

Carmarthenshire Local Development Plan

Employment Land Review 2016



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 terms of the 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 an 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 First Employment Land Review (ELR) will be used to provide evidence to support the Local Development Plan Annual Monitoring Reports (AMRs) and will feed into the 4 year review of the Plan.

The ELR will utilise information obtained from our corporate partners in Economic Development and Corporate Property, where appropriate, as set out in *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.8) 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

The LDP was adopted in December 2014. Annual Monitoring Reports are required to be prepared for each year up to the four year review. The first AMR will be published in October 2016. 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 2015/16.

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 been set out in the 1st 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. The existing sites nevertheless form a vital part of the overall employment provision within the County, and therefore they are covered in detail within this Employment Land Review.

For the purposes of this Review, employment land uses are taken to include those in Use Classes B1, B2 and B8. 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
- Any existing employment sites that have not been identified 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 allocations and existing sites) were surveyed in 2016. The information collected for each of these is:

- The total site area
- The buildings/enclosures in use
- Buildings and enclosures in use for employment purposes
- Buildings and enclosures in use for other purposes
- Buildings not in use (vacant)
- Land within the total site area used for infrastructure and landscaping or likely to be difficult to develop e.g. areas for roads and parking, landscaped areas and land unlikely to be amenable for development For land use in 2016, there is an area-based break down into the component land use classes.
- Planning application reference numbers are recorded for employment and non-employment planning permissions within each site.

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

A results table recording the full results from the 2016 survey of existing employment land is contained within appendix 1.

4. The results

Existing employment sites:

The total site area of land identified for employment purposes in 2016 was 437.07 Ha.

Within the total site area, buildings / enclosures in use (both for employment purposes - B1, B2, B8 and other uses) in 2016 covered 94.18 Ha.

Of this, buildings / enclosures in use for employment purposes (B1, B2, B8) amounted to 76.53 Ha (81%).

Those in use for non-B Use Classes covered 17.65 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 class uses):

- Sui generis – 9.78 Ha
- Other – 7.74 Ha

The area within sites for use in infrastructure (inc. Car parking) / landscaping / or areas too difficult to develop amounted to 341.22 Ha.

'Vacant land' i.e. buildings/enclosures vacant or not in use in 2016 was 6.39 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) – 17%
- Buildings/enclosures for non B use – 4%
- Area in use for infrastructure/landscaping or too difficult to develop – 78%
- Vacant buildings/enclosures – 1%

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.

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.

Preparation for the first AMR 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 assessment trigger relates to the amount of employment land that has been permitted or has become available within two years of adoption. As two years have not passed since adoption, it was not possible to make an accurate assessment of this target for the first AMR. However, from the data gathered since the adoption of the Plan it is clear that progress has been made towards achieving the target.

During the monitoring period for this First AMR (i.e. 1/4/15 to 31/3/16) planning permission was granted for 4.99 Ha of the employment land allocated within the LDP (see Appendix 1). However, if we add this figure to the amount of allocated land that has either gained planning permission, or has been developed in during the LDP preparation process, but outside of the monitoring dates above - 19.99 Ha, the total amount of permitted/developed land rises to 24.93 Ha. This amounts to almost 90% of the annual / interim monitoring target for the first two years (27.78 Ha). However, taking into account the additional variance of 20% allowed within the assessment trigger (which takes the 2 year assessment trigger down to 22.22 Ha), the 24.93 Ha has met the target in advance of the assessment deadline.

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 Employment Land Review 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 4.55 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 interest being shown for 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 5.64 hectares of land.

