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Revised 2018-2033 Local Development Plan

Topic Paper Growth and Spatial Distribution Part 2 - Job Creation and the Economy

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Growth and Spatial Distribution – Part 2 - Job Creation and the Economy

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1. Introduction

1.1 Part 1 of this Topic Paper has utilised the preferred growth scenario for housing growth to identify the make-up of the housing supply and distribution for the plan period. Part 2 seeks to further explore the relationship of population with job creation and employment land provision and builds upon a suite of existing evidence, including national, regional and local factors and indicators to determine the level of job growth, the employment land provision and its spatial distribution which the LDP can support in the period 2018-2033.

1.2 The following evidence is used to support the provision set out within the Revised LDP:

- Housing and Economic Growth Report, Carmarthenshire County Council (Turley, November 2022)
- Two County Economic Study for Carmarthenshire and Pembrokeshire (Arup, October 2019, update January 2021)
- Swansea Bay City Deal
- Economic Recovery Plan (April 2021)
- Transformations: Strategic Regeneration Plan for Carmarthenshire – 2015 - 2030
- Future Wales: The National Plan 2040
- South West Wales Economic Delivery Plan

2. Background Evidence

Housing and Economic Growth Report, Carmarthenshire County Council (Turley, November 2022)

2.1 Key to informing the growth provision within the County, the Turley Report as detailed in this paper provides a refresh of the evidence that was developed prior to January 2020 (when the Plan was first placed on Deposit) and consequently builds upon the existing evidence set out in the Two County Economic Study for Carmarthenshire and Pembrokeshire, last updated in early 2021.

2.2 The report shows that Economic productivity in Carmarthenshire has remained relatively weak, with output also growing slower than in the rest of Wales and the UK in recent years, but jobs growth has been strong – estimates for the plan period to 2019 ranging from 357 to 431 jobs per annum. Key employment centres have included the three principal towns of Llanelli, Carmarthen and Ammanford, as well as Cross Hands. There remain strong concentrations of employment in agriculture, manufacturing (especially food manufacturing and the automotive sector), health and social care and public administration. Manufacturing and health have driven employment growth in recent years, alongside hospitality and business services. Most businesses are small or micro in size, albeit there are some larger employers – especially in manufacturing and the public sector – and several have been highlighted for their innovation and high growth potential.

2.3 In terms of future job growth, the report considers the potential for further economic growth in Carmarthenshire over the new plan period to 2033. Three baseline forecasts, from each of the leading forecasting houses, have been introduced which suggest that between 149 and 545 jobs could be created each year. The forecast from Experian, anticipating **354 jobs per annum** from 2020 onwards, and has been preferred by SQW following their consideration of historic trend data, sectoral breakdowns and earlier evidence-based studies.

2.4 This baseline has though been subsequently adjusted to account for known and/or plausible investments that are likely to come forward and generate additional jobs in the coming years but are not reflected in the baseline. The Report estimates that some **674 jobs per annum** could be created in such an investment-led growth scenario. The very significant macroeconomic uncertainty at present, and its potentially negative implications in the short-to-medium term, have nonetheless been noted alongside the ongoing prospect of a constrained labour market.

Two County Economic Study for Carmarthenshire and Pembrokeshire (Arup, October 2019, update January 2021)

2.5 The 2020-21 Update to the Two Counties Larger Than Local Employment Study sought to take the outcome of the 2019 Study and its series of broad interventions focused on sectoral priorities, which were recommended to promote growth and investment across the Two County area. Against these broad interventions, a series of recommended sub-actions and site-based outputs were defined.

2.6 The Two Counties Study (Arup 2019) identified a low Projected employment land demand across the area. This ranged from 3ha – 6.44ha (across Carmarthenshire and Pembrokeshire), with Brexit forecasts representing declines in most sectors. However, the report recognised that the employment forecasts are low for the area and that there is latent market confidence, willingness of indigenous businesses to remain and grow, and desire by stakeholders to preserve locational advantages and strategic assets for future growth

Swansea Bay City Deal

2.7 Carmarthenshire is part of the Swansea Bay City Region which also encompasses the Local Authority areas of Pembrokeshire, City and County of Swansea and Neath Port Talbot. The City Region, in bringing together business, local government, and a range of other partners, has published the Swansea Bay City Region Economic Regeneration Strategy 2013 – 2030.

