

Employment Land Review

Methyr Tydfil County Borough Council



Final Report

June 2018

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EXECUTIVE SUMMARY

Introduction

- i. This report provides an Employment Land Review to support the Merthyr Tydfil Replacement Local Development Plan (LDP). It has been carried out to provide a “*comprehensive property market assessment, audit of existing employment sites and policy recommendations for the Deposit LDP.*” The study updates previous employment land evidence base documents for the County Borough. There are four main objectives to this study:
- To assess and provide conclusions on local need/demand for employment land and premises by accommodation type and sector (i.e. by property market profile).
 - To assess and provide recommendations on the employment land supply and potential site allocations to ensure provision of a range and choice of suitable, realistic and deliverable employment sites.
 - To take account of the growth strategy for the 2016-2031 plan period contained in the Replacement LDP Preferred Strategy and consider the implications for employment land requirements and the recommended employment land supply.
 - To provide policy recommendations regarding the identification and protection of existing employment sites from alternative uses. The review should consider the appropriateness of restrictions on non B-Class employment uses and the need for specialisation or flexibility on specific sites (where appropriate).

Methodology

- ii. A number of research methods have been used, including site visits and interviews with property market stakeholders such as developers, investors and their agents. Major employers in the County Borough have been individually consulted, as have key public-sector agencies. The property market in the adjacent local authority areas of Rhondda Cynon Taf and Caerphilly has been assessed. Finally, the land supply has been assessed against forecast data to understand future land need. The methodology follows Welsh Government ‘*Practice Guidance – Building an Economic Development Evidence Base to Support a Local Development Plan*’ on employment land reviews and accounts for other Welsh Government Policy, including TAN 23 and Planning Policy Wales.

Findings

- iii. Although the overall workforce is active, the County Borough has the highest unemployment rate in the Cardiff Capital Region, albeit a rate which has reduced significantly since the end of the national recession. Merthyr Tydfil has issues with skill levels, a low proportion of residents are qualified to degree level and a comparatively high proportion of people have no qualifications.
- iv. Merthyr Tydfil's dependence on public sector employment is somewhat above average for Wales, with 36.8 percent of the County Borough's workforce employed in public administration, education and health, in 2015. This employment is focused in the health sector, particularly the Prince Charles Hospital.
- v. The local manufacturing sector is strong, with 14.9 percent of the working population in manufacturing jobs, although this is in line with the Cardiff Capital Region. In terms of service sectors, business administration and support services, along with ICT have the strongest roles.
- vi. Merthyr Tydfil is a net exporter of labour, mostly to its neighbours and Cardiff. Of some 26,600 local workers identified in the 2011 Census, 41.7 percent, some 11,100 workers, commute out. 8,500 commute in to Merthyr Tydfil to work. The County Borough is a net importer of labour from Caerphilly, roughly 2,700 workers, and draws reasonable numbers of workers from RCT and Blaenau Gwent – 2,300 and 900 workers respectively.
- vii. There is a reasonable desire for growth amongst the Borough's large businesses and, across the Welsh Valleys overall, good prospects for inwards investment, primarily from B2 uses. Against this need, stakeholders report a strong shortage of industrial and warehouse units of all sizes. Local micro firms require units up to 250 sqm, while larger B2/B8 options of up to 5,000 sqm each are needed to allow large company growth and encourage inward investment. Demand is for both leasehold and freehold options. Market rents are £3-5/sqft (£32-54/sqm) depending on size and quality, which is comparable to headline rents in the sub-region of £4.50/sqft (£48/sqm) for Grade A space, £2-4/sqft (£22-43/sqm) for Grade B.
- viii. Office demand is mostly low and of a local nature. Merthyr Tydfil is not felt to be attracting larger office occupiers from elsewhere in the Cardiff Capital Region. Rents

up to £10/sqft (£108/sqft) are achievable, although £5-£7/sqft (£54-75/sqm) appears to be the level at which most deals are completed. This can be compared to Prime rents of £25/sqft (£269/sqm) in Cardiff, £16/sqft (£172/sqm) in Newport and £14.50 (£156/sqm) in Swansea. The main exception to this is the serviced Orbit Business Centre, Rhydycar, which has proved highly successful with local firms and is fully let. Ongoing demand here suggests that a good quality, modern serviced scheme can be made to work in Merthyr Tydfil and potentially generate need for grow-on options.

- ix. Welsh Government will drive forward investment into the Hoover Strategic Regeneration Area and is looking to acquire all Hoover Candy holdings over 2018/19. Development is likely to be housing-led but some employment development remains an option. In particular, employment uses, possibly including some trade options, remain likely on Candidate Site 70: Hoover Car Park. Current aspirations would also see some B1 micro business space delivered in the south of Candidate Site 71: Hoover Candy Factory. Apart from the Hoovers Office site, Area 10: Dragon Parc/Area 12: The Willows/Abercanaid Industrial Estate, will not be acquired by Welsh Government and will remain in private ownership.
- x. Merthyr Tydfil's neighbours, RCT and Caerphilly have sufficient employment land to meet their own needs and do not need to look to Merthyr Tydfil County Borough to support any shortfalls. Caerphilly's main plateau sites, at Oakdale, have attracted investment from large B2 and B8 companies that might have gone to other locations, including Merthyr Tydfil. This success reflects the ready availability of affordable, unconstrained land here. RCT is delivering six main strategic sites, with employment elements, which may compete with equivalents in Merthyr Tydfil, although development is progressing slowly. As with Merthyr Tydfil, RCT links strongly to Cardiff, especially in the south of the County Borough and both RCT and Caerphilly will benefit from Metro proposals, along with Merthyr Tydfil.

Employment Land Supply and Need

- xi. The maximum employment land supply, from identified Candidate Sites is 68.29 ha in 12 sites. However, a review of site conditions and owner intentions suggests a realistic supply of 38.42 ha in seven sites. Comments on individual sites are provided in Table ES1.

Table ES1 – Potential Employment Land Supply

Candidate Site ID.	Name	Status	Site Size, ha – Realistically Available for B1/B2/B8 Use (Anticipated Land Use – B1/B2/B8)
16	Rhydycar/Orbit	The land is being sought by South Wales Police as car parking for their adjacent Police Station. Also adjacent to Orbit Business Centre, which is fully occupied with good demand for additional and grow on space.	0.00 – Assuming car parking use
27	Land South of College Car Park	Partly Council owned and in use as public car park. Recent proposals include a foodstore and mixed uses.	0.00 – Assuming A1 retail use
33	Goat Mill Road	Land is subject to interest from a confidential single B-Class occupier, likely to take the majority of the site for waste management facilities. Approx. 3 hectares will be reserved for smaller scale local employment uses. Alternative interest from a National Housebuilder, for a southern portion of the site, for residential development.	14.75 - reflects developable area and previous LDP allocation boundaries (B2/B8)
36	Land east of A4060 at Ffos-Y-Fran	Former mining land, now being reclaimed as open cast mine moves further east. Land is unserviced. No specific plans at this time, but interest from several potential B-Class occupiers. Development would be over several plateaus to be formed which will affect the net developable area.	11.30 ha – Estimated net developable area (B1/B2/B8)
37	Pengarnddu	Former waste processing depot and land. Has been marketed and is attracting interest. There will likely be abnormal costs for any development, however.	2.03 (B2/B8)
38	Land at Pant Industrial Estate	Council owned, unconstrained infill plot within existing employment site. No plans or market interest identified, at this time.	0.74 (B1/B2/B8)
56	Ty Keir Hardie/ Martin Evans House	Marketing agents report that the property is 70 percent vacant at present. It has proved modestly attractive to local micro businesses, reflecting a lack of alternatives in the Town. Achieved rents are low at £7/sqft (£75/sqm). There are no plans	0.00 – Site does not provide land for development/ redevelopment

Candidate Site ID.	Name	Status	Site Size, ha – Realistically Available for B1/B2/B8 Use (Anticipated Land Use – B1/B2/B8)
		for further investment or changes of use in either property.	
70	Hoover Site 1	Development previously held back by lack of marketing by owner Hoover Candy. However, site will be acquired by Welsh Government in 2018/19, alongside the other Hoover holdings, which will allow stronger marketing of the opportunity to both local companies and inward investors. The site may attract an individual developer/occupier or be linked to the wider Hoover Strategic Regeneration Area and form part of a wider-mixed use scheme. Welsh Government suggest site could be developed for B-Class employment south of the pylons with trade/motor trade options to the north, fronting the roundabout.	1.50 – Although accounting for pylon will slightly reduce this. (B1/B2/B8)
76	Land south of Merthyr Tydfil Industrial Park	None proposed, although site represents a logical extension to an existing Business Park which has seen recent growth and investment. Indeed, it appears to represent the only development opportunity, assuming the vacant Sekisui Alveo Factory is not redeveloped.	3.10 – excluding C2 flood zone area. (B1/B2/B8)
92	Tax Office	Building could link to Bus Station redevelopment proposals via a wider masterplan. However, current assumption is that property will be retained in B1 office use.	0.00 – Site does not provide land for development/redevelopment
93	Oldway House	Building could link to Bus Station redevelopment proposals via a wider masterplan. However, current assumption is that property will be retained in B1 office use, especially given recent refurbishment.	0.00 – Site does not provide land for development/redevelopment
104 (Part)	Hoover Strategic Regeneration Area - The Willows /	Welsh Government have confirmed that this site will not form part of its acquisitions in the Hoover Strategic Regeneration Area. The land will remain under	5.00 – Estimate of vacant/underused land currently available, reflecting current Masterplanning

Candidate Site ID.	Name	Status	Site Size, ha – Realistically Available for B1/B2/B8 Use (Anticipated Land Use – B1/B2/B8)
	Abercanaid Industrial Estate	<p>private ownership. Current owner has worked to clear site with the aspiration for a housing development. However, existing flood risks mean that this use cannot be supported without mitigation works. Consequently, employment or mixed uses could form part of future redevelopment proposals for the Dragon Parc area.</p> <p>If the wider site is not linked to the Hoover Regeneration Area redevelopment, benefiting from relevant cross funding, a 100 percent development for B-Class uses at the Willows becomes unlikely. In particular the relocation of large occupiers like Triumph to develop new B1/B2/B8 units, i.e. a 'like for like' redevelopment may not be desirable or financially viable. Alternative approaches could include a mixed-use scheme or limiting development only to current vacant/open storage plots in the north and east of the area. This would provide some 7.5 ha of development land.</p> <p>The Hoover SRA masterplan indicates smaller net development area of approx. 5 ha to take account of landscaping, existing uses, etc.</p>	(B1/B2/B8)
Total			38.42

Source: BE Group, 2018

xii. To assess need, three recognised methods of forecasting have been used, reflecting Welsh Practice Guidance:

- Practice Guidance Method One: Past Building Completions – Utilises all past take up data since 2006, identifying an annual average take-up rate of 2,626.2 sqm/year at a 40 percent plot ratio

- Practice Guidance Method Two: Labour Demand Forecasting – jobs growth, as identified in Cambridge Econometrics (2017) forecast modelling, consistent with jobs densities and plot ratios defined in Welsh Practice Guidance
- Method Three: Resident Workforce Forecast (Policy On) - This scenario is based upon the Population Forecasts which inform and emerge from Scenario D: Dwelling Led (past build rate) in the Council 'Background Paper Population and Housing Requirements' (2017) and comprise the current Growth Plans of the LDP Preferred Strategy. These proposals would increase the economically active population by 208 people, and this growth has been converted into proportionate land needs.

xiii. The outputs from all the models are outlined in Table ES2.

Table ES2 – Land Forecast Models – Summary

Model	Land Stock 2018, ha*	Land Need 2016-2031, ha	Flexibility Buffer (five years take-up rate) ha	Land Need Incl. flexibility buffer	Surplus, ha	Assumptions
Practice Guidance Method One: Past Building Completions	38.42	B1: 4.00 B2/B8: 5.85 Total: 9.85	B1: 1.33 B2/B8: 3.28 Total: 4.61	B1: 5.33 B2/B8: 9.13 Total: 14.46	23.96	Based on historic (10 years) take-up of 2,626.2 sqm/year at a 40 percent plot ratio
Practice Guidance Method Two: Labour Demand Forecasting	38.42	<i>Net Change</i> B1: 3.24 B2/B8: (0.77) Total: 2.47 <i>Growth Only</i> B1: 3.24 B2/B8: 5.56 Total: 8.80	<i>Net Change</i> B1: 1.08 B2/B8: N/A Total: 0.82 <i>Growth Only</i> B1: 1.08 B2/B8: 1.85 Total: 2.93	<i>Net Change</i> B1: 4.32 B2/B8: (0.77) Total: 3.29 <i>Growth Only</i> B1: 4.32 B2/B8: 7.41 Total: 11.73	<i>Net Change</i> 35.13 <i>Growth Only</i> 26.69	Based on <i>Net Change</i> : Projected employment change across sectors <i>Growth Only</i> : Projected growth sectors
Method Three: Resident Workforce Forecast (Policy On)	38.42	B1: 0.19 B2/B8: 0.90 Total: 1.09	B1: 0.06 B2/B8: 0.30 Total: 0.36	B1: 0.25 B2/B8: 1.20 Total: 1.45	36.97	Policy On – Projected Labour Force Growth

Source: Merthyr Tydfil CBC/BE Group, 2018

*Realistic land supply.

- xiv. The figures allow for a minimum five-year flexibility buffer to allow for choice and potential change in needs during the LDP period as well as providing some accounting for further possible losses in the supply. This indicates the minimum land requirements and separate consideration has been given to the level of employment land provision that would be appropriate in light of site availability, deliverability issues and wider regeneration objectives within the recommendations for employment land provision.
- xv. Under all land take up models, Merthyr Tydfil has sufficient quantity of land to meet its needs.
- xvi. The jobs based forecast model suggests the County Borough has an oversupply of employment land. This indicates that all but 11.73 ha the current land supply may be surplus to requirements based on this quantitative assessment. However, the market assessment and a review of the historic trends in employment change and land take up (see Section 7.0) suggest that these forecasts underestimate land needs significantly.
- xvii. The policy-on resident worker forecast suggest that there is a massive surplus in the existing land supply, which would only require 1.45 ha for employment uses. However, this is not felt to provide a 'whole economy' approach in that it does not account for in-commuting or the actual needs of businesses. Rather it is solely based on jobs needs of the economically active portion of Merthyr Tydfil's growing resident population over the LDP period.
- xviii. Thus, evidence favours Practice Guidance Method One: Past Building Completions which generates a minimum requirement of 14.46 ha to 2031.

Recommendations

- xix. This report has had full regard to the requirements of TAN 23 and Planning Policy Wales to encourage and deliver growth through the planning system. The key recommendation is:

That the Council should use Practice Guidance Method One: Past Building Completions and the main method of assessing needs. This suggests that the County Borough's minimum employment land requirements are 14.46 ha to 2031 (inclusive of a five-year buffer).

- xx. Of this, at least a third, 5.33 ha, should be for B1 office uses and the remainder, 9.13 ha, should be available for B2/B8 uses.
- xxi. In identifying employment land provision in the LDP the Council should consider the site deliverability issues reviewed as part of this assessment and wider regeneration objectives of the Plan. The need to ensure a sufficient range, choice and availability of sites throughout the Plan period to 2031 justifies employment allocations above the quantitative need identified as specific employment allocations within the replacement LDP. This level of allocation also provides a buffer in supply against issues such as the likely take up of most of Site 33: Goatmill Road by a single large user, losses of large sites in the previous plan period and potential future changes in circumstances at strategic sites regarding the actual levels of B-Class land that will be provided at the Hoover Strategic Regeneration Area or as part of the Ffos-Y-Fran land reclamation scheme.
- xxii. Recommendations for individual employment sites has been summarised in Table ES4 (Employment Land Recommendations) below. This identifies five sites, totalling 35.65 ha, which would be suitable as new employment land allocations in the LDP:
- Site 33: Goat Mill Road – 14.75 ha
 - Site 36: Land east of A4060 at Ffos-Y-Fran - 11.3 ha
 - Site 70: Hoover Site 1 – 1.50 ha
 - Site 76: Land south of Merthyr Tydfil Industrial Park – 3.10 ha
 - Site 104 (part): Hoover Strategic Regeneration Area - The Willows / Abercanaid Industrial Estate – 5.00 ha.
- xxiii. Another 2.77 ha of available land sits within the existing employment areas of Area 1: Pengarnddu and Area 2: Pant Industrial Estate and should be protected under emerging LDP Policy EcW22 for B1/B2/B8 uses.
- xxiv. The other recommendations of this study are:
- The hierarchy of the County Borough's Employment Areas is identified as:
Major Employment Sites
 - Area 1: Pengarnddu
 - Area 3: Goat Mill Road
 - Area 4: Rhydycar

Secondary Employment Sites

- Area 2: Pant Industrial Estate
- Area 5: Triangle Business Park
- Area 6: Merthyr Tydfil Industrial Park
- Area 10: Dragon Parc
- Area 11: Hoover Factory
- Area 12: The Willows/Abercanaid Industrial Estate

Key Local Employment Sites

- Area 8: EFi Industrial Estate
- Area 9: Cyfarthfa Industrial Estate

Neighbourhood Employment Sites

- Area 7: The Arches

- Table ES3 provides Area specific recommendations:

Table ES3 – Existing Employment Area Recommendations

ID: Site Name	Location	Recommendations (Safeguarding Yes/No)
Area 1: Pengarnddu	Off A465, Dowlais	Active, high value industrial estate - protect under emerging LDP Policy EcW22 <i>Area Suitable for New Waste Management/Processing Facilities:</i> Yes - Location already home to a range of recycling/waste facilities. (Yes)
Area 2: Pant Industrial Estate	Pant Industrial Estate	Overall reasonable quality industrial estate - protect under emerging LDP Policy EcW22. However, northern area of estate also needs to be monitored for signs of decline. Consider separating estate into trade and general employment areas in LDP to protect the remaining areas of general B1/B2/B8 use from further encroachment of trade uses whilst recognising the reality that the south of the estate is now a trade and motor trade park. <i>Area Suitable for New Waste Management/Processing Facilities:</i> Yes - Location already home to a range of recycling/waste facilities. (Yes)
Area 3: Goat Mill Road	Goat Mill Road, Dowlais	High value industrial estate of sub-regional value - protect under emerging LDP Policy EcW22. Review estate to determine if some of the infill sites identified above can be opened up for development, particularly if some of Candidate Site 33/LDP Site E4 is lost to housing. <i>Area Suitable for New Waste Management/Processing Facilities:</i> Yes – Offers large development plots in established B2/B8 area away from housing. (Yes)
Area 4: Rhydyar	Rhydyar Business Park, Cyfarthfa	High value office park of sub-regional/Welsh national value - protect under emerging LDP Policy EcW22. <i>Area Suitable for New Waste Management/Processing Facilities:</i> No - Location is prominent office park of high environmental quality. (Yes)

ID: Site Name	Location	Recommendations (Safeguarding Yes/No)
Area 5: Triangle Business Park	Hoover Strategic Regeneration Area (part), Plymouth	Good quality office park of mostly local value - protect under emerging LDP Policy EcW22. Candidate Site 70 (LDP Site E8) is of particular value as the only readily available development land in the Hoover Strategic Regeneration Area at present. (Yes)
Area 6: Merthyr Tydfil Industrial Park	Off A4054, Plymouth	Key industrial estate for Merthyr Tydfil, accommodating a wide range of local businesses, alongside several national firms - protect under emerging LDP Policy EcW22. <i>Area Suitable for New Waste Management/Processing Facilities:</i> Yes - Location already home to some recycling/waste facilities alongside a diverse mix of other B1, B2, B8 uses so further provision should not significantly impact on character or market attractiveness. (Yes)
Area 7: The Arches	Clare Street/Plymouth Court, Town	Low value local business space - Site does not warrant particular protection in the LDP and could be considered for other uses, compatible with the surrounding residential area. However, it is unclear what those alternatives might be, given railway infrastructure above. <i>Area Suitable for New Waste Management/Processing Facilities:</i> No - Access constraints and immediate proximity of housing make this location ill suited to uses with environmental impacts and/or high traffic generation potential. (No)
Area 8: EFI Industrial Estate	Brecon Road, Town	Moderate value but active local industrial estate - protect under emerging LDP Policy EcW22. <i>Area Suitable for New Waste Management/Processing Facilities:</i> Partially - Although small, the estate is well screened from surrounding settlements and home to compatible uses such as auto repair. Main issue is likely to be the constrained access onto A4050 Brecon Road. (Yes)
Area 9: Cyfarthfa Industrial Estate	Cyfarthfa Road, Town	Moderate value but active local industrial estate - protect under emerging LDP Policy EcW22. Policy allocation could separate out the units south of the River Taff which are in trade use (Travis Perkins and motor trade/vehicle hire). <i>Area Suitable for New Waste Management/Processing Facilities:</i> Partially - Such uses would not be incompatible with existing operations, including Travis Perkins, but estate offers limited external storage space and its layout/in settlement position would not support uses with high traffic generation potential. (Yes)
Area 10: Dragon Parc	Off A4054 Merthyr Road, Plymouth	Much of site is vacant and does require re-use, which should be allowed for in the LDP. Self Store/Vehicle hire facility may also represent an underused site. The remaining two manufacturing uses, which occupy some 5 ha (31 percent) of the site. Both appear to be well used, reasonable quality manufacturing facilities. Loadlok Manufacturing are seeking relocation to Goatmill road and this may provide an additional vacant plot. Masterplanning needs to ensure that their relocation is a viable and deliverable prospect in the wider Hoover Regeneration Area plan and that the uses can be retained in the County Borough. This is particularly the case for the Amnitec site (3.5 ha) where the current plan would be to reuse this employment site for other B-Class uses. Such a 'like for like' developments may not be viable and retaining such uses may be the preferred outcome. <i>Area Suitable for New Waste Management/Processing Facilities:</i> Yes (presently) - Availability of large areas of open land, separated from settlements, would suit such uses. However, if area was redeveloped for housing, clearly it would no longer be suitable. (No)

ID: Site Name	Location	Recommendations (Safeguarding Yes/No)
Area 11: Hoover Factory	Off A4054 Merthyr Road, Plymouth	<p>Hoover Candy ceased manufacturing here in 2008 and the site now houses its distribution, ICT and Call Centre facilities. It is expected that these uses will be vacated shortly. The buildings, which date from between 1948 and 1973, no longer meet modern occupier requirements. It is extremely unlikely that another single occupier could be found for this very large, historic complex. Sub-division of some space might be possible but would find limited market support. Stakeholders report that occupiers are seeking modern, self-contained industrial units not refurbished budget space. Current masterplanning and Welsh Government led regeneration would see this factory redeveloped for a housing-led scheme, which is a realistic way forward which should be supported.</p> <p><i>Area Suitable for New Waste Management/Processing Facilities:</i> No - Current plans assume redevelopment for a housing-led scheme</p> <p>(No)</p>
Area 12: The Willows/Aberc naid Industrial Estate	Off A4054 Merthyr Road, Plymouth	<p>Much of site is vacant or underused for storage and does require re-use, which should be allowed for in the LDP. However, the Triumph facility (approx. 3.3 ha of land) appears to represent a reasonable quality, active, manufacturing facility for the Borough. It is questionable if it is economically viable, or desirable, to relocate this facility (unless Triumph specifically wish to move) to replace it with similar B-Class options. Similar comments can be made about the RSPCA office.</p> <p>(Yes – But focused on key employers and dependant on the scale and nature of regeneration plans proposed)</p>

Source: BE Group, 2018

- Within the Major Employment Sites, non B-Class employment uses should not normally be permitted, unless a clear viability case can be made.
- For the Secondary-Key Employment Sites, a more flexible approach could be taken to help facilitate a broad range of economic development. In some cases, a more intensive mixed-use development could provide greater benefit to the local community than if the site was retained solely in employment use. Subordinate complementary or supporting uses could be permitted where a vitality and viability case can be made.
- Employment development outside the identified Employment Areas contributes to local employment activity and jobs. Any consideration of future non-employment changes of use, in such locations, should be addressed in the same way as land in Secondary-Key Employment Sites.
- Table ES4 provides recommendations on the 12 employment sites in Merthyr Tydfil, identifying the main opportunity sites, which should be allocated/protected for B1/B2/B8 options in the LDP as well as lower value or more complex opportunities, where flexibility in uses may be required. In making these recommendations it allows for a high degree of choice in the supply for businesses and allows for ongoing uncertainty in the strategic supply

- Site deliverability has been reviewed and issues identified. TAN23 requires that sites should be fit for purpose and this means that they need to be deliverable. To achieve this, it is recommended that the Council and other relevant partners proactively explore delivery strategies by which sites can be brought forward, in discussions with owners and developers.
- The Council should work with neighbouring authorities on issues in which interests will overlap.
- Review and monitor the employment land and premises position and undertake this study again as part of the future Plan reviews, as 2031 is a long time in the future and much will happen before then.

Table ES4 – Employment Land Recommendations

Candi date Site ID.	Name	Allocate or Protect in the LDP?	Recommendations
16	Rhydycar/Orbit	Other uses proposed. Allocation not required. Council to consider need for protection of some/all land, subject to evolving circumstances	The land is expected to be developed for car parking and thus will not be developed for employment uses. However, if this does not take place the land could be considered as a grow-on opportunity for the adjacent Orbit Business Centre. The centre is currently full and has a need for expansion space, to allow companies to grow. If this is the case, then there would be a need to protect it for appropriate B-Class uses in LDP, and market it to developers, Welsh Government and other potential investors.
27	Land South of College Car Park	Other uses proposed. Allocation not required. Council to consider need for protection of some/all land, subject to evolving circumstances	The most likely development here is A1 retail, and B-Class uses are not assumed here. However, as the largest plot of unconstrained development land in the Town Centre this site would suit a range of uses, including B1 uses. Options could include expansion or grow on space associated with the nearby Orbit Business Centre and any plans that would deliver such space, possibly within a mixed-use scheme, should be supported. However, given the presently modest market for B1 offices in Merthyr Tydfil Town Centre, it is accepted that proposals of this type may not be forthcoming without public sector input, and should not be relied upon in the LDP.
33	Goat Mill Road	Allocate	Site represents one of the largest parcels of flat development land in the County Borough. It has strong interest from one B-Class occupier who, at the time of writing, is likely to take up the whole site. The land should be allocated, and protected, in the LDP to reflect this, although take up early in the LDP period appears likely. Site likely to be identified as an area suitable for waste management facilities.
36	Land east of A4060 at Ffos-Y-Fran	Allocate	Sizable employment opportunity site, which is large enough to meet a range of needs. The land is attracting B-Class occupier interest. If, as appears likely, Site 33: Goat Mill Road is taken up early in the LDP period, then this becomes the main large opportunity site for employment uses outside of the Hoover Strategic Regeneration Area. The site should be allocated, and protected, in the LDP to reflect this. There is no reason why the whole plateau area, i.e. north and south parcels totalling 18.85 ha, should not be allocated to provide the maximum development opportunity and ensure a critical mass which will be financially viable given the likely high infrastructure costs. However, given those high costs, a viable scheme may need to include some element of mixed use to cross fund the B-Class elements. Flexibility should thus be provided in policy to allow some appropriate ancillary uses for this purpose. The reclaimed site is anticipated to be made available by 2024. Delivery planning will need to look at ways forward in terms of providing the site services and infrastructure that will allow a viable scheme to be delivered. Site could thus benefit from masterplan and implementation plan, reviewing investment options. Site likely to be identified as an area suitable for waste management facilities.
37	Pengarnddu	Protect under policy	Development opportunity site, in an established Employment Area, which is attracting market interest, albeit with some barriers to delivery. Site should be protected in LDP for B-Class uses, reflecting surrounding uses. Council, as landowner, may need to undertake further delivery and viability testing to determine what level of barrier to

Candidate Site ID.	Name	Allocate or Protect in the LDP?	Recommendations
			development site conditions represent.
38	Land at Pant Industrial Estate	Protect under policy	Infill site in an established industrial estate which should be protected for B-Class use in the emerging LDP.
56	Ty Keir Hardie/ Martin Evans House	Protect under policy	Evidence is that, the buildings are being marketed for office uses with no likely change in use. As some of the largest office buildings in in the Town Centre, the properties should be protected for B1 use under policy under policy EcW22 in the emerging LDP. The buildings are not likely to be redeveloped and provide employment development land.
70	Hoover Site 1	Allocate	Key site within the wider Hoover Strategic Regeneration Area, linking that Area to Area 5: Triangle Business Park. The open nature of most of the site would allow its early development within the Strategic Regeneration Area and masterplanning should reflect this. It is assumed the Welsh Government will acquire and market the site as a development opportunity for employment and trade uses. Site will likely split into two plots to avoid pylon, leading to a modest reduction in net developable area. Site should be protected in the emerging LDP for B1/B2/B8 uses.
76	Land south of Merthyr Tydfil Industrial Park	Allocate	Flat land representing a logical extension to an existing Business Park which has seen recent growth and investment. Indeed, it appears to represent the only development opportunity in this area. Land should accordingly be safeguarded in the LDP. However, proximity of housing, particularly around the access road will represent a barrier to development and an appropriate area of barrier/mitigation will need to be allowed for, which will reduce the net developable area. Development at the site option would result in a loss of open/recreational space in an area deficient with such space, which will generate policy issues, although that space appears underused and overgrown. Site could be allocated in the emerging LDP for B1/B2/B8 uses.
92	Tax Office	Protect under policy	The building is being marketed for office uses with no likely change in use. However, long term planning should allow the flexibility for the property to be included in regeneration schemes, which may consider changes of use/redevelopment for a range of uses, in order to enhance the economic value of the location to Merthyr Town Centre. At present, however, the property does not offer the prospect of redevelopment for employment development land.
93	Oldway House	Protect under policy	Evidence is that, the building is being marketed for office uses (plus ground floor retail/leisure) with no likely change in use. However, long term planning should allow the flexibility for the property to be included in regeneration schemes, which may consider changes of use/redevelopment for a range of uses, in order to enhance the economic value of the location to Merthyr Town Centre. At present, however, the property does not offer the prospect of redevelopment for employment development land.
104 (Part)	Hoover Strategic Regeneration Area - The Willows / Abercanaid Industrial Estate	Allocate/protect as part of Hoover SRA	Key site within the wider Hoover Strategic Regeneration Area, providing the bulk of the B-Class land opportunity. However, as this land will not come under Welsh Government control, masterplanning and delivery planning needs to consider a way forward which maximises B-Class development here while ensuring viability. Options are likely to include a mixed use scheme or limiting development to vacant and open storage plots. At present, this would provide some 7.5 ha of available land, which could grow if other occupiers move out of the area. The Hoover SRA masterplan indicates smaller net development area of approx. 5 ha to take account of landscaping, existing uses, etc. Site should be protected in the emerging LDP for B1/B2/B8 uses, but some flexibility will be required to allow delivery of a viable scheme.

Source: BE Group, 2018

1.0 INTRODUCTION

- 1.1 This report provides an Employment Land Review to support the Merthyr Tydfil Replacement Local Development Plan (LDP). It has been carried out on behalf of Merthyr Tydfil County Borough Council (the Council).
- 1.2 The study has been commissioned to provide a “*comprehensive property market assessment, audit of existing employment sites and policy recommendations for the Deposit LDP.*”
- 1.3 BE Group, economic development and property consultants, compiled this report during January-March 2018. The study updates previous employment land evidence base documents for the County Borough, notably the 2010 Merthyr Tydfil Employment Land Review. It also reflects updated Welsh Government guidance contained within ‘*Building an Economic Development Evidence Base to Support a Local Development Plan*’ (2015) and ‘*Technical Advice Note 23: Economic Development (2014)*’.
- 1.4 Based on the Brief, the study objectives can be defined as:
- To assess and provide conclusions on local need/demand for employment land and premises by accommodation type and sector (i.e. by property market profile).
 - To assess and provide recommendations on the employment land supply and potential site allocations to ensure provision of a range and choice of suitable, realistic and deliverable employment sites.
 - To take account of the growth strategy for the 2016-2031 plan period contained in the Replacement LDP Preferred Strategy and consider the implications for employment land requirements and the recommended employment land supply.
 - To provide policy recommendations regarding the identification and protection of existing employment sites from alternative uses. The review should consider the appropriateness of restrictions on non B-Class employment uses and the need for specialisation or flexibility on specific sites (where appropriate).

Background

- 1.5 Merthyr Tydfil County Borough Council is in the process of reviewing its LDP. The Council's current Replacement LDP Preferred Strategy (June 2017), 2016-2031, seeks to facilitate the population growth of the County Borough by approximately 8 percent to around 64,000 by 2031. Provision will be made for 2,250 additional dwellings from 2016-2031 with some 70 percent of allocations within the Primary Growth area around Merthyr Town and up to 800 dwellings allocated at the Hoover Strategic Regeneration Area, Pentrebach.
- 1.6 In terms of employment land, the LDP Preferred Strategy identifies a need for up to 30 ha of employment land in the Primary Growth area at the Hoover Strategic Regeneration Area, Goatmill Road and Ffos-y-fan.
- 1.7 In support of this, the Council has undertaken research to identify future employment land requirements based on the past building rates and labour demand forecasting models identified in Welsh Government Guidance (*'Merthyr Tydfil Economic Development Evidence Base Summary and Initial Future Land Requirement Calculations'*). This identified a requirement for 5-15 ha of employment land to support future growth needs. This Employment Land Review will review these figures in the light of the proposed Replacement LDP growth strategy, a comprehensive property market assessment and audit of employment sites.