Area-based results

Locations in the three Urban 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 2016:

Table 1 showing total area of employment land (Existing and Proposed), by LDP Tier, in 2016

| Location | 2016 Total Area | 2016 (%) |
|----------------------------------|-----------------|----------|
| Growth Areas (Tier 1): | | |
| Carmarthen | 51.72 | 9 |
| Llanelli | 246.81 | 45 |
| Ammanford / Cross Hands | 122.90 | 22 |
| | | |
| Service Centres (Tier 2) | 61.35 | 11 |
| | | |
| Local Service Centres (Tier 3) | 35.08 | 7 |
| | | |
| Sustainable Communities (Tier 4) | 30.34 | 6 |
| | | |
| Total for County | 548.20 | 100 |

The information used to populate the above table was taken from the LDP Written Statement (for proposed sites) and from Appendix 1 (for existing sites).

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 issue in respect of the LDP, and it will be the task of the Annual Monitoring Reports (AMRs) and the Employment Land Reviews (ELRs) to provide the evidence in respect of the levels of activity and take up of employment allocations and employment land in general.

Appendix 1 comprises a spreadsheet of all the employment sites within the County (proposed and existing, as set out in the LDP). 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. The Appendix highlights these new planning applications that have been granted since the adoption of the LDP at the end of 2014.

Future Employment Land Reviews:

It must be emphasised that this has been the first review of employment land since the adoption of the LDP. It is therefore likely that the methodology will change and evolve for subsequent studies. This year's data will provide the baseline from which subsequent reviews can build upon and changes, trends, patterns and comparisons can be extracted and evaluated.

In terms of the breakdown of categories for the existing employment land, it might be possible to work this out in greater accuracy for future ELRs by differentiating further between the various categories. One category that might benefit from this approach would be the amount of land currently grouped together as 'infrastructure, landscaping and areas too difficult to be developed'.

Future reviews could look in detail at employment uses on 'other' types of land not included within the LDP's proposed and existing categories. Whilst the evidence for this review revealed employment interest, through planning permissions, on a number of 'other' such sites, subsequent work could explore this further. For example, by coordinating work with the annual retail study, any potential land in B Class use on retail parks could be identified. Greater analysis of the proportion of employment uses on mixed use allocations would also benefit from this approach. Where planning applications have not been submitted on such sites, some have associated development briefs or masterplans from which the area for potential employment uses could be obtained.

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 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.

6. Conclusion

This Review has been prepared as part of the ongoing evidence gathering process for the Local Development Plan. The information contained here will be used to supplement the statutory AMRs and will provide useful background data that will be utilised in the four-year review of the Plan. Through ongoing analysis, both site and desk based, the rate of take up and deliverability of employment land can be observed and recorded, and this in turn can be interrogated to inform a range of queries such as a vacancy rates, proportions of employment and non-employment uses and the distribution of employment throughout the County. Furthermore, with the addition of successive years of data, the analysis of trends will be possible. Ultimately the question of whether there is sufficient / too much employment land allocated will be able to be measured and from this we will be able to determine whether new allocations are needed. Together with the information provided by our corporate partners, we will be able to determine the most appropriate locations on which to allocate any new requirements based on economic need, and appropriateness in spatial planning terms.