2.8 The focus of the City Deal is on driving investment and job creation, and it is expected to give the Swansea Bay City Region a permanent uplift in its GVA of £1.8 billion and will generate almost 10,000 new jobs over the 15 years.

2.9 From a Carmarthenshire perspective, progress has been made in delivering the associated projects – Yr Egin Creative Cluster in Carmarthen and the Llanelli Well-being and Life Sciences project at Pentre Awel. Each project will be supported by world class digital infrastructure and a Skills and Talent initiative that will give local people a pathway to access the jobs that will be created. In terms of job creation, Pentre Awel will be the largest ever regeneration project in South West Wales, and will create up to 2,000 jobs, boosting the economy by £467 million over 15 years. Phase 1 of Yr Egin has already been completed with an estimated 150 jobs created. Yr Egin Phase 2 is currently in the development stage and will supplement and support the success of Egin Phase 1 with further job creation.

Economic Recovery Plan (April 2021)

2.10 The Council's Economic Recovery Plan identifies some 30 actions to support the recovery of the Carmarthenshire economy from the social and economic impacts of the COVID-19 pandemic and Brexit. It sets out the Council's priorities for supporting Business, People and Places. With this support, Carmarthenshire's economy can recover as quickly as possible to become one which is more productive than before, more equal, greener, healthier, and with more sustainable communities.

2.11 Target outcomes from the recovery plan are the replacement of more than 3,000 jobs that have already been lost; safeguarding and replacing up to 10,000 jobs that may have been or are at high risk of being lost once furlough comes to an end; and supporting over 1,400 businesses that are at risk of insolvency. This is supplemented by a target to put in place the levels of support required to create around 1,700 additional jobs that would have been generated if our economy had stayed on its pre-crisis growth trajectory.

2.12 However, recognising that recovery will be slow, the Plan also addresses the longer-term challenges that constrain growth in Carmarthenshire such as the need for investment in modern business infrastructure and premises. In terms of key actions, the following are of particular relevance:

- interventions – e.g., Local Development Orders for employment zones and town centres will provide greater flexibility and speed up investment
- delivery of growth zone/strategic sites at Pentre Awel, Cross Hands, and Yr Egin
- re-use and redevelop public assets e.g., existing employment sites
- focus on the big projects associated with the City Deal, as well as Cross Hands East and the food zone
- support start-up and sector growth in rural areas through a speculative build employment space programme.

2.13 The Plan also highlights that since the pandemic, at a UK level there has been a double-digit growth in the number of business registrations since June 2020. This is thought to have been triggered by entrepreneurs responding to the rapidly changing needs of individuals and companies, and also as a result of people who have been made unemployed launching their own ventures. In Carmarthenshire the recession would be expected to trigger a growth in new start-up rates.

Transformations: Strategic Regeneration Plan for Carmarthenshire – 2015 - 2030

2.14 This sets out Carmarthenshire's regeneration strategy, building on the opportunities for growth and investment. This in turn reflects Carmarthenshire as a confident, ambitious, and connected component of the Swansea Bay City Region.

2.15 The strategy highlights the emergence of 6 transformational projects across Carmarthenshire which are anticipated to create around 5,000 jobs. The document also sets out other key job-related facts, such as the importance of tourism and leisure to the County's economy, which is a major source of employment and revenue supporting around 5,500 full time jobs and generating £326m revenue to the County's economy annually (16% of the All Wales total).

Future Wales: The national plan 2040

2.16 This 20-year plan is the national development framework and is part of the development plan hierarchy for the whole of Wales.. Future Wales supports and helps deliver the aims of the Economic Action Plan for Wales through supporting the sustainable location of economic land uses, as well as supporting other key aspects of economic resilience such as the growth of innovation, research, the development of advanced manufacturing, and infrastructure development.

2.17 The content of the Revised LDP is required to have regard to and conform with the content of Future Wales; consequently it is an important informing factor in determining the scale and location of growth.

2.18 Carmarthenshire along with Swansea, Neath Port Talbot and Pembrokeshire form the South West Regional Growth Area. Reflecting the key sustainability and growth focused advantages of Carmarthenshire, Llanelli and Ammanford/Cross Hands forms part of the Swansea Bay and Llanelli National Growth Area, which will be the main focus for growth in employment and investment in infrastructure. The regional growth area as a whole will complement the national growth area, and the key towns identified here, namely Carmarthen in the South West region and Newcastle Emlyn in the Mid Wales region will be a focus for managed growth, reflecting their important sub-regional functions and strong links to the National Growth Areas. This approach reflects the hierarchy of the revised LDP, whereby the greater focus of employment allocations is located in these areas, to take advantage of the

increased investment, economic growth and associated growth in jobs. This further strengthens the case and justification for the amount of employment land allocated within the Plan.