Methodology

- 1.8 Research methods used include site visits, face-to-face and telephone interviews with property market stakeholders such as developers, investors and their agents. Consultations were undertaken with several of the County Borough's major private sector employers and key public-sector agencies, notably Welsh Government. Desktop analysis of national, sub-regional and local reports and strategies has been undertaken.
- 1.9 The property market in the local authority areas elsewhere in the Cardiff City Region, has also been reviewed. This has been undertaken through consultations with officers from the relevant Councils, combined with desktop analysis of the Employment Land Studies and LDPs of those local authorities. Understanding the supply and demand of employment land and premises in neighbouring areas is important in assessing their impact on the County Borough's land and property

market.

- 1.10 Conditions in the nine defined Employment Areas of the County Borough have been reviewed using quantitative and qualitative methods, reflecting Welsh Government Guidance, along with potential sites identified for B-Class use development, either within the existing LDP and/or the Candidate Sites Register (October 2017). The latter reflects Call for Sites/consultation exercises completed by the Council over August-December 2016 and July-October 2017.
- 1.11 Finally, the land supply has been assessed against forecasts of land need, initially prepared by the Council and reviewed here against Replacement LDP Preferred Strategy growth plans. This is then developed into a series of economic development recommendations that cover not just land, but also premises.
- 1.12 Appendix 1 contains a list of all consultees.

Welsh Employment Land Review Guidance

- 1.13 This study reflects Welsh Government guidance on how Local Authorities should approach employment land reviews, namely *'Practice Guidance – Building an Economic Development Evidence Base to Support a Local Development Plan'*. The employment land review process takes the form of a four-stage methodology under the following headings:
- **Stage 1: Property Market Assessment** – An analysis of demand in terms of specific market sectors, property requirements and geographical areas, focusing on the current situation and prospects for the LDP over its 15-year life cycle. Where there is demand for development and where there is not.
 - **Stage 2: Audit of Employment Sites** – The quantitative inventory and qualitative appraisal of local land supplies, including existing committed, allocated and potential employment sites and existing stock. This will feed directly into the review's conclusions on whether any further land should be identified for employment and whether any existing or committed employment sites should be transferred to other uses.
 - **Stage 3: Future Land Requirements** – Establishing the LDP's employment land requirement, using recognised forecast methods, primarily:
 - *"Method 1 – Past Building Completions Method 1 uses the average annual completions rate for B1, B2, and B8 employment land for a*

previous period in order to project future requirements over the life of the LDP.

- *Method 2 – Labour Demand Forecasting Method 2 involves acquiring employment growth forecast data for relevant Standard Industrial Classification activity sectors, assigning sectors to B-use classes and then converting jobs to floorspace.”*
- **Stage 4: Policy Options and Recommendations** – Identifying policy options and recommendations, based on review findings.

1.14 Table 1 shows how the Employment Land Review aligns with this Guidance. The link between the report and the Planning Practice methodology is not always clear cut, with different sections overlapping, indeed certain steps overlap.

Table 1 – Employment Land Reviews – Practice Guidance

Stage 1: Property Market Assessment	
Step 1: Identify where demand and opportunities exist for development. Step 2: Identify where existing employment land is no longer in demand. Step 3: Establish property market profiles for offices, industry and warehousing.	Covered in Sections: 3.0 Socio-Economic Profile 4.0 Property Market Assessment 5.0 Stakeholder Consultations <i>Demand assessment and market profiling, including consultations with local businesses regarding their land/property needs.</i>
Stage 2: Audit of Employment Sites	
Step 1: Preparation of a quantitative site inventory Step 2: Preparation of qualitative site appraisals Step 3: Recommendations	6.0 Employment Land Assessment <i>Quantitative and qualitative site assessments</i>
Stage 3: Calculating Future Land Requirements	
Method 1 – Past Building Method 2 – Labour Demand Forecasting	7.0 Future Land Requirements Review <i>Review of completed Economic Development Evidence Base, allowing for updated LDP position.</i>
Stage 4: Assessment Review	
Step 1: Policy Options Step 2: Policy Recommendations Step 3: Monitoring and Recording	8.0 Conclusions 9.0 Recommendations <i>Final reporting, including conclusions and policy/practice recommendations.</i>

Source: BE Group 2018

2.0 STRATEGIC CONTEXT

Introduction

- 2.1 This section focuses on Welsh Government, sub regional and local reports and strategies that have a relevance to the allocation of employment land and premises. An understanding of the strategies and reports contained in this study is needed to show strategic alignment and a holistic approach to promote sustainable development. The recommendations follow the general principles set by this strategic policy framework.

Welsh Government

Planning Policy Wales, 9th Edition – Welsh Government (2016)

- 2.2 Planning Policy Wales (PPW) 9th Edition, sets out the land-use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs) which are discussed below. Together with several circulars and policy clarification letters, PPW and the TANs comprise the national planning policy for Wales. National planning policy, alongside the Wales Spatial Plan (discussed below) should be considered in the preparation of LDPs.
- 2.3 Chapter 7 of PPW sets out national policies for economic development. For planning purposes, the Welsh Government defines economic development as *“development of land and buildings for activities that generate wealth, jobs and incomes. Economic land uses include the traditional employment land uses (offices, research and development, industry and warehousing), as well as uses such as retail, tourism, and public services.”*
- 2.4 The document states the importance of the planning system supporting economic growth and ensuring that there is sufficient land that is suitable for economic uses. Local planning authorities should facilitate the provision of sufficient land to meet market demand, except where there are good reasons to the contrary. In addition, local planning authorities should steer economic development to the most appropriate locations by:
- Coordinating development with infrastructure provision
 - Supporting national, regional and local economic policies/strategies

- Aligning jobs and services with housing (where possible) to reduce the need for travel, especially by car
 - Promoting brownfield, vacant and underused land
 - Delivering physical regeneration and employment opportunities to disadvantaged communities.
- 2.5 Local planning policies for economic development must allow developers and others to secure the efficient and effective use of land. Plans and decisions need to be based on an up to date and locally specific evidence base which demonstrates the *“suitability of the existing employment land supply in relation to the locational and development requirements of business.”* That evidence base should include an Employment Land Review which is *“relevant to prevailing market conditions and the requirements of the development plan.”*
- 2.6 Local planning authorities should ensure that *“the economic benefits associated with a proposed development are understood and that these are given equal consideration with social and environmental issues in the decision-making process and should recognise that there will be occasions when the economic benefits will outweigh social and environmental considerations.”*
- 2.7 Mixed-use development should be encouraged and should adjoin existing settlements where appropriate. Employment and residential uses can be compatible and when considering proposed residential developments which are close to existing industrial and commercial uses, local planning authorities should ensure that *“both amenity and economic development opportunities are not unduly compromised.”*
- 2.8 New business creation is essential to sustain and improve rural economies. Self-employment and micro-businesses should be encouraged through a flexible approach to home working. However, business development that only offers short-term economic gain may not be appropriate in rural environments.
- 2.9 Whilst some rural employment can be created through the re-use of buildings, new development may also be required. This new development should, where possible be within or adjacent to settlement boundaries and preferably close to public transport links. In addition, where businesses cannot be accommodated within settlements, appropriate small-scale rural enterprise should be permitted on

unallocated land. The expansion of existing businesses located in open countryside should be supported provided there are no unacceptable impacts on local amenity.

- 2.10 Local planning authorities should also adopt a positive approach to farm diversification, even when those farms are not served by public transport. The provision of a sensitively designed new building within an existing farm complex may be appropriate where the opportunity to convert existing buildings does not exist.
- 2.11 Local planning authorities should support the shift towards a low carbon economy. Achieving this may require the development of clusters of industrial and commercial uses, which would derive environmental benefits from co-location. Authorities should also look favourably on proposals for new on-site low carbon energy generation, such as energy recovery from waste.
- 2.12 Innovative business and technology clusters may also be important to the economic growth of a local authority area. Development plan policies need to identify potential networks and cluster areas, and set policies for the creation of the transport, environmental and telecommunications infrastructure needed to support such networks.
- 2.13 Finally, certain kinds of businesses may be especially important in providing opportunities for disadvantaged social groups. Identifying the need for such businesses will require research on the part of local authorities.
- 2.14 In summary, development plans should:
- *“Reflect work with neighbouring authorities and other relevant stakeholders to plan strategically for employment land provision*
 - *Be underpinned by an up to date and appropriate evidence base to support policy choices and land allocations for economic development*
 - *...Set out an economic vision for the area, including a broad assessment of anticipated employment change by broad sector and land use*
 - *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*
 - *Include policies relating to future development on existing employment sites to protect them from inappropriate development:*

- *To encourage the regeneration and re-use of sites which are still suitable and needed for employment*
- *To control and manage the release of unwanted employment sites to other uses.*
- *Seek to provide the right amount of land and qualitative mix of sites to meet the market demand for economic development uses*
- *Propose specific locations for those necessary industries which are detrimental to amenity and may be a source of pollution*
- *Seek to promote and facilitate development that will deliver physical regeneration*
- *In safeguarding existing sites and providing new sites, prioritise sites that deliver appropriate job and training opportunities to disadvantaged communities*
- *Concentrate development that attracts large numbers of people, including retail and offices, in city, town and village centres*
- *Include criteria-based policies to deal with development not specifically allocated in the development plan and help respond to unexpected change*
- *Include policies on the scope for new economic development in and adjoining rural settlements and identify suitable sites. In remote rural areas and smaller settlements, a criteria based approach should be considered*
- *Include policies encouraging farm diversification and new rural development opportunities*
- *Identify protection zones around establishments that hold hazardous substances and protect the ability of existing establishments to operate or expand by preventing the incremental development of vulnerable uses in the vicinity of such sites.”*

Draft Planning Policy Wales, 10th Edition – Welsh Government (2018)

- 2.15 The latest draft version of Planning Policy Wales reviews national planning policy was published for public consultation on 12th February 2018. The document takes account of updated legislation, in particular the Wellbeing of Future Generations Act and Environment (Wales) Act and places a renewed emphasis on sustainable placemaking and key planning principles. A set of national planning outcomes are also identified. In terms of Economic Development, updated policy is largely provided under the Productive and Enterprising Places theme although the document is read as a whole. Notwithstanding the emphasis on sustainable placemaking and the key

planning principles, the proposed updates with regards to economic development are considered to be inline existing national planning policy and this study will enable the issues raised in the Draft PPW to be considered and addressed.

Technical Advice Notes – Welsh Government

- 2.16 These guidance notes and statements are intended to assist local authority policy makers in the preparation of LDPs. Of relevance to this study is TAN 6: Planning for Sustainable Rural Communities and TAN 23: Economic Development.

TAN 6: Planning for Sustainable Rural Communities (2010)

- 2.17 This TAN highlights that “*strong rural economies are essential to support sustainable and vibrant rural communities.*” Development plans should facilitate diversification of the rural economy, accommodating the needs of both traditional rural industries and new enterprises, whilst minimising impacts on the local community and the environment.
- 2.18 Meeting the economic needs of rural communities will require the provision of a diverse range of employment sites. Where possible such sites should be located within or adjacent to settlements. A rural employment exception policy may also be required, setting out the criteria against which planning applications for employment use on the edge of settlements, on sites which are not specifically allocated in the development plan, will be assessed. The expansion of existing rural businesses, including businesses that are located in the open countryside should be supported providing there are “*no unacceptable impacts on local amenity.*”
- 2.19 If there is a shortfall of employment land in the local authority area then planning authorities should resist development proposals that could result in the loss of employment sites, unless the applicant puts forward land or property of equivalent or greater employment value.
- 2.20 Planning authorities should also encourage the growth of self-employment and micro businesses by supporting home working. Planning applications for employment premises at home should be supported and development plans should identify new opportunities for home/work developments.
- 2.21 Farm conversions to employment uses will often be appropriate in rural areas.

Appropriate uses at such locations could include food and timber processing and packing, services (offices, workshop facilities, equipment hire and maintenance), sports and recreation services, the production of non-food crops and renewable energy.

TAN 23: Economic Development (2014)

- 2.22 This TAN provides guidance on planning for economic development at a strategic level, identifying and assessing the economic benefits of development proposals and establishing an evidence base to support the economic development policies of LDPs.
- 2.23 Echoing PPW, the TAN advises that local planning authorities should aim to provide the land that the market requires (unless there are good reasons to the contrary). *“Local planning authorities should recognise market signals and have regard to the need to guide economic development to the most appropriate locations, rather than prevent or discourage such development.”*
- 2.24 However, there may also be instances when planning authorities do not provide the land the market demands, in the places where the market demands it. Proposed developments or site allocations may be resisted because they would have unacceptable environmental impacts, divert demand from town centres or would go against agreed spatial strategies. In these circumstances planning authorities should look for alternative sites which offer the same, or very similar, advantages.
- 2.25 A sequential test should also be applied to economic development proposals or possible employment land allocations. First preference should be given to sites within the boundaries of settlements (including planned new settlements and urban extensions), then edge-of-settlement sites and finally land in the open countryside. Land may be identified in less preferable locations if the resulting benefits (i.e. jobs accommodated, alternatives, special merit) *“outweigh any adverse impacts of the development.”*
- 2.26 Local authorities are encouraged to work jointly in sub-regional groups to prepare joint economy evidence bases (such as this Joint Employment Land Study), including an analysis of the sub-regional commercial and industrial property market. Such sub-regional strategies should also focus on identifying strategic sites of national and

regional importance.

- 2.27 Where a planning authority is assessing a site allocation or planning application that could cause social or environmental harm, there are three issues which need to be considered:
- *“Alternatives: if the land is not made available (the site is not allocated, or the application is refused), is it likely that the equivalent demand could be met on a site where development would cause less harm, and if so where?”*
 - *...Jobs accommodated: how many direct jobs will be based at the site?*
 - *...Special merit: would the development make any special contribution to policy objectives?”*
- 2.28 An example of a development of ‘special merit’ could be a greenfield development that could attract high-value, high-skill businesses that would not be interested in a lower-quality urban environment.
- 2.29 In rural areas, development may be acceptable in countryside locations if it makes communities more sustainable (encouraging people to work close to home), meets the expansion needs of an existing local business or an existing business cluster.
- 2.30 In producing LDPs, local planning authorities should:
- Develop a broad vision for the Plan which *“must be consistent and coherent so that the economic, social and environmental considerations support each other”*
 - Set land provision targets which meet the market demand for land. Local authorities should work together to steer development to sustainable locations.
- 2.31 In terms of forecasting future growth, the TAN, echoing Planning Policy Wales, advocates *“a broad assessment of anticipated employment change by broad sector and land use”*. Specifically, this will require *“the preparation of possible future economic scenarios with plans developed in a way which ensures they are robust across the more likely scenarios and contain the flexibilities necessary to adjust to changing circumstances. The starting point for scenarios would normally be past trends at a regional level. Such scenarios could be adjusted to reflect different policy or demographic assumptions.”*

- 2.32 The TAN accepts that such forecast modelling can often be imprecise – *“Models of future economic scenarios are surrounded by a large margin of uncertainty, and often more so for individual authorities than for larger areas. Modelling may be most successful when based on functional economic areas such as travel to work areas and housing market areas.”*
- 2.33 Where projected local authority growth differs markedly from that expected for the wider region, *“the authority should provide an evidence-based justification for these differences, much as they would have to in respect of population projections for their area.”* Predicted employment figures should usually be expressed as a range of scenarios to reflect different economic outcomes and policy options. Ultimately however, *“the level of growth envisaged must be realistic, able to withstand scrutiny and be consistent with the other aspirations of the plan including population and housing projections.”*
- 2.34 Finally, the TAN highlights that existing employment sites should only be released for other uses if:
- *“They have poor prospects of being re-occupied for their previous use;*
 - *And/or the particular market that the site is part of is oversupplied;*
 - *And/or the existing employment use has unacceptable adverse impacts on amenity or the environment;*
 - *And the proposed redevelopment does not compromise unduly neighbouring employment sites that are to be retained;*
 - *Or other priorities, such as housing need, override more narrowly focused economic considerations.”*

People, Places, Futures: The Wales Spatial Plan Update – Welsh Government (2008)

- 2.35 The Wales Spatial Plan provides the *“context and direction of travel”* for LDPs and development plans in Wales must have regard to this document. The national vision of the Plan is that: *“We will sustain our communities by tackling the challenges presented by population and economic change. We will grow in ways which will increase Wales’ competitiveness while assisting less well-off areas to catch up on general prosperity levels and reducing negative environmental impacts. We will enhance the natural and built environment and we will sustain our distinctive identity.”*

- 2.36 In order to promote a sustainable economy (one of five themes in the Plan) employment-related development should occur near public transport, housing and infrastructure developments. The development of brownfield sites should be prioritised over greenfield land.
- 2.37 Merthyr Tydfil County Borough lies in the South East Wales sub region (now known as Cardiff Capital Region). The Spatial Plan vision for the sub region is that it will become: *“An innovative skilled area offering a high quality of life – international yet distinctively Welsh. It will compete internationally by increasing its global visibility through stronger links between the Valleys and the coast and with the UK and Europe helping to spread prosperity within the Area and benefiting other parts of Wales.”* The Plan priorities for the Capital Region are that:
- *“The area will function as a networked city region, on a scale to realise its international potential, its national role and to reduce inequalities*
 - *A fully integrated high-quality transport system is necessary for this to happen. Over the 20-year horizon of the Wales Spatial Plan, all the Area’s key settlements should be linked to Cardiff or Newport by suitable high capacity public transport*
 - *The success of the Area relies on Cardiff developing its capital functions, together with strong and distinctive roles of other towns and cities.”*
- 2.38 Across the Capital Region 14 key settlements (including Merthyr Tydfil town) have been identified as having a critical role in the success of the sub-region. These key settlements should offer a wider range of facilities, services, and employment to reduce the overall need for residents to travel elsewhere. The key settlements must be successful and function as service and employment hubs for the smaller settlements that surround them.
- 2.39 In terms of the economy, the Capital Region *“needs to develop a stronger presence in higher value services and the knowledge economy, and to seize opportunities to create jobs in tourism, creative industries, renewable energy, recycling and waste.”* Market factors means that major private sector employment growth is likely to be mainly in the south of the Capital Region. Public sector intervention should recognise this but seek to steer strategic developments into other areas that are accessible by public transport.

2.40 The South East Area Strategy divides the Capital Region into three distinct spatial zones and proposes differing approaches for each. Merthyr Tydfil County Borough is in the 'Heads of the Valleys Plus', which is described as *"An area set in superb natural surroundings, comprising the upper valleys of the Capital Region facing very considerable social challenges created by economic restructuring of the late 20th century."*

2.41 The Wales Spatial Plan will in due course be replaced by the National Development Framework (NDF). The NDF is in the early stages of production with consultation on the Issues and Options currently taking place. It is understood the NDF will be finalised and approved by Welsh Government by September 2020.

Sectors Delivery Plan – Welsh Government (2013)

2.42 To support the Welsh economy, the Welsh Government's Department for Business, Enterprise, Technology and Science will focus support into nine key sectors:

- Energy and Environment
- Construction
- Creative Industries
- Advanced Materials and Manufacturing
- Financial and Professional Services
- Food and Farming
- Information and Communication Technologies (ICT)
- Life Sciences
- Tourism.

2.43 Welsh Government's short, medium and long term strategic priorities for each sector, excluding tourism, are set out in Table 2.

Table 2 – Welsh Key Sectors – Relevant Welsh Government Strategic Priorities

Sector	Relevant Strategic Priorities		
	Short Term	Medium Term	Long Term
Energy and Environment	<ul style="list-style-type: none"> Stimulate Enterprise Zone opportunities by ensuring alignment with Energy and Environment priorities in order to create and maximise opportunities for the use of renewable technologies Provide tailored packages of support for businesses Secure commitment from funders for commercialisation of projects and knowledge transfer for specifically identified projects Continue working with industry to seek solutions for high and increasing energy costs. 	<ul style="list-style-type: none"> Gain representation on, and early engagement with UK funding organisations to shape the future design of funding rounds so that they align with the sector plan Formulate and execute a marketing plan, Develop a cross-sector South East Energy hub approach. 	<ul style="list-style-type: none"> Conduct specific technical analysis of areas needed to grow the sector Directly secure business and industry viewpoints into the shape and form of Natural Resource Wales Work with stakeholders, developers and local authorities on developing a proposition to support future marine energy in Wales and unlock the potential from our seas.
Construction	<ul style="list-style-type: none"> Identify barriers, and influence policy changes, to improve the regulatory and legislative background Maximise the opportunities for business arising from a national infrastructure plan for Wales Improve the UK and overseas market penetration potential of competitive and niche high value businesses. 	<ul style="list-style-type: none"> Improve the sectors' understanding of Procurement Standards and Best Practice Work across Welsh Government to Identify Sovereign Growth Funds, EU Structural Funds and Venture Capital Funding to further deliver Government led projects across Wales Develop local expertise and target internationally mobile 'medium term' supply chain growth opportunities. 	<ul style="list-style-type: none"> Reduce long term negative impacts of new construction related policies Monitor and evaluate evolving market trends Identify mechanisms which maximise Wales' future return on investment on public sector expenditure.
Creative Industries	<ul style="list-style-type: none"> Ensure appropriate support mechanisms are in place to support commercial business growth Develop and pilot methods to accelerate the growth of digital media in Wales Establish a broadcasting advisory panel, to ensure Wales derives the maximum economic, social and cultural advantages that can be practically achieved from the public service broadcasters Support inward investment 	<ul style="list-style-type: none"> Use Government influence to lever in the maximum European and UK support available for the creative sector in Wales Support the development of physical and digital industry infrastructure in Wales, building upon identified strengths and assets. 	<ul style="list-style-type: none"> Seek to ensure that Wales offers an exceptional environment for the creation and exploitation of digital creative content.
Materials and Manufacturing	<ul style="list-style-type: none"> Support the manufacturing base in Wales across the value chain through capital and revenue support Work with companies in Wales and globally to identify opportunities for enhancing the manufacturing supply chain in Wales Implement a dedicated anchor and regionally important company strategy Generate Inward Investment and Trade opportunities for the sector in Wales Support companies through programmes focussed 	<ul style="list-style-type: none"> Develop and support capacity building initiatives to underpin the rollout of the sector strategy Exploit new evidence and focus on areas of greatest potential impact Maximise opportunities in the delivery of Enterprise Zones in Wales. 	<ul style="list-style-type: none"> Promote and encourage a culture of research, development, innovation and design Improve skill levels to support the journey of companies moving up the value chain Support companies to become more competitive through capital investment and adoption of new systems and business models Support businesses to access the global market Develop the proposition for Wales as a desirable location for manufacturing operations.

Sector	Relevant Strategic Priorities		
	Short Term	Medium Term	Long Term
	on delivering innovation and skills.		
Financial and Professional Services	<ul style="list-style-type: none"> Develop a three year marketing plan Engage with the largest 150 Financial and Professional Services companies in Wales and provide support for those with job creation projects Promote the Wales proposition to the top 400 companies in London to encourage them to move part or all of their head office support functions to Wales Promote the Wales proposition to UKTI and overseas offices Promote collaboration between industry, schools and universities. 	<ul style="list-style-type: none"> Leverage the expanding Cardiff Central Enterprise Zone as a first-class location for Financial and Professional Services businesses Establish Wales as an attractive investment location Raise awareness of career opportunities in the sector in Wales Establish a network of business mentors to help businesses grow successfully. 	<ul style="list-style-type: none"> Grow employment in the sector in Wales to 200,000 by 2021 Grow sector GVA to match the UK average by 2021 Create the right economic environment and provide the necessary support to allow Financial and Professional Services companies to grow successfully Raise Wales' international profile and attract Investment with a clear focus on London.
Food and Farming	<ul style="list-style-type: none"> Undertake a qualitative research and analysis of the food industry in Wales, to better understand the sector Develop a set of Key Performance Indicators and publish these as part of a Delivery Plan with targets. 	<ul style="list-style-type: none"> Promote innovation and entrepreneurship in the food sector Work with the Food Centres and re-brand them to 'Food Business Development Centres' to increase their outputs Establish a base line of evidence on the procurement of food and drink from Wales. 	<ul style="list-style-type: none"> Identify food and drink companies of all sizes with the ambition and capacity to create significant sustainable growth when prioritising resources.
Information and Communication Technologies (ICT)	<ul style="list-style-type: none"> Hold a series of workshops with all Trust, Security and Analytics stakeholders in Wales to scope opportunities for development and other interventions that may be necessary. 	<ul style="list-style-type: none"> Exploit PSBA Network and Next Generation Broadband Define and implement interventions to support start-ups and SMEs, and articulate skills need of employers. 	<ul style="list-style-type: none"> Ensure that businesses in Wales have access to a talent pool with the right ICT skills Encourage ICT businesses to internationalise.
Life Sciences	<ul style="list-style-type: none"> Continue to develop BioWales and to support networks and collaborations in Wales Develop proposals for an integrated Life Sciences Hub Increase support for international trade and inward investment programmes. 	<ul style="list-style-type: none"> Establish an integrated Life Sciences Hub Establish an accelerator programme for innovation in Life Sciences and Health Deliver a strong international marketing and communications programme. 	<ul style="list-style-type: none"> Demonstrate significant growth in the sector in Wales and increased private investment into the sector. Improve the international recognition.

Source: Welsh Government, 2013

Sub Regional Policy Context – Cardiff Capital Region

City Deal – Cardiff Capital Region (2017/18)

- 2.44 The Cardiff Capital Region City Deal includes the ten districts in South-East Wales – Blaenau Gwent, Bridgend, Caerphilly, Cardiff, Merthyr Tydfil, Monmouthshire, Newport, Rhondda Cynon Taff, Torfaen and Vale of Glamorgan – in a £1.28 billion programme of infrastructure investment. Hoping to “*build on the region’s sectoral strengths*” and “*tackle barriers to economic growth*”, the deal aims to deliver 250,000 new jobs, increase connectivity and improve infrastructure and regional business governance. Economic gains include a 5 percent uplift in GVA and the attraction of an additional £4 billion private sector investment.
- 2.45 The Deal includes:
- £1.2 billion investment in the Cardiff City Region’s infrastructure. A key priority for investment will be the delivery of the South East Wales Metro, including the Valley Lines Electrification programme.
 - Connecting the Region. The Cardiff Capital Region will establish a new non-statutory Regional Transport Authority to co-ordinate transport planning and investment, in partnership with the Welsh Government.
 - Support for innovation and improving the digital network
 - Developing a skilled workforce and tackling unemployment
 - Supporting enterprise and business growth
 - Housing development and regeneration.

Cardiff Capital Region, Powering the Economy – Cardiff Capital Region Board (2015)

- 2.46 This document sets out to advise the Welsh Government Minister for Economy, Science and Transport, on the “*leadership, vision and strategic direction*” for the Cardiff City Region. With most people and businesses operating beyond their local authority boundaries and the positive performance of the economy, looking to the future through a City Region approach enables “*benefits that can arise through scale, shared risk and reward and efficient and coordinated investment decisions*”. The vision is for “*A globally-connected, great place to live and work — powering the Welsh economy.*”
- 2.47 The strategy identifies four main foundations for growth – ‘Connectivity, Skills,

Innovation and Growth and Identity'. Connectivity in this context means an integrated transport system. The sub-region's main transport aspiration is a high-quality Metro network which is specifically the Valley Lines Electrification (VLE), along with the electrification of the Great Western Main Line (GWML). The former will provide a *"45 minute, minimum 4 times an hour service from the Valleys [including Merthyr Tydfil] into Cardiff via a seamless transport system supported by smart ticketing and overcoming current infrastructure capacity constraints."*

2.48 Some other relevant opportunities include:

Connectivity

- *"Augment the Valley Lines Electrification programme to deliver more frequent, reliable and affordable rapid transit services across the Region;*
- *Build on the electrification of the GWML to provide services to London with journey times of ninety minutes or less and a direct rail link to Heathrow from Reading;*
- *Strategic road improvements to address known "bottlenecks", for example M4, A470 and Heads of the Valley;*
- *A public transport system, including cycleways and cycle facilities, that encourages their greater patronage as a preferred mode of day-to-day transport;*
- *Work with other regions to leverage the demand to improve train access between Wales, Bristol, London and the Midlands;*
- *Establish a seamless, multi-modal transport system that allows the user to travel on public transport anywhere across the Region using a single smart ticket;*
- *Consistent and reliable mobile and Wi-Fi service on all public transport into and throughout the Region;*
- *European leading broadband and mobile services offering a reliable, diverse, resilient and price competitive provision to business and consumers alike*
- *Consistent data access in all our major towns and cities;*
- *Continue to support the development of initiatives to actively encourage the take up and use of broadband services for SME businesses and consumers for economic benefit;*
- *Increase the availability of 4G across Wales as part of ensuring consistent and ubiquitous mobile coverage."*

Skills

- *“Public and private sector to work together to determine current and future business needs, supported by the Employment and Skills Regional Board;*
- *A more active role for the private sector to engage with education and training providers to prioritise funding, explore co-investment models and deliver quality improvements.”*

Innovation and Growth

- *“The identification, marketing and exploitation of industry and sector based;*
- *Agglomeration of businesses across the Region. These will generate opportunities for investment and employment growth focused around the sectors and enterprise zones;*
- *Create an environment that allows all our private sector enterprises to prosper and is conducive for entrepreneurship;*
- *Continue to attract high-quality UK and international businesses to Wales;*
- *Ensure continued growth of our SMEs by co-ordinated and targeted support that meets their needs, such as infrastructure, skills and finance;*
- *Delivery of a balanced portfolio of premises that supports our existing businesses and inward investors, including the development of key strategic sites and premises focused on areas of greatest impact for our Region and the Welsh economy;*
- *Development of an economic baseline for the Region so that progress and outcomes can be consistently measured.”*

Cardiff Capital Regional Metro/ South Wales Metro – Welsh Government (2016)

2.49 Phase One of the Metro project comprises £77 million of investment in:

- *“An electrified rail system*
- *Integrated transport hubs*
- *Park-and-ride facilities*
- *New (including some on-street) light rail and/or bus rapid transit routes*
- *Better integration of services across modes and operators*
- *Active travel interventions.”*

2.50 It includes all the lines in and north of Cardiff, the Vale of Glamorgan line, the Ebbw Valley and Maesteg branches, the Marches line to Abergavenny and the South Wales mainline. It will be delivered with support from the new not-for-dividend

company, Transport for Wales.

- 2.51 Phase Two is expected to include *“Treherbert, Aberdare and Merthyr line infrastructure and operational enhancements to enable more frequent and faster services.”* Development is estimated to be long-term lasting until at least 2023.

Local

Local Development Plan (2016-2031) Preferred Strategy: Pre-Deposit Proposals – Merthyr Tydfil County Borough Council (2017)

- 2.52 The emerging LDP sets out detailed policies and specific proposals for the development and use of land in Merthyr Tydfil to 2031. It has the vision *“To strengthen Merthyr Tydfil’s position as the regional centre for the Heads of the Valleys within the Cardiff Capital Region, to encourage a sustainable level of population growth and be a place to be proud of where:*
- *People learn and develop skills to fulfil their ambitions*
 - *People live, work, have a safe, healthy and fulfilled life*
 - *People visit, enjoy and return.”*
- 2.53 The LDP Objective 11 is *“To provide and safeguard appropriate land for economic and skills development.”* LDP Objective 12 is *“To strengthen and diversify the rural economy.”*
- 2.54 The strategy is based on a Mid-Level Growth Option which allows for a population increase of approximately 8 percent of 64,400 by 2031, with a resulting dwelling requirement of 2,250. This is identified as a sustainable and realistic growth level, with housing growth in line with past build rates.
- 2.55 Growth will be focused in the Hoover Strategic Regeneration Area, Abercanaid/Pentrebach, including up to 800 homes, employment uses and relevant ‘South Wales Metro’ proposals. This will fall within the Primary Growth Zone of Merthyr Tydfil, the focus for growth and development, differentiated from the Other Growth Zone of the mid and lower valley settlements.
- 2.56 ‘Policy EcW21: Provision of employment land’ notes that *“To support economic development, up to 30 ha. (in total) of employment land (B1, B2, B8) will be allocated*

in the deposit plan in the Primary Growth Area at the following locations:

- *Hoover Strategic Regeneration Area*
- *Goatmill Road*
- *Ffos-y-fran.”*

2.57 The 30 ha target reflects initial local authority research which is being reviewed and updated in this study, reflecting the Welsh Government’s practice guidance ‘*Building an Economic Development Evidence Base*’.