APPENDIX 1

| Site name | Buildings / enclosures, in use (Ha) | Total Site Area (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) | Non-Employment planning permission refs (during LDP preparation & post-LDP adoption) |
|---|-------------------------------------|----------------------|--|--|---|--|--|--|--|
| Growth Areas - Tier 1 | | | | | | | | | |
| GA1 Carmarthen | | | | | | | | | |
| Mekatek | 1.4 | 4.29 | 2.89 | 0 | 0.37 | 74 | | | |
| Cillefwr | 3.9 | 20.49 | 16.59 | 0.49 | 1.96 | 50 | W/31332 | 0.03 | |
| Feed Mill | 0.48 | 1.61 | 1.13 | 0 | 0 | 100 | | | |
| Totals | 5.78 | 26.39 | 20.61 | 0.49 | 2.33 | | | | |
| Cillefwr GA1/E1 | | 4.38 | | | | | | | |
| West Carmarthen GA1/MU1 | | 5.45 | | | | | | | |
| Pibwrlwyd GA1/MU2 | | 15.5 | | | | | | | |
| Total | | 25.33 | | | | | | | |
| GA2 Llanelli | | | | | | | | | |
| Dafen | 18.54 | 64.7 | 46.16 | 0.07 | 1.69 | 91 | | | |
| Trostre | 14.02 | 70.39 | 56.37 | 0.09 | 1.91 | 86 | S/30376; S/30377; S/33614 | 0.67 | |
| Delta Lakes | 0.66 | 4.64 | 3.98 | 0.02 | 0.11 | 83 | | | |
| Bynea | 4.27 | 33.17 | 28.27 | 0.6 | 0.6 | 86 | | | |
| North Dock | 0.34 | 5.2 | 3.95 | 0.83 | 0.27 | 21 | | | |
| AMG Resources | 0.79 | 8.51 | 7.72 | 0 | 0 | 100 | | | |
| Scrap Yard | 0.04 | 0.67 | 0.63 | 0 | 0 | 100 | | | |
| Parc y Plant | 0.15 | 1.45 | 1.3 | 0 | 0.15 | 0 | | | |
| Depot, Heol Y Parc | 0.17 | 1.24 | 0.87 | 0.2 | 0 | 100 | | | |
| Trosserch Road | 5.18 | 20.81 | 15.63 | 0.39 | 0.36 | 93 | | | |
| Riverside Industrial Park | 0.9 | 3.45 | 2.55 | 0 | 0 | 100 | | | |
| Totals | 45.06 | 214.23 | 167.43 | 2.2 | 5.09 | | | | |
| Delta Lakes GA2/MU9 | | 9.78 | | | | | | | |
| Dafen GA2/E1 | | 22.8 | | | | | S/31765 | 1.63 | |
| Total | | 32.58 | | | | | | | |
| GA3 Ammanford/Cross Hands | | | | | | | | | |
| Cross Hands Business Centre & Workshops | 2.22 | 6.75 | 4.53 | 0.09 | 0.75 | 66 | S/30672 | 0.18 | |
| Cross Hands West | 2.5 | 10.05 | 7.5 | 0 | 0 | 100 | | | |
| Parc Menter | 0.82 | 4.16 | 3.34 | 0 | 0.16 | 80 | | | |
| Gorslas Industrial Estate | 0.28 | 1.68 | 1.4 | 0.01 | 0.12 | 57 | | | |
| Capel Hendre Industrial Estate | 2.79 | 15.62 | 12.83 | 0.25 | 0.17 | 94 | E/30404 (0.29 ha); E/33556 (0.42 ha) | 0.71 | |
| Parc Hendre | 2.9 | 12.06 | 9.16 | 0 | 0 | 100 | | | |
| Lyndsey Drift Mine | 0.1 | 2.87 | 2.77 | 0 | 0 | 100 | | | |
| Parc Amanwy | 1.45 | 6.56 | 5.11 | 0.005 | 0.1 | 93 | | | |
| Foundry Road | 0.62 | 2.61 | 1.99 | 0.02 | 0.37 | 40 | | | |
| Betws Industrial Estate | 0.29 | 2.59 | 2.3 | 0 | 0 | 100 | | | |
| Betws Parc Workshops | 0.19 | 1.31 | 1.12 | 0.02 | 0.01 | 95 | | | |
| Dyffryn Road | 1.62 | 4.2 | 2.58 | 0 | 1.04 | 36 | | | |
| Pantylfynnon | 0.34 | 2.06 | 1.72 | 0 | 0 | 100 | | | |
| Pentwyn Road | 0.3 | 3.89 | 3.59 | 0.1 | 0.01 | 67 | | | |

| Windfall Sites | |
|-------------------------|----------------|
| Planning Permission Ref | Site area (Ha) |
| E/29398 | 0.3 |
| S/31227 | 1.16 |
| S/31668 | 0.13 |
| W/31674 | 0.4 |
| S/31807 | 0.76 |
| W/31966 | 1.75 |
| W/32673 | 0.44 |
| S/33036 | 0.04 |
| E/33054 | 0.39 |
| W/33280 | 0.24 |
| S/33700 | 0.03 |
| Total | 5.64 |