South West Wales Economic Delivery Plan

2.19 Since the publication of the Swansea Bay City Region Economic Regeneration Strategy in 2013, the economic and policy context has changed considerably at the Welsh and UK level. This has been brought into particular focus following the UK's decision to leave the European Union and the impact of the covid-19 pandemic. This changing contextual landscape also now includes the advent of the new Corporate Joint Committees, and the preparation of new Regional Economic Frameworks by Welsh Government. These Frameworks set out visions and high-level priorities for each region.

2.20 To respond to changing circumstances, the four local authorities in South West Wales, in partnership with Welsh Government, produced a new Regional Economic Delivery Plan (REDP) which will replace the previous Swansea Bay City Region Economic Regeneration Strategy.

2.21 The REDP commission includes:

- A thorough analysis of the evidence base on the region's economy, labour market and infrastructure to determine its strengths, weaknesses, opportunities and threats.
- Interpretation of the strategic policy context at local, regional and national level.
- Development of detailed strategic aims and objectives that respond to the economic opportunities for the region and complement the shared regional vision as articulated in the Regional Economic Framework.
- Preparation of Regional Economic Delivery Plan that includes actions that need to be taken to achieve the vision and objectives.

2.22 The REDP complements the new Welsh Government Regional Economic Framework (REF) and provides a further layer of detail outlining the objectives and actions that will deliver against the high-level vision in the REF. It is against this progressive and integrated regional backdrop that the Revised LDP and its allocation of employment growth has been prepared.

3. Relationship between Housing and Job Creation

3.1 The Population and Household Projection Topic Paper provides the summary and rationale for utilising the 10-year rebased projection scenario for the Revised LDP. This results in a housing requirement of 8,822 dwellings across the plan period. In extrapolating data from the demographical modelling, it suggests that the preferred scenario of 8,822 dwellings could accommodate 276 new jobs per year, which would not support fully the Experian forecast of 354 jobs per year. To achieve this, it would require a more pronounced labour force behavioural change within the county; however, the Plan seeks to consider several factors in determining a level of sustainable growth.

4 Relationship between Jobs and Employment Land provision

Background

4.1 The WG's Practice Guidance considers, that where justified, land provision targets may be higher than anticipated demand, to allow for the chance that the assessments are too low and to ensure that no opportunities are missed. They should also allow for flexibility, competition, and choice. However, persistent oversupply of employment land may cause harm where the planned land supply exceeds demand, so that allocated employment sites remain vacant for long periods and frustrate development for other land uses.

4.2 The Revised LDP seeks to allocate sufficient employment land in a way which seeks to ensure it meets market demand whilst being in a manner consistent with the spatial and growth strategies. However, what is clear is that the demand levels within Carmarthenshire are not able to be met through existing employment stock. In this respect the Employment Land Reviews (ELR) have consistently shown low vacancy levels within existing employment provision. The 2022 ELR identifies a vacancy rate of only 2% which clearly suggests a latent demand.

4.3 The Arup Study identified a low projected employment land demand across the area, however the Study recognised that there is latent market confidence, willingness of indigenous businesses to remain and grow, and desire by stakeholders to preserve locational advantages and strategic assets for future growth. The Turley Report seeks to build upon these findings.

Employment Land provision

4.4 The amount of employment land allocated with the Revised LDP must also be viewed in the context of the process of rationalisation that has been ongoing since the

adoption of the UDP in 2006 (in which 400ha of land was allocated for employment). This was streamlined to 113ha in the current LDP (adopted in 2014).

4.5 When addressing the amount of employment land allocated within the rLDP, several other factors, in addition to statistical forecasts, must be taken into account. It is therefore considered appropriate to look at the level of employment provision identified within the Plan and for the County as a positive statement in delivering a strong regeneration focused approach to job creation – which aligns strongly with the regional ambitions of Future Wales, the Swansea Bay City Deal and the South West Wales Economic Delivery Plan.