2.58 ‘Policy EcW22: Protecting employment sites’ sets permitted development rules for the County Borough’s Employment Areas, namely:

- Rhydyar Business Park – B1 uses and ancillary services
- At Pengarnddu, Pant Industrial Estate, Goatmill Road, Triangle Business Park and Merthyr Tydfil Industrial Park development will be permitted if:
 - *“It is within Use Classes B1, B2 or B8*
 - *It provides an ancillary facility or service to the primary employment use*
 - *It is an acceptable commercial service unrelated to class B uses*
 - *It is an appropriate waste management facility compatible with existing industrial and commercial activities.”*

2.59 Development proposals for uses other than these, which would result in the loss of employment land and premises will only be permitted “*where it can be demonstrated that the existing use is inappropriate, or the land/premises are surplus to the requirements of the employment market.*”

Local Development Plan (2006-2021) – Merthyr Tydfil County Borough Council (2011)

2.60 This is the current Local Development Plan for Merthyr Tydfil County Borough, until the above Replacement LDP is adopted. Relevant strategic objective: SO7 includes: “*Creating a competitive business and investment environment is an essential element to the regeneration of Merthyr Tydfil. A key challenge is the need to ensure that an adequate range and choice of good quality employment land is available which is attractive to the market.*”

2.61 The LDP Vision states broad economic, social and environmental objectives that it

wishes to achieve, whilst setting out a Spatial Approach which:

- *“Focuses the majority of new development within Merthyr Tydfil itself, reflecting resource efficient settlement patterns and reducing the need to travel in order to enhance the town’s role as a hub settlement in the Heads of the Valleys;*
- *Targets selected development opportunities to the valley settlements, helping to regenerate communities by developing realistic and achievable roles based on a quality residential environment within easy access of a wide range of jobs and services”.*

2.62 Spatial planning is based around three spatial zones:

- *“Primary Growth Area comprising the northern sector communities of Pant, Dowlais, Penydarren, Galon Uchaf, Gurnos, Swansea Road, Heolgerrig, Cefn coed, Twynyrodyn, Town Centre, Georgetown, Abercanaid and Pentrebach.*
- *Secondary Growth Area comprising the southern sector communities of Edwardsville, Treharris, Trelewis and Quakers Yard.*
- *Other Growth Areas comprising the mid valley communities of Troedyrhiw, Aberfan, focus upon housing developments followed by Other Growth Areas.”*

(The latter two are combined in the Preferred Strategy of the emerging LDP, discussed above).

2.63 The LDP targets most new development towards the Primary Growth Area, with specific employment land allocations under ‘Policy AS14: Employment allocations in the Primary Growth Area’ being:

- E4 Goatmill Road
- E5 Ffos-y-Fran
- E6 Rhydycar
- E8 Car Park, Hoover Factory.

2.64 27.52 ha of land was allocated under ‘Policy BW14: Managing employment growth’ for B-Class uses over 2006-2021. The existing Adopted LDP employment land requirement was based on a jobs growth forecasting methodology to indicate market requirements rather than past employment land take-up rates. The allocations included an element of overprovision to provide a degree of flexibility due to the range and choice of sites allocated at that time which have been reviewed as part of

this assessment.

- 2.65 Policy AS24: Employment site protection covers acceptable uses on the County Borough's Employment Areas. As with the LDP Preferred Strategy, Rhydycar Business Park (and site E8 Car Park, Hoover Factory) is allocated for B1 uses only, with a broader B1, B2, B8 mix allowed on other schemes.

Local Development Plan (2016-2031): Population and Household Background Paper – Merthyr Tydfil County Borough Council (2017)

- 2.66 This background paper informs the Local Development Plan (2016-2031) and particularly the Growth Strategy and associated housing needs of the County Borough to 2031. It considers eight scenarios:

- *“Scenario A: Principal projection*
- *Scenario B: 10-year average migration projection*
- *Scenario C: Zero migration projection*
- *Scenario D: Dwelling led projection – 150 per annum (15-year average build rate)*
- *Scenario E: Dwelling led projection - 253 per annum (current LDP Strategy)*
- *Scenario F: Jobs – led projection*
- *Scenario G: Zero UK migration projection*
- *Scenario H: Positive UK migration projection”.*

- 2.67 The results indicated requirements from approximately 300-4,000 dwellings being required between 2016 and 2031 depending on the scenario followed. Three scenarios were taken forward for further consideration as part of the Pre-Deposit public consultation with Scenario D forming the basis of the LDP Preferred Strategy. These were:

- Scenario A: Principal Projection – 22/year (starting point in line with national policy), 330 needed to 2031
- Scenario D: Dwelling led projection – 150/year (15 year average build rate), 2,250 to 2031
- Scenario E: Dwelling led projection – 253/year (current LDP Strategy), 3,795 to 2031.

Local Development Plan (2016-2031) Review Report – Merthyr Tydfil County Borough Council (2016)

- 2.68 The Local Development Plan is monitored on an annual basis, with this report aiming to identify how the strategy, policies and development sites of Merthyr Tydfil are being delivered and executed. Whilst many aspects of the plan are being successfully carried out, the report finds the following aspects underperforming:
- *“The supply of housing land*
 - *The number of dwellings built in the Primary Growth Area*
 - *The number of dwellings being built, particularly general market dwellings*
 - *The amount of employment floorspace built in the Primary Growth Area*
 - *The delivery of B1 employment floorspace*
 - *The percentage of LDP land allocations delivered*
 - *The percentage of total development permitted on allocated sites*
 - *The vacancy rate of retail premises in Merthyr Tydfil Town Centre”.*
- 2.69 These findings indicate that it is the development allocations that are not coming forward as expected. The original primary aim to stabilise population levels by 2011 seems to have already been met by reaching figures of 59,000 by as early as 2003. A revised primary aim is needed to adjust population goals and their impact upon land requirements for all sectors.
- 2.70 27.52 ha of employment land was allocated in the LDP to provide sufficient provision and to meet the needs of the strategy. The amount of land allocated accounted for the needs of the waste management sector and employment site flexibility given the range and choice of sites. The forecast B-Class employment land requirements identified at that time were 9.2 ha (0.7 ha for industrial and 8.5 ha for office) and this was based on jobs growth forecasting. As of 2016, 15,601 sqm industrial floorspace has been delivered with another 56,500 sqm of floorspace required by 2021. At the present rate of take-up, it is unlikely this target will be met. For offices 10,661 sqm of floorspace has been delivered, only meeting 30 percent of the strategy target of delivering 28,500-30,790 sqm by 2016.
- 2.71 Whilst the LDP identified two main sites – Rhydycar and the former Hoover Car Park – as sites for exclusively office developments, there are various other locations that offer the opportunity for both office and industrial development. However, the Review Report deems that *“these sites now offer a limited choice to the employment market,*

and it is considered that B1 employment allocations should be reviewed”.

An Economic Growth Strategy for Merthyr Tydfil (Draft, V6) – Merthyr Tydfil County Borough Council (2017)

- 2.72 The draft strategy was created to drive forward economic growth in the Borough on national, regional and local terms. It considers emerging issues from the 2016-2021 Programme of Welsh Government and how they link to the Borough’s local approaches to the economy. Regionally the strategic developments of the County Brough must look to align with programmes such as the Cardiff City Deal and its foci. The strategy must look to consider key issues that have arisen from development work plans on a local scale and *“provide clarity to local authority and partner organizations on their role in delivery and implementation of the Economic Growth Strategy to aid further positive change in the economic fortunes of Merthyr Tydfil”.*
- 2.73 To enable economic regeneration and further economic growth in Merthyr Tydfil, the strategy identified four key areas:
- *“The economic base*
 - *The labour market*
 - *Skills*
 - *Infrastructure.”*
- 2.74 The proposed vision is *“To position Merthyr Tydfil as a key regional centre within the City Region, with a diverse and vibrant economy with a better qualified and skilled, flexible and well paid, work force that sustainably improves the environment, society and culture of the county borough to improve the well-being of local residents.”*
- 2.75 The Strategy focuses on skills and educational targets which are outside the remit of this study. However, it does highlight the role of the Orbit Enterprise Centre, both for business space and as a first point of engagement for individuals needing business advice and support.

Summary

- 2.76 It is a responsibility of local government to support and encourage economic growth. This includes the provision, initially through planning policy, of sufficient employment land and premises. This must be of the right scale, type and location, be realistic and readily available for development and well related to the strategic or local highway

network according to the nature of the site and the function of the settlement. One of the most important issues to consider is that the land must be allocated in sustainable locations and be readily capable of development. The employment land portfolio needs to be balanced and needs to adequately cater to all sectors of the economy, i.e. small and large businesses, offices and industrial, high and low quality operations throughout the Plan period. All of these issues are pertinent points of consideration within TAN 6 and TAN 23, whilst TAN 21 requires local authorities to support the provision of a sustainable network of waste management facilities and recognises that many waste facilities can be suitably located on industrial estates.

2.77 The Welsh Government identifies nine key economic sectors for Wales:

- Energy and Environment
- Construction
- Creative Industries
- Advanced Materials and Manufacturing
- Financial and Professional Services
- Food and Farming
- Information and Communication Technologies (ICT)
- Life Sciences
- Tourism.

2.78 The Cardiff Capital Region, covering the ten unitary authorities of South East Wales, is a key arena of governance in Wales. The Capital Region is now the subject of a City Deal providing for £1.28 billion of infrastructure investment, including the South East Wales Metro, which incorporates the Valley Lines capacity improvements such as the proposed electrification programme which will directly impact on Merthyr Tydfil providing a “*45 minute, minimum 4 times an hour service from the Valleys.*”

2.79 Emerging LDP proposals are set out in Local Development Plan (2016-2031) Preferred Strategy: Pre-Deposit Proposals. The strategy is based on a Mid-Level Growth Option which allows for a population increase of 8 percent of 64,400 by 2031, and a dwelling requirement of 2,250. Growth will be focused on the Primary Growth Zone of Merthyr Tydfil and more specifically at the Hoover Strategic Regeneration Area, Abercanaid/Pentrebach.

2.80 The employment land provision identified in the LDP Preferred Strategy is 30 ha with

the quantum of need and provision being reviewed in this Study. The foci of new development will be:

- Hoover Strategic Regeneration Area
- Goatmill Road
- Ffos-y-fran.

2.81 Rhydyar Business Park is identified for B1 uses and ancillary services. Other Employment Areas in the County Borough are suited for the full range of B1, B2 and B8 options.

2.82 The existing, 2006-2021 LDP made provision for 27.52 ha of employment land, in similar development locations, although this included additional provision for waste uses and employment flexibility. The B-Class employment land requirement was 9.2 ha. Monitoring of office and industrial take up suggests that only around 20-30 percent of the total land allocation had been developed by 2016.

3.0 SOCIO-ECONOMIC PROFILE

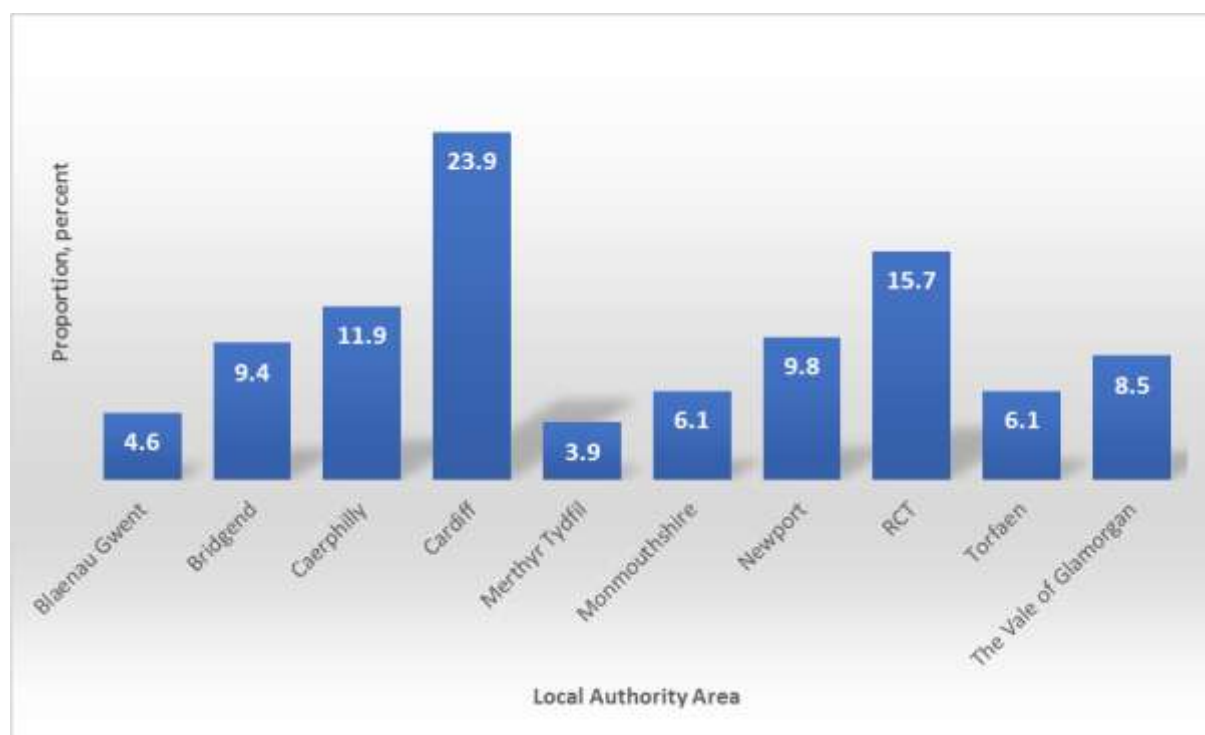
Introduction

- 3.1 It is important to understand the nature of the economy in Merthyr Tydfil County Borough to provide suitable employment opportunities to facilitate sustainable growth. For example, there is a need to provide employment land close to existing concentrations of businesses, in regeneration areas or in areas where companies want to locate.
- 3.2 This section therefore considers the size of the economy, where the businesses are, and what type of businesses they are. By appreciating these aspects, it is easier to facilitate economic development by allocating land and premises in the correct locations and of the right type. The profile is a result of secondary research, drawing together several existing data sources. It also uses demographic data to inform future requirements.
- 3.3 Within this section, Merthyr Tydfil is compared to the nine other local authority areas of the Cardiff Capital Region:
- Blaenau Gwent
 - Bridgend
 - Caerphilly
 - Cardiff
 - Monmouthshire
 - Newport
 - Rhondda Cynon Taf (RCT)
 - Torfaen
 - The Vale of Glamorgan.
- 3.4 Where relevant, comparisons are also made to Wales as a whole.
- 3.5 Although this section does use some data from the 2011 Census, 2017 statistics have also now been produced for a number of socio-economic categories. This section therefore utilises the most up to date data available on each subject.

Demographic Assessment

- 3.6 The population of the County Borough as of 2016 (ONS Population Estimates) was 59,800 residents, which was 3.9 percent of the total for the Cardiff Capital Region (1,515,400) and 1.9 percent of the total for Wales (3,113,100). Figure 1 shows that Merthyr Tydfil has the lowest population numbers out of all 10 local authorities of the Cardiff Capital Region. Indeed, it is the least populous authority in Wales.

Figure 1 – Cardiff City Region Population Split, Percent

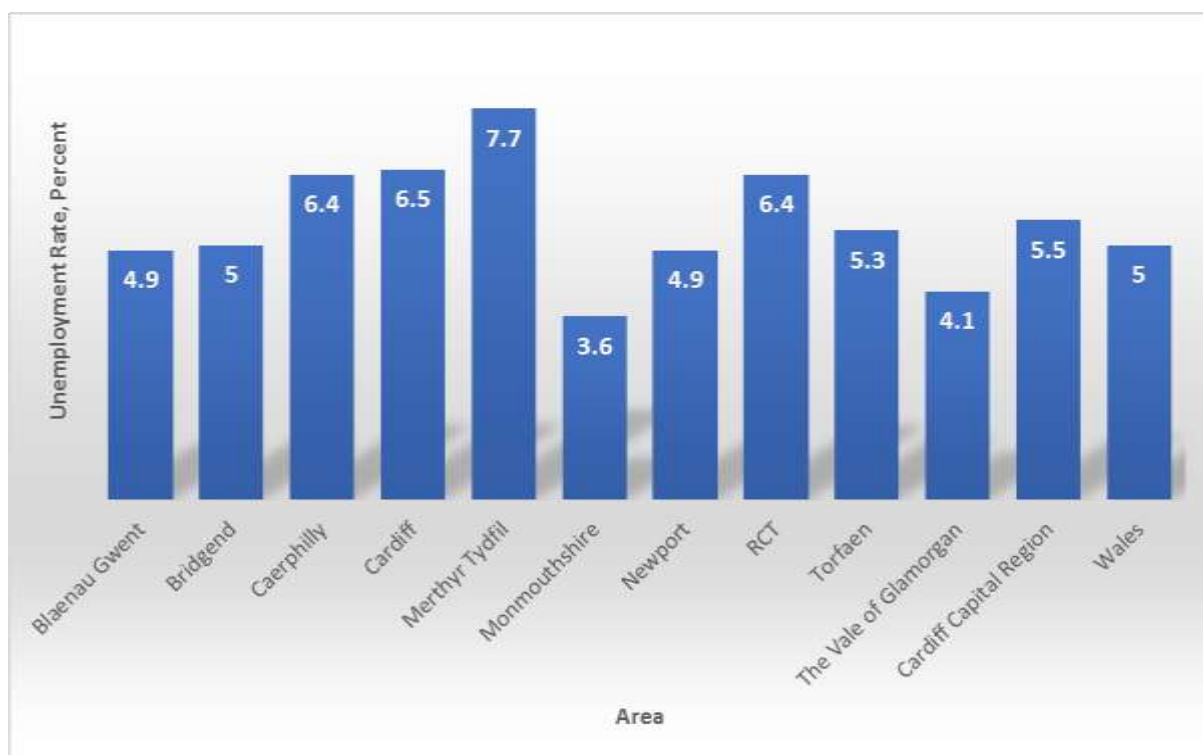


Source: ONS Annual Population Survey, 2016

- 3.7 Comparison with the 2001 census shows that the population for Merthyr Tydfil has increased by 6.4 percent (from 55,981) over the 15-year period. This figure is lower than the increase seen for the Cardiff Capital Region (8.0 percent), but in line with growth for Wales as a whole (6.7 percent), over the same period.
- 3.8 As of mid-2017 (ONS Annual Population Survey October 2016-September 2017), 70.1 percent of Merthyr Tydfil's working age population were in employment (37,100). This figure is roughly similar to the Cardiff City Region and Wales figures of 71.9 percent.
- 3.9 Unemployment is a strong issue in Merthyr Tydfil. As Figure 2 shows, as of September 2017, Merthyr Tydfil had the highest proportion of its economically active

population unemployed in the Capital Region, 7.7 percent. That unemployment rate is more than double of that of Monmouthshire (3.6 percent). More surprisingly, local unemployment rates exceed those in the urban areas of Cardiff and Newport. Unemployment is also above average for Wales as a whole, although this is also true for Merthyr Tydfil's neighbours in the Heads of the Valleys – Caerphilly and RCT.

Table 2 – Unemployment Rates *



Source: ONS Annual Population Survey, 2017

*Percentage of economically active population.

- 3.10 However, it is also important to note that unemployment in Merthyr Tydfil has almost halved since the height of the last recession (see Table 3). Local unemployment is now 1.1 percent lower than it was in the last economic peak of mid-2007, even if rates have remained consistently above wider averages over that ten-year period.

Table 3 – Unemployment Change 2007-2017, Percent*

Area	Mid 2007 Unemployment Rate	Mid 2012 Unemployment Rate	Mid 2017 Unemployment Rate	Percentage Change 2007-2017
Merthyr Tydfil	8.8	13.1	7.7	-1.1
Cardiff Capital Region	6.3	10.5	5.5	-0.8

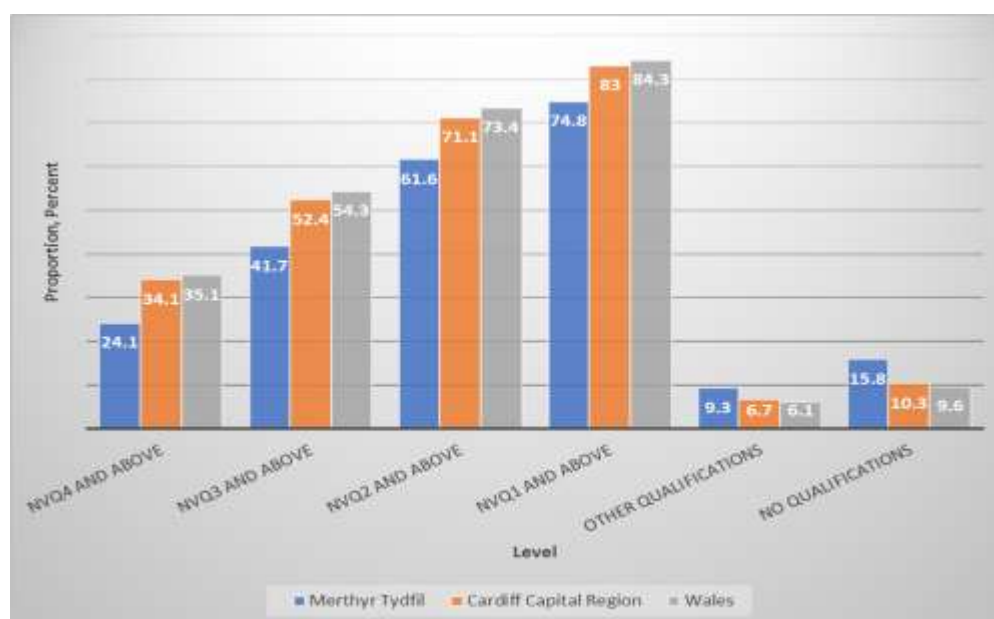
Area	Mid 2007 Unemployment Rate	Mid 2012 Unemployment Rate	Mid 2017 Unemployment Rate	Percentage Change 2007-2017
Wales	5.4	8.6	5.0	-0.4

Source: ONS Annual Population Survey, 2007, 2012 and 2017

*Percentage of economically active population.

- 3.11 According to the 2014 Welsh Index of Multiple Deprivation, eight of Merthyr Tydfil's LSOA's are ranked in the top 10 percent most deprived in Wales. Indeed, parts of Merthyr Vale are ranked the eighth most deprived location in Wales out of 1,909.
- 3.12 Whilst none of Merthyr Tydfil's LSOA's are amongst the top 10 percent least deprived in Wales, areas of Cyfarthfa and Treharris do rank within the top 20 percent least deprived in Wales. This illustrates the socio-economic diversity of Merthyr Tydfil County Borough.
- 3.13 Figure 3 shows that skills are an issue in Merthyr Tydfil. As of 2016 at least, only 24.1 percent of the population were educated to National Vocational Qualifications (NVQ) level Four, noticeably below wider averages. Merthyr Tydfil also has the highest proportion of its working age population with no qualifications (15.8 percent), again noticeably above wider averages.

Figure 3 – Qualifications (2016), Percent

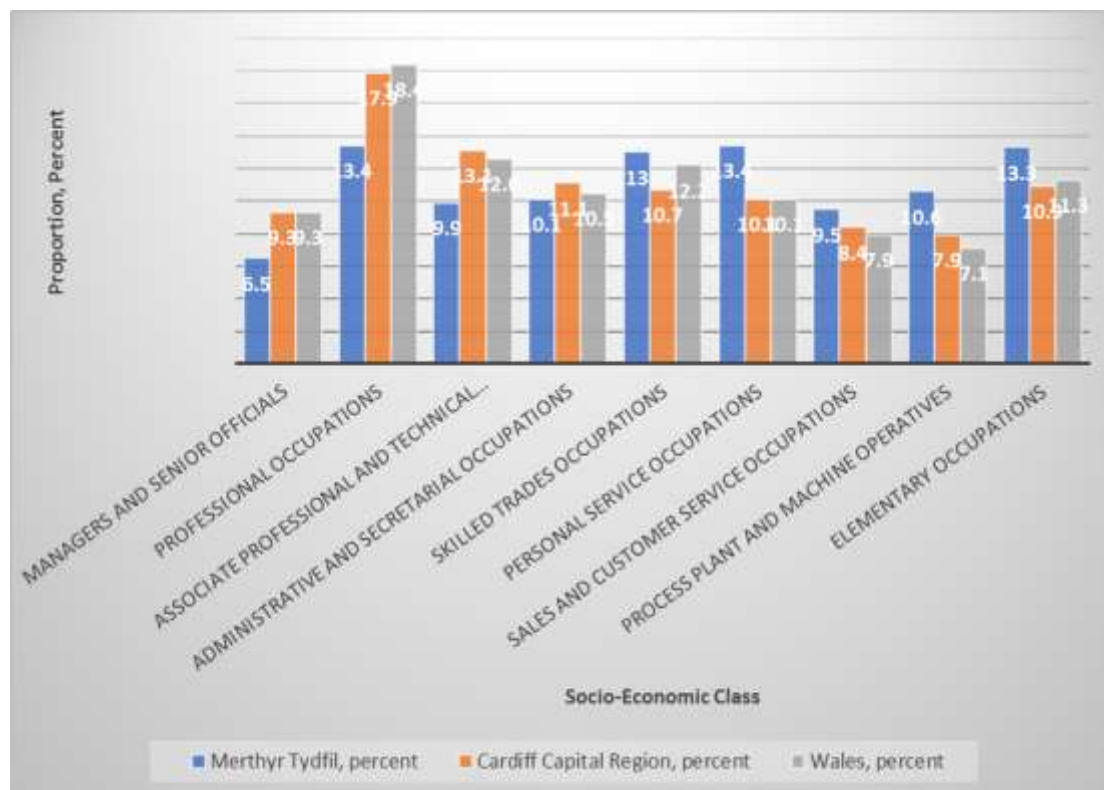


Source: Annual Population Survey October 2016 to September 2017

Employment by Occupation

3.14 Figure 4 illustrates the breakdown of employment by main occupation group.

Figure 4 – Employment by Main Occupation Group



Source: Annual Population Survey October 2016 to September 2017

- 3.15 Within the County Borough there is a relatively even proportionate split between those in professional, skilled trades, personal service and elementary occupations. Measured against wider averages, categories from skilled trades to elementary occupations dominate, while Merthyr Tydfil is noticeably underrepresented in terms of managers, professionals and associate professional and technical occupations.
- 3.16 Table 4 measures local economic activity using Business Register and Employment Survey (BRES) data. BRES provides details of the number of jobs within differing industry sectors within a local authority area.

Table 4 – Economic Activity

	Employment 2009				Employment 2015			
	Merthyr Tydfil, No.	Merthyr Tydfil, %	Cardiff Capital Region, %	Wales, %	Merthyr Tydfil, No.	Merthyr Tydfil, %	Cardiff Capital Region, %	Wales, %
Agriculture, forestry and fishing*	5	0.0	0.0	1.3	5	0.0	0.0	1.5
Mining, quarrying and utilities	70	0.3	1.3	1.4	180	0.8	1.8	2.0
Manufacturing	3,250	13.6	14.2	11.6	3,250	14.3	14.5	11.8
Construction	600	2.7	4.8	5.1	600	2.9	4.1	4.2
Motor trades	325	1.4	1.6	1.6	600	2.9	2.2	2.1
Wholesale	450	2.0	2.9	3.0	600	2.9	2.6	2.6
Retail	3,000	13.6	11.7	11.4	2,750	11.9	11.3	10.9
Transport and storage (inc. postal)	650	2.7	3.5	3.5	600	2.9	3.6	3.5
Accommodation and food services	1,000	4.5	5.9	7.0	1,125	4.8	6.4	7.5
Information and communication	1,125	4.5	2.2	2.0	850	3.8	1.8	1.6
Financial and insurance	210	0.9	2.3	2.6	170	0.8	1.9	2.3
Property	90	0.5	1.0	1.0	325	1.7	1.6	1.2
Professional, scientific and technical	425	2.0	3.5	4.1	475	2.4	4.4	5.0
Business administration support services	950	4.5	6.0	6.1	1,000	4.8	5.9	6.2
Public administration and defence	2,750	11.4	8.5	7.9	1,875	9.5	6.9	7.0
Education	2,000	9.1	10.4	10.7	1,750	8.3	10.2	10.2
Health	4,500	20.5	16.7	15.5	4,000	19.0	17.0	16.0
Arts, entertainment, recreation and other services	800	3.6	3.5	4.0	750	3.3	4.0	4.2
Total	22,200	100.0	100.0	100.0	20,905	100.0	100.0	100.0

Source: Business Register and Employment Survey 2009 and 2015

*Excludes farm-based agriculture.

- 3.17 In 2015, there were an estimated 20,905 jobs in Merthyr Tydfil, reduced by 1,295 on 2009. The loss was strongly focused in the public sectors, especially health, which reduced by 500 jobs. The public sector (public administration, education and health) accounted for 36.8 percent of employment or 7,625 jobs. This is above wider Capital Region/Welsh averages of around a third and reflects the continuing proportional strength of health sector employment in Merthyr Tydfil, despite losses.
- 3.18 Manufacturing employs 3,250 locally or 14.3 percent of employment, which is in line with Capital Region averages. Merthyr Tydfil has strengths in:
- Manufacture of food products (i.e. St Merryn Meats) – 1,250 jobs in 2015, up by 250 on 2009.
 - Manufacture of fabricated metal products, except machinery and equipment – 500 jobs in 2015, reduced by 50 on 2009.
 - Manufacture of motor vehicles, trailers and semi-trailers – 400 jobs in 2015, up by 200 on 2009.
- 3.19 Transport and storage employed 600 in 2015, somewhat reduced on 2009. Proportionately, logistics employment in Merthyr Tydfil is below Capital Region and Welsh Government averages.
- 3.20 In terms of service sectors, the position is mixed. In 2015, 2,820 were employed in the five sectors which would normally require traditional office accommodation, with business administration and support services and ICT accounting for two thirds of that employment. Proportionate employment in all those sectors is below wider averages.
- 3.21 The local property sector has seen significant jobs growth over 2009-15, more than trebling its 2009 position. Professional services and business administration have also seen growth. By comparison, ICT lost 275 jobs, almost a quarter of the 2009 total. Financial and insurance also saw a high proportionate loss.
- 3.22 Agriculture, forestry and fishing has a negligible role in the County Borough's employment. However, BRES data excludes farm based agricultural employment. 180 were employed in mining, quarrying and utilities in 2015, which will include employment at Ffos-y-Fran.

Numbers and Sizes of Businesses

- 3.23 ONS data identifies that as of 2017, there were 1,315 VAT registered businesses operating in the Merthyr Tydfil County Borough. This is 3.1 percent of the total stock of businesses in the Cardiff City Region (42, 275) and 1.3 percent of the Welsh national stock (102, 585).
- 3.24 On a national scale, 89.2 percent of businesses in Wales employ less than ten people (micro businesses), 98.4 percent of businesses are classified as small (up to 49 employees).
- 3.25 The County Borough broadly follows the national pattern but with a slightly more pronounced proportion of small firms employing 10-49 people. Table 5 below shows that 87.8 percent of businesses in Merthyr Tydfil employ less than ten people, while all those registered as small businesses total 98.5 percent. On the larger side, only five local businesses were identified as having more than 250 employees in the Borough in 2017.

