land already with planning permission or available for development, the figure rises to 30.06Ha.

The monitoring target set out in the LDP (25% 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) was met within AMR 2 in 2017 (taking into account the additional variance of 20% under the target to allow for flexibility). The further land take up during the period for the third AMR is evidence of the continued deliverability of the sites allocated for employment use in the LDP.

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 8.43 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 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

Comparison between the latest figures and those of the ELR 2016

By comparing the figures set out in this Study with those of the first ELR in 2016, we can see the changes that have occurred over the two year period. Whilst this is too early to establish whether there are any trends developing, it will nevertheless provide us with a snapshot of the current position, including an indication as to extent of business turnaround and the continuing importance of the sizeable total area of existing employment sites within the County.

A note of caution must, however, be emphasised at this juncture. The employment land review is an evolving process and new data becomes available each year, which might have not been available or known in previous years. This caveat must be taken into account when direct comparisons between years are being made.

Graphs setting out the changes between 2016 and 2018 are set out in Appendix 3.

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 10.42 hectares of land (1.95Ha during the AMR 3 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 2018:

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 2018) (Totals rounded to the nearest Hectare)

Location	2018 Total Area	2018 (%)	Take up (Ha over Plan period)	% Take up
Growth Areas (Tier 1):				
Carmarthen	51.72	9	-	
Llanelli	249.16	45	-	
Ammanford / Cross Hands	122.90	22	-	
			30.11	62
Service Centres (Tier 2)	61.37	11	9.07	18
Local Service Centres (Tier 3)	40.38	7	6.19	13
Sustainable Communities (Tier 4)	30.35	6	3.55	7
Total for County	556	100	49	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

At the time of the LDP Examination, concern was raised by the Inspector that a number of employment sites allocated in the UDP had not been developed. This led to a re-assessment of the allocations 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 preparation of the Revised LDP, and it will be the task of the AMRs and the ELRs, as well as pieces of work such as the Employment Sectoral Need Study 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 were commissioned to undertake an Employment Sectoral Study for the County in 2017. 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 Revised 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 (2018 – 2033). Future employment land reviews (and LDP AMRs) will be focussed upon providing background evidence to support the Revised LDP. 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.

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 land for employment purposes based on economic need, and appropriateness in spatial planning terms.

Furthermore in respect of the aforementioned WG Guidance, it is likely that further evidential work at the local level will be needed to supplement this ELR during preparation of the Revised Deposit LDP. Similarly, future work in respect of a larger than local employment study (see section 8 below) will also feed in to the preparation process.

8. Larger than local employment study

National planning policy suggests that data should be collected at 2 levels, local and larger than local. Carmarthenshire has already begun the process at the local level through this, and the two previous, annual Employment Land Reviews. Pembrokeshire have also piloted an approach of data collection at the local level which has proved successful. Larger than local studies remove administrative boundaries and look at other factors, such as travel to work areas. Carmarthenshire is currently engaged in discussions with Pembrokeshire, Ceredigion

and Powys Unitary Authorities (as well as the two National Park Authorities within their boundaries) with a view to commissioning a larger than local study. A larger than local study was completed in North Wales in 2014

Each Authority is at varying stages of plans / reviews, some authorities commencing reviews, whilst other authorities have new plans. A larger than local study would be advantageous to those authorities, like Carmarthenshire, that have commenced their LDP review.

The Study would look at traditional B class uses but also uses closely related to B class, such as energy or tourism. The proposed study would follow the WG 6 step process set out within *Practice Guidance – Building and Economic Development Evidence Base to Support a Local Development Plan*. The work would help individual authorities with their LDP reviews and evidence base, but may also be helpful to the WG in building on the work completed in North Wales to give a better picture across Wales, and to tie in with the National Development Framework (NDF).