4.6 The Revised LDP provides 71.21 hectares of employment land and is partly as a result of the aforementioned process of streamlining that has been ongoing for a number of years. The resultant remaining land allocated is an appropriate amount to ensure flexibility and deliverability. Indeed, interest has been shown on a number of sites; some are being actively marketed, whilst others benefit from planning permissions (in all or part) or are supported by supplementary planning guidance or masterplans.

4.7 The level of employment allocation is justified by the need to provide a sufficient range and choice of employment sites and to do so at sustainable and accessible locations throughout the County.

5. Spatial Distribution of Employment Land Provision

5.1 In considering the employment land provision set out above, the Revised LDP sets out its allocations within Policy SP7.

	<u>A. LDP Allocation</u>	<u>B. Completed</u>	<u>C. Completed but not forming part of allocated figure.¹</u>	<u>D. Committed</u>	<u>E. Residual Supply</u> <u>(A-B-D=E)</u>
PC1 - Carmarthen	18.687	0	0	2.18	16.507
PC2 - Llanelli	17.489	0	0	1.90	15.589
PC3 – Ammanford / Cross Hands	28.118			9.91	18.598
Service Centres	6.916			3.53	3.225
Sustainable Villages	0	0	0	0	0
Rural Villages	0	0	0	0	0
Total	71.21			17.29	53.92

5.2 The Revised LDP provides a range of sites and opportunities for potential inward investment and relocations. This includes potential sites for larger employers, as well as sites to accommodate new smaller scale and start-up business uses within the policy framework.

5.3 The emphasis on the Principal Centres not only reflects their sustainability credentials but also their historic legacy. The distribution of employment land is also well-aligned with the sustainable locations within the County which are accessible by public transport or active travel routes which minimise the need for travel. Most of the employment land sites are distributed along the M4 and A48 corridor which also link the 3 principal centres in the Plan. This has occurred as a result of market demand which presumably favours the convenient access to the highway network. The Growth Areas comprise the largest and most populated settlements in the County, and by virtue of this these settlements accommodate the highest number of housing allocations, thus demonstrating an alignment between the future distribution of jobs and housing.

5.4 Policy EME3 of the Revised LDP identifies the breakdown of the employment sites by location and in particular the importance of areas of the County such as Dafen (17.489ha), Pibwrlwyd (8.95ha), Cross Hands East (8.31ha), and Cross Hands West Food Park (5.647ha) to provide significant employment provision. The table set out below from Policy EME3 is supported by the level of job creation from each site and based on the type of employment provision which could be accommodated from them.

Site Ref:	Site Name:	Location:	Use Class:	Ha:	Office Jobs	Industrial Jobs
PrC1/E1	Cillefwr Industrial Estate ¹	Carmarthen	B1, B2, B8	4.167		
PrC1/E1 (i)	Land west of Cillefwr Road West			2	100	96
PrC1/E1 (ii)	Land north of Alltynap Road			1.215	61	58
PrC1/E1 (iii)	Land south of Alltynap Road			0.952	48	45
PrC1/MU1	West Carmarthen	Carmarthen	B1, B2, B8	4.53	283	202
PrC1/MU2	Pibwrlwyd	Carmarthen	B1,B2, B8	8.95	895	31
PrC1/SS1	Yr Egin	Carmarthen	B2	1.04	120	30
PrC2/E2	Dafen ¹	Llanelli	B1,B2,B8	17.489		
PrC2/E2 (i)	Land east of Calsonic			4.723	0	82
PrC2/E2 (ii)	Land west of Gestamp Tallent			1.547	0	92
PrC2/E2 (iii)	Land at Heol Aur			1.657	0	99
PrC2/E2(iv)	Land west of Heol Gors			1.449	0	87
PrC2/E2 (v)	Land at Heol Croppin			0.355	0	21
PrC2/E2 (vi)	Land west of the Beacon			1.881	0	112
PrC2/E2 (vii)	Land east of Air ambulance Base			1.316	0	79
PrC2/E2 (viii)	Land at Llanelli Gate, off Heol Aur			3.755	188	179
PrC2/E2 (ix)	Land west of Llys Aur			0.806	0	48
PrC3/E1	Cross Hands East	Ammanford / Cross Hands	B1,B8	8.31	800	400
PrC3/E2	Cross Hands West Food Park	Ammanford / Cross Hands	B1,B2,B8	5.647		
PrC3/E2(i)	Land west of Castell Howell			1	0	60
PrC3/E2(ii)	Land south of Heol Parc Mawr			2.712	0	162
PrC3/E2(iii)	Land north of Dunbia			1.935	0	116
PrC3/E3	Cross Hands Business Park	Ammanford / Cross Hands	B1,B2,B8	4.76		
PrC3/E3 (i)	Heol Stanllyd (West)			2	100	96
PrC3/E3 (ii)	Heol Stanllyd (South)			2.156	108	103
PrC3/E3 (iii)	Heol Stanllyd (East)			0.604	30	29
PrC3/E6	Capel Hendre Industrial Estate	Ammanford / Cross Hands	B1,B2,B8	0.538	0	172
PrC3/E7	Parc Hendre, Capel Hendre ¹	Ammanford / Cross Hands	B1,B2,B8	8.112	0	485
PrC3/E7(i)	Parc Hendre (West)			2.165	0	129
PrC3/E7(ii)	Parc Hendre (North)			1.955	0	117
PrC3/E7(iii)	Parc Hendre (East)			1.05	0	63
PrC3/E7(iv)	Parc Hendre (South)			2.942	0	176