Table 5 – Business Sizes

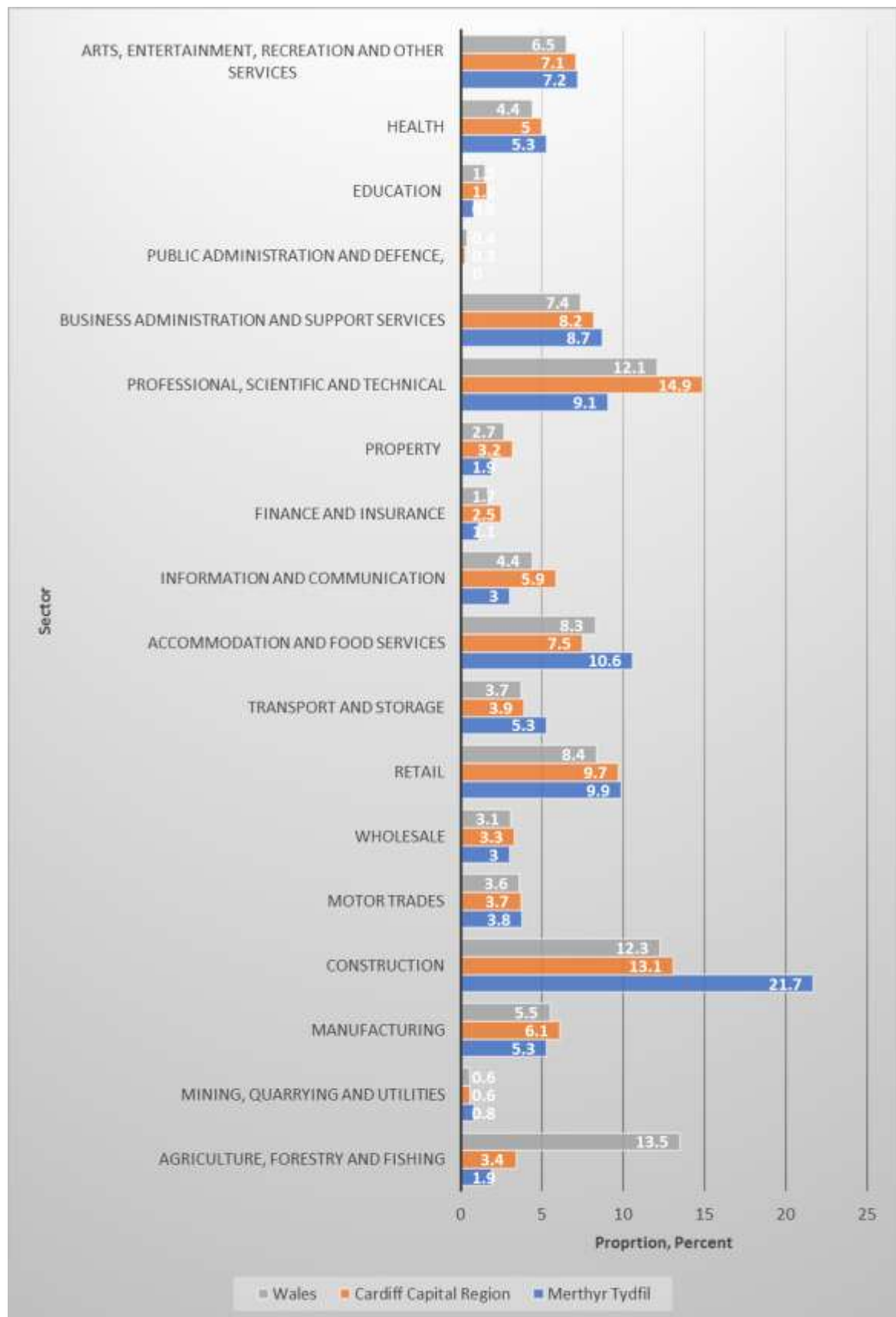
Area	Number/ Percentage	Number of Employees						
		1-4	5-9	10-19	20-49	50-99	100-249	250+
Merthyr Tydfil	Number	975	180	85	55	10	5	5
	Percent	74.1	13.7	6.5	4.2	0.8	0.4	0.4
Cardiff City Region	Percent	75.5	12.8	6.3	3.3	1.0	0.6	0.4
Wales	Percent	76.5	12.7	6.0	3.2	0.9	0.5	0.3

Source: ONS UK Business Counts – Enterprises, 2017

- 3.26 The total number of VAT registered businesses can be broken down into 18 different industry sectors. Figure 5 below shows that Merthyr Tydfil has a notable strength in construction, which accounts for 21.7 percent of active businesses accounted for in this sector, 285 firms. This compares to the Cardiff Capital Region and Welsh averages of 13.1 and 12.3 respectively.
- 3.27 There are 70 registered manufacturing businesses and another 70 transport and storage firms. In the case of transport and storage, that is above wider averages.

3.28 In terms of service sector companies, the professional, scientific and technical sector has a strong role in the Capital Region overall, accounting for 14.9 percent of businesses. However, this will reflect the dominance of Cardiff in the Welsh professional and technical market. In Merthyr Tydfil the proportion is a more modest 9.1 percent or 120 firms.

Figure 5 – VAT Registered Businesses by Sector, percent



Source: ONS UK Business Counts – Enterprises, 2017

- 3.29 Other local strengths include accommodation and food which, at 10.6 percent, is surprisingly above wider averages. The other service sector strength in Merthyr Tydfil is business administration and support at 8.7 percent or 115 companies.
- 3.30 In comparison, ICT has only a limited role to play in Merthyr Tydfil, with only 3.0 percent of local businesses operating in this sector, compared to averages of 5.9 percent and 4.4 percent in the Cardiff Capital Region and Wales respectively.

Homeworking

- 3.31 Homeworking has a negligible role in Merthyr Tydfil, accounting for only 1.5 percent of employment in the 2011 Census who travel to work. This compares to a Welsh national figure of 3.3 percent and 5.8 percent in nearby Monmouthshire.
- 3.32 This reflects the fact that Merthyr Tydfil does not have a large rural hinterland. Most homeworking takes place in Pant in the north, west of Merthyr Town Centre and in the smaller communities in the south of the County Borough.

Commuting Patterns

- 3.33 The latest data available for statistics on commuting in Wales are seen in Table 6 below. These figures show that in 2016, 57.5 percent Merthyr Tydfil's resident population, in employment, also worked in the County Borough. This is a modest level of retention in the Capital Region context, but higher than in Merthyr Tydfil's immediate neighbours – Caerphilly, RCT and Torfaen.

Table 6 – Cardiff City Region Commuting Flows, 2016

Area	Out-Commuters (No.)	In-Commuters (No.)	Live and Work in Area (No.)	Percentage who Live and Work in area as a Percentage of the Total Employed, percent
Blaenau Gwent	15,400	5,500	12,800	45.6
Bridgend	23,600	18,300	40,400	63.2
Caerphilly	40,600	18,000	40,300	49.8
Cardiff	27,800	89,600	139,500	83.4
Merthyr Tydfil	11,100	8,500	15,000	57.5
Monmouthshire	18,700	20,400	25,700	57.9

Area	Out-Commuters (No.)	In-Commuters (No.)	Live and Work in Area (No.)	Percentage who Live and Work in area as a Percentage of the Total Employed, percent
Newport	25,600	33,200	40,800	61.4
RCT	51,600	20,100	52,400	50.4
Torfaen	20,400	13,600	22,300	52.2
The Vale of Glamorgan	28,900	10,300	29,700	50.7
Cardiff City Region	263,700	237,500	418,900	61.4

Source: Welsh Government, 2016

3.34 As can be seen, Merthyr Tydfil is a net exporter of labour, mostly to its neighbours and Cardiff. The main worker destinations are:

- Cardiff: 2,700 workers
- RCT: 2,000 workers
- Caerphilly: 2,000 workers
- Blaenau Gwent: 1,000 workers
- Other in Wales: 2,200 workers
- Locations in England: 1,200 workers.

3.35 In terms of in-commuting, the main importer to Merthyr Tydfil is Caerphilly at 2,700 workers, followed by RCT (2,300) and Blaenau Gwent (900 workers). In commuting from Cardiff or Newport is negligible.

Earnings

3.36 Table 7 shows that the earnings of the residents in Merthyr Tydfil, when measured by place of work, are below almost all the averages of the other nine local authority areas of the Cardiff Capital Region, and Wales as a whole. By place of work, Merthyr Tydfil's average pay is £48.10 less than the second lowest paid borough of Newport (£475.00). Unsurprisingly Merthyr Tydfil's gross median weekly pay of £426.90 also falls below the average of the Cardiff City Region as a whole.

3.37 When measuring the gross median weekly pay by place of residence, Merthyr Tydfil's average of £461.00 is second lowest in the Region. Monmouthshire's average of £419.60 is notably lower and may reflect the impact low paid agricultural work in this more rural local authority area.

Table 7 – Average Weekly Earnings

Area	Gross Median Weekly Pay, £ (Analysis by place of work)	Gross Median Weekly Pay, £ (Analysis by place of residence)
Blaenau Gwent	492.8	491.3
Bridgend	536.0	512.0
Caerphilly	501.8	488.8
Cardiff	528.8	538.5
Merthyr Tydfil	426.9	461.0
Monmouthshire	539.0	419.6
Newport	475.0	486.0
RCT	498.5	500.0
Torfaen	500.0	519.3
The Vale of Glamorgan	502.0	614.7
Cardiff City Region	500.1	523.1
Wales	498.4	505.9

Source: Annual Survey of Hours and Earnings, 2017

Summary

- 3.38 Merthyr Tydfil has a population of 55,800, the smallest in Wales. Although the overall workforce is active, the County Borough has the highest unemployment rate in the Cardiff Capital Region, albeit a rate which has reduced significantly since the end of the national recession.
- 3.39 A review of socio-economic data also suggests Merthyr Tydfil has issues with skill levels, a low proportion of residents are qualified to degree level and a comparatively high proportion of people have no qualifications. The number of local people who work in professional and associate professional occupations is also below wider averages.
- 3.40 Merthyr Tydfil has a dependence on public sector employment, although the number employed in state sectors is not significantly above Capital Region and Welsh averages, and employment levels have reduced in recent years.
- 3.41 Merthyr Tydfil retains a strong local manufacturing sector, with 14.9 percent of the working population in manufacturing jobs. This is above average for Wales as a whole, but in line with norms for the Cardiff Capital region. In the service sectors,

Merthyr Tydfil has strengths in business administration and support services and ICT. The local property sector has seen significant jobs growth over 2009-15, more than trebling its 2009 position. Employment in all service sectors remains below wider averages however, and the ICT and finance and insurance sectors have seen recent reductions in employment levels.

- 3.42 There were some 1,315 businesses operating in the County Borough in 2017. Most of those businesses employ less than ten employees (87.8 percent). A large proportion of local businesses are in the construction sector (21.7 percent), well above wider averages.
- 3.43 In 2011, homeworking accounted for only 1.4 percent of the working age population, well below the Welsh average of 3.3 percent. High proportions of people work from home in the smaller settlements north of the Heads of the Valleys Road and in the south of the County Borough.
- 3.44 In 2016, 57.5 percent of Merthyr Tydfil's resident population, in employment, also worked in the County Borough. This is a modest rate of retention in the context of the Cardiff Capital Region, but higher than in Merthyr Tydfil's immediate neighbours in the Heads of Valleys area. Merthyr Tydfil is a net exporter of labour, mostly to its neighbours and Cardiff. The County Borough is a net importer of labour from Caerphilly and draws reasonable numbers of workers from RCT and Blaenau Gwent.
- 3.45 The average earnings of people working in Merthyr Tydfil County Borough are lower than average earnings in most neighbouring local authority areas. Earnings are also below the Welsh and Cardiff Capital Region averages. This is true both for those who live in Merthyr Tydfil (with one exception) and those who work there.

4.0 PROPERTY MARKET ASSESSMENT

Introduction

- 4.1 This section begins our consideration of the demand for land and property in Merthyr Tydfil County Borough. It first provides some brief comments on national and regional market trends which will impact on the local demand for land and premises. The local market is assessed through a quantitative review of the local supply of vacant premises alongside up to date market intelligence derived from consultations with a range of developers, scheme managers and property agents, past transactions, as well as enquiries data from Welsh Government.

National and Regional Property Markets

- 4.2 BE Group has long experience operating in the commercial property market across the UK, as well as in Wales and the Cardiff Capital Region, and understands market perceptions and the conditions facing the industrial, logistics and office sectors, along with the wider investment market.
- 4.3 Some brief comments on the wider markets are therefore provided below.

Industrial Market
<ul style="list-style-type: none">• The national occupational market remains resilient despite the looming threats of Brexit. Demand outstrips supply in almost all locations, pushing larger businesses to Design and Build options.• The manufacturing sector is particularly active, with requirements driven by the need to adapt operations in the face of the regularly changing requirements of the supply chains they serve.• Shortages are strongest for high grade space and shortfalls which, combined with rising land and construction costs, is putting upward pressure on rents in core locations. Well located and refurbished Class B stock maintained its attractiveness, achieving high rents in many submarkets during 2017 (Savills, 2017).• National trends are reflected in South Wales. Supply here has continued to reduce year on year whereas demand remains healthy leading to improvements in incentives, rents and capital values. The South Wales market has traditionally centred on the M4 Corridor however 2016/17 saw increased demand for second hand stock north of the M4. This area has also seen growth in both rents and capital values (Jones Lang LaSalle, 2017).• In the Heads of Valleys sub-region, Caerphilly has been a focus for recent investment, with the largest deals being in Aberbargoed and Rhymney. Such locations offer affordable plots in accessible locations.• In 2016/17, the trade counter market was particularly active with notable requirements from

Travis Perkins, HSS and Speedy Hire for both large facilities and local depots across the Cardiff Capital Region. Trade counter operators are willing to pay full rents to secure hub units and a small number of bespoke depots in very specific locations (Jones Lang LaSalle, 2017).

- Headline rents in the sub-region are £4.50/sqft (£48/sqm) for Grade A space, £2-4/sqft (£22-43/sqm) for Grade B and £7-7.50/sqft (£75-81/sqm) for Trade Counters (Jones Lang LaSalle, 2017).
- Despite the strong market generally, there are only limited prospects for speculative development, this will cause a further squeeze in the supply of existing stock.
- In recent years, South Wales has been the subject of several high profile inward investment successes, notably with Aston Martin and General Dynamics. While these illustrate the strength of the 'Wales offer' to inward investment, further large scale deals are unlikely until there is clarity on our future relationship with the EU single market.

Warehouse Market

- As with major industry, the largest logistics operators have put some investment decisions on hold pending decisions on key elements of the Brexit process. However, stakeholders report that, overall, market fundamentals are strong enough to weather any fluctuations in demand due to Brexit.
- Retail logistics continues to drive demand and retail linked operations accounted for 37 percent of 'big shed' take up in 2017. Again, demand outstrips supply, with a national vacancy rate for modern B8 at only 6 percent. Rental growth of 4.3 percent is forecast in 2018, with headline Grade A rents in South Wales at £5.50/sqft (£59/sqm). The investment market remains strong with the logistics sector forecast to outperform both the offices and retail markets over the next four years (Jones Lang LaSalle, 2018).
- In the Cardiff Capital Region, the logistics market is unsurprisingly focused on the M4 Corridor and particularly at Chepstow and Newport. The scrapping of Severn Bridge Tolls at the end of 2018 will be a boost to the market, but stakeholders feel that the sub-region lacks the property offer to take full advantage of this. In particular, there is no large logistics park comparable to those found along the M5.
- In the Heads of the Valleys, the B8 market remains primarily local and focused on the A470. Demand comes from the local manufacturing sectors and trade operations. Larger investment is expected to focus in Monmouthshire and Torfaen.

Office Market

- The UK office market is now recovering well in regional centres. Office based employment across the regional cities is forecast to grow by 4.6 percent over the next five years, equating to a net additional 55,000 jobs and indicating a need for around 460,000 sqm of extra floorspace. The strongest growth is expected to be seen in the administrative and professional, science and tech sectors (Savills, 2017).
- Against growing demand, there is only some 1.8 years supply of accommodation and a limited development pipeline of 325,000 sqm, around half of which is pre-let (Savills, 2017).

- Markets in the Cardiff Capital Region are overwhelmingly dominated by Cardiff City which saw 63,700 sqm of take-up in 2016, compared to 7,028 in Swansea and 4,844 sqm in Newport. Prime rents are £25/sqft (£269/sqm) in Cardiff against £16/sqft (£172/sqm) in Newport and £14.50 (£156/sqm) in Swansea (Jones Lang LaSalle, 2017).
- Activity in Cardiff is focused in the City Centre, a focus for speculative investment in the sub-region, particularly Central Square, but out of town schemes are also performing well.
- The strength of Cardiff provides few opportunities for major investment elsewhere, and activity in secondary locations such as Merthyr Tydfil is exclusively local. This is not expected to change moving forward and may intensify as Newport and Swansea move their own city centre regeneration projects forward to take up any outstanding demand in South Wales.

Welsh Government Enquiries

- 4.4 Table 8 shows enquiries received by the Welsh Government for land and premises in Merthyr Tydfil and the Cardiff Capital Region over the 2012/13 to 2016/17 period.
- 4.5 It is worth noting that the enquiries are derived from a mix of sources including the Welsh Government website and may involve multiple searches by the same organisation, including telephone enquiries to Welsh Government and overseas inward investment interest via UK consulates – so data may not be uniformly recorded.
- 4.6 Also, the data does not tell us if the organisations enquiring about land and property in Merthyr Tydfil also enquired about sites and premises in some, or indeed all, of the other local authority areas of Wales. Therefore, when some of the organisations are shown as having a specific interest in the County Borough, they may have had a much wider area of search for their land/property requirements.
- 4.7 Overall, 1,469 enquiries were recorded by the Welsh Government for land and property in Merthyr Tydfil over the past five years. Of these enquiries, 67 percent were for industrial premises, 19 percent were for office premises and 14 percent for land.
- 4.8 As Table 8 shows, recorded demand grew sharply for all property types in Merthyr Tydfil to 2014/15 and then dropped sharply in 2015/16. This is not just a local issue but can be observed across the Cardiff Capital Region. While this may be somewhat accounted for by changes in data collection methodologies by Welsh Government, it does provide some evidence of a drop in demand in recent years.

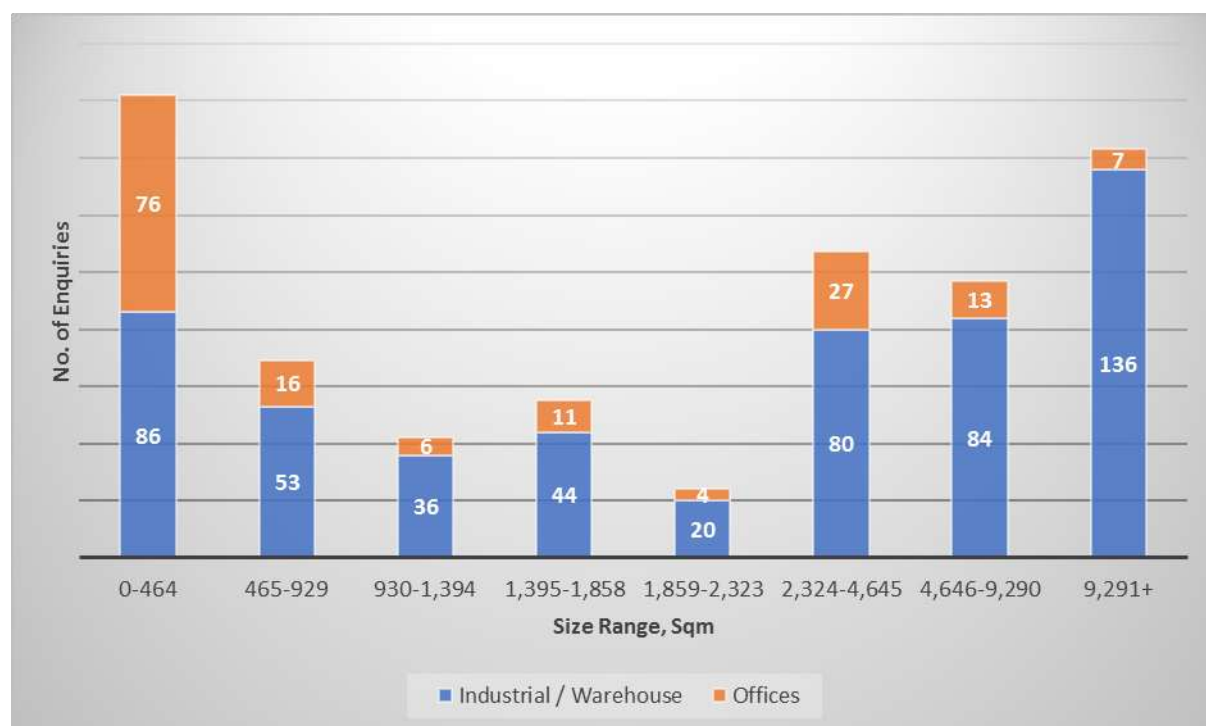
Table 8 – Welsh Government Enquiries by Type

Use	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Merthyr Tydfil						
Industrial	154	257	350	103	113	977
Office	43	103	81	21	34	282
Land	77	36	48	6	43	210
Total	274	396	479	130	190	1,469
Cardiff Capital Region						
Industrial	726	967	1,360	906	868	4,827
Office	368	847	775	376	295	2,661
Land	259	155	167	101	286	968
Total	1,353	1,969	2,302	1,383	1,449	8,456

Source: Welsh Government, 2018

- 4.9 Of the 1,469 enquires with Welsh Government for land/property in Merthyr Tydfil, 867 (59 percent) stated the size of site/unit they needed. Figure 6 provides a breakdown of the 699 industrial, office and land requirements within Merthyr Tydfil where a unit size was stated.

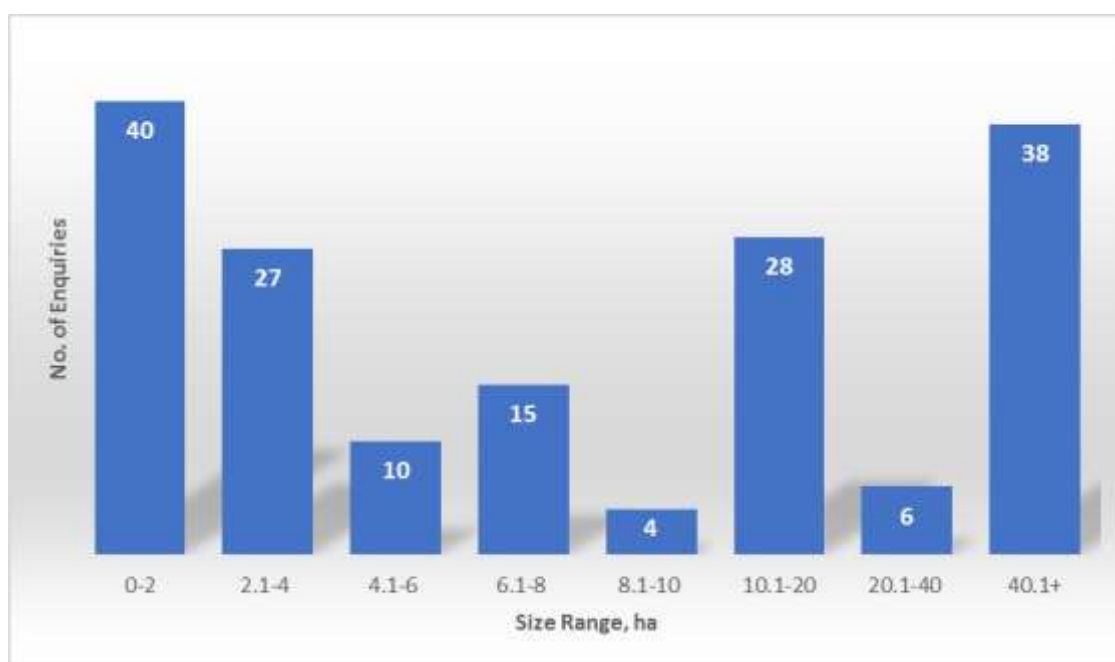
Figure 6 – Welsh Government Enquiries by Size, 2012-2017



Source: Welsh Government, 2018

- 4.10 The data shows that demand is strongest for the smallest and largest industrial and warehouse property options. Of those enquiring, around a quarter sought industrial/warehouses units of 464 sqm or less. However, 55.6 percent sought units of 2,324 sqm or more. The preference for larger space will reflect the fact that many of those enquiring through Welsh Government will be established firms with areas of search which will extend across multiple local authority areas. However, it is still worth noting that Merthyr Tydfil does feature regularly within those wider search areas.
- 4.11 Almost half of office enquiries in Merthyr Tydfil were for units of 464 sqm or less. Only seven enquiries were recorded for very large suites of 9,291 or larger.
- 4.12 In terms of land, again there are mixed preferences for smaller sites, up to around 4 ha and larger plots, generally exceeding 10 ha (see Figure 7).

Figure 7 – Welsh Government Land Enquiries by Size, 2012-2017



Source: Welsh Government, 2018

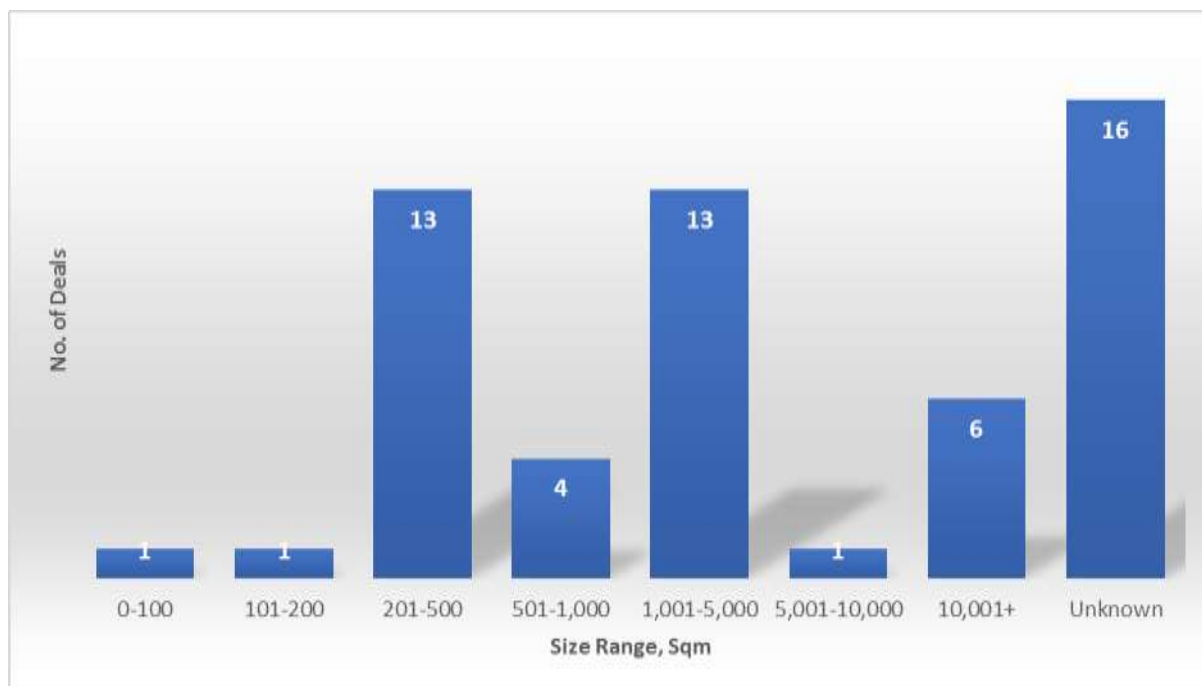
Property Deals

- 4.13 Transaction information has been sourced from the EGi property database, for industrial/warehouse and office units, sold or let in the County Borough, in the last five years.

Industrial/Warehouse

- 4.14 As Figure 8 shows, 55 industrial property deals have been completed within Merthyr Tydfil since 2013. 39 of these deals disclosed size information, a total of 155,093 sqm of floorspace transacted.

Figure 8 – Industrial Deals, By Size 2013-2017



Source: EGi, 2018

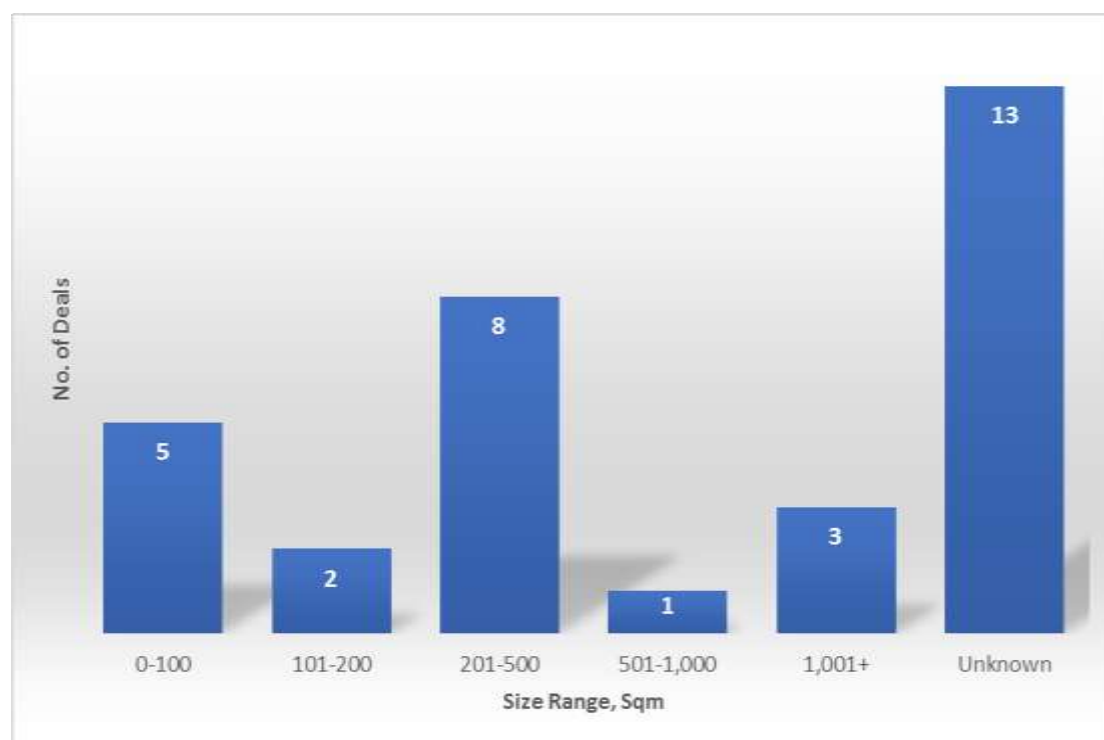
- 4.15 Industrial premises of all sizes have been traded over the past five years. The smallest were workshops in Merthyr Tydfil Town of 62 sqm. By far the largest was the sale of the former, now cleared, Ardagh Metal Packaging Facility, Dragon Parc (31,098 sqm of floorspace on 8.5 ha of land) in 2014, to Huntley Wood Investments for an undisclosed sum.
- 4.16 Other large deals included the sale of the Linde Buildings (21,925 sqm) to General Dynamics in 2015 for £5.19 million, or £237/sqm. Also, the former Dairy Crest Depot and the Willows (20,234 sqm) in 2014. Again, this was for an undisclosed sum. Overall, properties of 201-500 sqm and 1,001-5,000 sqm are most commonly transacted.
- 4.17 44 percent of transactions were freehold, 40 percent leasehold and 16 percent were investment sales. Achieved rents ranged from £2.19/sqft (£23.68/sqm) to £5.89/sqft (£63.36/sqm), for leasehold properties with pricing information available. Higher rents

have generally been achieved at Area 2: Pant Industrial Estate. Recent freehold deals have achieved around £37/sqft (£398/sqm).

Office

- 4.18 Within the last five years, 32 deals for office premises have been recorded. Only 19 of these state the floorspace transacted, totalling 18,464 sqm in total (see Figure 9). However, almost half of this comprised the 2013 investment sale of the 6,023sqm EE Call Centre (then TMobile/Orange – Everything Everywhere) to undisclosed parties for £8.1 million, or £1,344/sqm.

Figure 9 – Office Deals, By Size 2013-2017



Source: EGi, 2018

- 4.19 Office units from all size bands have been involved in deals over the past five years, with the smallest deal being for 22 sqm. Offices of 201-500 sqm have been most commonly transacted, followed by sub-100 sqm options.
- 4.20 Of the deals recorded, 44 percent were freehold, 47 percent leasehold and 9 percent were investment sales. There was considerable variation in recorded rents, from £4.39/sqft (£47.24/sqm) to £12.97/sqft (£139.64). The highest rents achieved recently have been at Area 5: Triangle Business Park, the lowest in Merthyr Tydfil Town Centre.

Property Supply

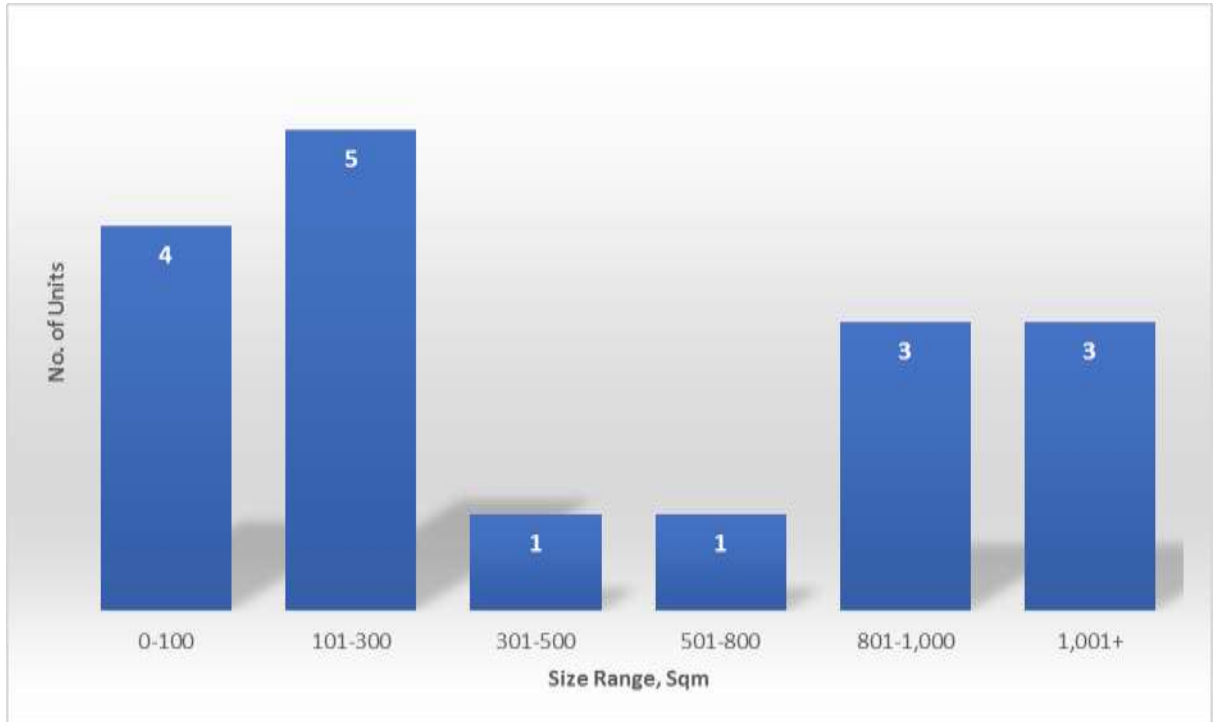
- 4.21 A schedule of the vacant floorspace being marketed in the study area (as at February 2018) has been compiled mainly from physical survey, a trawl of commercial property agents' websites and consultations with agents. The marketed space is taken to be a reasonably close approximation to that which is vacant – although there may be occupiers waiting for interest in their property before moving, and empty units not actually being marketed. It should be noted that this schedule excludes properties not being marketed for occupation, such as the units at Area 7: The Arches. Thus, vacant property assessments here will not necessarily accord with the vacancy/occupancy analysis provided in Section 6.0 for the Employment Areas Analysis, which will also exclude Town Centre properties, outside of the identified Employment Areas. The schedules for industrial (including warehouses and workshops), offices and retail/leisure space have been included in Appendix 2.
- 4.22 Across the study area, a total supply of 32,257 sqm vacant space is reported, comprised of 25 individual premises. 25,074 sqm (81 percent of the total supply, 17 premises) is industrial and 7,183 sqm, in nine premises, is offices. 12 of the 17 vacant and marketed industrial units, are at Area 6: Merthyr Tydfil Industrial Park. The rest are at Area 2: Pant Industrial Estate and Area 9: Cyfarthfa Industrial Estate. All but one of the available offices is in Merthyr Tydfil Town Centre, in four multi-let properties – Ty Kier Hardie, Oldway House, Former Tax Office and Castle House – along with the new build Compass House at.