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	4.4	16.09	0.46	1.82	52	W/31332		0.03
Feed Mill	1.61	0.48	1.13	0	0	100			
Totals	26.39	6.36	20.03	0.46	2.23				
Cillefwr GA1/E1	4.38						W/35655	0.58	
West Carmarthen GA1/MU1	5.45								
Pibwrlwyd GA1/MU2	15.5						W/33638	0.06	
Total	25.33								
GA2 Llanelli									
Dafen	64.7	19.48	45.22	3.1	1.05	79			
Trostre	70.39	14.66	55.73	0.01	1.71	88	S/30376; S/30377; S/33614		0.67
Delta Lakes	4.64	1.34	3.3	0.01	0.17	87			
Bynea	33.17	8.18	24.99	0.1	0.8	89			
North Dock	5.2	1.17	4.03	0.82	0.23	10			
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			
Llanelli Workshops	0.88	0.31	0.57	0	0	100			
100 Trostre Road	1.47	0.37	1.1	0.07	0	81			
Depot, Heol Y Parc	1.24	0.34	0.9	0	0	100			
Trosserch Road	20.81	5.57	15.24	0.19	0.23	92			
Riverside Industrial Park	3.45	0.94	2.51	0	0	100			
Totals	216.58	53.34	163.24	4.3	4.34				
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									
Heol Parc Mawr (inc. Cross Hands Business Centre & Workshops)	6.75	1.77	4.98	0.02	0.35	79	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	0.03	96			
Gorslas Industrial Estate	1.68	0.3	1.38	0.02	0.12	53	W/36179		0.3
Capel Hendre Industrial Estate	15.62	3.73	11.89	0.03	0.22	93	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	0.11	93			
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	0.24	1.07	0.01	0.01	92			
Dyffryn Road	4.2	1.63	2.57	0.01	1.03	37			
Pantylfynnon	2.06	0.34	1.72	0	0	100			
Pentwyn Road	3.89	0.39	3.5	0.11	0	72			
Former Betws Colliery	5.61	0.36	5.25	0	0.15	58			
Land North of Penybanc Road	3.64	0.71	2.93	0	0.18	75			
Totals	85.66	18.16	67.5	0.29	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	
Capel Hendre Industrial Estate GA3/E10	4.05						E/25901; E/21230; E/31416	1.46	
Parc Hendre GA3/E11	11.73						E/35556	1.78	
Heol Ddu, Tycroes GA3/E12	0.34						S/13960	0.34	
Total	37.24								

Key	Take up 2017-2018
existing employment sites	3.63
proposed employment sites	2.71

Windfall Sites 2017/18	
Planning Permission Ref	Site area (Ha)
S/35234	0.1
W/35693	0.99
E/35622	0.01
W/36047	0.38
W/36133	0.15
E/35575	0.08
W/36006	0.24
Total	1.95