PrC3/E8	Cilyrychen Industrial Estate	Cilyrychen	B1,B2,B8	0.751	0	45
SeC4/E1	Dyfatty	Burry Port	B1,B2,B8	3.036	0	181
SeC16/E1	Beechwood Industrial Estate	Llandeilo / Rhosmaen	B1,B2,B8	0.289	0	17
SeC16/MU1	Beechwood	Llandeilo / Rhosmaen		0.755	0	45
SeC16/E2	Former Market Hall	Llandeilo	B1	0.2	14	6
SeC18/E1	St Clears Business Park	St Clears	B1,B8	0.421	0	105
SeC19/E1	Whitland Industrial Estate	Whitland	B1,B8	0.489	0	29
SeC19/E2	Land South of Former Creamery	Whitland	B1,B2,B8	1.321	0	79
SeC13/E1	Old Foundry	Llanybydder	B1,B8	0.405	0	24
Total				71.21	2747	3905
Total					6652 jobs	

5.5 The table above, and the detail in Appendix 1 provides the job growth potential from the allocated sites. They identify the potential to deliver up to 6,652 jobs through the allocated sites and are inclusive of the ambition to deliver the Council's strategic ambitions, including those proposed through the delivery of the Pentre Awel Life Sciences and Wellness Village and potential spin off developments. In relation to Pentre Awel, the creation of circa 2000 jobs identified reflects the mixed-use nature proposal. In this respect the development incorporates a range of uses with the job creation figure cited reflective of the spin-off investments and employment creation opportunities arising from the scheme. The allocation of sites notably within the Principal Centres reflect their sustainability credentials but critically provide for the spin off job creation stimulated by the wider ambitions within the City Region.

6. Conclusion

6.1 Whilst it is recognised that the homes to jobs equation and jobs creation to employment land provision is out of alignment within the Revised LDP it must be noted that there is not an exact and direct relationship between housing and jobs and thus any relationship can only be read as indicative.

6.2 It is also important to note that the level of new homes must be deliverable and evidenced. In this regard any increase in new homes to correspond with the potential jobs created through new employment allocations would result in an undeliverable over-provision of new housing within the County.

6.3 There are many reasons for this and can include the reality of people's movement and changes in career and changes in working and living patterns etc. Indeed, as we start to

increasingly plan for regional growth, the distribution of those jobs cannot be inhibited by and restricted to local authority boundaries. Indeed, the changes in working patterns and the potential impact on peoples' travel and commuting patterns will invariably see adjustments in these patterns.

6.4 Notwithstanding the above, and in addition to the reduction in the overall allocated area, interest has been shown on several sites. Some are being actively marketed, whilst others have the benefit of permission (in all or part) or are supported by supplementary planning guidance or masterplans. To differing degrees these factors offer a level of certainty in respect of the future developability of these allocations. Furthermore, **all** the allocations are situated at sustainable locations, often adjacent to existing large employment sites, thereby offering the potential for future expansion.