Industrial

- 4.23 Industrial availability comprises 25,074 sqm in 17 buildings, a modest supply given the scale of the County Borough's Employment Areas. The largest industrial unit, the Sekisui Alveo Factory situated within Area 6: Merthyr Tydfil Industrial Park, is 17,482 sqm and accounts for 70 percent of the vacant floorspace in the County Borough. It is also the only property currently available freehold.
- 4.24 As Figure 9 shows, seven (41.2 percent) of the available units are sub-300 sqm in size. These comprise the recently completed light industrial scheme, Compass Court, at Area 6: Merthyr Tydfil Industrial Park. Six available units are larger than 800 sqm in size. After the Sekisui Alveo Factory, the next largest is Unit 2, Area 6: Merthyr Tydfil

Industrial Park (1,454 sqm), followed by Unit 31H, Area 2: Pant Industrial Estate (1,139 sqm). The new Compass Court units are of good quality, the rest of medium quality.

Figure 9 – Industrial – Amount of Marketed Property

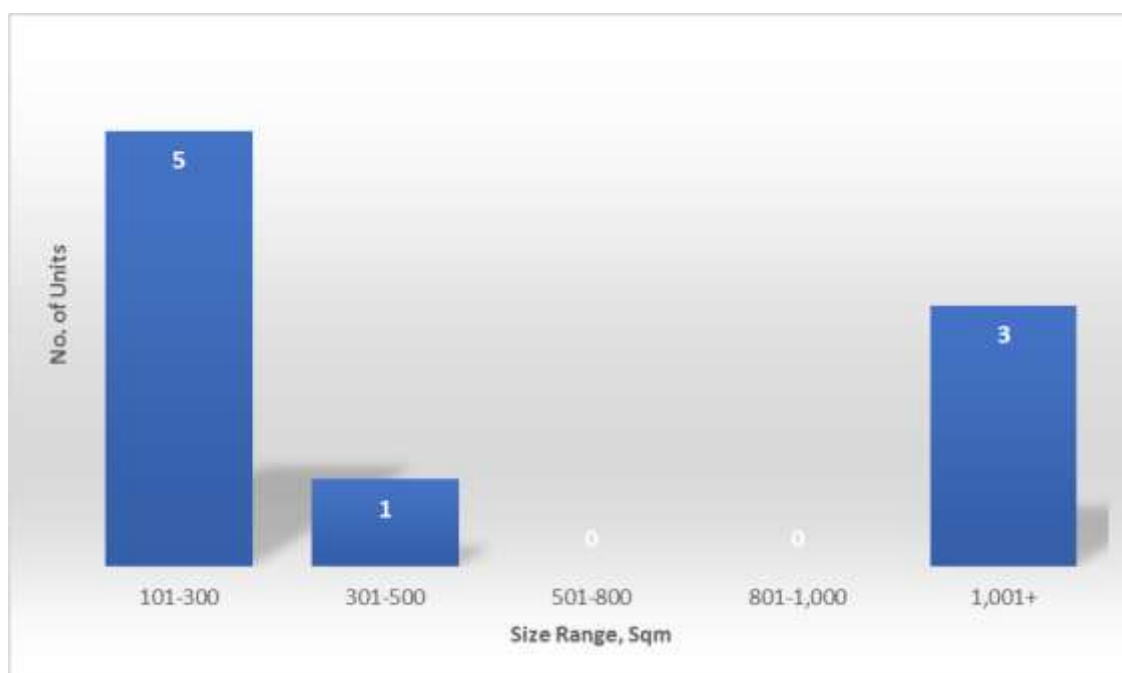


Source: BE Group, 2018

Office

- 4.25 As Figure 10 shows, there is individual suite availability up to 354 sqm, mostly in Castle House, Glebeland Street in Merthyr Tydfil Town Centre. After that there is a gap up to 1,000 sqm with Oldway House (1,000 sqm), Former Tax Office, Castle Street (1,725 sqm) and Ty Kier Hardie (3,168 sqm) available, representing the only large scale options. Space in all of these can however be sub-divided in a variety of ways, which could provide some mid-sized suites.
- 4.26 While most properties are of medium quality, Ty Kier Hardie and the new build Compass House, Area 6: Merthyr Tydfil Industrial Park are of good quality, and the single Town Centre Unit, 3 Glebeland Street is of a budget nature. 3 Glebeland Street and the Former Tax office are the only properties being offered freehold at this time.

Figure 10 – Office – Amount of Marketed Property



Source: BE Group, 2018

Property Market – Stakeholders

- 4.27 This section provides qualitative evidence of the demand for industrial and office property within the study area, through consideration of the comments of stakeholders' active in the County Borough's property market, developers, scheme managers and their agents.
- 4.28 Six private sector stakeholders were contacted by telephone for an informal discussion of the property market. These comprise the main commercial property agents, mostly Cardiff based, who are active in Merthyr Tydfil. To protect anonymity of individuals and organisations, names of commentators are not revealed.
- 4.29 These views are the opinions of the representatives of the consulted organisations at the time of the consultation. They are not the views of Merthyr Tydfil County Borough Council.
- 4.30 Their views have been summarised in a series of tables. Tables 10 and 11 provide a breakdown of the general comments received regarding industrial and office land in the County Borough.

Table 10 – Property Market Comments – Industrial

Contact	Comment
Sub-Regional Agent	<p>There is a general lack of industrial stock with limited development expected in the future. Shortages are pushing rents up to £4.50/sqft (£48/sqm). Normally they are lower than this.</p> <p>It is hard to justify new development based on current demand levels, however the hope would be that development will bring new interested parties to market.</p>
Local Agent	<p>General demand for industrial units is high, with enquiries being received from businesses currently located in neighbouring local authority areas as well as local ones. Demand this year so far has been for larger units, 2,000–5,000 sqm, yet there is limited stock in Merthyr Tydfil in this range. Such larger units are more likely to be found on the M4 Corridor.</p> <p>The investment of General Dynamics brings supply chain opportunities.</p> <p>Good quality units of 180-200 sqm would help to attract starter companies to the area. Recent developments of circa. 250 sqm light industrial units at Area 6: Merthyr Tydfil Industrial Park have been successful.</p> <p>Elsewhere, the supply mostly comprises budget quality space.</p>
Sub-Regional Agent	<p>There is demand for properties of all sizes, both leasehold and freehold. One shortage is for quality units circa. 5,000 sqm which would allow Merthyr Tydfil to compete with the Cardiff Conurbation for inward investment.</p> <p>Smaller units circa. 200 sqm would also help attract start-up companies to the area.</p>
Regional Agent	<p>There is general demand for industrial stock on the smaller end of the market. Large enquiries go to Cardiff or Newport and take advantage of the larger lots and closer proximity to the M4.</p> <p>Small industrial developments might look to entice start-ups and kick-start the market. They would anticipate a strong churn of take-up for units of 150-200 sqm for local companies. Market rents would be around £3-5/sqft (£32-54/sqm) depending on size and quality – although most current supply is ageing secondary stock.</p>

Table 11 – Property Market Comments – Office

Contact	Comment
Sub-Regional Agent	<p>Current office rents are just below £10/sqft (£108/sqft), and deals have been completed at £5/sqft (£54/sqm) historically in order to fill schemes. The office market does sit in the shadow of Cardiff and the town is seen very much as a tertiary location to the nearby larger settlements.</p> <p>Oldway House, Merthyr Tydfil Town Centre has seen limited interest, mainly due to a landlord who is unwilling to be flexible with lease terms. It has been partially refurbished but is still not a great quality building. The occasional deal here achieves circa. £7/sqft (£75/sqm).</p> <p>Caste House, Castle Street is currently being refurbished to offer a mix of suite sizes. Located within the Town Centre with hopes of achieving rents of £10/sqft (£108/sqft), but this would be very high in the local context. However, with lack of good quality stock as competition, this is perceived as a possibility.</p> <p>In general, office stock is suffering from historic underinvestment, especially in regard to a limited amount of new builds and freehold options available.</p>
Local Agent	<p>If the property is of a good quality, then it will sell/let, regardless of the price. The problem is finding high quality buildings as the current offerings</p>

Contact	Comment
	<p>are all low quality, particularly within the Town Centre.</p> <p>Orbit Business Centre is 3,200 sqm in total with individual offices ranging from 20-300 sqm. All rents are £19.50/sqft (£210/sqm) all inclusive.</p> <p>Formally a Welsh Government incubator scheme, now owned and run by the County Borough Council, it is currently fully occupied with ongoing demand being received. Scheme receives interest from all types of businesses within Merthyr Tydfil. There is a lack of grow-on space that would allow businesses to expand out of this facility and remain in the area.</p>
Sub-Regional Agent	<p>There are currently offices available, but demand is limited, reflecting the lack of good quality stock. The Town Centre contains lots of poor quality units, although some refurbishments are taking place. Take up is slow and rents are low at £5-£7/sqft (£54-75/sqm).</p> <p>Orbit Business Centre is a good example of a good quality successful scheme due to the facilities on site, good environment and sufficient amounts of car-parking.</p> <p>Another example is Ty Kier Hardie which is currently 70 percent vacant, with current occupiers being made up of small businesses due to the small suites offered, circa. 200 sqm. Rents being achieved here are around £7/sqft (£75/sqm).</p>
Sub-Regional Agent	<p>Not seeing much demand for offices in the area</p> <p>Currently marketing the Former Tax Office, Castle Street which has been on the market for two years without much demand. It has a total size of 1,725/sqm with the intention of selling the entire property for circa. £300,000. Landlord would also be willing to sell floor-by-floor.</p>
Sub-Regional Agent	<p>Marketing office suites on Glebeland Street in the Town Centre for two years without much interest. Quoting around £8/sqft (£86/sqm) for suites of 200 sqm each. Could reduce the rent, but the market is not generally price driven, there is just a lack of interest in the location.</p> <p>Freehold demand is also weak. It is not considered to be in investors' interests to purchase buildings in Merthyr as there is no guarantee of a return.</p> <p>For both office and retail, the Town Centre is struggling with interests on both counts looking towards out-of-town options.</p> <p>Office and retail rents rarely exceed £10/sqft (£108/sqft) for the better-quality options, but regular, second-hand and semi-refurbished space will struggle to achieve £8/sqft (£86/sqm).</p>
Regional Agent	<p>Interest in offices usually falls towards the smaller end with multi-let buildings making up the majority of supply. Deals are usually achieved at £8-10/sqft (£86-108/sqm) for second-hand refurbished space. Depending on the quality, rents can sometimes dip lower at £5/sqft (£54/sqm).</p> <p>There is currently no large developments and a general lack of interest from both developers and occupiers for larger offices. Office and industrial markets are driven by local demand and Merthyr Tydfil does not generally appeal to larger occupiers.</p>

Source: BE Group, 2018

- 4.31 Stakeholders indicate a strong industrial market, with limited need for B1 offices. Local property agents indicate that smaller industrial units of up to 250 sqm would be useful for attracting new, start-up companies to the market. Demand would be for

both leasehold and freehold options. Competing with the M4 Corridor area for inward investment would require investment in larger options of up to 5,000 sqm each. These would require development land which is felt to be in shortfall locally. Market rents are £3-5/sqft (£32-54/sqm) depending on size and quality.

- 4.32 In terms of offices, the current supply is focused in Merthyr Tydfil Town Centre and is generally felt to be of low-moderate quality, even after recent refurbishments. Demand is mostly low and of a local nature. Merthyr Tydfil is not felt to be attracting larger office occupiers from elsewhere in the Cardiff Capital Region. Rents up to £10/sqft (£108/sqft) are achievable, although £5-£7/sqft (£54-75/sqm) appears to be the level at which most deals are completed.
- 4.33 The main exception to this is the serviced Orbit Business Centre, Rhydydar, which has proved highly successful with local firms and is fully let, despite charging high rents of £19.50/sqft (£210/sqm) all inclusive. Ongoing demand here suggests that a good quality, modern serviced scheme can work here, where traditional offices appear to be failing. There is also interest in grow-on space, to allow companies currently based here to expand within the County Borough.

Summary

- 4.34 There is a significant shortage of both industrial and warehouse stock in South Wales, and nationally, which is not being addressed through speculative development. The South Wales market has traditionally centred on the M4 Corridor, however 2016/17 saw increased demand for second hand stock north of the M4. In the Heads of Valleys sub-region, Caerphilly has been a focus for recent investment. The Trade Counter market has also been active in the sub-region. The logistics market is focused on the M4 Corridor and particularly at Chepstow and Newport.
- 4.35 The UK office market is now recovering well in regional centres, however Merthyr Tydfil is strongly overshadowed by Cardiff for larger than local requirements.
- 4.36 Welsh Government receives more enquiries for industrial space than for offices; and fewest for sites. Of those enquiring for industrial/warehouse space, around a quarter sought units of 464 sqm or less. However, 55.6 percent sought units of 2,324 sqm or more, likely with an area of search extending across multiple local authority areas in the Cardiff Capital Region. Almost half of office enquiries in Merthyr Tydfil were for

units of 464 sqm or less. In terms of land, again there are mixed preferences for smaller sites, up to around 4 ha and larger plots, generally exceeding 10 ha.

- 4.37 In terms of industrial deals over the last five years, properties of 201-500 sqm and 1,001-5,000 sqm are most commonly transacted for mixed freehold and leasehold occupancy. Achieved rents ranged from £2.19/sqft (£23.68/sqm) to £5.89/sqft (£63.36/sqm).
- 4.38 Since 2013, offices of 201-500 sqm have been most commonly transacted, followed by sub-100 sqm options. Again, there were a mix of freehold and leasehold deals. There was considerable variation in recorded rents, from £4.39/sqft (£47.24/sqm) to £12.97/sqft (£139.64).
- 4.39 As of February 2018, there was 25,074 sqm of industrial floorspace on the market, comprising 17 properties. 12 of the 17 vacant and marketed industrial units, are at Area 6: Merthyr Tydfil Industrial Park. Seven of the available units are sub-300 sqm in size and six are larger than 800 sqm, with a supply gap in between. Only one large units is available freehold. The new build Compass Court units are of good quality, the rest are of medium quality.
- 4.40 There are nine individual office premises on the market, comprising 7,183 sqm. All but one of the available offices is in Merthyr Tydfil Town Centre, in four multi-let properties – Ty Kier Hardie, Oldway House, Former Tax Office and Castle House. These can be sub-divided in a range of ways but are collectively more than 1,000 sqm in size each. Despite some investment, quality varies in these properties. Only two properties being offered freehold, at this time.
- 4.41 Stakeholders indicate a strongly industrial market. The need is for smaller industrial units of up to 250 sqm to support new, start-up companies. Competing with the M4 Corridor area for inward investment would require investment in larger options of up to 5,000 sqm each. Demand is for both leasehold and freehold options. Market rents are £3-5/sqft (£32-54/sqm) depending on size and quality.
- 4.42 Office demand is mostly low and of a local nature. Merthyr Tydfil is not felt to be attracting larger office occupiers from elsewhere in the Cardiff Capital Region. The main exception to this is the serviced Orbit Business Centre, Rhydyicar, which has

proved highly successful with local firms and is fully let. Ongoing demand here suggests that a good quality, modern serviced scheme can be made to work in Merthyr Tydfil and potentially generate needs for grow-on options.

5.0 STAKEHOLDER CONSULTATIONS

Introduction

- 5.1 This section provides commentary about Merthyr Tydfil County Borough, drawn from consultations with the public sector and other stakeholders – primarily the major businesses and landowners. It should be noted that each organisation's comments are their perception of the situation, and may well reflect their role and involvement, rather than being the complete picture.
- 5.2 The Council have provided a list of 20 key businesses in the County Borough. All have been contacted by BE Group and six responses have been secured. Of the remaining businesses, responses were not made despite multiple attempts to contact them.
- 5.3 Discussions were also undertaken with a range of property agents and land owners/developers of the County Borough's employment land supply. This includes Economic Development Officers of Merthyr Tydfil Council. The comments associated with these consultations are considered separately and can be found in Sections 4.0 and 6.0.

Local Businesses

- 5.4 One to one consultations have taken place with six businesses located in the County Borough. The aim of these consultations was to assess both the current situation of these employers, as well as how their land and property needs may change moving forward.
- 5.5 There is a good desire for further growth amongst the businesses consulted with. All but two indicated a desire to expand (with one other business downsizing recently, and one closing its local operations in 2018) albeit over the long term in some cases. For the most part, businesses are seeking to grow locally, onto adjacent, or nearby sites. In some cases, businesses are reporting practical problems in obtaining the expansion land they need, these include unwilling landowners, disagreements over land value and physical constraints on sites. One would consider expansion into the Hoover Strategic Regeneration Area, if an appropriate land and property offer was available, although this is a long term aspiration.

- 5.6 Merthyr Tydfil is seen as a logistically sound location, with the Heads of the Valleys Road and motorway links at the M4 providing reasonable access to local, Welsh and national markets. One company reported a shortage in skilled engineering staff to operate its bespoke machinery, but no other respondents noted skills issues.
- 5.7 One company needs more car parking, but generally traffic and parking are not major issues for local firms. Only minor issues with crime are reported.

Welsh Government

- 5.8 Relevant economic development officers of Welsh Government were contacted to discuss plans for the Hoover Strategic Regeneration Area and the wider economy of Merthyr Tydfil. Also involved in discussions were representatives of Jones Lang LaSalle, Welsh Government agents and advisors for the Hoover Strategic Regeneration Area.
- 5.9 Hoover Candy commenced operations in Merthyr Tydfil in 1948, expanding to some 60,000 sqm of operational space by 1973. Manufacturing ceased here in 2008 and the facility now houses a warehousing/distribution option for imported goods, delivered from Southampton. Hoover's accounting and ICT departments are also housed in Merthyr Tydfil.

Hoover Strategic Regeneration Area

- 5.10 Hoover Candy is now looking to consolidate its five UK sites into one and, in the process, fully vacate the Merthyr Tydfil site. Welsh Government has been in negotiations to acquire all Hoover Candy holdings in Merthyr Tydfil – The 'Hoovers' Office Site, Area 10: Dragon Parc (Candidate Site 67 (part)); the Hoover Candy Factory and associate playing fields (Candidate Site 71); and Hoover Car Park (Candidate Site 70) – for several years and hope to secure ownership over 2018/19, in a phased purchase starting with the northern warehouse of Candidate Site 71.
- 5.11 This investment links to associated strategic investment in the proposed improvements and potential electrification of the Valleys Rail Line and South Wales Metro, expected to be implemented over 2020-2024. This will involve investment in existing local stations, including Pentrebach, located to the immediate south of the Area 11: Hoover Factory playing fields. The upgraded Valleys Line will offer four trains per hour to Cardiff, with a reduced journey time and carrying higher passenger numbers each. This improved service will increase the attractiveness of the Hoover

Strategic Regeneration Area to businesses and developers.

5.12 In terms of individual sites within the Hoover Strategic Regeneration Area:

- Site 70: Hoover Car Park – Will form part of Welsh Government acquisitions. Site is divided in two by electricity pylons. The initial Welsh Government view is that land south of the pylons would likely accommodate B2/B8 uses, with a smaller mixed-use scheme to the north. Various industrial occupiers have expressed interest in this land, but Hoover Candy has been unwilling to release it. Welsh Government acquisition should allow more rapid development here. Another Metro station is possible near the A4050 roundabout to the north of this site. However, this would be subject to a transport assessment and financial analysis.
- Site 67 (part)): The 'Hoovers' Office Site, Area 10: Dragon Parc and Site 71: Hoover Candy Factory – Welsh Government is envisaging a housing led scheme here and master planning work, including proposals for the development delivery model, are ongoing. The Welsh Government also aspires for a small-scale employment scheme here, likely to comprise mixed B1 offices and workshops, modelled on the successful Orbit Business Centre, Rhydycar and reflecting strong demand for light industrial options. This is initially proposed for land currently in playing fields use in the south of Site 71, although it is accepted this would mean the loss of private recreational land. No firm decisions have been made on this option and ongoing master planning work will inform this.
- Area 10: Dragon Parc/Area 12: The Willows/Abercanaid Industrial Estate – Apart from the Hoovers Office site, these locations will not be acquired by Welsh Government and will remain in private ownership. The owner of the Dragon Parc site has sought housing on this site, but that option is subject to further flood modelling and mitigation assessments. Owner has been slowly clearing the site. Two remaining occupiers aspire to expand, either on or off the area, but are constrained by a lack of available large (3,000 sqm and above) industrial/warehouse property options in Merthyr Tydfil. New build options remain financially unviable currently.

Property Market

5.13 *Offices* – Mainly a local market for offices, focused at Area 4: Rhydycar Business Park. Local skills shortages can be a barrier to service sector development. When the

(current) EE Call Centre opened in 1996 it faced some difficulties in attracting appropriately skilled labour and took five years to reach capacity in terms of staffing. A lack of modern space also means that what requirements exist are not being attracted to Merthyr Tydfil Town Centre.

- 5.14 *Industrial/warehouse* – Area 1: Pengarnddu and Area 2: Pant Industrial Estate are desirable locations. Pant has become a strong trade location on the A465, while Pengarnddu has attracted some major occupiers including Tenneco who signed a 15 year lease at £2.50/sqft (£27/sqm), employing 250. This success reflects the location, but also the quality of premises, which are not available elsewhere in the County Borough.

The Urbanists Consultants

- 5.15 The Urbanists are developing a Masterplan for the Hoover Strategic Regeneration Area, on behalf of Welsh Government. This will establish development principles, particularly investment in the Valleys Rail Line and Pentrebach Station and how investment will better link Hoover Sites on either side of the River Taff to future railway improvements.
- 5.16 Planning for B-Class uses will focus on Area 10: Dragon Parc/Area 12: The Willows/Abercanaid Industrial Estate and how they can be opened up for B2/B8 investment. Development will be for small or mid-sized B2/B8 options, accessible to the Station.

Neighbouring Areas

- 5.17 Planning Policy Wales, 9th Edition (2016) highlights the importance of collaborative working between local planning authorities on issues of a strategic nature. Paragraph 7.1.5 states that: *“Effective planning for the economy requires local planning authorities to work strategically and co-operatively steering development and investment to the most efficient and most sustainable locations, regardless of which local authority area they are in. In addition... it is essential that local planning authorities identify and make adequate provision for their role in the regional and sub-regional economies of Wales.”* The need for joint working is echoed in the other key Welsh planning policy documents, including the TAN 23 guidance note on economic development.
- 5.18 Accordingly, this study has engaged with Merthyr Tydfil’s neighbours in the Heads of

the Valleys – Caerphilly and RCT.

Caerphilly County Borough Council

- 5.19 Caerphilly County Borough Council withdrew the Replacement Caerphilly County Borough LDP in October 2016. The Adopted LDP (2010), to 2021, thus remains the current plan.
- 5.20 The LDP Development Strategy is based on three broad areas:
- The Heads of the Valleys Regeneration Area (HOVRA).
 - The Northern Connections Corridor (NCC).
 - The Southern Connections Corridor (SCC).
- 5.21 Development will focus in the NCC, at Oakdale (four plateaus with 45 ha of available land), Nelson (14 ha at the mixed-use Ty Du site) and Ystrad Mynach. The Adopted LDP allocated 101.9 ha of additional B1, B2, B8 land in the County Borough, of which 26 ha has now been developed. Overall, 485.15 ha is in B-Class use in Caerphilly.
- 5.22 BE Group completed an Employment Land Review for Caerphilly in 2014. This identified needs of 37 ha, against a realistic supply of some 64 ha. Thus no further employment land allocations were needed overall. However, it was also noted that a large proportion of the employment land supply in the NCC is likely to be taken up in the short or medium term, while the land supply in the SCC is limited. Thus, notwithstanding the present land surplus, it was still recommended that the Council identify additional employment sites in these locations, which could be made available later in the LDP period.
- 5.23 An extension of Caerphilly town boundaries is proposed, along with a new road between Van Road and the A469 Mountain Road, including a tunnel, to support a 450-500 home development on the former Ness Tar Plant (contaminated land) and surrounding land of Nant-y-Calch Farm. This and other Greenfield schemes are expected to meet local housing needs, although with the LDP that recommended them now withdrawn, progress may stall.
- 5.24 In market terms, Caerphilly's main plateau sites, at Oakdale, have attracted investment from large B2 and B8 companies that might have gone to other locations, including Merthyr Tydfil. This success reflects the ready availability of affordable,

unconstrained land here. As with Merthyr Tydfil there is also good demand for light industrial space and schemes which offer such options and are well occupied. The overall vacancy rate in the County Borough is around 14 percent, although Caerphilly does have some lower quality industrial schemes where low demand and high vacancy is an issue.

- 5.25 A Strategic Development Plan (SDP) for the Cardiff Capital Region is proposed, with City Region joint working groups. Whilst arrangements and formal agreement to undertake an SDP have yet to be secured, the region is committed to preparing a strategic plan as part of the City Deal. It is anticipated that the Council will prepare a light touch LDP following preparation of the SDP.

Rhondda Cynon Taf County Borough Council

- 5.26 RCT's LDP was adopted in 2011 and covers the period 2006 to 2021. The 2008 Employment Land Review, which informed the now adopted LDP, identified the need for an additional 50 ha to 2021. 32 ha of this would be for B1 use, 6 ha for B2 use and 12 ha for B8 use. This 50 ha land requirement equates to 3.3 ha/year over the LDP period. This is only half the take-up level recorded between 2000 and 2005. However, it also accounts for the recent recessionary period when take-up fell to only 0.32 ha in 2012.
- 5.27 Policy CS6 allocates land to meet strategic and local employment needs. This comprises strategic allocations of 51 ha and a further 47 ha, in small and medium sized sites, to meet local need.
- 5.28 Policy CS3 of the LDP allocates eight strategic sites, of which six (totalling 63 ha) include employment provision:
- Former Maerdy Colliery Site, Rhondda Fach – Employment (1 ha), Informal Recreation Space.
 - Former Phurnacite Plant, Abercwmboi – 500 Dwellings, Employment (5.9 hectares) Informal Recreation Space.
 - Land at Robertstown / Abernant, Aberdare – 500-600 Dwellings, Employment/Leisure (3.7 ha).
 - Land South of Hirwaun – 400 Dwellings, Employment (36 ha).
 - Cwm Colliery and Coking Works / Tyn-y-Nant – 800-950 Dwellings, Employment (1.9 ha).
 - Mwyndy / Talbot Green Area – 500 Dwellings, Employment (15 ha), Retail

(23,400 sqm), Leisure (10,000 sqm).

- Former OCC Site Llanilid, Llanharan – 1,950-2,100 Dwellings, but may be mixed-use, with M4 link.

- 5.29 The latest (2017) Monitoring indicates that there is some 730 ha of land in B-Class use in RCT. This includes some 156 ha of developable land, of which 98 ha is immediately available. Existing Employment Areas are well occupied with vacancy rates at around 9 percent in 2017. As with Merthyr Tydfil there are shortages of industrial and warehouse properties, against needs.
- 5.30 RCT Council have agreed to form part of a Cardiff Capital Region Strategic Development Plan. RCT will look to establish common methodologies for development of this plan. RCT have also had discussions with Caerphilly and Welsh Government regarding a joint LDP process, but this remains uncertain. As with Caerphilly, it is anticipated that a light touch LDP will be prepared once sufficient progress has been made on the regional Strategic Development Plan.
- 5.31 Substantial economic variations exist between the north and south of RCT, and this is reflected in the LDP, which has adopted a different development strategy for each area. In the north, the focus is on sustainable communities and halting decline and a large proportion of RCT's land allocations are thus proposed for the north. This will include a new/expanding energy cluster.
- 5.32 The south has the stronger employment market due to its strategic connections and perception of being 'north Cardiff'. Key growth sectors in RCT are identified as built environment, social enterprise, high-tech manufacturing and knowledge-based industries. B-Class development in this area has been modest in recent years, despite Welsh Government ownership of many sites.
- 5.33 Pontypridd Town Centre will be the subject of some £40 million in investment in office and commercial uses, bringing under-used sites forward. This will include offices for Transport for Wales.
- 5.34 Some settlements in the south of RCT are dominated by their proximity to Cardiff. The city is often seen to be drawing investment away from RCT and leaving southern settlements as dormitory towns, with high levels of out-commuting.

- 5.35 RCT will see significant transport investment in the next few years, including electrification and investment in its rail line to increase links to Cardiff. Duelling of the A465 Heads of the Valleys around Hirwaun will also complete the duelling of this key strategic route.

Summary

- 5.36 Despite some economic contraction, there remains a strong desire for growth amongst local businesses, albeit over the long term in many cases. Several local businesses have taken steps to obtain the land and property they need, or at least identified sites, but are reporting practical problems in securing land which may impact on future growth. The Hoover Strategic Regeneration Area may be a location of interest for business expansion, but only once a suitable land and property offer is delivered.
- 5.37 Welsh Government hope to secure ownership over 2018/19 of the Hoover Candy site, for redevelopment as a housing-led scheme which will be supported by strategic investment in the Valleys Rail Line and South Wales Metro. At present, B-Class employment within this area is likely to be modest and focused at Site 70: Hoover Car Park. The Welsh Government also aspires for a small-scale employment scheme, likely to comprise mixed B1 offices and workshops, on Site 71: Hoover Candy Factory.
- 5.38 Apart from the Hoovers Office site, Area 10: Dragon Parc/Area 12: The Willows/Abercanaid Industrial Estate, will not be acquired by Welsh Government and will remain in private ownership. The owner of the Dragon Parc site has sought housing on this site, and has been clearing the site accordingly, but residential options are constrained by flood risks that require mitigation measures and other uses could be incorporated into future proposals. Undeveloped areas remain available in the Willows Industrial Estate area and provide opportunities for B-class development.
- 5.39 In discussions, Welsh Government and its consultants on the Hoover Strategic Site identify a shortage of available industrial/warehouse premises in Merthyr Tydfil, especially larger units of 3,000 sqm or more. Area 1: Pengarnddu and Area 2: Pant Industrial Estate are desirable locations. The office market is mainly local and

focused at Area 4: Rhydycar Business Park. Historically, local skills shortages have been a barrier to service sector development, but the companies consulted for this study, with one exception, report no strong issues in obtaining the labour they need from the wider Valleys catchment area, particularly in key engineering and manufacturing sectors.

- 5.40 Both of Merthyr Tydfil's neighbours – Caerphilly and RCT – have sufficient employment land to meet their own needs and do not need to look to the County Borough to support any shortfalls.
- 5.41 Caerphilly's main plateau sites, at Oakdale, have attracted investment from large B2 and B8 companies that might have gone to other locations, including Merthyr Tydfil. This success reflects the ready availability of affordable, unconstrained land here. As with Merthyr Tydfil there is good demand for light industrial space and schemes which offer such options and are well occupied. The Adopted Caerphilly LDP allocated 101.9 ha of additional B1, B2, B8 land in the County Borough, of which 26 ha has now been developed. Overall, 485.15 ha is in B-Class use in Caerphilly.
- 5.42 Substantial economic variations exist between the north and south of RCT, and this is reflected in the LDP. In the north the focus is on sustainable communities and halting decline and a large proportion of RCT's land allocations are thus proposed for the north, where they link to Merthyr Tydfil via the Heads of the Valleys Road. In the south the focus is on sustainable growth for the benefit of the whole of RCT, and with strong links to Cardiff. The latest Monitoring indicates that there is some 730 ha of land in B-Class use in RCT. This includes some 156 ha of developable land, of which 98 ha is immediately available. As with Merthyr Tydfil there are shortages of industrial and warehouse properties, against needs.
- 5.43 Overall respondents indicated a good desire for growth, both locally and in terms of inward investment prospects. Demand is focused on the industrial and warehouse sectors with a strong need for more units of up to 3,000 sqm in size. Local office demand is weaker, but the success of the Orbit Business Centre as a modern serviced facility is noted, and may generate some additional needs for more serviced and grow on options at Area 4: Rhydycar Business Park.