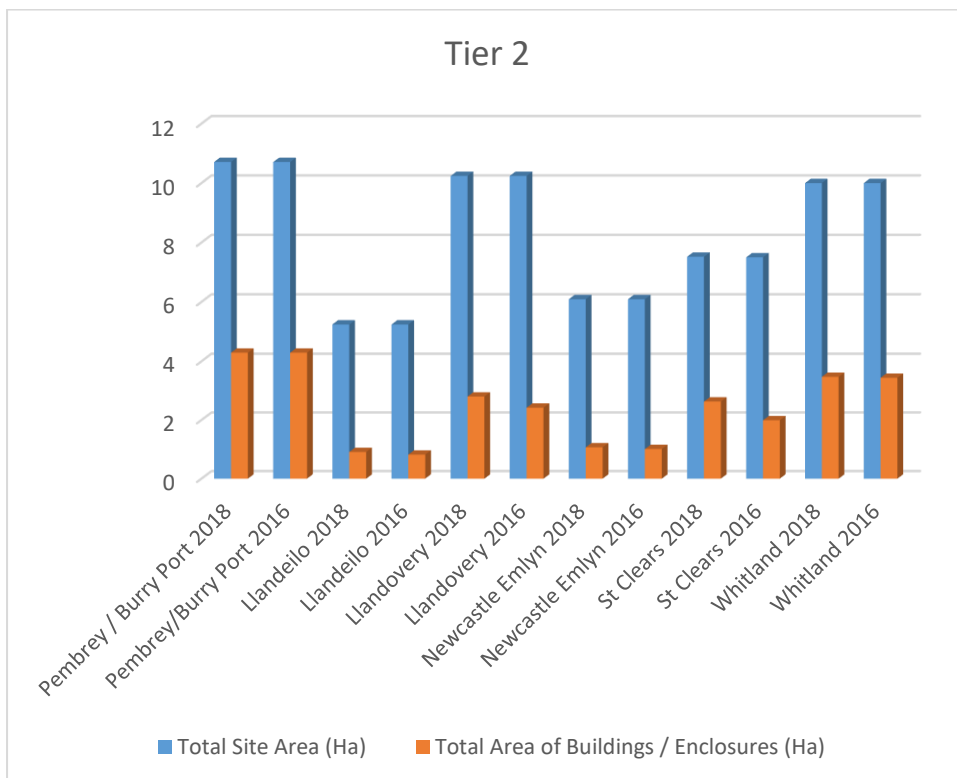
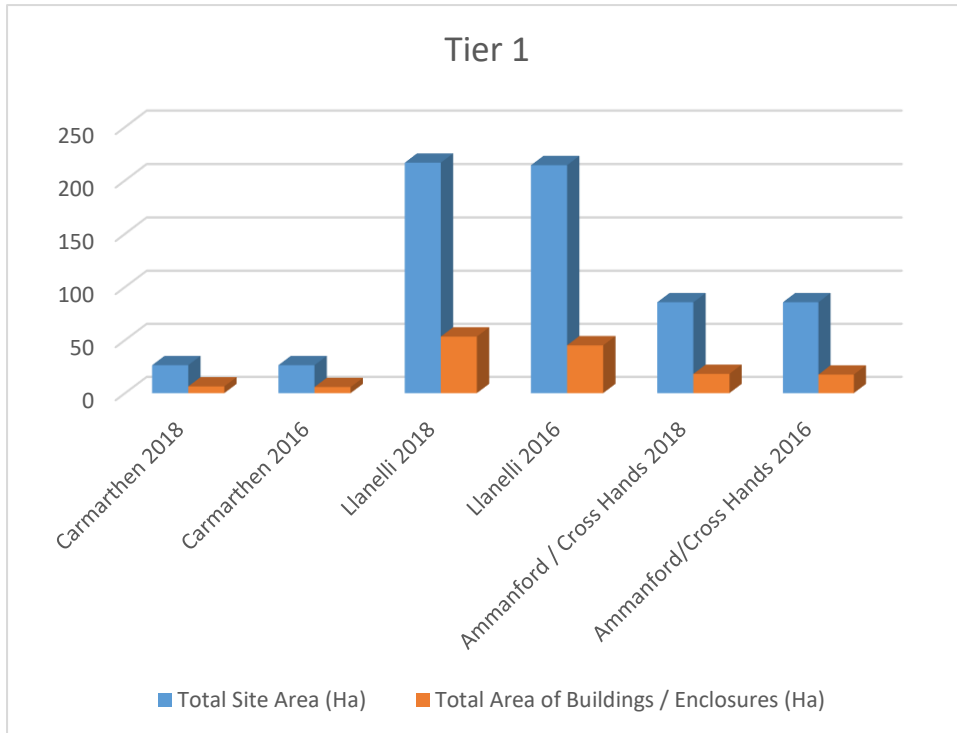
Site name	Total Site Area (Ha)	Total Area of Buildings / Enclosures (Ha)	Infrastructure, landscaping and difficult to develop land (Ha)	Buildings/Enclosures vacant or not in use (Ha)	Buildings/Enclosures not in B Class employment use (Ha)	Proportion of Use Class (B1, B2, B8) (%)	Employment planning permission 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)
Local Service Centres - Tier 3									
Kidwelly T3/3									
Industrial Estate Pembrey Road	2.14	0.87	1.27	0	0.13	85			
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	0.32				
Ponthenri T3/5									
Ponthenri Industrial Estate	3.06	0.5	2.56	0.22	0.03	50			
Pontyberem T3/6									
Coalbrook Road	0.91	0.23	0.68	0	0.13	43			
Hendy T3/7									
Industrial Estate	4.01	1.39	2.62	0.08	0.11	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	0.03	86			
Old Coal Yard, Heol Dwr	2.94	0.08	2.86	0	0.04	25	E/30381		0.08
Raven Industrial Estate	0.67	0.14	0.53	0.05	0	64			
Concrete Works	1.3	0.23	1.07	0	0	100			
Glanamman Workshops	1.23	0.3	0.93	0.29	0	4			
Totals (T3/8)	9.08	0.99	8.09	0.65	0.07				