Appendix 1 – Job Creation calculation by Employment Allocations

<u>LDP Ref</u>	<u>Site Name</u>	<u>Location</u>	<u>Use Class</u>	<u>Ha</u>	<u>Office Jobs</u>	<u>Industrial Jobs</u>	<u>Likely</u>	<u>Likely breakdown (using current make-up & type of location)</u>	<u>Calculations for likely jobs</u>
PrC1/E1	Cillefwr Industrial Estate	Carmarthen	B1, B2, B8	4.167	209	199	408	Large, edge of town industrial estate, suited to B2 & B8 uses. Site comprises 3 separate elements. A reasonable estimated ratio of B2/B8: B1 would be 80:20.	
PrC1/E1 (i)	Land west of Cillefwr Road West		B1, B2, B8	2	100	96	196	80:20 split is reasonable for each element	80% of 8000(the overall sqm after 60%has been subtracted from the overall 20000) = ; 20% = . 6400/ 67=96 ; 1600/ 16= 100. 96+100 = 196 jobs
PrC1/E1 (ii)	Land north of Alltynap Road		B1, B2, B8	1.215	61	58	119	80:20 split is reasonable for each element	80% of 4860(the overall sqm after 60%has been subtracted from the overall 12150) = 3888 ; 20% = 972. 3888/ 67= 58 ; 972/ 16= 61. 58+61 = 119 jobs
PrC1/E1 (iii)	Land south of Alltynap Road		B1, B2, B8	0.952	48	45	93	80:20 split is reasonable for each element	80% of 30808(the overall sqm after 60%has been subtracted from the overall 9520) = 3046 ; 20% = 762. 3046/ 67= 45 ; 762/ 16= 48. 45+48 = 93 jobs
PrC1/MU1	West Carmarthen	Carmarthen	B1, B2, B8	4.53	283	202	485	Given edge of town location - 25:75 split of office / industrial jobs	25% of 18,120 (the overall sqm after 60%has been subtracted from the overall 45300) = 4530 / 16= 283 75% = 13590 / 67= 202. 283+202 = 485 jobs
PrC1/MU2	Pibwrlwyd	Carmarthen	B1,B2, B8	8.95	895	321	1216	Given nature of surrounding uses - 40:60 split of office / industrial jobs	40% of 35800 (the overall sqm after 60%has been subtracted from the overall 89500) = 14320 / 16 = 895 21480 / 67 = 321. 895+321 = 1216 jobs
PrC1/SS1	Yr Egin	Carmarthen	B2	1.04	120	30	150	150 jobs stated in original application	
PrC2/E2	Dafen	Llanelli	B1,B2,B8	17.489	188	999	1187	Large area characterised by existing industrial uses situated in the periphery of Llanelli. Split into 9 separate elements, the area would lend itself to more B2/B8 uses, but a small proportion of B1 could be accommodated.	
PrC2/E2 (i)	Land east of Calsonic (new site)			4.723	0	282	282	Site would lend itself to B2,B8 due to surrounding uses.	100% of 18892 (the overall sqm after 60% has been subtracted from the overall 47230) = 18892/67 = 282 jobs
PrC2/E2 (ii)	Land west of Gestamp Tallent			1.547	0	92	92	Site would lend itself to B2,B8 due to proximity to existing factory.	100% of 6188(the overall sqm after 60%has been subtracted from the overall 15470) = 6188/ 67 = 92 jobs
PrC2/E2 (iii)	Land at Heol Aur			1.657	0	99	99	More appropriate for B2 uses given surrounding businesses.	100% of 6628 (the overall sqm after 60%has been subtracted from the overall 16570) = 6628/ 67 = 99 jobs