6.0 EMPLOYMENT LAND ASSESSMENT

Introduction

- 6.1 This section looks at the portfolio of potential employment land in the study area, not only how much there is, but also its quality, type, suitability and availability. Merthyr Tydfil needs a balanced portfolio of land to accommodate a sustainable, growing economy that can respond to dynamic market conditions, changing business needs and working practices. Having initially established how much land there is, the second task is to consider how much is needed in the future (to 2031), which is picked up in the forecasting section later in the report.
- 6.2 In calculating the existing land supply and future needs from now until 2031, it is important to set a base date for the analysis. Although the base date for the wider study is 1st April 2016 (reflecting the LDP period) a more contemporary date is required for land supply analysis, so that the report can account for recent changes to employment sites. The chosen date is 1st February 2018. This means that any employment planning permissions approved since 1st February 2018 do not affect the identified land supply, neither do any site completions which occurred after that date.

Land Supply

- 6.3 The start point for the supply side assessment is the Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016–2031) Candidates Sites Register Background Paper (April 2017). This records the results of a Call for Sites exercise completed between 30th August 2016 and 2nd December 2016. 98 sites were submitted for consideration, either for development or protection, at that time. The consultation process for the Preferred Strategy which ran between 14th July 2017 and 6th October 2017 provided an additional opportunity to submit sites. A further five sites were submitted and are included in the Candidates Sites Register.
- 6.4 The County Borough Council has reviewed these 103 sites and excluded options which do not accord with the wider LDP strategy. Following that exercise, there remain 12 Candidate Sites, totalling 68.29 ha, which are proposed for B-Class employment use (see Table 12), either exclusively or within a mix of uses. This section reviews those 12 sites.

Table 12 – Baseline Employment Land Supply, for Analysis

Site Ref.	Site Name (comments)	Land Area, gross ha
Candidate Site 16 (Employment Site E6 in existing LDP)	Rhydycar/Orbit	1.31
Candidate Site 27	Land South of College Car Park	4.34
Candidate Site 33 (Employment Site E4 in existing LDP)	Goat Mill Road	16.98
Candidate Site 36 (Incorporating Employment Site E5 in existing LDP)	Land east of A4060 at Ffos-Y-Fran	18.85
Candidate Site 37	Pengarnddu	2.03
Candidate Site 38	Land at Pant Industrial Estate	0.74
Candidate Site 56	Ty Keir Hardie/ Martin Evans House	0.45
Candidate Site 70 (Also part of Sites 30 and 104)	Hoover Site 1	1.50
Candidate Site 76	Land south of Merthyr Tydfil Industrial Park	3.70
Candidate Site 92	Tax Office	0.10
Candidate Site 93	Oldway House	0.09
Candidate Site 104 (Part) (Also part of Site 30)	Hoover Strategic Regeneration Area - The Willows / Abercanaid Industrial Estate (Size estimate from emerging Regeneration Area Masterplan)	18.20
Total		68.29

Source: Merthyr Tydfil CBC, 2017/18

Supply Analysis

- 6.5 Table 13 analyses Merthyr Tydfil's supply, outlining the size, nature and location of each site, providing comments on its status and recommendations on its future delivery. It also identified the realistically available amount of employment land in each site. The Table summarises Site Proformas provided at Appendix 3.
- 6.6 The analysis follows 'Employment Paper for SEWSPG: A Common Methodology for Undertaking Audits of Employment Sites as Part of an Employment Land Review in South East Wales' (Report of the Pathfinder Group, 2017).

Table 13 – Employment Land Analysis

Candidate Site ID.	Name	Location	Site Description	Constraints	Intended Development (If Any)	Recommendations	Site Size, ha - Baseline	Site Size, ha – Realistically Available for B1/B2/B8 Use (Anticipated Land Use – B1/B2/B8)	Should the site be safeguarded or identified for employment uses?
16	Rhydycar/Orbit	Area 4: Rhydycar Business Park, Cyfarthfa	Flat development plot at rear of established B1 employment area, with unconstrained site access and some areas of trees at rear of site.	<ul style="list-style-type: none"> • Rights of Way cross site 	The land is being sought by existing users as additional car parking to support adjacent office uses.	The land is expected to be developed for car parking and thus will be lost for employment uses. However, if this does not take place the land could be considered as a grow-on opportunity for the adjacent Orbit Business Centre. The centre is currently full and has a need for expansion space, to allow companies to grow. If this is the case, then there would be a need to protect for appropriate B-Class uses in LDP, and market it to developers, Welsh Government and other potential investors.	1.31	0.00 – Assuming car parking use	Maybe – Although sought for infrastructure it remains a good quality parcel, in a key Business Park
27	Land South of College Car Park	Merthyr Tydfil College Campus, Cyfarthfa	Large car park and open greenspace, sitting on raised plateau by the River Taff, centrally located to the west of Merthyr Tydfil Town Centre and south of Merthyr Tydfil College.	<ul style="list-style-type: none"> • Rights of Way cross site • Small part of south east of site falls into Flood Zone B • A Listed structure is located within the site. 	Recent proposals for a food-store and other mixed uses.	Town Centre Site. While the location would support larger retail operators, looking for a self-contained site, it is one of the best development sites in the County Borough, and would suit a wider range of uses, including B1 offices. It should be considered for a mix of uses in the LDP.	4.34	0.00 – Assuming A1 retail use	Maybe – While A1 retail remains likely, this high value site would suit B1 offices, possibly in a mixed-use development.
33	Goat Mill Road	Area 3: Goat Mill Road	Large area of flat brownfield	<ul style="list-style-type: none"> • Candidate Site proposal extends 	Land is subject to interest from a	Site represents one of the largest parcels of flat	16.98	14.75 – Revised size reflects the	Yes

Candidate Site ID.	Name	Location	Site Description	Constraints	Intended Development (If Any)	Recommendations	Site Size, ha - Baseline	Site Size, ha – Realistically Available for B1/B2/B8 Use (Anticipated Land Use – B1/B2/B8)	Should the site be safeguarded or identified for employment uses?
		Industrial Estate, Dowlais	scrubland on a valley plateau, south of an existing industrial estate and on the edge of residential settlements.	<p>east to the A4060, incorporating land which is wooded and steeply sloping, assumed to be undevelopable.</p> <ul style="list-style-type: none"> • A water-course runs through the site and others are in close proximity to it. • Land is Council owned but subject to 100 percent clawback of values, to Welsh Government, if developed for uses including housing and employment. 	confidential single B-Class occupier for waste management uses, likely to take the whole site. Alternative interest from a National Housebuilder, for a southern portion of the site, for residential development alongside the housing allocation to the south (H25).	development land in the County Borough. It has strong interest from one B-Class occupier who, at the time of writing, is likely to take up the majority of the site. Approx. 3 hectares will be reserved for smaller scale local employment uses. The land should be allocated, and protected, in the LDP to reflect this. Given recent interest take up early in the LDP period appears likely.		net developable area and previous LDP allocation boundaries. (B2/B8)	
36	Land east of A4060 at Ffos-Y-Fran	Ffos-Y-Fran, Dowlais	Linear area of plateaued land, running alongside the A4060 dual carriageway and comprising former open cast coal mining land in the process of being reclaimed (ongoing but partly reclaimed to the south).	<ul style="list-style-type: none"> • Water-course runs through the site and others are in close proximity to it. • Attenuation ponds located within the site. • Linear shape of site may place some limits on what can be developed here. 	No specific plans at this time, but interest from several potential occupiers.	Sizable employment opportunity site, which is large enough to meet a range of needs. The site should be allocated, and protected, in the LDP to reflect this. However, delivery planning will need to look at ways forward in terms of providing the site services and infrastructure that will allow a viable scheme to	18.85	11.30 – Revised size reflects the developable area (B1/B2/B8)	Yes

Candidate Site ID.	Name	Location	Site Description	Constraints	Intended Development (If Any)	Recommendations	Site Size, ha - Baseline	Site Size, ha – Realistically Available for B1/B2/B8 Use (Anticipated Land Use – B1/B2/B8)	Should the site be safeguarded or identified for employment uses?
				<ul style="list-style-type: none"> Various development plateaus and level land for highways access to be formed as part of reclamation. 		be delivered. Site could thus benefit from masterplan and implementation plan, reviewing investment options.			
37	Pengarnddu	Area 1: Pengarnddu Business Park, Dowlais	Waste processing unit and surrounding open storage land in a backland position. Located outside but in close proximity to Area 1: Pengarnddu Business Park (along northern edge of existing employment area).	<ul style="list-style-type: none"> Waste and contamination on site 	Has been marketed and is attracting interest. There will likely be abnormal costs for any development, however.	Development opportunity site which is attracting market interest, albeit with some barriers to delivery. Site should be protected in LDP for B-Class uses. Council, as landowner, may need to undertake further delivery and viability testing to determine what level of barrier to development site conditions represent.	2.03	2.03 (B2/B8)	Yes
38	Land at Pant Industrial Estate	Area 2: Pant Industrial Estate, Dowlais	Large, regular infill plot in an established industrial estate.	None	Council owned, no detailed plans at this time.	Infill site in an established industrial estate which should be protected for B-Class use in the emerging LDP.	0.74	0.74 (B1/B2/B8)	Yes
56	Ty Keir Hardie/ Martin Evans House	Park	Two modern office buildings on a main road position in Merthyr Tydfil Town Centre. Martin Evans House is occupied by Merthyr Valleys Homes, while Ty Keir Hardie is largely vacant and	<ul style="list-style-type: none"> West of site, Martin Evans House, falls into Flood Zone B. South of Site falls into Flood Zone C2. Public Right of Way runs along western boundary of the 	None currently proposed.	Evidence is that, the buildings are being marketed for office uses with no likely change in use. As some of the largest office buildings in in the Town Centre, the property should be protected for B1 use under policy EcW22 in the emerging LDP. The properties do not offer the	0.45	0.00 – Site does not provide land for development/ redevelopment	Yes

Candidate Site ID.	Name	Location	Site Description	Constraints	Intended Development (If Any)	Recommendations	Site Size, ha - Baseline	Site Size, ha – Realistically Available for B1/B2/B8 Use (Anticipated Land Use – B1/B2/B8)	Should the site be safeguarded or identified for employment uses?
			on the market.	site.		prospect of redevelopment for employment development land.			
70	Hoover Site 1	Hoover Strategic Regeneration Area, Plymouth	Surface car park, to north of Area 5: Triangle Business Park, crossed by electricity pylons.	<ul style="list-style-type: none"> Pylons cross the site, reducing net developable area. Will require an easement. Majority of site falls into Flood Zone B 	Site in emerging area masterplan for employment uses. Also interest from neighbouring business (Kasai) for car parking land	Key site within the wider Hoover Strategic Regeneration Area, linking that Area to Area 5: Triangle Business Park. The open nature of most of the site would allow its early development within the Strategic Regeneration Area and masterplanning should reflect this. It is assumed the Welsh Government will acquire and market the site as a development opportunity for employment and trade uses. Site will likely split into two plots to avoid pylon, leading to a modest reduction in net developable area. Site should be identified in the emerging LDP for B1/B2/B8 uses.	1.50	1.50 – Although accounting for pylon will slightly reduce this. (B1/B2/B8)	Yes
76	Land south of Merthyr Tydfil Industrial Park	Area 6: Merthyr Tydfil Industrial Park, Plymouth	Flat scrubland, south of large industrial unit, with access point in place off the A4054 and adjacent housing. Council owned land.	<ul style="list-style-type: none"> Development at the site option would result in a loss of open/recreational space, although that space is not currently publicly accessible and 	None currently proposed.	Flat land representing a logical extension to an existing Business Park, indeed appears to represent the only development opportunity in this area. Land could therefore be identified for employment uses in the	3.70	3.10 – excluding C2 flood zone. (B1/B2/B8)	Yes

Candidate Site ID.	Name	Location	Site Description	Constraints	Intended Development (If Any)	Recommendations	Site Size, ha - Baseline	Site Size, ha – Realistically Available for B1/B2/B8 Use (Anticipated Land Use – B1/B2/B8)	Should the site be safeguarded or identified for employment uses?
				<p>appears underused / overgrown.</p> <ul style="list-style-type: none"> • Mobile Phone mast to west of site, it is assumed access will be required to this, by utility provider. • Majority of site falls into Flood Zone B, some land on eastern and southern boundaries falls into Flood Zone C2 		<p>LDP. However, proximity of housing, particularly around the access road will represent a barrier to development and an appropriate area of barrier/mitigation will need to be allowed for, which will reduce the net developable area. Merthyr Tydfil Industrial Park is the most active employment area in in Merthyr Tydfil, having recently benefitted from investment in new build light industrial units, developed speculatively, and is home to several mid-large sized companies which are seeking growth. A further allocation here would allow that momentum of growth to continue, allowing either more light industrial space or providing an expansion option for larger firm.</p>			
92	Tax Office	Castle Street, Town	Four storey older office building in a prominent town centre location within the wider civic quarter of Castle Street.	<ul style="list-style-type: none"> • Majority of site falls into Flood Zone C2 • The site is adjacent to the Town Centre Conservation Area. 	Building could link to Bus Station redevelopment proposals via a wider masterplan. However, current assumption is property will be retained in B1 office use.	The building is being marketed for office uses with no likely change in use. As one of the largest office buildings in in the Town Centre, the property should be protected for B1 use under policy EcW22 in the emerging LDP.	0.10	0.00 – Site does not provide land for development/ redevelopment	Yes

Candidate Site ID.	Name	Location	Site Description	Constraints	Intended Development (If Any)	Recommendations	Site Size, ha - Baseline	Site Size, ha – Realistically Available for B1/B2/B8 Use (Anticipated Land Use – B1/B2/B8)	Should the site be safeguarded or identified for employment uses?
						However, long term planning should allow the flexibility for the property to be included in regeneration schemes, which may consider changes in order to enhance the economic value of the building and site to Merthyr Town Centre. At present, however, the property does not offer the prospect of redevelopment for employment development land.			
93	Oldway House	Castle Street, Town	A five-storey commercial property with retail on the ground and offices on the upper floors. The upper floors, bar one, have been refurbished and are on the market to office occupiers. Property is in a prominent town centre location within the wider civic quarter of Castle Street.	<ul style="list-style-type: none"> Majority of site falls into Flood Zone C2 The site is adjacent to the Town Centre Conservation Area. An O2 Mobile Phone Mast is located on the roof of the property. 	Building could link to Bus Station redevelopment proposals via a wider masterplan. However, current assumption is property will be retained in B1 office use, especially given recent refurbishment.	Evidence is that the building is being marketed for office uses (plus ground floor retail/leisure) with no likely change in use. As one of the largest office buildings in in the Town Centre, the property should be protected for B1 use under policy under policy EcW22 in the emerging LDP. However, long term planning should allow the flexibility for the property to be included in regeneration schemes, which may consider changes in order to enhance the economic value of the building and site to Merthyr Town Centre. At present,	0.09	0.00 – Site does not provide land for development/ redevelopment	Yes

Candidate Site ID.	Name	Location	Site Description	Constraints	Intended Development (If Any)	Recommendations	Site Size, ha - Baseline	Site Size, ha – Realistically Available for B1/B2/B8 Use (Anticipated Land Use – B1/B2/B8)	Should the site be safeguarded or identified for employment uses?
						however, the property does not offer the prospect of redevelopment for employment development land.			
104 (Part)	Hoover Strategic Regeneration Area - The Willows / Abercanaid Industrial Estate	Hoover Strategic Regeneration Area, Plymouth	An active industrial area comprising a mix of developed industrial space and open storage/vacant land. Triumph is the largest occupier, controlling much of the north west of the site, plus 5 mostly lower value storage occupiers in the north and east, and an office for the RSPCA.	<ul style="list-style-type: none"> • Pylons cross the site, reducing net developable area • Centre of site falls into Flood Zone C2, land in north and south falls into Flood Zone B • Various occupied/vacant buildings on site, likely some areas of contamination from past uses. • The Afon Taf SINC is adjacent to the site. • Mobile phone masts on site • NRW indicate there are European Protected Species on the site • Includes areas of semi-natural habitat 	Welsh Government have confirmed that this site will not form part of its acquisitions in the Hoover Strategic Regeneration Area. The land will remain under private ownership. Current owner has worked to clear site with the aspiration for a housing development. However, flood risks and access constraints mean that this use cannot be supported. If the site is not linked to the wider Hoover Regeneration Area redevelopment, benefiting from relevant cross funding, a 100 percent development for B-Class uses becomes unlikely. In particular the relocation of large occupiers like Triumph to develop new B1/B2/B8 units, i.e. a 'like for like' redevelopment may not be financially viable. Alternative approaches could include a mixed-	Key site within the wider Hoover Strategic Regeneration Area, providing the bulk of the B-Class land opportunity. However, as this land will not come under Welsh Government control, masterplanning and delivery planning needs to consider a way forward which maximises B-Class development here while ensuring viability. Options are likely to include a mixed use scheme or limiting development to vacant and open storage plots. At present, this would provide up to 5-7.5 ha of available land, which could grow as occupiers such as Load Lock move out of the area. Site should be protected in the emerging LDP for B1/B2/B8 uses, but some flexibility will be required to allow delivery of a viable scheme.	18.20 (existing employment land)	5.00– Likely minimum supply here based on the current masterplan (B1/B2/B8)	Yes

Candidate Site ID.	Name	Location	Site Description	Constraints	Intended Development (If Any)	Recommendations	Site Size, ha - Baseline	Site Size, ha – Realistically Available for B1/B2/B8 Use (Anticipated Land Use – B1/B2/B8)	Should the site be safeguarded or identified for employment uses?
					use scheme or limiting development only to current vacant/open storage plots in the north and east of the area. This would provide some 7.5 ha of development land. The Hoover SRA masterplan indicates smaller net development area of approx. 5 ha to take account of landscaping, existing uses etc.				
Total							68.29	38.42	-

Source: Merthyr Tydfil CBC/BE Group, 2018

- 6.7 Of the Baseline supply of 68.29 ha, three sites totalling 0.64 ha, comprise developed and partially occupied office properties in Merthyr Tydfil Town Centre – Site 56: Ty Keir Hardie/Martin Evans House; Site 92: Tax Office and 93: Oldway House. These are expected to remain active B1 schemes, with limited prospects of redevelopment. They will thus remain sources of B-Class premises in Merthyr Tydfil, but not B-Class development land and cannot be counted as part of the County Borough's employment (development) land supply.
- 6.8 Site 16: Rhydycar/Orbit (1.31 ha) is an available employment site, allocated in the previous LDP. However, the most likely use for this site at present is as car parking for the adjacent office uses.
- 6.9 Site 27: Land South of College Car Park (4.34 ha) is a prominent, unconstrained site which would suit B1 offices, possibly as part of a mixed-use scheme. This is not assumed, however, and the most likely development here remains A1 retail.
- 6.10 Site 33: Goat Mill Road (16.98 ha) remains viable employment land, indeed it is subject to interest from a B2/B8 waste operator who would require the majority of the land at Goat Mill road. The Candidate Site proposal covers a sizable area of banking and wooded land in the east that is not developable. The realistic developable area for employment uses is 14.75 ha.
- 6.11 Site 36: Land east of A4060 at Ffos-Y-Fran (18.85 ha gross with approximately 11.3 ha net developable land to become available) is attracting interest from occupiers and while questions remain regarding access, there is no reason why the plateau should not be allocated in full, particularly as nearby Site 33: Goat Mill Road is likely to be taken up early in the LDP period and the more complex Hoover Strategic Regeneration Area will take some years to realise.
- 6.12 Site 70: Hoover Site 1 (1.50 ha) will form part of the Welsh Government's acquisitions from Hoover Candy and will be offered for B-Class employment. The electricity pylon will necessitate splitting the site and leaving an easement for its path which will reduce the net developable area, although not by a significant amount.
- 6.13 A modest reduction of 0.60 ha is made to Site 76: Land south of Merthyr Tydfil Industrial Park, to exclude areas of high flood risk, leaving 3.20 ha.

- 6.14 The other potential employment site in the Hoover Strategic Regeneration Area, is part of 104: The Willows / Abercanaid Industrial Estate. This will not form part of Welsh Government acquisitions and will remain with the current owners who aspire for housing at the Dragon Parc element of the industrial estate. Existing flood risks need to be addressed to realise housing aspiration and mitigation options may release land at the Dragon Parc for other uses such as employment, leisure, open space or other commercial uses.
- 6.15 If the site is not linked to the wider Hoover Regeneration Area redevelopment, benefiting from relevant cross funding, a 100 percent development for B-Class uses becomes unlikely. The relocation of large occupiers like Triumph to develop new B1/B2/B8 units, i.e. a 'like for like' redevelopment may not be financially viable. Alternative approaches could include a mixed-use scheme or limiting development only to current vacant/open storage plots in the north and east of the area. The latter option would provide some 5 to 7.50 ha of development land, which can be considered a realistic employment land supply at the Willows Industrial Estate. 5 ha represents the net development area as defined in the Hoover SRA Masterplan.
- 6.16 Therefore, in Table 14 scenarios are presented for Merthyr Tydfil's land resource, considering the total supply initially and then adjusting it according to the various assumptions made above. As shown, accounting for all these changes gives a realistic supply estimate of 38.42 ha.

Table 14 – Merthyr Tydfil Land Supply Scenarios

Scenario	Cumulative Total Land Supply, ha	Comments
Baseline	68.29	Maximum Land Supply
Amended Baseline, excluding Town Centre office sites likely to be retained in current use	67.65	Excludes: <ul style="list-style-type: none"> Site 56: Ty Keir Hardie/Martin Evans House – 0.45 ha Site 92: Tax Office – 0.10 ha Site 93: Oldway House – 0.09 ha. Redevelopment of these properties, particularly the modern Ty Keir Hardie/Martin Evans House is not a prospect for the foreseeable future.
Amended Baseline less land likely to be developed for non B-Class uses	62.00	Excludes: <ul style="list-style-type: none"> Site 16: Rhydycar/Orbit (1.31 ha) – Expected to be developed for car parking

Scenario	Cumulative Total Land Supply, ha	Comments
		<ul style="list-style-type: none"> Site 27: Land South of College Car Park (4.34 ha) – Potential for offices, but retail or mixed uses remains most likely.
Amended Baseline, allowing for site conditions and areas of undevelopable land. (Realistic Supply)	38.42	<p>Assumes:</p> <ul style="list-style-type: none"> Site 33: Goat Mill Road – Reduction of 2.23 ha to 14.75 ha – Revised size reflects the net developable area and previous LDP allocation boundaries. Site 36: Land east of A4060 at Ffos-Y-Fran – A reduction of 7.55 ha to reflect developable land following restoration, leaving 11.30 ha Site 76: Land south of Merthyr Tydfil Industrial Park – A reduction of 0.60 ha to exclude areas of high flood risk, leaving 3.20 ha Site 104: The Willows / Abercanaid Industrial Estate - Reflecting the unlikelihood of 100 percent B-Class employment here, a reduced site size of 5 ha (13.20 ha reduction) is put forward to reflect the site's current supply of vacant/underused land and initial framework masterplans. Further land at the Hoover SRA may become available at the Dragon Parc site, however, at present this remains uncertain.

Source: Merthyr Tydfil CBC and BE Group, 2018

6.17 Of that Realistic Supply, three quarters (28.82 ha) is found in the Dowlais area, comprising Site 33: Goat Mill Road, Site 36: Land east of A4060 at Ffos-Y-Fran, by the A4060 and individual plots at Area 2: Pant and Area 1: Pengarnddu. Realistic supply at the Hoover Strategic Regeneration Area is approximately 6.50 ha or 16.9 percent of the total. The only option elsewhere is the 3.10 ha Site 76: Land south of Merthyr Tydfil Industrial Park which falls just within the 'Other Growth Area' identified in the Replacement LDP.

6.18 Land is divided between three types of uses – B1 Business (primarily offices), B2 General Industry and B8 Warehousing. Table 15 shows that 56.3 percent of Merthyr Tydfil's land could be suitable for any of these uses. The exceptions are Site 33: Goat Mill Road and Site 37: Pengarnddu which are more likely to provide B2/B8

options. None of the remaining sites would suit offices, to the exclusion of all else, although as is noted elsewhere, there is modest market demand for such options.

Table 15 – Anticipated Land Use (Realistic Supply)

Site Type	Total, ha
B1 Office	-
B2, B8	16.78
B1, B2, B8	21.64
Total	38,42

Source: BE Group 2018

Site Grading

- 6.19 All sites have been graded using a standard scoring system (see Appendix 4) which reflects guidance in 'Employment Paper for SEWSPG: A Common Methodology for Undertaking Audits of Employment Sites as Part of an Employment Land Review in South East Wales' (Report of the Pathfinder Group, 2017). Each site is scored out of 15, made up of three individual measures, each scored out of five – Accessibility, Environmental Factors and Market Attractiveness.

Table 16 – Sites Scoring

Candidate Site ID.	Name	Site Size, ha – Realistically Available for B1/B2/B8 Use	Total Score, Max 15
27	Land South of College Car Park	0.00	15
16	Rhydycar/Orbit	0.00	14
33	Goat Mill Road	14.75	14
56	Ty Keir Hardie/ Martin Evans House	0.00	14
70	Hoover Site 1	1.50	14
76	Land south of Merthyr Tydfil Industrial Park	3.10	13
38	Land at Pant Industrial Estate	0.74	10
92	Tax Office	0.00	10
93	Oldway House	0.00	10
36	Land east of A4060 at Ffos-Y-Fran	11.30	8
37	Pengarnddu	2.03	8
104 (Part)	Hoover Strategic Regeneration Area - The Willows / Abercanaid Industrial Estate	5.00	7

Candidate Site ID.	Name	Site Size, ha – Realistically Available for B1/B2/B8 Use	Total Score, Max 15
Total		38.42	

Source: BE Group, 2018

6.20 The highest scoring site, the only one to score full marks, is Candidate Site 27: Land South of College Car Park. This reflects the site's high-profile position in Merthyr Tydfil Town Centre, close to a main A-Road and surrounded by good quality uses. It provides evidence of the value the site could have for B-Class uses, alongside other options. Sites 16: Rhydycar/Orbit, 33: Goat Mill Road and 70: Hoover Site 1 also score very highly and represent the main unconstrained employment development sites presently available in Merthyr Tydfil.

6.21 Low scoring sites include Site 36: Land east of A4060 at Ffos-Y-Fran, 37: Pengarnddu and 104: Hoover Strategic Regeneration Area – The Willows / Abercanaid Industrial Estate. This reflects the fact that at each location there are constraints to overcome and investment required, before they can deliver B1/B2/B8 options.

Other Land/Property Sources

6.22 In discussions, Welsh Government indicated an aspiration to provide some small employment premises within the redevelopment of the Hoover Candy Factory (Candidate Site 71). However, further details on the scale and nature of any property options have yet to be defined.

6.23 Stakeholders also suggested that the Former Dowlais Foundry, Site H23 in the existing LDP (Candidate Site 40: Heartlands, 12.3 ha) could support employment options alongside housing. However, there are no known plans for this.

Employment Areas

6.24 In this sub-section an assessment of Merthyr Tydfil's 12 main Employment Areas is made in order to provide guidance as to their continued viability and options for growth/redevelopment. Again, the assessment process used reflects that set out in 'Employment Paper for SEWSPG: A Common Methodology for Undertaking Audits of Employment Sites as Part of an Employment Land Review in South East Wales' (Report of the Pathfinder Group, 2017). Detailed proforma analyses are provided at Appendix 5, and Area Maps at Appendix 6. The analysis is summarised in Table 17,

below.

- 6.25 In Table 18, the 12 Employment Areas are grouped into categories, as set out in the SEWSPG Methodology, to better reflect their ranking one against the other.

Table 17 – Employment Area Hierarchy

Type	Typical Characteristics	Typical Importance	Employment Areas
Major Employment Site	Typified by large areas of land capable of accommodating a variety of uses. Sites are predominantly key development areas of a sufficient scale and location attracting individuals and investment from a wide catchment area, whilst affording access to regional/sub-regional markets. Sites are typically occupied by large renowned companies who are features of the national/international markets.	Sites of larger than local Authority-wide importance	Area 1: Pengarnddu Area 3: Goat Mill Road Area 4: Rhydycar
Secondary Employment Sites	Sites typically have a variety of employment uses and tend to draw individuals and investment from within the local authority area. There may be a small presence of national companies within these estates however established larger local businesses tend to predominate.	Sites of Local Authority-wide Importance	Area 2: Pant Industrial Estate Area 5: Triangle Business Park Area 6: Merthyr Tydfil Industrial Park Area 10: Dragon Parc Area 11: Hoover Factory Area 12: The Willows/Abercanaid Industrial Estate
Key Local Employment Sites	Sites of significance in the local context, offering important local employment opportunities. Sites are typified by a local SME/start-up presence and will usually have the space to allow such businesses to grow and expand in the short-medium term.	Sub-local Authority Employment Sites	Area 8: EFI Industrial Estate Area 9: Cyfarthfa Industrial Estate

Type	Typical Characteristics	Typical Importance	Employment Areas
Neighbourhood Employment Sites	Such sites provide employment opportunities for members of the surrounding communities. These sites are typically small in scale and contain a small number of businesses. Such businesses tend to serve the immediate area and do not have a wide catchment. This definition extends to include small rural employment sites.		Area 7: The Arches

Source: BE Group 2018

- 6.26 Overall, there is some 168.49 ha of developed land in, or with potential for, B1/B2/B8 uses in Merthyr Tydfil County Borough. However, 49.24 ha (29.22 percent) of this comprises the Hoover Strategic Regeneration Area, of which some 41.74 ha, including the main Hoover Candy Factory, will be subject to regeneration/redevelopment. Within this, Area 10: Dragon Parc and Area 11: Hoover Factory, some 15 ha each, are expected to be redeveloped for a housing-led scheme.
- 6.27 Excluding land which could be lost to other uses gives a revised total of 138.55 ha. Within this, the largest individual Employment Area is Area 6: Merthyr Tydfil Industrial Park, which comprises 30.27 ha.
- 6.28 Merthyr Tydfil's identified Employment Areas contain some 398,162 sqm of occupied B1, B2, B8 floorspace, with another 31,400 sqm currently vacant and on the market. This gives the County Borough a high overall occupancy rate of 92.1 percent.
- 6.29 Occupancy rates of 90-95 percent can be considered high and suggest that, discounting the natural churn of businesses expanding and relocating, most of the schemes in Merthyr Tydfil are fully occupied. A high occupancy rate is an indicator of a full market with the potential for businesses to have difficulties in finding adequate premises.
- 6.30 A Borough wide vacancy rate of 7.9 percent is broadly in line with Welsh and UK national average rates of 5-7 percent. No overall vacancy rate is available for the Heads of the Valleys area, but it is worth noting that, in consultations, neighbouring Caerphilly reported its overall vacancy rate to be around 14 percent.