Land east of Station Rd T3/8/E1	0.7								
Total	0.7								
Brynamman T3/9									
Cwmgarw Road	2.1	0.2	1.9	0	0.02	90			
Old Remploy Factory, Cwmgarw Road	3.07	0.18	2.89	0	0	100	E/36279		3.07
Totals	5.17	0.38	4.79	0	0.02	45			
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	0.27	3.01	0.06	0.16	19	E/32491		1.6
Totals (T3/10)	8.64	1.79	6.85	0.06	0.55				
Llanbydder 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	0.02	0			
Ty Mawr	0.4	0.12	0.28	0.05	0	58			
Totals	3.89	1.04	2.85	0.05	0.05				
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	1.03	0.13	0.9	0.08	0	38			
Clos cader	2.07	0.21	1.86	0	0.02	90			
Totals	5.16	0.41	4.75	0.11	0.07				
New Inn SC20									
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	38			
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			
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			
Cilryrychen & Pantyrhodyn SC34									
Industrial Estates	13.34	5	8.34	0.81	0.05	83			
Pantyrhodyn Industrial Estate SC34/E1	1.5						Existing activity on site		1.5
Cilryrychen Industrial Estate SC34/E2	1.7								
Total	3.2				0.05				
Totals	555.88	107.45	337.30	7.85	15.57	78%		30.06	8.44