LDP Ref	Site Name	Location	Use Class	Ha	Office Jobs	Industrial Jobs	Likely	Likely breakdown (using current make-up & type of location)	Calculations for likely jobs
PrC2/E2 (iv)	Land west of Heol Gors			1.449	0	87	87	More appropriate for B2 uses given surrounding businesses.	100% of 5796 (the overall sqm after 60%has been subtracted from the overall 14,490) = 5796/ 67 = 87 jobs
PrC2/E2 (v)	Land at Heol Croppin			0.355	0	21	21	B2/B8 would be more appropriate here given the surrounding uses.	100% of 1420 (the overall sqm after 60%has been subtracted from the overall 3550) = 1420/ 67 = 21 jobs
PrC2/E2 (vi)	Land west of the Beacon			1.881	0	112	112	B1,B2,B8 would all be appropriate on this element, however B2/B8 more likely so calculate for industrial workers.	100% of 7524 (the overall sqm after 60%has been subtracted from the overall 18810) = 7524/ 67 = 112 jobs
PrC2/E2 (vii)	Land east of Air ambulance Base			1.316	0	79	79	Western part - could have B2/B8 uses, in keeping with other operations in the vicinity.	100% of 5264 (the overall sqm after 60%has been subtracted from the overall 13160) = 5264/ 67 = 79 jobs
PrC2/E2 (viii)	Land at Llanelli Gate, off Heol Aur			3.755	188	179	367	Potential for a large employer or smaller factory/warehousing. So B2/B8 rather than B1 - say 80:20 split.	80% of 15020 (the overall sqm after 60% has been subtracted from the overall 37550) = 12016; 20% = 3004. 12016/ 67= 179; 3004/ 16= 188. 179+188 = 367 jobs
PrC2/E2 (ix)	Land west of Llys Aur			0.806	0	48	48	B2 uses surround this. So B2 uses would be most appropriate for this element.	100% of 3224 (the overall 8060sqm after 60%has been subtracted from the overall) 3224 / 67 = 48 jobs
PrC3/E1	Cross Hands East	Ammanford / Cross Hands	B1,B8	8.31	800	400	1200	Original outline application estimated roughly 1200 jobs would be created on the site through a mix of B1 & B8 uses.	
PrC3/E2	Cross Hands West Food Park	Ammanford / Cross Hands	B1,B2,B8	5.6			338	Site comprises 3 separate elements. Given the surrounding uses (all B2 associated with the food park), it appears that this location would be more suited to B2 only.	
PrC3/E2(i)	Land west of Castell Howell		B2	1.0	0	60	60	100% B2	100% of 4000 (the overall sqm after 60%has been subtracted from the overall 10000) = 4000/ 67 = 60 jobs
PrC3/E2(ii)	Land south of Heol Parc Mawr		B2	2.712	0	162	162	100% B2	100% of 10848 (the overall sqm after 60%has been subtracted from the overall 27120) = 10848 / 67 = 162 jobs
PrC3/E2(iii)	Land north of Dunbia		B2	1.935	0	116	116	100% B2	100% of 7740 (the overall sqm after 60%has been subtracted from the overall 19350) = 7740/ 67 = 116 jobs

LDP Ref	Site Name	Location	Use Class	Ha	Office Jobs	Industrial Jobs	Likely	Likely breakdown (using current make-up & type of location)	Calculations for likely jobs
PrC3/E3	Cross Hands Business Park	Ammanford / Cross Hands	B1,B2,B8	4.76	238	228	466	The site consists of 3 separate elements. Given the nature of the area - potential for a mix of office / industrial, say 20:80	20% of 19040 (the overall sqm after 60%has been subtracted from the overall 47600) =3808 / 16 = 238; 15232/ 67= 227. 238+227 = 465 jobs
PrC3/E3 (i)	Heol Stanlyd (West)			2	100	96	196		20% of 8000 (the overall sqm after 60%has been subtracted from the overall 20000) 1600/ 16= 100; 6400/ 67= 96 . 100+96 = 196 jobs
PrC3/E3 (ii)	Heol Stanlyd (South)			2.156	108	103	211		20% of 8624 (the overall sqm after 60% has been subtracted from the overall 21560) = 1725 / 16= 108; 6899 / 67= 103. 108+ 103= 211 jobs
PrC3/E3 (iii)	Heol Stanlyd (East)			0.604	30	29	59		20% of 2416 (the overall sqm after 60% has been subtracted from the overall 6040) = 483 / 16= 30 ; 1933/ 67=29 . 30+29 = 59 jobs
PrC3/E6	Capel Hendre Industrial Estate	Ammanford / Cross Hands	B1,B2,B8	0.538	0	172	172	Very little B1 uses on the estate; largely B2&B8 with a bit of sui generis & A1. Reasonable to assume 100% industrial (B2&B8) for the potential jobs.	100% of 2152 (the overall sqm after 60%has been subtracted from the overall 5380) 2152 / 67 = 32 jobs
PrC3/E7	Parc Hendre, Capel Hendre	Ammanford / Cross Hands	B1,B2,B8	8.112	0	485	485	Site comprises four separate elements. B2/B8 would be more appropriate here given the surrounding uses.	100% of 32448 (the overall sqm after 60%has been subtracted from the overall 81120) 32448 / 67 = 484 jobs
PrC3/E7(i)	Parc Hendre (West)			2.165	0	129	129	100% B2&B8	100% of 8660 (the overall sqm after 60%has been subtracted from the overall 21650) = 8660/ 67 = 129 jobs
PrC3/E7(ii)	Parc Hendre (North)			1.955	0	117	117	100% B2&B8	100% of 7820 (the overall sqm after 60%has been subtracted from the overall 19550) = / 67 = 117 jobs
PrC3/E7(iii)	Parc Hendre (East)			1.05	0	63	63	100% B2&B8	100% of 4200 (the overall sqm after 60%has been subtracted from the overall 10500) = 4200 / 67 = 63 jobs
PrC3/E7(iv)	Parc Hendre (South)			2.942	0	176	176	100% B2&B8	100% of 11768 (the overall sqm after 60%has been subtracted from the overall 29420) = / 67 = 176 jobs
PrC3/E8	Cilyrychen Industrial Estate	Cilyrychen	B1,B2,B8	0.751	0	45	45	Small parcel remaining in this long established industrial estate comprising B2/B8 uses.	100% of 3004 (the overall sqm after 60%has been subtracted from the overall 7510) = 3004 / 67 = 45 jobs
SeC4/E1	Dyfatty	Burry Port	B1,B2,B8	3.036	0	181	181	100% B2&B8	100% of 12144 (the overall sqm after 60%has been subtracted from the overall 30360) = 12144 / 67 = 181 jobs