Table 18 – Existing Employment Area – Assessment Summaries

ID: Site Name	Location	Size, ha	Description	Floorspace, Sqm							Vacant Parcels of Land on Existing Site	Site Scoring, Max 30
				B1 Office	B1 Other	B2	B8	Other Uses	Total Vacant Units	Site Vacancy Rate (%)		
Area 1: Pengarnddu	Off A465, Dowlais	26.63	Modern industrial estate, prominently located off the A465 Heads of the Valleys road, to the rear of retail park. Comprises space for two large employers, Tenneco and St Merryn Meats, plus a group of waste recycling, energy from waste and construction companies in the north and east.	4,842	-	18,048	3,361	-	5,991	4	Candidate Site 37 (2.03 ha) – See Above	26
Area 2: Pant Industrial Estate	Pant Industrial Estate	22.18	Popular trading estate in a secondary location, serving mainly local and regionally based businesses. It is easily accessed from the A465 and is split into three zones (blue, yellow and green) each accessed from a main estate road. Along the main estate road, trade/motor trade uses dominate. North of the main estate road industrial, storage and distribution uses remain.	-	19,807	33,744	10,865	8,339	1,789	2.5	Candidate Site 38 (0.74 ha) – See Above	22
Area 3: Goat Mill Road	Goat Mill Road, Dowlais	22.07	Modern industrial estate dominated by larger manufacturing units including Triumph, OP Chocolates, Mayphill and Stephens and George Printers, combined with some more recently developed small/mid-sized industrial space.	-	25,832	16,833	5,660	2,417	0	0	<i>Parcel 1:</i> Candidate Site 33 (LDP Site E4) (16.98 ha) – See Above <i>Parcel 2:</i> Land north and west of Candidate Site 33, north east of estate road roundabout - Area of brownfield scrubland on a valley plateau, extension to Candidate Site 33, but separated from that site by estate roads (0.56 ha) <i>Parcel 3:</i> Flat, grassed area west of Stephens and George Printers, north of the company's car park. Likely expansion land for that company, but has estate road frontage and could be developed separately (0.44 ha) <i>Parcel 4:</i> Flat, grassed area to rear (south) of Triumph. Likely expansion land for that company but has Goat Mill Road frontage and could be developed separately as well (0.70 ha)	29
Area 4: Rhydyar	Rhydyar Business Park, Cyfarthfa	10.48	High quality office development, prominently located off the A470 and adjacent to leisure facilities. Comprises offices for EE and Welsh Government, as well as Orbit Business Centre.	46,793	-	-	-	Police Station	0	0	Candidate Site 16 (LDP Site E6) (1.31 ha) – See Above	30
Area 5: Triangle Business Park	Hoover Strategic Regeneration Area (part), Plymouth	5.00	Accessible business park in three distinct areas - a retail area to the south, manufacturing to the north and office / distribution uses between.	7,683	-	10,717	-	-	0	0		29
Area 6: Merthyr Tydfil Industrial Park	Off A4054, Plymouth	30.27	Large local and sub-regional scale industrial estate, prominently located on the A4050 and with good access the A4060 and A470. The industrial estate has seen recent investment in new speculative workshop units (Compass Court). Area also includes a large manufacturing plant for General Dynamics on the opposite side of the A4050.	952	3,312	41,446	4,906	10,900	20,437	33.2	Candidate Site 76 (3.70 ha) – See Above	26
Area 7: The Arches	Clare Street/Plymouth Court, Town	0.44	Two groups of railway arch micro business units, in a backland position in a mostly residential area.	244	-	1,014	-	-	335	28	-	8
Area 8: EFI Industrial Estate	Brecon Road, Town	2.54	Local industrial estate, located down a slope from the main road in an edge of settlement location.	-	-	5,703	646	-	0	0	<i>Parcel 1:</i> Backland parcel in south of estate, to rear of IJF Engineering, on back of River Taff (0.15 ha)	16
Area 9: Cyfarthfa Industrial Estate	Cyfarthfa Road, Town	4.64	Mid-sized local industrial estate, split in two parts by River Taff, in an edge of settlement location.	145	-	3,704	7,426	4,830	2,847	18	-	25

ID: Site Name	Location	Size, ha	Description	Floorspace, Sqm							Vacant Parcels of Land on Existing Site	Site Scoring, Max 30
				B1 Office	B1 Other	B2	B8	Other Uses	Total Vacant Units	Site Vacancy Rate (%)		
Area 10: Dragon Parc	Off A4054 Merthyr Road, Plymouth	14.94	Mixed employment area comprising two large industrial complexes in the north (Amnitec and Load Lock), plus a self-store/vehicle hire facility. The south comprises largely cleared brownfield land, plus the derelict 'Hoovers' office block.	-	-	13,903	-	8,976	0	0 - Vacant property now largely cleared	Candidate Site 67 - Former industrial property, cleared down to foundations, plus derelict office building in south (7.75 ha). Cleared land and adjoining areas will form part of the Hoover SRA redevelopment. Load Lock to relocate to plots at Goatmill Road. Potential for land to become available for uses other than residential, although this remains uncertain.	18
Area 11: Hoover Factory	Off A4054 Merthyr Road, Plymouth	15.00	Large, older factory complex, with prominent frontage on the A4054.	-	-	-	67,567	-	-	0	Whole site identified as redevelopment opportunity within Hoover Strategic Regeneration Area, reflecting the prospects of Hoover vacating the site and likely Welsh Government Acquisition Candidate Site 70 (LDP Site E8) (1.50 ha) – See Above.	16
Area 12: The Willows/Abercanaid Industrial Estate	Off A4054 Merthyr Road, Plymouth	11.80	Mixed employment area comprising a large industrial complex for Triumph, plus several minor uses plus sizable areas of open storage and vacant land in the north and east.	-	4,240	32,175	6,594	7,394	0	0 - Vacant land rather than property	In principle, the whole site is available within the Hoover Strategic Regeneration Area. In practice main area of available land comprises vacant sites and land in open storage use in the north and east, some 5 to 7.5 ha subject to refinement as part of the Hoover SRA masterplanning	18
Total		168.49	-	60,659	53,191	177,287	107,025	42,856	31,400	-	-	

Source: Merthyr Tydfil CBC/BE Group 2018

- 6.31 B2 premises dominate, accounting for 44.5 percent of occupied B-Class floorspace. 26.9 percent comprises B8 storage and distribution uses, although this includes the 67,567 sqm of the Hoover Candy factory, which also incorporates some office uses, and which is expected to become vacant in the short term. B8 options elsewhere are modest, with only Area 2: Pant Industrial Estate accommodating more than 10,000 sqm of warehousing and trade/distribution.
- 6.32 B1 Offices account for 15.2 percent of B-Class property, strongly focused at Area 4: Rhydycar and Area 5: Triangle Business Park, which accommodate some 54,476 sqm of office space. B1 light industry comprises 13.4 percent of occupied property, strongly focused at Area 2: Pant Industrial Estate and Area 3: Goat Mill Road.
- 6.33 All existing Employment Areas have been graded using the same standard scoring system as per the Employment Sites (see Appendix 3), but with an allowance for internal conditions (reflecting the fact that these locations contain developed property), as well as external factors. Each site is scored out of 30, made up of six individual measures, each scored out of five – Accessibility, Building and Site Quality and Characteristics (Overall Building Quality and Overall Site Quality), Environmental Factors (internal and external), Market Attractiveness.
- 6.34 Of the Employment Areas, only Area 4: Rhydycar scores a perfect 30, reflecting the very high quality of developed office property and the Area's prominent position off the A470. Area 5: Triangle Business Park also scores a reasonable 29, again reflecting its general quality and position at the junction of several A-roads.
- 6.35 Area 7: The Arches has by far the lowest score at eight. This reflects the fact that these railway arch units are in a backland position, in a mostly residential area, and are of a low quality in terms of both internal and external environment. Changes of use, for these low-grade properties could be considered although alternative uses in railway arches are unlikely to be appropriate or viable.
- 6.36 Vacant parcels of land were reviewed in each existing Employment Area, for their redevelopment potential. In practice however, most areas of vacant land outside the curtilages of existing properties are accounted for as Candidate Sites and considered above. The exceptions are mostly at Area 3: Goat Mill Road where three other parcels of undeveloped, flat land were noted in the existing industrial estate.

Collectively these comprise 1.70 ha of undeveloped land, in addition to the identified Candidate Sites.

Summary

- 6.37 As of 1st February 2018, Merthyr Tydfil's baseline land supply comprised 68.29ha, representing the maximum supply of B-Class land likely from the Candidate Sites identified in the Candidates Sites Register Background Paper (April 2017).
- 6.38 However, the 68.29 ha supply includes areas of land which are already developed/undevelopable due to site constraints, likely to be retained/developed for infrastructure or non-employment uses. Removing such land reduces the net supply to 38.42 ha. This includes assumptions about what is realistically deliverable at the Hoover Strategic Regeneration Area which will likely change as plans advance and evolve there.
- 6.39 The local land supply is dominated by provision in the Dowlais area, at Area 3: Goat Mill Road and Ffos-Y-Fran. Realistic supply at the Hoover Strategic Regeneration Area is some 9 ha or 20.3 percent of the total. The only option elsewhere is the 3.10 ha Site 76: Land south of Merthyr Tydfil Industrial Park.
- 6.40 The supply could meet the needs of both office and industrial occupiers but is strongly focused on meeting industrial/warehouse requirements. Site scoring shows significant variation in the quality of the land supply. Prime sites include Site 27: Land South of College Car Park and Site 16: Rhydycar/Orbit, unfortunately both options which may be lost to other uses.
- 6.41 Low scoring sites include Site 36: Land east of A4060 at Ffos-Y-Fran, 37: Pengarnddu and 104: Hoover Strategic Regeneration Area – The Willows / Abercanaid Industrial Estate. This reflects the fact that at each location there are constraints to overcome and investment required, before they can deliver B1/B2/B8 options.
- 6.42 A review of Merthyr Tydfil's 12 identified Employment Areas indicates that most are established office and industrial areas, of moderate or good quality, which are aimed at meeting either local or Head of Valleys needs and should be protected for that purpose.

- 6.43 Merthyr Tydfil's flagship 'Major Employment Areas' are:
- Area 1: Pengarnddu
 - Area 3: Goat Mill Road
 - Area 4: Rhydycar.
- 6.44 At present, most of the Employment Areas are well occupied, with no large areas of void premises, even in budget quality schemes.
- 6.45 The Borough wide vacancy rate of 7.9 percent is broadly in line with Welsh and UK national average rates of 5-7 percent and appears to compare well to rates in some neighbouring County Boroughs, reported at around 14 percent. With the partial exception of Area 6: Merthyr Tydfil Industrial Park, the problem is a lack of available premises, particularly industrial premises, rather than a surplus.
- 6.46 Only Area 3: Goat Mill Road appears to offer infill redevelopment/regeneration opportunities, beyond the land supply identified in the Candidate Sites. However, these are caveated in that owner/developer aspirations for B1/B2/B8 development on these plots has not been tested. Discussions with Welsh Government also suggest the likelihood of some B1 property options within the wider, housing-led regeneration of the Hoover Candy factory.

7.0 FUTURE LAND REQUIREMENTS REVIEW

Introduction

7.1 The Welsh Planning Practice Guidance Note 'Building an Economic Development Evidence Base to Support a Local Development Plan' states that the assessment of future land needs should be determined by looking at both past trends and future forecasting methods, and highlights that these should include historic land take-up and future employment and population change. The County Borough Council has internally completed land need calculation using both models, and the results are reviewed here. Neither approach provides a definitive answer, but they provide influences to be understood. Trends and forecasts must also reflect market signals and therefore they are considered in the context of the market overview undertaken as part of this study.

7.2 The two models are:

- Practice Guidance Method 1: Past Building Completions

This reviews the actual take-up of employment land and premises in the County Borough over time. The method is not wholly reliable as there will be peaks and troughs and different time periods taken can also result in different outcomes. For example, a period of sustained growth may show a high average take-up, whereas looking over a recessionary period could well reflect low or even nil take-up.

- Practice Guidance Method 2: Labour Demand Forecasting

This relies on the econometric forecasts which use a model that projects the likely jobs growth in different industry sectors. The jobs from figures are then translated to land using a formula based on jobs to floorspace density, which in turn can be translated into the projected land need. This scenario uses as its base Cambridge Econometrics forecasts, which account for the most recent national and regional socio-economic and political changes.

These forecasts have several limitations. They are based on national and regional trends with some local adjustments for some industry sectors, which means, at a local level economic activity is not always accurately represented. Also, merely translating jobs to land needs will not always reflect local property trends. Therefore, sensitivity testing against actual land take-up

is undertaken to assess how the two trends in the County Borough of Merthyr Tydfil are related.

The econometric forecasts are useful in that they analyse each industry sector and, in conjunction with other market data, the forecasts can identify where sectors may be growing, or shrinking which in turn can inform land and property needs.

- 7.3 It should be noted that these are ‘policy-off’ scenarios in that they do not account for any strategic policy initiatives and particularly it takes no account of the possible impacts of the LDP Replacement Preferred Strategy Growth Scenario which would see 150 new homes/year delivered in Merthyr Tydfil over 2016-2031, 2,250 in total. Under this scenario, the local population would grow by 4,712 people, although the increase in the working age population, 16-64 years old, would only be 263.
- 7.4 To allow for this, a third Resident Workforce Forecast model is completed. This uses the same method of forecasting as the employment based method but takes forecast changes in the working population i.e. labour supply, rather than projected jobs – labour demand.

Policy Off Models

Practice Guidance Method One: Past Building Completions

- 7.5 The 2016 LDP Annual Monitoring Report identifies past employment land completions from 2006 (including permissions before 2006) to April 2016 to be:
- B1 Office: 10,661 sqm or 1,066.1 sqm/year
 - B2/B8 Industrial Warehouse: 15,601 sqm or 2,626.2 sqm/year.
- 7.6 Using these take-up rates and applying it to the period 2016-2031 (15 years), the County Borough requires 4.92-9.85 ha of land (see Table 19).

Table 19 – Past Building Completions Forecast

Use	2006-2016 Annual Average Employment Completions, sqm	2016-2031 Floor Space Requirement, sqm	Plot Ratio at 40 percent Coverage, ha	Plot Ratio at 80 percent Coverage, ha
Offices (B1)	1,066.1	15,991.5	4.00	2.00
Industrial (B2/B8)	1,560.1	23,401.5	5.85	2.92
Total	2,626.2	39,393.0	9.85	4.92

Source: Merthyr Tydfil CBC, 2018

- 7.7 The variation in land need projections reflects whether a plot ratio of 40 percent (i.e. assuming that each 10,000 sqm/one hectare of land provides 4,000 sqm of single storey floorspace) or 80 percent (i.e. assuming that each 10,000 sqm/one hectare of land provides 8,000 sqm of single storey floorspace) is applied.
- 7.8 A 40 percent plot ratio would, as noted in Welsh Practice Guidance, be standard for development on modern industrial estates and business parks, with other land used for car parking, landscaping, open storage and the 40 metre turning circle HGVs require. An 80 percent plot ratio would normally be applied only to town or city centre schemes, mostly multi-storey offices. High density industrial/warehouse schemes have been completed in the past, including the Area 11: Hoover Factory, however such properties no longer reflect modern development methods or business requirements.
- 7.9 While Merthyr Tydfil Town Centre does accommodate some existing offices, notably Ty Keir Hardie/Martin Evans House, Oldway House and the former Tax Office, Castle Street, which may offer high density redevelopment options, the overwhelming proportion of B-Class development in Merthyr Tydfil County Borough, to 2031, is expected to take place in suburban/out of town locations such as the Hoover Regeneration Area, Area 3: Goat Mill Road and Foss-Y-Fran and at industrial estate/business park densities. As has been discussed elsewhere in this Study, the premises demand in Merthyr Tydfil is for modern industrial and warehouse options which will likely be delivered at plot ratios close to 40 percent, to provide the parking, HGV turning, etc. space companies need. For this reason, it is recommended that the need assessment at a 40 percent plot ratio only be used, in this model, as a measure of employment land needs to 2031. The land requirement from this model is thus 9.85 ha.
- 7.10 The County Borough should also have a minimum buffer of five years supply to reflect a choice of sites by size, quality and location and to provide a continuum of supply beyond the end of the 2031 period. This also makes some allowance for the loss of further employment land to non B-Class uses over the period, particularly in the Hoover Strategic Regeneration Area, where a housing-led scheme is likely. Based on the historic take-up trend this would generate a further land need of 4.61 ha, i.e.

- B1: 1,066.1 sqm/year x 5 (years) = 5,330.5 sqm. Land (ha) at 40 percent cover = 1.33 ha
- B2/B8: 2,626.2 sqm/year x 5 (years) = 13,131.0 sqm. Land (ha) at 40 percent cover = 3.28 ha
- Total: 18,461.5 sqm. **4.61 ha.**

7.11 Added to the 2031 need figure, this increases the requirement to 14.46 ha, i.e.

- B1: 4.00 ha + 1.33 ha = 5.33 ha
- B2/B8: 5.85 + 3.28 ha = 9.13 ha
- Total: **14.46 ha**

Practice Guidance Method Two: Labour Demand Forecasting

7.12 This scenario uses as its base the Cambridge Econometrics forecast modelling, referred to previously. The forecasts project employment change over 2016-2031 and include annual employment figures for the County Borough from 1981. Therefore, the forecasts can be used to calculate the future need, and the past jobs change can be used to calculate the assumed land need over that period for comparison with the historic take-up over the same period.

7.13 This section deals with calculation of future needs, as completed by the County Borough Council using this data.

7.14 The forecasts break down employment to the level of 12 industry sectors (Table 20) although not all are relevant to this Employment Land Review, particularly agriculture, forestry and fishing.

7.15 The Cambridge Econometrics modelling shows growth in the service sectors plus distribution, transport and storage, which outweighs forecast losses in manufacturing.

Table 20 – Employment Change by Employee Numbers 2016-2031

Sector	Jobs 2016	Jobs 2031	Jobs Total Change	Percentage Change, percent
Agriculture, Forestry and Fishing	215	144	(71)	(33.0)
Mining and Quarrying	006	004	(2)	(33.3)
Manufacturing	3,448	3,070	(378)	(11.0)
Electricity, gas, water etc.	221	283	62	28.1
Construction	1,348	1,386	38	2.8

Sector	Jobs 2016	Jobs 2031	Jobs Total Change	Percentage Change, percent
Distribution	4,239	4,792	553	13.0
Transport and Storage	748	834	86	11.5
Accommodation and Food Services	1,138	1,432	294	25.8
Information and Communication	836	941	105	12.6
Financial and Business Services	2,713	3,208	495	18.2
Government Services	8,421	9,335	914	10.9
Other Services	989	1,030	41	4.1
Net growth/decline	24,322	26,459	2,137	8.8

Source: Cambridge Econometrics, 2017

- 7.16 Total employment is forecast to grow by 2,137 jobs over 2016-2031. During the period, nine of the 12 sectors are predicted to grow, producing 2,588 jobs to 2031. Conversely manufacturing is forecast to see a reduction of 378 jobs over 2016-2031.
- 7.17 The highest growth sector is Government Services. The County Borough is forecast to gain 914 public sector jobs by 2031, and likely reflects prospects for growth in the health sector, which dominates public sector employment in Merthyr Tydfil. Government Services jobs growth accounts for 42.8 percent of the net jobs increase forecast over 2016-2031.
- 7.18 In the private sector, the strongest growth is in distribution, a gain of 639 jobs when combined with transport and storage. In the service sectors, growth in financial and business services dominated, with a gain of 495 jobs forecast, a 18.2 percent gain on 2016.
- 7.19 Not all employment growth would result in an increase in demand for B-class employment land or premises. Only certain industry sectors are typically located on B-class land, such as manufacturing, transport and storage and professional services.
- 7.20 Using the Cambridge Econometrics forecasts, Merthyr Tydfil County Borough Council and BE Group have forecast employment floorspace and employment land requirements for Merthyr Tydfil County Borough. Reflecting Welsh Practice Guidance, the methodology of calculating this requirement is as follows:

- Identify which industry sectors are likely to take up employment land, including the proportion of that sector's employment on B-class employment land (Table 21).
- Adopt appropriate employment densities to convert employment numbers to floorspace demand (see Table 22).
- Adopt a plot ratio to convert floorspace to employment land demand (see Table 22).

Table 21 – Labour Demand Forecast, 2016-2031

Broad Sector Groupings	Difference (jobs) 2016 - 2031	Land Use	Weighting	Difference (jobs) by use 2016 - 2031
Non B-Class Uses				
Agriculture, Forestry and Fishing	(71)	Non B	-	-
Mining and Quarrying	(2)	Non B	-	-
Accommodation and Food Services	294	Non B	-	-
B1 Mostly Office Uses				
Information and Communication	105	B1	1	105
Financial and Business Services	495	B1	1	495
Government Services	914	B1	0.22	201
Other Services	41	B1	0.22	9
Total	1,555	-	-	810
B2/B8 Uses				
Manufacturing	(378)	B2	1	(378)
Electricity, gas, water, etc.	62	B2	0.26	16
Construction	38	B2	0.26	10
Distribution	553	B8	0.48	265
Transport and Storage	86	B8	0.48	41
Total	361	-	-	(46)

Source: Merthyr Tydfil CBC/BE Group, 2018 and Cambridge Econometrics, 2017

Table 22 – Floorspace and Land Requirement Forecasts

Offices (B1)	Based on 810 additional workers, sqm	Plot Ratio at 40 percent Coverage, ha	Plot Ratio at 80 percent Coverage, ha
12 sqm per worker	9,720	2.43	1.22
16 sqm per worker	12,960	3.24	1.62

20 sqm per worker	16,200	4.05	2.03
Industrial (B2/B8)	Based on 46 /less workers, sqm	Plot Ratio at 40 percent Coverage, ha	Plot Ratio at 80 percent Coverage, ha
50 sqm per worker	(2,300)	(0.58)	(0.29)
67 sqm per worker	(3,082)	(0.77)	(0.39)
85 sqm per worker	(3,910)	(0.98)	(0.49)

Source: Merthyr Tydfil CBC/BE Group, 2018

7.21 Table 22 shows the results of the Model Two forecasting. The results are shown for both a 40 percent and 80 percent plot ratio. As noted for Model One, the 40 percent ratio is likely to be more applicable to Merthyr Tydfil given that most development, including office development, is expected to take place on suburban/out of town industrial estates/business parks rather than in town centre locations. It also reflects Welsh Practice Guidance.

7.22 For each use, offices (B1) and industrial (B2/B8), three employment density levels (the amount of floorspace required for each job) are considered. Comments on these density options are provided:

Offices

- 12 sqm per worker – Would be applicable to a quite high-density service sector operation such as a call centre or town centre financial services office. While some facilities in Merthyr Tydfil, such as the EE call centre at Area 4: Rhydycar, will have comparable densities, most new development at the Hoover Regeneration Area or other employment sites, is likely to be delivered at a lower density.
- 16 sqm per worker – Mid-level density level, this is identified in Welsh Practice Guidance (para 6.5.1, page 39) as a current average floorspace/worker rate for office uses in Wales. It reflects a mix of town centre and business park density levels.
- 20 sqm per worker – A comparably low employment density, reflective of more specialist facilities such as design studios, co-working and maker spaces. These have a limited presence in Merthyr Tydfil.

Industrial

- 50 sqm per worker – This high density relates to B1 light industrial uses, which are found throughout the employment areas of Merthyr Tydfil, but does not allow for larger B2/B8 options.
- 67 sqm per worker – Mid-level density level, this is identified in Welsh Practice Guidance (para 6.5.1, page 39) as a current average floorspace/worker rate for industrial/warehouse uses in Wales. Allows for a mix of high density light industrial and mid-density B2/B8 uses.
- 85 sqm per worker – This low-density level would be most applicable to the largest B8 logistics facilities, National and Regional Distribution Centres. In the Cardiff Capital Region these are mostly found along the M4 Corridor rather than in the Head of the Valleys.

7.23 Based on the above, the recommended land needs for Model Two are thus:

- B1 Offices – 810 additional jobs at 16 sqm per worker and a 40 percent plot ratio = 3.24 ha
- B2/B8 Industrial – 46 less jobs at 67 sqm per worker and a 40 percent plot ratio = (0.77 ha)
- Total net need = **2.47 ha.**

7.24 The above model suggests that Merthyr Tydfil requires little employment land to 2031 and, indeed, could reuse some industrial land for other uses.

7.25 However, in terms of B2/B8 land, if the loss of manufacturing jobs is discounted and only sectors predicted to gain jobs are considered (332 extra jobs) the need, at 67 sqm per worker and a 40 percent plot ratio, becomes 22,244 sqm or 5.56 ha. Combined with the 3.34 ha need for B1 offices gives a total requirement of **8.80 ha.**

Comparing Methods One and Two

7.26 In reality, the change in employment numbers shown in Method Two does not translate exactly to land provision in the way shown. There are several factors that will influence the land requirement and it is necessary to understand the market signals to predict a more accurate employment land requirement. These factors include:

- While forecasting suggests net declines in B2/B8 jobs locally, the market assessment completed in this Study suggests that demand is overwhelmingly for industrial and warehouse space, while office requirements are modest.

- Will the decline in jobs lead to the release of land? Experience suggests that even where businesses are contracting, they will continue to hold onto sites in anticipation of future improvements. Also, where jobs are being lost to automation, those new automated processes will still require land on which to operate.
- Land take-up/property needs can be for different reasons such as modernisation or geographic relocation, or land banking for future needs.
- Expansion may also be within existing premises or on expansion land not accounted for in land allocations.

7.27 Therefore, to test how closely jobs change translates to land take-up, historic trends have been compared. Using the same methodology, the land needs based on employment change has been calculated for the period 2006-2016 and compared to the actual land take-up during that period (see Table 23-24).

Table 23 – Employment Land Take-Up/Employment Change Comparison

Broad Sector Groupings	Difference (jobs) 2006 - 2016	Land Use	Weighting	Difference (jobs) by use 2006 - 2016
Non B-Class Uses				
Agriculture, Forestry and Fishing	(125)	Non B	-	-
Mining and Quarrying	(41)	Non B	-	-
Accommodation and Food Services	(57)	Non B	-	-
B1 Mostly Office Uses				
Information and Communication	(92)	B1	100	(92)
Financial and Business Services	631	B1	100	631
Government Services	(279)	B1	0.22	(61)
Other Services	(296)	B1	0.22	(65)
Total	(36)	-	-	413
B2/B8 Uses				
Manufacturing	(781)	B2	100	(781)
Electricity, gas, water, etc.	101	B2	0.26	26
Construction	137	B2	0.26	36
Distribution	478	B8	0.48	229
Transport and Storage	(39)	B8	0.48	19
Total	(104)	-	-	(471)

Source: BE Group, 2018 and Cambridge Econometrics, 2017

Table 24 – Floorspace and Land Requirement Forecasts

Offices (B1)	Based on 413 additional workers, sqm	Plot Ratio at 40 percent Coverage, ha
16 sqm per worker	6,608	1.65
<i>Take Up 2006-2016</i>	<i>10,661</i>	<i>2.67</i>
Industrial (B2/B8)	Based on 471 less workers, sqm	Plot Ratio at 40 percent Coverage, ha
67 sqm per worker	(31,557)	(7.89)
<i>Take Up 2006-2016</i>	<i>15,601</i>	<i>3.90</i>

Source: Merthyr Tydfil CBC/BE Group, 2018

- 7.28 The trend shows that net jobs growth is not an accurate method of calculating land. Forecasting suggests that over 2006-2016 the Merthyr Tydfil should have gained 1.65 ha of B1 office land but lost almost 8 ha of B2/B8 land. In reality, modest growth of 3.90 ha was recorded. When land is calculated on the sectors that generate a positive jobs figure over 2006-2016, the figures are closer with a net gain of 5.19 ha forecast. **Overall, however, this calculation reinforces the view that historic take-up is the most appropriate method.**

Policy On Model

Method Three: Resident Workforce Forecast

- 7.29 This scenario is based upon the Population Forecasts which inform and emerge from Scenario D: Dwelling Led (past build rate) in the Council 'Background Paper Population and Housing Requirements' (2017). The projections indicate a rise in population numbers for Merthyr Tydfil to 64,394 by 2031. Reflecting national trends of ageing population, the working age population figure would see only a 0.7 percent rise to 36,160.
- 7.30 The forecast is based on the current (2017) resident employment rate of 79 percent which, in practice, will fluctuate over time. This suggests only a 208 increase in the number of residents working by 2031. To calculate what the increase means in terms of impact on employment land need, BE Group have converted the effect of the 208 growth into an equivalent land area. We have applied the Cambridge Econometrics forecasts for the percentage shares of the different industry sectors to the 208 figure, to establish the number of jobs applicable to each sector. We have also assumed that the relationship between employment densities and land requirements within

industry sectors is the same as projected in Practice Guidance Method Two: Labour Demand Forecasting (see Table 25).

7.31 As Table 25-26 shows, this translates to B1 needs of 0.07-0.24 ha and B2/B8 needs of 0.34-1.15 ha. If the preferred jobs density figures of 16 sqm/worker for B1 and 67 sqm/worker for B2/B8 are applied, as discussed for Method Two, along with a standard 40 percent plot cover, reflecting local conditions, the need is:

- B1: 768 sqm. 0.19 ha
- B2/B8: 3,618 sqm. 0.90 ha
- Total: 4,386 sqm. **1.09 ha.**

Table 25 – Labour Supply Forecast, 2016-2031

Broad Sector Groupings	Sector Proportion of Total Workforce, percent	Difference (jobs) 2016 - 2031	Land Use	Weighting	Difference (jobs) by use 2016 - 2031
Non B-Class Uses					
Agriculture, Forestry and Fishing	0.9	2	Non B	-	-
Mining and Quarrying	0.0	0	Non B	-	-
Accommodation and Food Services	4.7	10	Non B	-	-
B1 Mostly Office Uses					
Information and Communication	3.4	7	B1	1	7
Financial and Business Services	11.2	23	B1	1	23
Government Services	34.6	72	B1	0.22	16
Other Services	4.1	9	B1	0.22	2
Total	-	111	-	-	48
B2/B8 Uses					
Manufacturing	14.2	30	B2	1	30
Electricity, gas, water, etc.	0.9	2	B2	0.26	1
Construction	5.5	11	B2	0.26	3
Distribution	17.4	36	B8	0.48	17
Transport and Storage	3.1	6	B8	0.48	3
Total		85	-	-	54

Source: Merthyr Tydfil CBC/BE Group, 2017/2018 and Cambridge Econometrics, 2017

Table 26 – Floorspace and Land Requirement Forecasts

Offices (B1)	Based on 48 additional workers, sqm	Plot Ratio at 40 percent Coverage, ha	Plot Ratio at 80 percent Coverage, ha
12 sqm per worker	576	0.14	0.07
16 sqm per worker	768	0.19	0.10
20 sqm per worker	960	0.24	0.12
Industrial (B2/B8)	Based on 54 additional workers, sqm	Plot Ratio at 40 percent Coverage, ha	Plot Ratio at 80 percent Coverage, ha
50 sqm per worker	2,700	0.68	0.34
67 sqm per worker	3,618	0.90	0.45
85 sqm per worker	4,590	1.15	0.57

Source: Merthyr Tydfil CBC/BE Group, 2018

- 7.32 The implication of comparing the resident worker generated land requirement (Method Three) to the labour demand generated land requirement (Method Two) is that there would be an increasing requirement for in-commuters to meet the labour demand. The labour demand projections consider changes in the industry sectors of Merthyr Tydfil businesses and their subsequent requirements for labour. The residential worker projections consider the changes in employment behaviour of the local residents, regardless of whether they work within the County Borough or commute elsewhere. **Therefore, the labour demand (Method Two) projections are more directly linked to land requirements in Merthyr Tydfil than residential workers projections. For this reason, the roll forward of historic take-up remains the most appropriate method for forecasting the County Borough's B-Class employment land needs to 2031.**

Summary

- 7.33 The three alternative forecast options have been produced and considered for the period of 2016-2031, reflecting Welsh Government Practice Guidance. The calculations for each are summarised in Table 27 and need is compared to the County Borough's realistic employment land supply, identified in Section 6.0, of 38.42 ha.

Table 27 – Land Forecast Models – Summary

Model	Land Stock 2018, ha*	Land Need 2016-2031, ha	Flexibility Buffer (five years take-up rate) ha	Land Need Incl. flexibility buffer	Surplus, ha	Assumptions
Practice Guidance Method One: Past Building Completions	38.42	B1: 4.00 B2/B8: 5.85 Total: 9.85	B1: 1.33 B2/B8: 3.28 Total: 4.61	B1: 5.33 B2/B8: 9.13 Total: 14.46	23.96	Based on historic (10 years) take-up of 2,626.2 sqm/year at a 40 percent plot ratio
Practice Guidance Method Two: Labour Demand Forecasting	38.42	<i>Net Change</i> B1: 3.24 B2/B8: (0.77) Total: 2.47	<i>Net Change</i> B1: 1.08 B2/B8: N/A Total: 0.82	<i>Net Change</i> B1: 4.32 B2/B8: (0.77) Total: 3.29	<i>Net Change</i> 35.13	Based on <i>Net Change</i> : Projected employment change across sectors
		<i>Growth Only</i> B1: 3.24 B2/B8: 5.56 Total: 8.80	<i>Growth Only</i> B1: 1.08 B2/B8: 1.85 Total: 2.93	<i>Growth Only</i> B1: 4.32 B2/B8: 7.41 Total: 11.73	<i>Growth Only</i> 26.69	<i>Growth Only</i> : Projected growth sectors
Method Three: Resident Workforce Forecast (Policy On)	38.42	B1: 0.19 B2/B8: 0.90 Total: 1.09	B1: 0.06 B2/B8: 0.30 Total: 0.36	B1: 0.25 B2/B8: 1.20 Total: 1.45	36.97	Policy On – Projected Labour Force Growth

Source: Merthyr Tydfil CBC/BE Group, 2018

*Realistic land supply

7.34 The figures allow for a minimum five-year buffer to allow for choice and potential change in needs during the period as well as providing some accounting for further possible losses in the supply. This can be seen as the minimum land requirements and separate consideration to employment land provision in the LDP has been given in the conclusion and recommendation sections below, reflecting on the employment land supply and regeneration objectives of the Plan.

7.35 As can be seen from Table 27, the County Borough does have sufficient land to meet projected growth under these scenarios. Even if the 16.78 ha of land supply, identified in Section 6.0 as only suited for B2/B8 options is excluded, there is sufficient supply of land to meet the minimum quantitative needs identified.

7.36 If employment based forecasts are taken then the quantitative surplus is 26.69-35.13 ha, the latter reflecting that where employment declines there is a corresponding reduction in land needs. From the market assessment and reviewing the historic

trends in employment change and land take up, this approach suggests that employment land needs are underestimated. When a comparison of past employment change over the period 2006-2016 is made, actual land take-up is much higher, particularly for B2/B8 uses.