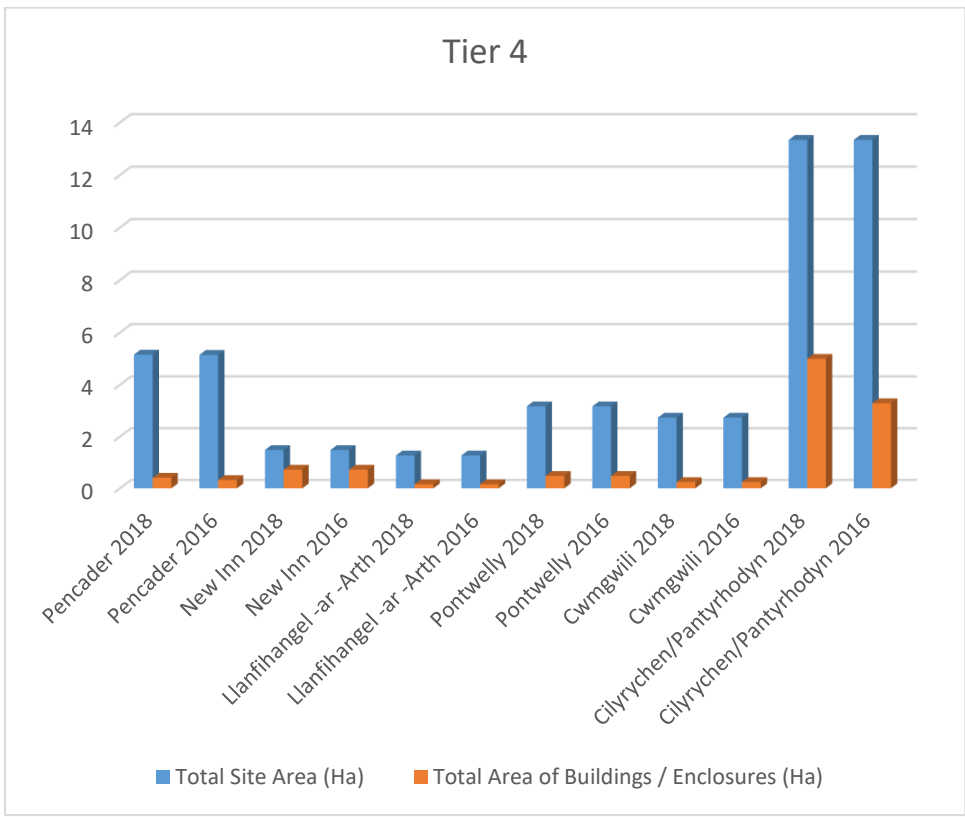
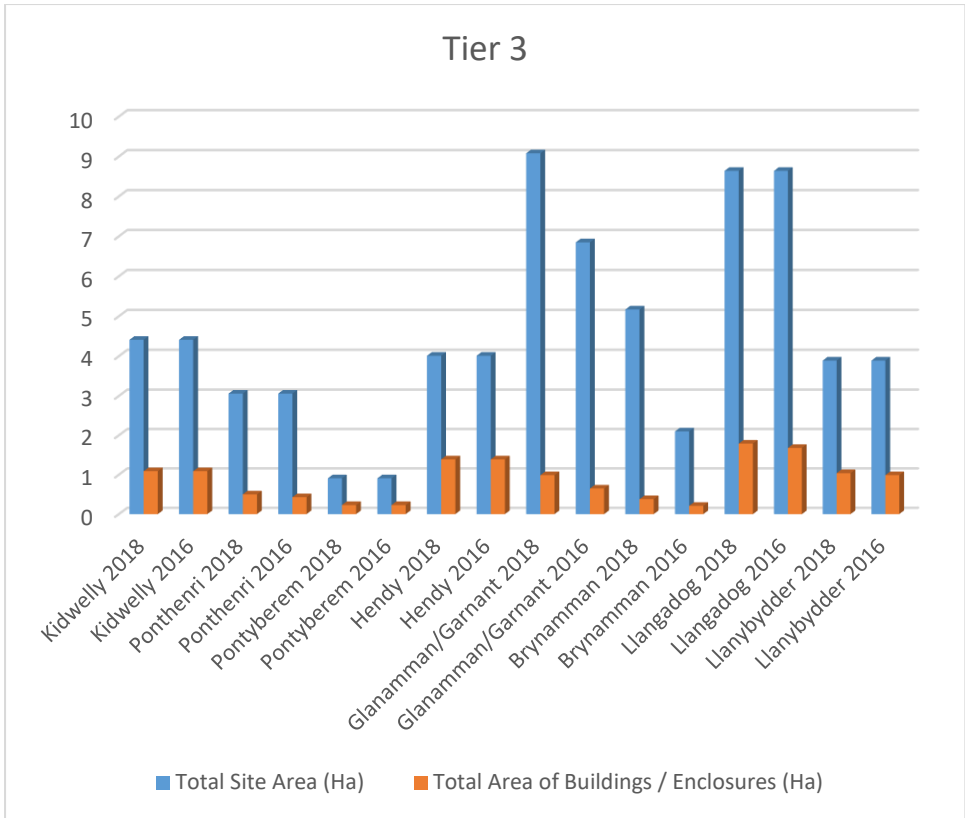
APPENDIX 2 - Carmarthenshire - Employee jobs (2015-17)