| Site name | Buildings / enclosures, in use (Ha) | Total Site Area (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) | Non-Employment planning permission refs (during LDP preparation & post-LDP adoption) |
|--|-------------------------------------|----------------------|--|--|---|--|--|--|--|
| Former Betws Colliery | 0.36 | 5.61 | 5.25 | 0 | 0.15 | 58 | | | |
| Land North of Penybanc Road | 0.71 | 3.64 | 2.93 | 0 | 0.18 | 75 | | | |
| Totals | 17.49 | 85.66 | 68.12 | 0.495 | 3.06 | | | | |
| 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 | | | | | | | |
| Heol Ddu, Tycroes GA3/E12 | | 0.34 | | | | | S/13960 | 1.4 | |
| Total | | 37.24 | | | | | | | |
| Service Centres - Tier 2 | | | | | | | | | |
| Burry Port T2/1 | | | | | | | | | |
| Parson's Pickles | 0.32 | 2.81 | 2.49 | 0 | 0 | 100 | | | |
| Industrial Estate Silver Terrace | 0.32 | 0.91 | 0.59 | 0 | 0.22 | 70 | | | |
| Burry Port Industrial Estate | 0.23 | 0.81 | 0.58 | 0 | 0 | 100 | | | |
| Llanelli Sand | 2.63 | 2.63 | 0 | 0 | 0 | 100 | | | |
| Dyfatty | 0.37 | 2.24 | 1.87 | 0 | 0 | 100 | | | |
| Pembrey Industrial Estate | 0.42 | 1.31 | 0.89 | 0 | 0.24 | 43 | | | |
| Totals | 4.29 | 10.71 | 6.42 | 0 | 0.46 | | | | |
| Dyfatty T2/1/E1 | | 3.28 | | | | | LL/02604 | 3.28 | |
| Total | | 3.28 | | | | | | | |
| Llandeilo T2/2 | | | | | | | | | |
| Beechwood Industrial Estate | 0.23 | 2.14 | 1.82 | 0.09 | 0.13 | 59 | | | |
| Station Road | 0.37 | 2.02 | 1.65 | 0 | 0.23 | 38 | | | |
| Ffairfach Mart | 0.22 | 1.08 | 0.86 | 0.22 | 0 | 0 | | | |
| Totals | 0.82 | 5.24 | 4.33 | 0.31 | 0.36 | | | | |
| Beechwood Industrial Estate T2/2/E1 | | 2.33 | | | | | E/33059 | 0.25 | |
| Total | | 2.33 | | | | | | | |
| Llandovery T2/3 | | | | | | | | | |
| Church Bank & Former Sawmills | 2.29 | 9.25 | 6.96 | 0.37 | 0.92 | 60 | | | |
| Depot SW of Ysgol Pantycelyn | 0.13 | 0.99 | 0.86 | 0 | 0 | 100 | | | |
| Totals | 2.42 | 10.24 | 7.82 | 0.37 | 0.92 | | | | |
| Newcastle Emllyn T2/4 | | | | | | | | | |
| Station Road | 0.11 | 1.71 | 1.6 | 0.02 | 0.09 | 18 | | | |
| Builders Merchant/Timber Yard | 0.2 | 0.99 | 0.79 | 0 | 0.2 | 0 | | | |
| Aberarad | 0.7 | 3.39 | 2.69 | 0 | 0 | 100 | W/33814 | 0.01 | |
| Totals | 1.01 | 6.09 | 5.08 | 0.02 | 0.29 | | | | |
| Sunny Bank T2/4/E1 | | 1 | | | | | | | |
| Total | | 1 | | | | | | | |
| St Clears T2/5 | | | | | | | | | |
| Station Yard | 0.14 | 0.69 | 0.55 | 0 | 0.12 | 14 | | | |