<u>LDP Ref</u>	<u>Site Name</u>	<u>Location</u>	<u>Use Class</u>	<u>Ha</u>	<u>Office Jobs</u>	<u>Industrial Jobs</u>	<u>Likely</u>	<u>Likely breakdown (using current make-up & type of location)</u>	<u>Calculations for likely jobs</u>
SeC16/E1	Beechwood Industrial Estate	Llandeilo / Rhosmaen	B1,B2,B8	<u>0.289</u>	<u>0</u>	<u>17</u>	<u>17</u>	Small parcel remaining in this long established industrial estate comprising B2/B8 uses.	100% of 1156 (the overall sqm after 60%has been subtracted from the overall 28900) = 1156 / 67 = 17 jobs
SeC16/MU1	Beechwood	Llandeilo / Rhosmaen	B1,B2,B8	<u>0.755</u>	<u>0</u>	<u>45</u>	<u>45</u>	Potential B2/B8 uses have been explored in pre-application discussions, as part of a larger mixed use proposal. 100% B2/B8 for the calculations.	100% of 3020 (the overall sqm after 60%has been subtracted from the overall 7500) = 3020 / 67 = 45 jobs
SeC16/E2	Former Market Hall	Llandeilo	B1,B2	<u>0.2</u>	<u>14</u>	<u>6</u>	<u>20</u>	48 employees are stated in pp E/39454. This would include the other uses also - A1,A3 & D2 as well as B1 & B2, so estimated 20 B use employees	
SeC18/E1	St Clears Business Park	St Clears	B1,B8	<u>0.421</u>	<u>0</u>	<u>105</u>	<u>105</u>	Given the central town location and the proximity to residential areas, it would be more appropriate to have B1 uses at the site.	100% of 1684 (the overall sqm after 60%has been subtracted from the overall 4210) = 1684 / 16 = 105 jobs
SeC19/E1	Whitland Industrial Estate	Whitland	B1,B8	<u>0.489</u>	<u>0</u>	<u>29</u>	<u>29</u>	Whilst there could be an element of B1 uses, B8 would be more appropriate given the nature of the surrounding uses.	100% of 1956 (the overall sqm after 60%has been subtracted from the overall 4890) = 1956 / 67 = 29 jobs
SeC19/E2	Land South of Former Creamery	Whitland	B1,B2,B8	<u>1.321</u>	<u>0</u>	<u>79</u>	<u>79</u>	More than likely given the location (previous factory/brownfield), it would be more appropriate for B2&B8 to be located here. B1 less likely.	100% of 5284 (the overall sqm after 60%has been subtracted from the overall 13210) = 5284/ 67 = 79 jobs
SeC13/E1	Old Foundry	Llanybydder	B1,B8	<u>0.405</u>	<u>0</u>	<u>24</u>	<u>24</u>	Site has planning permission for B8 use.	100% of 1620 (the overall sqm after 60%has been subtracted from the overall 4050) = 1620/ 67 = 24 jobs
<u>Total</u>				<u>71.21</u>	<u>2747</u>	<u>3905</u>	<u>6652</u>		