	Carmarthenshire (2015)	Carmarthenshire (2016)	Carmarthenshire (2017)
	(employee jobs)	(employee jobs)	(employee jobs)
Total employee jobs	64,000	67,000	64,000
Full-time	41,000	43,000	41,000
Part-time	23,000	24,000	24,000
Employee jobs by industry			
B : Mining and quarrying	5	20	5
C : Manufacturing	8,000	8,000	8,000
D : Electricity, gas, steam and air conditioning supply	400	250	225
E : Water supply; sewerage, waste management and remediation activities	500	300	600
F : Construction	3,500	4,000	3,500
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	12,000	11,000	11,000
H : Transportation and storage	2,500	2,000	2,000
I : Accommodation and food service activities	4,500	6,000	4,500
J : Information and communication	500	800	1,500
K : Financial and insurance activities	600	600	600
L : Real estate activities	700	900	450
M : Professional, scientific and technical activities	2,500	2,000	2,500
N : Administrative and support service activities	2,500	4,000	3,000
O : Public administration and defence; compulsory social security	4,500	4,500	4,500
P : Education	6,000	7,000	7,000
Q : Human health and social work activities	12,000	13,000	13,000
R : Arts, entertainment and recreation	1,750	1,500	1,750
S : Other service activities	900	900	1,000
Source: ONS Business Register and Employment Survey : open access - Data unavailable			
Notes: % is a proportion of total employee jobs excluding farm-based agriculture			
Employee jobs excludes self-employed, government-supported trainees and HM Forces			
Data excludes farm-based agriculture			