| Site name | Buildings / enclosures, in use (Ha) | Total Site Area (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) | Non-Employment planning permission refs (during LDP preparation & post-LDP adoption) |
|--|-------------------------------------|----------------------|--|--|---|--|--|--|--|
| Cwmgarw Road | 0.21 | 2.1 | 1.89 | 0 | 0.02 | 90 | | | |
| Llangadog T3/10 | | | | | | | | | |
| Former Creamery | 1.13 | 4.15 | 3.02 | 0 | 0 | 100 | | | |
| Station Road (North) | 0.39 | 1.21 | 0.82 | 0 | 0.39 | 0 | | | |
| Station Road | 0.16 | 3.28 | 3.2 | 0.11 | 0.16 | 0 | E/32491 | 1.6 | |
| Totals (T3/10) | 1.68 | 8.64 | 7.04 | 0.11 | 0.55 | | | | |
| Llanybydder T3/11 | | | | | | | | | |
| Abattoir / Timber Yard | 0.85 | 3.1 | 2.25 | 0 | 0.03 | 96 | | | |
| Old Foundry (Telephone Exchange) | 0.07 | 0.39 | 0.32 | 0 | 0.07 | 0 | | | |
| Ty Mawr | 0.07 | 0.4 | 0.33 | 0.05 | 0 | 29 | | | |
| Totals | 0.99 | 3.89 | 2.9 | 0.05 | 0.1 | | | | |
| Old Foundry T3/11/E1 | | 0.51 | | | | | | | |
| Sustainable Communities - Tier 4 | | | | | | | | | |
| Pencader SC20 | | | | | | | | | |
| Station Road | 0.05 | 2.06 | 2.01 | 0.02 | 0.05 | 0 | | | |
| B4459 | 0.06 | 1.02 | 0.96 | 0.08 | 0.02 | 67 | | | |
| Clos cader | 0.21 | 2.07 | 1.86 | 0 | 0.02 | 90 | | | |
| Totals | 0.32 | 5.15 | 4.83 | 0.1 | 0.09 | | | | |
| New Inn SC20 | | | | | | | | | |
| Scrap Yard & Engineering Works | 0.05 | 0.4 | 0.35 | 0 | 0 | 100 | | | |
| Adj Gwastod Abbot | 0.67 | 1.08 | 0.41 | 0 | 0.2 | 70 | | | |
| Totals | 0.72 | 1.48 | 0.76 | 0 | 0.2 | | | | |
| Llanfihangel - ar- arth SC20 | | | | | | | | | |
| Western Power etc | 0.16 | 1.27 | 1.11 | 0 | 0.1 | 37 | | | |
| Pontwelly SC21 | | | | | | | | | |
| Station Road | 0.19 | 1.39 | 1.2 | 0 | 0.15 | 21 | | | |
| Lewis Street | 0.16 | 1.13 | 0.97 | 0 | 0.08 | 50 | | | |
| Estate adj B4624 | 0.13 | 0.65 | 0.52 | 0 | 0.02 | 85 | | | |
| Totals (Pontwelly) | 0.48 | 3.17 | 2.69 | 0 | 0.25 | | | | |
| Cwmgwili SC34 | | | | | | | | | |
| Heathfield Industrial Estate | 0.24 | 2.73 | 2.54 | 0.05 | 0.06 | 68 | | | |
| Cilyrychen & Pantyrhodyn SC34 | | | | | | | | | |
| Industrial Estates | 3.29 | 13.34 | 10.05 | 0.81 | 0.05 | 98 | | | |
| Pantyrhodyn Industrial Estate SC34/E1 | | 1.5 | | | | | | | |
| Cilyrychen Industrial Estate SC34/E2 | | 1.7 | | | | | | | |
| Total | | 3.2 | | | | | | | |
| Totals | 94.18 | 548.2 | 341.22 | 6.39 | 17.65 | 81% | | 30.19 | |

| Key |
|---------------------------|
| existing employment sites |
| proposed employment sites |