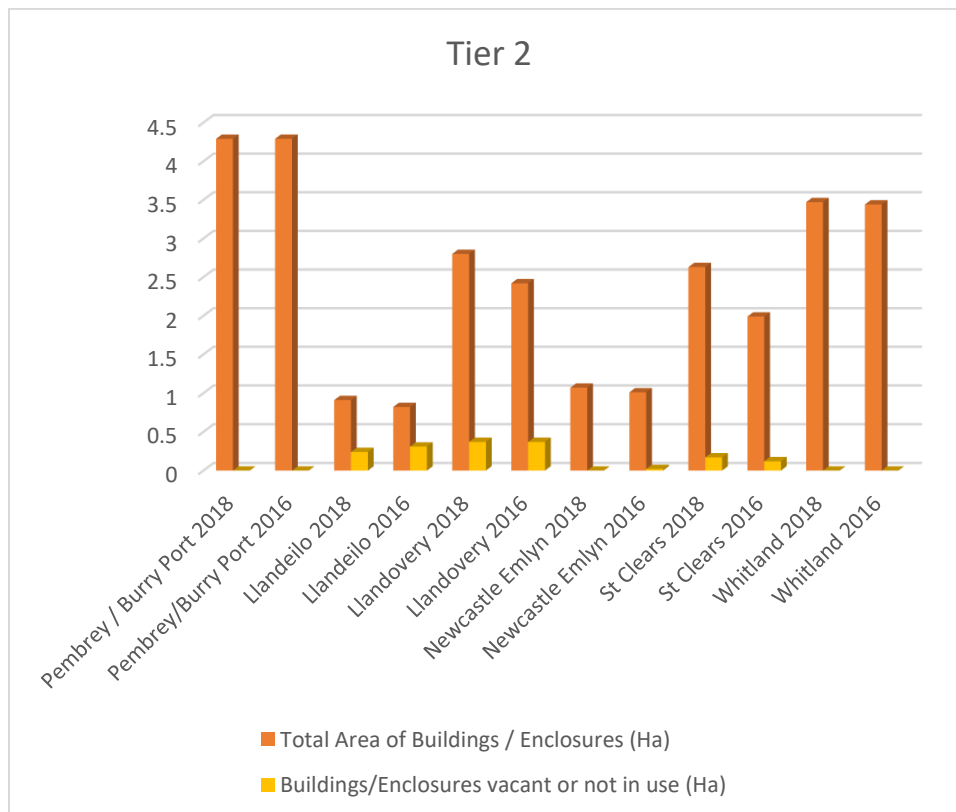
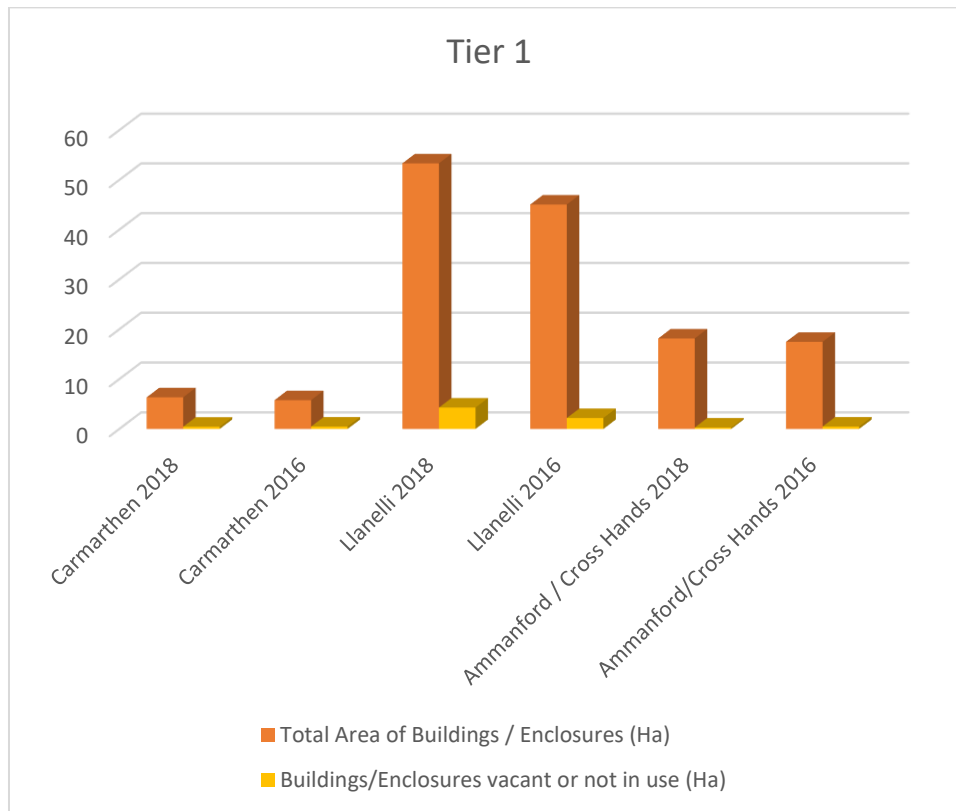
Appendix 3 – comparison between existing employment sites in 2016 and 2018

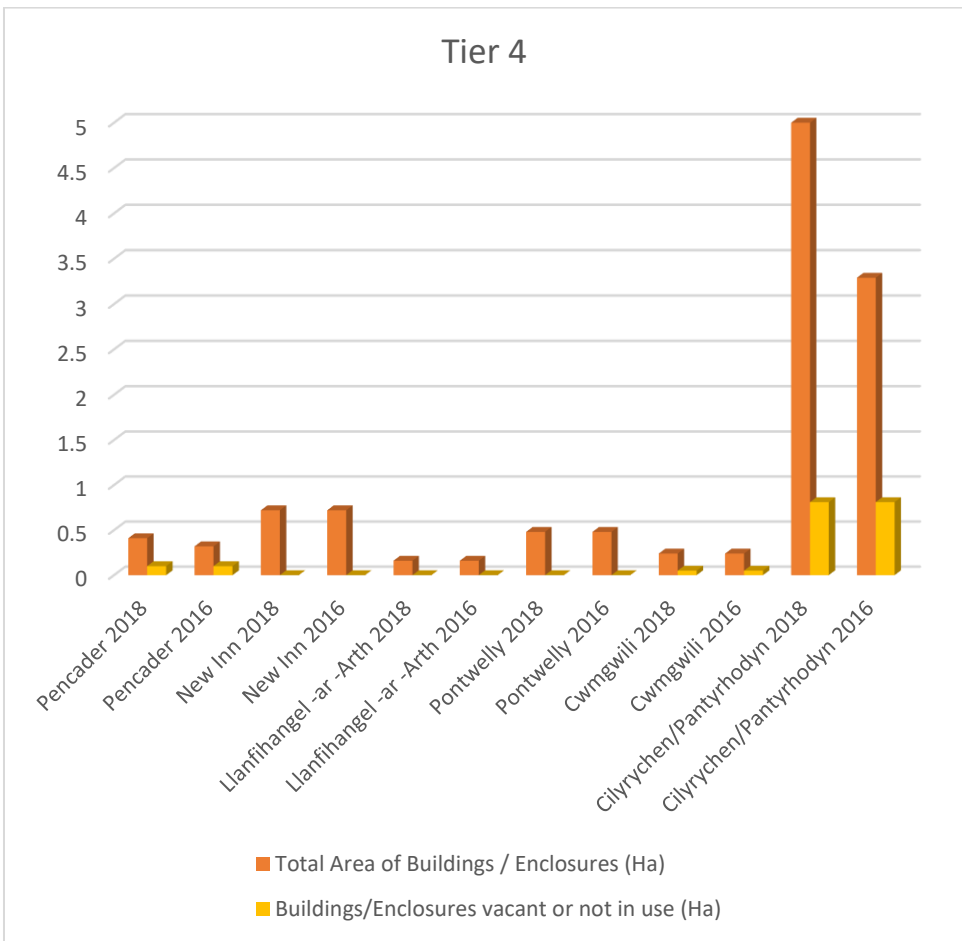
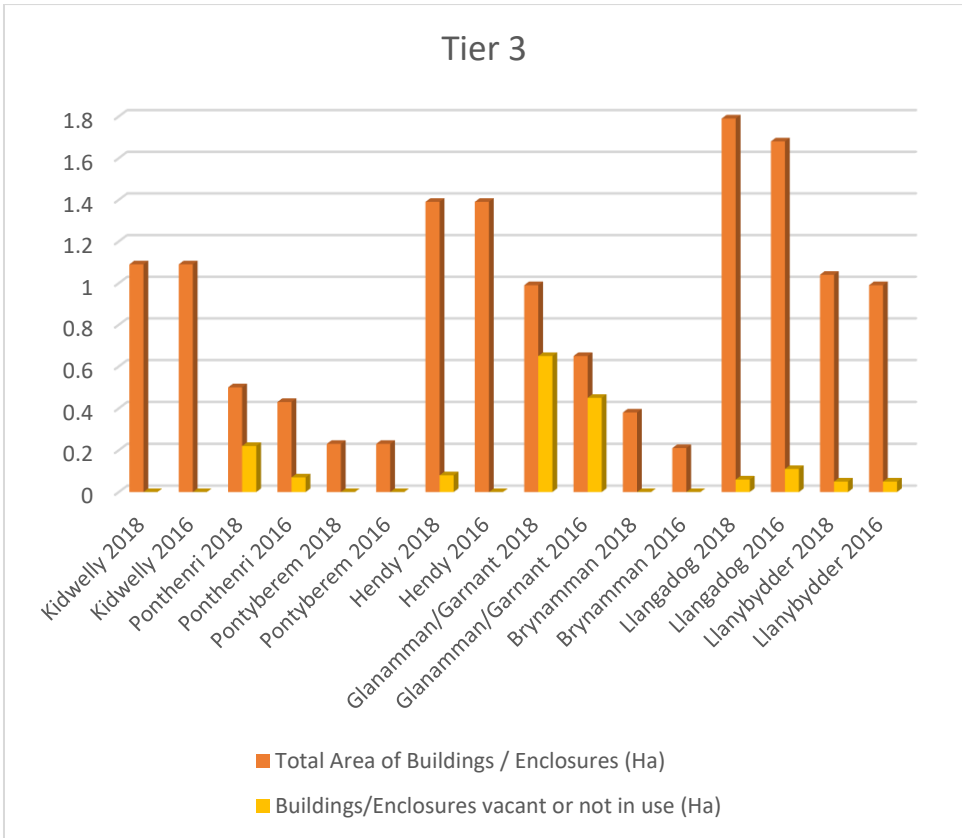
1. Total site area and total area of buildings/enclosures





2. Total area of buildings / enclosures and proportion vacant or not in use





3. Proportion of Use Class B1, B2, B8 (%)