- 7.37 The resident worker forecast suggests that there is an even larger surplus in the existing realistic supply to 2031, of almost 37 ha. Thus, almost all the County Borough's B-Class land supply would be made available for alternative uses. However, as discussed above, this analysis is not as targeted or directly applicable to the assessment of employment land in Merthyr Tydfil in comparison to the labour demand assessment.
- 7.38 In conclusion, it is considered that the most appropriate forecast is the 10-year take-up rate which identifies needs of **14.46 ha to 2031**, and a surplus, against the realistic quantitative employment land supply of 23.96 ha.

8.0 CONCLUSIONS

Introduction

- 8.1 This study has included a wide-ranging look at the factors affecting the County Borough of Merthyr Tydfil's economy, with particular reference to those that are likely to affect the future need for land and property within the Borough. This section draws together the main issues that will need to be addressed as a preliminary to the more detailed recommendations set out in Section 9.0.
- 8.2 The study has been undertaken in line with Welsh Government guidance, including Planning Policy Wales, TAN 23 and reflecting 'Practice Guidance – Building an Economic Development Evidence Base to Support a Local Development Plan'. It updates the LDP evidence base, on matters of B-Class land need and supply.

Economic Profile

- 8.3 The socio-economic profile of Merthyr Tydfil reveals 70.1 percent of the working age population to be in employment, in line with the Cardiff Capital Region/Welsh average of 71.9 percent. Unemployment, at 7.7 percent in mid-2017, is the highest in the Capital Region and above average for Wales as a whole.
- 8.4 Skills are an issue in Merthyr Tydfil. As of 2016 at least, only 24.1 percent of the population were educated to National Vocational Qualifications (NVQ) level Four, noticeably below wider averages. Merthyr Tydfil also has a high proportion of its working age population with no qualifications (15.8 percent), again noticeably above wider averages.
- 8.5 In terms of labour, the manufacturing sector continues to employ a large proportion (14.3 percent) of people in Merthyr Tydfil. This proportion is in line with norms for the Cardiff Capital Region and somewhat above the Welsh average of 11.8 percent. Manufacturing employment locally appears to have remained at this level in recent years. This reflects the fact that while Merthyr Tydfil may have lost much of its traditional industry, it has been successful in attracting new high value manufacturing and production businesses such as General Dynamics.
- 8.6 The County Borough's dependence on public sector employment is slightly above average with 36.8 percent local workforce employed in public administration, education and health, in 2015. This mostly reflects the strength of the local health

sector, i.e. Prince Charles Hospital, which accounts for 20.5 percent of local employment, despite losses since 2009.

- 8.7 In terms of service sectors, business administration and support services has the strongest role. However, proportionately all Merthyr Tydfil's service sectors are below wider averages. The local property sector has seen significant jobs growth over 2009-15, more than trebling its 2009 position. Professional services and business administration have also seen growth. By comparison, ICT lost 275 jobs, almost a quarter of the 2009 total. Financial and insurance also saw a high proportionate loss.
- 8.8 Transport and storage employed 600 in 2015, somewhat reduced on 2009. Proportionately, logistics employment in Merthyr Tydfil is below Capital Region and Welsh Government averages.
- 8.9 The number of VAT and PAYE registered businesses was 1,315 in 2017. 84.8 percent of companies are micro-businesses (less than 10 employees). 98.5 percent employ up to 49 people (small businesses). Average weekly pay in the County Borough is currently amongst the lowest in the Cardiff Capital Region, whether measured by place of work and place of residence, it is also below average for Wales as a whole. In 2011, homeworking accounted for only 1.4 percent of the working age population, well below the Welsh average of 3.3 percent
- 8.10 In 2016, 57.5 percent Merthyr Tydfil's resident population, in employment, also worked in the County Borough. This is modest rate of retention in the context of the Cardiff Capital Region, but higher than in Merthyr Tydfil's immediate neighbours in the Heads of Valleys area. Overall, Merthyr Tydfil is a net exporter of labour, to many of its neighbours and Cardiff. However, the County Borough is a net importer of labour from Caerphilly and draws reasonable numbers of workers from RCT and Blaenau Gwent.

Property Market Assessment

- 8.11 Nationally and regionally the prospect is for increased demand in all the main commercial sectors as the UK economy enters a period of growth. Increased demand following a period of limited development is generating stock shortfalls which are in turn encouraging development activity. However, high development costs mean that speculative development is a remains challenging outside of prime city economies.

- 8.12 Property requirements sourced through the Welsh Government, are for primarily industrial space. Of those enquiring, around a quarter sought industrial/warehouses units of 464 sqm or less. However, 55.6 percent sought units of 2,324 sqm or more. The preference for larger space will reflect the fact that many of those enquiring through Welsh Government will be established firms with areas of search which will extend across multiple local authority areas. However, it is still worth noting that Merthyr Tydfil does feature regularly within those wider search areas.
- 8.13 The local market view is that the County Borough has a strong need for industrial and warehouse properties. Units of up to 250-500 sqm are required to meet immediate local needs while options up to 5,000 sqm are necessary both for Merthyr Tydfil to compete for investment in the sub-regional economy and to meet the needs of existing large companies who may be looking to expand or upgrade their premises.

Industrial Market

- 8.14 Nationally and sub-regionally, market demand is steady and resilient in the face of macro-economic uncertainties such as Brexit. Against rising demand, the supply of stock continues to decrease. In the Cardiff Capital Region, as across much of the rest of the country, there is a dearth of good quality existing buildings in prime locations across all size parameters.
- 8.15 The South Wales market has traditionally centred on the M4 Corridor however 2016/17 saw increased demand for second hand stock north of the M4. This area has also seen growth in both rents and capital values. While Caerphilly, has been a focus of recent investment successes, the whole Valley's area can potentially benefit from the success of the 'Wales' offer. Good ongoing investment from the Trade sector, as already seen at Pant Industrial Estate is also likely.
- 8.16 The local industrial market is active, with properties of 201-500 sqm and 1,001-5,000 sqm regularly transacted for mixed freehold and leasehold occupancy. Market rents are £3-5/sqft (£32-54/sqm) depending on size and quality. Strong shortages of all types of premises are recorded. New build light industrial units have been delivered speculatively at Area 6: Merthyr Tydfil Industrial Park (Compass Court), evidence of the strength of local demand.

- 8.17 25,074 sqm of industrial space is currently vacant and on the market. Marketed supply is mostly found at Area 6: Merthyr Tydfil Industrial Park, with few options elsewhere. Overall, the County Borough's Employment Areas are 92.1 percent occupied. This is considered low in average supply terms and points to a lack of availability and choice.

Warehouse Market

- 8.18 Again, while Brexit may be delaying some investments, the overall logistics market is strong with the retail sector driving growth. The M4 Corridor will remain the focus for major logistics developments. The removal of Tolls on the Severn Crossings represents a strong opportunity for the Cardiff Capital Region to grow its B8 sector and better compete with the South West. This will be dependent on the delivery of modern large warehouses around Chepstow and Newport however.
- 8.19 Merthyr Tydfil falls outside of this main Corridor area. The Heads of the Valley's route is secondary in terms of freight and while there will be local scale opportunities, linked to existing manufacturing options, B8 in the Valleys area is expected to be more focused in the east, in Monmouthshire and Torfaen.

Office Market

- 8.20 Markets in the Cardiff Capital Region are overwhelmingly dominated by Cardiff City. While Newport and more distant Swansea have some regeneration plans, which include city centre offices, these are not expected to change the overall position of the Welsh Capital.
- 8.21 The strength of Cardiff is a benefit for Merthyr Tydfil as a commuter settlement for the City, with access to Cardiff from Merthyr expected to greatly improve following completion of the Metro project. However, it also makes large scale B1 office investment in Merthyr Tydfil unlikely, at least from the private sector. This includes call centre operations reflecting the issues faced by the EE operation in sourcing appropriately skilled local labour.
- 8.22 The local office market is felt to be weak and Merthyr Tydfil Town Centre is currently struggling from an oversupply of low-moderate quality space (some 7,183 sqm is currently available, mostly in four main office buildings) that may take some time to fill. Rents up to £10/sqft (£108/sqft) are achievable although £5-£7/sqft (£54-75/sqm)

appears the level at which most deals are completed. There is no appetite for further B1 development here.

- 8.23 However, the experience at the Council-run Orbit Business Centre, Ares 4: Rhydycar is far more positive. The scheme is fully let, with a sizable waiting list for space and demand for grow-on options. Further provision of serviced B1 space locally thus appears a deliverable proposition, in market terms at least. However, it would likely require public sector leadership to deliver.

Stakeholder Engagement

- 8.24 Consultation with various stakeholders was conducted as part of the market research, which comprised key employers and landowners/developers and public-sector organisations including relevant neighbouring local authorities.
- 8.25 Despite some economic contraction in recent years, there remains a strong desire for growth amongst local businesses, albeit over the long term in many cases. Several local businesses have taken steps to obtain the land and property they need, or at least identified sites, but are reporting practical problems in securing land which may impact on future growth. The Hoover Strategic Regeneration Area may be a location of interest for business expansion, but only once a suitable land and property offer is delivered.
- 8.26 Merthyr Tydfil is seen as a logistically sound location, with the Heads of the Valleys Road and motorway links at the M4 providing reasonable access to local, Welsh and national markets and market interest from large scale B2/B8 single users at Goatmill Road providing an example of this. One company reported a shortage in skilled engineering staff to operate its bespoke machinery, but no other respondents noted skills issues.
- 8.27 Welsh Government was consulted, with discussions focusing on the Hoover Strategic Regeneration Area. It was noted that the Welsh Government expects to acquire all land/property held by Hoover Candy, by 2019. In terms of individual sites:
- Site 70: Hoover Car Park – Will form part of Welsh Government acquisitions. Site is divided in two by electricity pylons. The initial view is that land south of the pylons would likely accommodate B2/B8 uses, with a smaller mixed-use scheme to the north. Land is attracting occupier interest
 - Site 67 (part)): The ‘Hoovers’ Office Site, Area 10: Dragon Parc and Site 71: Hoover Candy Factory – Welsh Government is envisaging a housing led

scheme here and this is subject to ongoing master planning work. The Welsh Government also aspires for a small-scale employment scheme here, likely to comprise mixed B1 offices and workshops

- Area 10: Dragon Parc/Area 12: The Willows/Abercanaid Industrial Estate – Apart from the Hoovers Office site, these locations will not be acquired by Welsh Government and will remain in private ownership. The owner of the Dragon Parc has aspirations for housing on this site, but that option is constrained by existing flood risks. Land for other uses may be released in the medium to long term but at present this remains uncertain. Other available land at the Willows/Abercanaid Industrial Estate will be included in master planning for the Hoover SRA.

8.28 Merthyr Tydfil's neighbours, RCT and Caerphilly have sufficient employment land to meet their own needs and do not need to look to Merthyr Tydfil County Borough to support any shortfalls. Caerphilly's main plateau sites, at Oakdale, have attracted investment from large B2 and B8 companies that might have gone to other locations, including Merthyr Tydfil. This success reflects the ready availability of affordable, unconstrained land here. RCT is delivering six main strategic sites, with employment elements, which may compete with equivalents in Merthyr Tydfil, although development is progressing slowly. As with Merthyr Tydfil, RCT links strongly to Cardiff, especially in the south of the County Borough and both RCT and Caerphilly will benefit from Metro proposals, along with Merthyr Tydfil.

Existing Employment Areas

8.29 The County Borough's existing 12 Identified Employment Areas have been appraised and graded following the methodology set out in 'Employment Paper for SEWSPG: A Common Methodology for Undertaking Audits of Employment Sites as Part of an Employment Land Review in South East Wales' (Report of the Pathfinder Group, 2017). The results of that Grading can be found in Table 28.

Table 28 – Employment Area Hierarchy

Type	Typical Characteristics	Typical Importance	Employment Areas
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Type	Typical Characteristics	Typical Importance	Employment Areas
Major Employment Sites	Typified by large areas of land capable of accommodating a variety of uses. Sites are predominantly key development areas of a sufficient scale and location attracting individuals and investment from a wide catchment area, whilst affording access to regional/sub-regional markets. Sites are typically occupied by large renowned companies who are features of the national/international markets.	Sites of larger than local Authority-wide importance	Area 1: Pengarnddu Area 3: Goat Mill Road Area 4: Rhydycar
Secondary Employment Sites	Sites typically have a variety of employment uses and tend to draw individuals and investment from within the local authority area. There may be a small presence of national companies within these estates however established larger local businesses tend to predominate.	Sites of Local Authority-wide Importance	Area 2: Pant Industrial Estate Area 5: Triangle Business Park Area 6: Merthyr Tydfil Industrial Park Area 10: Dragon Parc Area 11: Hoover Factory Area 12: The Willows/Abercanaid Industrial Estate
Key Local Employment Sites	Sites of significance in the local context, offering important local employment opportunities. Sites are typified by a local SME/start-up presence and will usually have the space to allow such businesses to grow and expand in the short-medium term.	Sub-local Authority Employment Sites	Area 8: EFI Industrial Estate Area 9: Cyfarthfa Industrial Estate
Neighbourhood Employment Sites	Such sites provide employment opportunities for members of the surrounding communities. These sites are typically small in scale and contain a small number of businesses. Such businesses tend to serve the immediate area and do not have a wide catchment. This definition extends to include small rural employment sites.		Area 7: The Arches

Source: BE Group 2018

8.30 Sites in the Hoover Strategic Regeneration Area - Area 10: Dragon Parc, Area 11: Hoover Factory, Area 12: The Willows/Abercanaid Industrial Estate – are placed in the hierarchy based on current conditions, i.e. they accommodate a mix of national and local businesses, along with areas of vacant land. Clearly, their situation will

change when Hoover Candy vacate, and regeneration plans are realised. Ultimately two areas, Area 10: Dragon Parc, Area 11: Hoover Factory may leave the hierarchy altogether if plans to redevelop them for housing-led schemes are realised.

- 8.31 It is assumed that future growth will be focused around the nine Employment Areas identified as being 'Major' or 'Secondary' Employment Sites. The Secondary Employment Sites also represent the County Borough's supply of B1/B2/B8 premises for meeting local needs. They should be protected for that use. No Employment Area is suffering major vacancy/dereliction, apart from the identified regeneration opportunity sites of the Hoover Strategic Regeneration Area, but Area 7: The Arches does represent a low value 'Neighbourhood' Employment Site.
- 8.32 Collectively the 12 Areas provide some 398,162 sqm of occupied B1, B2, B8 floorspace, with another 31,400 sqm currently vacant and on the market. This gives the County Borough a high overall occupancy rate of 92.1 percent. The Hoover Candy factory is counted as occupied premises, although underused at present and expected to become fully vacant in the next year.
- 8.33 Of the occupied premises B2 uses dominate, accounting for 44.5 percent of occupied B-Class floorspace. 26.9 percent comprises B8 storage and distribution uses. B1 Offices account for 15.2 percent of B-Class property, strongly focused at Area 4: and Area 5: Triangle Business Park. B1 light industry comprises 13.4 percent of occupied property, strongly focused at Area 2: Pant Industrial Estate and Area 3: Goat Mill Road.
- 8.34 Most of the Areas are well occupied and, any areas of available development land have already been identified as Candidate Sites and, where relevant, considered as part of Merthyr Tydfil's potential employment land supply. The main exception is Area 3: Goat Mill Road, where three further infill plots are noted which could provide a further 1.70 ha of employment land, if needed:
- Parcel 2: Land north and west of Candidate Site 33, north east of estate road roundabout - Area of brownfield scrubland on a valley plateau, extension to Candidate Site 33, but separated from that site by estate roads (0.56 ha)
 - Parcel 3: Flat, grassed area west of Stephens and George Printers, north of the company's car park. Likely expansion land for that company, but has estate road frontage and could be developed separately (0.44 ha)

- Parcel 4: Flat, grassed area to rear (south) of Triumph. Likely expansion land for that company but has Goat Mill Road frontage and could be developed separately as well (0.70 ha).

Future Land Requirements

- 8.35 There is no definitive model for forecasting future employment land needs. Reflecting the Welsh Planning Practice Guidance Note 'Building an Economic Development Evidence Base to Support a Local Development Plan' two 'policy off' based models have been used to assess future employment land provision. These are the projection forward of historic land take and a forecast based on employment sector change. To reflect the LDP Replacement Preferred Strategy Growth Scenario which would see 150 new homes/year delivered in Merthyr Tydfil over 2016-2031, a further 'policy-on' projection was undertaken, a Resident Workforce Forecast. This uses the same method of forecasting as the employment based method but takes forecast changes in the working population i.e. labour supply, rather than jobs.
- 8.36 In terms of take-up, the Council completed an assessment based on data obtained for the 2006-2016 period. This identified the need for 39,393 sqm of additional floorspace over 2016-2017. In converting this to land, BE Group recommends that a 40 percent plot ratio is used as this better reflects current development densities in Merthyr Tydfil's Employment Areas, and likely future densities outside of the Town Centre.
- 8.37 Applying a 40 percent ratio, the following need is identified:
- B1 Offices: 15,991.5 sqm needed at 40 percent plot coverage ($15,991.5 \text{ sqm} \div 4,000 \text{ sqm} = 4.00 \text{ ha}$)
 - B2/B8 Industrial: 23,401.5 sqm needed at 40 percent plot coverage ($23,401.5 \text{ sqm} \div 4,000 \text{ sqm} = 5.85 \text{ ha}$)
 - Total Need = **9.85 ha**
- 8.38 Incorporating a five-year take-up buffer to provide a choice and range of sites a continuum of supply beyond 2031 period and, most importantly, to allow for possible B-Class employment land losses, increases the need to:
- B1: $4.00 \text{ ha} + 1.33 \text{ ha} = 5.33 \text{ ha}$
 - B2/B8: $5.85 + 3.28 \text{ ha} = 9.13 \text{ ha}$
 - Total: **14.46 ha.**

- 8.39 In Section 6.0, BE Group identifies a realistic employment land supply of 38.42 ha. While this may be subject to variation, as plans evolve, especially in the Hoover Strategic Regeneration Area, it is easily large enough to meet identified quantitative needs.
- 8.40 The employment-based forecast, whilst not ultimately recommended, suggests the following in terms of future employment land provision to 2031:
- B1 Offices – 810 additional jobs at 16 sqm per worker and a 40 percent plot ratio = 3.24 ha
 - B2/B8 Industrial – 46 less jobs at 67 sqm per worker and a 40 percent plot ratio = (0.77 ha)
 - Total net need = **2.47 ha.**
- 8.41 This assumes mid-range employment density levels, reflecting Welsh Planning Practice Guidance and again a 40 percent plot ratio.
- 8.42 The highest growth sector, of direct relevance to this study, is distribution where a gain of 639 jobs is forecast, when combined with transport and storage. In terms of service sector growth, a gain of 1,555 jobs is projected, with growth to 2031 focused in government and financial services.
- 8.43 However, the employment methods of forecasting make no allowance for real world market and occupier conditions. E.g. that land take-up/property needs can be for different reasons such as modernisation or geographic relocation or that expansion may also be within existing premises or on expansion land not accounted for in land allocations. Experience also suggests that even where businesses are contracting, they will continue to hold onto sites in anticipation of future improvements. Also, where jobs are being lost to automation, those new automated processes will still require land on which to operate, and improved productivity could lead to additional need.
- 8.44 It is therefore considered that the employment-based land requirements' calculations can represent a false position. To test how closely jobs change translates to land take-up, historic trends have been compared. Using the same methodology, the land needs based on employment change has been calculated for the period 2006 -2016 and compared to the actual land take-up during that period (see Table 29).

Table 29 – Employment Land Take-Up/Employment Change Comparison

Offices (B1)	Based on 413 additional workers, sqm	Plot Ratio at 40 percent Coverage, ha
16 sqm per worker	6,608	1.65
<i>Take Up 2006-2016</i>	<i>10,661</i>	<i>2.67</i>
Industrial (B2/B8)	Based on 471 less workers, sqm	Plot Ratio at 40 percent Coverage, ha
67 sqm per worker	(31,557)	(7.89)
<i>Take Up 2006-2016</i>	<i>15,601</i>	<i>3.90</i>

Source: Merthyr Tydfil CBC/BE Group, 2018

- 8.45 The trend shows that net jobs growth is not an accurate method of calculating land. For example, forecasting suggests that over 2006-2016 the County Borough should have lost some 7.89 ha of B2/B8 land, a sizable reduction. In reality, modest growth of 3.90 ha was recorded.
- 8.46 To account for LDP Growth Strategies a 'policy on' labour supply forecast was completed. This identified the likely increase in economically active, working age people (208) which would result if the proposed housing development rate of 150 homes/year was achieved. Using the same assumptions as the labour demand model, that population growth can be translated into a modest overall land need of **1.09 ha**.
- 8.47 While this need could be considered an additional requirement, on top of the baseline needs of the take up or labour demand forecasts. However, in practice, residential worker projections consider the changes in employment behaviour of the local residents, regardless of whether they work within the County Borough or commute elsewhere. They are of limited use as a measure of local land need when compared to the other methods.
- 8.48 A summary of the various forecast scenarios is set out in Table 30. They relate to the period 2016-2031.

Table 30 – Land Forecast Models – Summary

Model	Land Stock 2018, ha*	Land Need 2016-2031, ha	Flexibility Buffer (five years take-up rate) ha	Land Need Incl. flexibility buffer	Surplus, ha	Assumptions
Practice Guidance Method One: Past Building Completions	38.42	B1: 4.00 B2/B8: 5.85 Total: 9.85	B1: 1.33 B2/B8: 3.28 Total: 4.61	B1: 5.33 B2/B8: 9.13 Total: 14.46	23.96	Based on historic (10 years) take-up of 2,626.2 sqm/year at a 40 percent plot ratio
Practice Guidance Method Two: Labour Demand Forecasting	38.42	<i>Net Change</i> B1: 3.24 B2/B8: (0.77) Total: 2.47	<i>Net Change</i> B1: 1.08 B2/B8: N/A Total: 0.82	<i>Net Change</i> B1: 4.32 B2/B8: (0.77) Total: 3.29	<i>Net Change</i> 35.13	Based on <i>Net Change</i> : Projected employment change across sectors
		<i>Growth Only</i> B1: 3.24 B2/B8: 5.56 Total: 8.80	<i>Growth Only</i> B1: 1.08 B2/B8: 1.85 Total: 2.93	<i>Growth Only</i> B1: 4.32 B2/B8: 7.41 Total: 11.73	<i>Growth Only</i> 26.69	<i>Growth Only</i> : Projected growth sectors
Method Three: Resident Workforce Forecast (Policy On)	38.42	B1: 0.19 B2/B8: 0.90 Total: 1.09	B1: 0.06 B2/B8: 0.30 Total: 0.36	B1: 0.25 B2/B8: 1.20 Total: 1.45	36.97	Policy On – Projected Labour Force Growth

Source: Merthyr Tydfil CBC/BE Group, 2018

*Realistic land supply

8.49 The variation in the outcome figures demonstrates the uncertainty of forecasting. While all models show that Merthyr Tydfil has a surplus of land, against quantitative needs, that oversupply ranges from 29.82 ha to 42.85 ha. However, from the market assessment and reviewing the historic trends in employment change and land take up, the conclusion is that the employment-based forecasts underestimate land needs significantly.

8.50 The resident worker forecast suggests that there is ample surplus in the existing realistic supply to meet the minimum quantitative employment land needs to 2031. However, as discussed above, this analysis is not as targeted or directly applicable to the assessment of employment land in Merthyr Tydfil in comparison to the labour demand assessment.

- 8.51 In conclusion, it is considered that the most appropriate forecast is the historic take-up rate based on the adjusted stock, suggesting overall land needs of **14.46 ha** to 2031.

Employment Land Supply

- 8.52 This Study has reviewed the Candidate Sites in the County Borough, realistically available to meet B1/B2/B8 needs. The maximum possible supply from these 12 sites is 68.29 ha. However, an assessment of site conditions and owner intentions, completed in Section 6.0, suggests a more realistic supply of 38.42 ha in seven sites.
- 8.53 In quantitative terms this is sufficient to meet projected needs of 14.46 ha. However, there are also qualitative issues which justify additional land allocation, above this 15 ha level:
- *Providing choice* - In identifying employment land provision for the LDP the Council will need to consider the range and choice of sites allocated and their availability across the Plan period to meet the minimum quantitative requirements identified to address local market needs and regeneration objectives. For example, this study has identified relatively urgent need for industrial/warehouse units of up to 3,000 sqm in the County Borough, to allow local growth and support inward investment. However, strategic sites Merthyr Tydfil, including Site 36: Land east of A4060 at Ffos-Y-Fran and Site 104 (part): Hoover Strategic Regeneration Area - The Willows / Abercanaid Industrial Estate will take some years to deliver (estimates of delivery time are provided in Table 31) due to their size, complexity and reliance on mixed-use/land reclamation schemes. Thus more rapidly deliverable options are also needed, such as Site 70: Hoover Site 1 and Site 76: Land south of Merthyr Tydfil Industrial Park.
 - *Avoiding overdependence on strategic sites* – There remains uncertainty on what level of supply can ultimately be delivered in the Hoover Strategic Regeneration Area and Ffos-Y-Fran. Both locations require further masterplanning, assessments of access infrastructure required and financial appraisals. This study has used the best estimates of likely employment land supply from these locations, but it is possible that unanticipated physical or viability constraints or changing circumstances will reduce the final supply.
 - *Allowing for early strategic development at Site 33: Goat Mill Road* – At the time of writing a single large company was seeking to occupy all but 3 ha of Goat Mill Road early in the Plan Period. With this high level of take up

expected there is a need to ensure a continuing land supply for the rest of the LDP Period.

- *Accounting for losses of large local employment sites:* Additional employment land provision would take account of the loss of previously productive employment land at the Hoover site which has come to the end of its operational life.

8.54 Table 31 provides review comments on individual sites and identifies likely delivery periods. Table 34 in the following section provides employment site recommendations for consideration in the LDP review process.

Table 31 – Potential Employment Land Supply

Candidate Site ID.	Name	Status	Key Issues	Site Size, ha – Realistically Available for B1/B2/B8 Use (Anticipated Land Use – B1/B2/B8)	Likely Delivery Period, Years
16	Rhydycar/Orbit	The land is being sought by South Wales Police as car parking for their adjacent Police Station. Also adjacent to Orbit Business Centre, which is fully occupied with good demand for additional and grow on space.	<ul style="list-style-type: none"> Rights of Way cross site, but otherwise unconstrained Likely end use is car parking, resulting in loss of County Borough's key B1 office development site 	0.00 – Assuming car parking use	-
27	Land South of College Car Park	Partly Council owned and in use as public car park. Current proposed use is for a foodstore	<ul style="list-style-type: none"> Rights of Way cross site Small part of south east of site falls into Flood Zone B A Listed structure is located within the site. Development for B-Class uses is unlikely in current market, mixed-use options may be possible, however. 	0.00 – Assuming A1 retail use	-
33	Goat Mill Road	Land is subject to interest from a confidential single B-Class occupier, likely to take the majority of the site for waste management facilities. Approx. 3 ha of land would be for local employment users. Alternative interest from a National Housebuilder, for a southern portion of the site, for residential development alongside the housing allocation to the south (H25).	<ul style="list-style-type: none"> Candidate Site proposal extends east to the A4060, incorporating land which is wooded and steeply sloping, assumed to be undevelopable A water-course runs through the site and others are in close proximity to it. Land is Council owned but subject to 100 percent clawback of values, to Welsh Government, if developed for uses including housing and employment 	14.75 – Revised size reflects developable area and previous LDP allocation (B2/B8)	0-2
36	Land east of A4060 at Ffos-Y-Fran	Former mining land, now being reclaimed as open cast mine moves further east. Land is unserviced. The reclaimed site is anticipated to be made available by 2024. No specific plans at this time, but interest from several potential B-Class occupiers.	<ul style="list-style-type: none"> Water-course runs through the site and others are in close proximity to it. Linear shape of site may place some limits on what can be developed here Site requires servicing and potentially a long access road from roundabout to the south, which will add sizable costs to any development 	18.85 ha gross (anticipated 11.3 ha net developable) (B1/B2/B8)	10-15
37	Pengarnddu	Former waste processing depot and land. Has been marketed and is attracting interest. There will likely be abnormal costs for any development, however.	<ul style="list-style-type: none"> Waste and contamination on site 	2.03 (B2/B8)	3-5

Candidate Site ID.	Name	Status	Key Issues	Site Size, ha – Realistically Available for B1/B2/B8 Use (Anticipated Land Use – B1/B2/B8)	Likely Delivery Period, Years
38	Land at Pant Industrial Estate	Council owned, unconstrained infill plot. No plans or market interest identified, at this time.	<ul style="list-style-type: none"> Small but unconstrained infill site, readily available to meet local business needs 	0.74 (B1/B2/B8)	3-5
56	Ty Keir Hardie/ Martin Evans House	Marketing agents report that the property is 70 percent vacant at present. It has proved modestly attractive to local micro businesses, reflecting a lack of alternatives in the Town. Achieved rents are low at £7/sqft (£75/sqm). There are no plans for further investment or changes of use in either property.	<ul style="list-style-type: none"> West of site, Martin Evans House, falls into Flood Zone B. South of Site falls into Flood Zone C2. Public Right of Way runs along western boundary of the site. Valuable existing property in Merthyr Tydfil Town Centre, but not an opportunity site for new development 	0.00 – Site does not provide land for development/ redevelopment	-
70	Hoover Site 1	Development previously held back by lack of marketing by owner Hoover Candy. However, site will be acquired by Welsh Government in 2018/19, alongside the other Hoover holdings, which will allow stronger marketing of the opportunity to both local companies and inward investors. The site may attract an individual developer/occupier or be linked to the wider Hoover Strategic Regeneration Area and form part of a wider-mixed use scheme. Welsh Government suggest site could be developed for B-Class employment south of the pylons with trade/motor trade options to the north, fronting the roundabout.	<ul style="list-style-type: none"> Pylons cross the site, reducing net developable area. Will likely require a 30-metre easement. Majority of site falls into Flood Zone B Only available land in Strategic Regeneration Area in short term 	1.50 – Although accounting for pylon will slightly reduce this. (B1/B2/B8)	3-5
76	Land south of Merthyr Tydfil Industrial Park	None proposed, although site represents a logical extension to an existing Business Park which has seen recent growth and investment. Indeed, it appears to represent the only development opportunity, assuming the vacant Sekisui Alveo Factory is not redeveloped	<ul style="list-style-type: none"> Development at the site option would result in a net loss of open/recreational space, although that space appears underused and overgrown Mobile Phone mast to west of site, it is assumed access will be required to this, by utility provider, across site Majority of site falls into Flood Zone B, some land on eastern and southern boundaries falls into Flood Zone C2 	3.10 (B1/B2/B8)	3-5
92	Tax Office	Building could link to Bus Station redevelopment proposals via a wider masterplan. However, current assumption is that property will be retained in B1 office use.	<ul style="list-style-type: none"> Majority of site falls into Flood Zone C2 The site is adjacent to the Town Centre Conservation Area Site has long term regeneration potential but does not provide immediately available employment land 	0.00 – Site does not provide land for development/ redevelopment	-

Candidate Site ID.	Name	Status	Key Issues	Site Size, ha – Realistically Available for B1/B2/B8 Use (Anticipated Land Use – B1/B2/B8)	Likely Delivery Period, Years
93	Oldway House	Building could link to Bus Station redevelopment proposals via a wider masterplan. However, current assumption is that property will be retained in B1 office use, especially given recent refurbishment.	<ul style="list-style-type: none"> Majority of site falls into Flood Zone C2 The site is adjacent to the Town Centre Conservation Area. An O2 Mobile Phone Mast is located on the roof of the property Site has long term regeneration potential but does not provide immediately available employment land. 	0.00 – Site does not provide land for development/redevelopment	-
104 (Part)	Hoover Strategic Regeneration Area - The Willows / Abercanaid Industrial Estate	Welsh Government have confirmed that this site will not form part of its acquisitions in the Hoover Strategic Regeneration Area. The land will remain under private ownership. Current owner has worked to clear site with the aspiration for a housing development. However, existing flood risks and access constraints mean that this use cannot be supported without prior mitigation works. If the site is not linked to the wider Hoover Regeneration Area redevelopment, benefiting from relevant cross funding, a 100 percent development for B-Class uses becomes unlikely. In particular the relocation of large occupiers like Triumph to develop new B1/B2/B8 units, i.e. a 'like for like' redevelopment may not be financially viable. Alternative approaches could include a mixed-use scheme or limiting development only to current vacant/open storage plots in the north and east of the area. The latter option would provide some 7.5 ha of development land although the developable area available could be 5 ha depending up the landscaping and design requirements following master planning.	<ul style="list-style-type: none"> Pylons cross the site, reducing net developable area Centre of site falls into Flood Zone C2, land in north and south falls into Flood Zone B Various occupied/vacant buildings on site, likely some areas of contamination from past uses. Existing occupiers to be relocated. The Afon Taf SINC is adjacent to the site. Mobile phone masts on site NRW indicate there are European Protected Species on the site Includes areas of semi-natural habitat Owner seeking alternative uses, may have desire and ability to deliver a majority B-Class scheme here. 	5.00 – Estimate of vacant/underused land currently available, accounting for current masterplan (B1/B2/B8)	10-15
Total				38.42	

Source: BE Group, 2018

9.0 RECOMMENDATIONS

Introduction

- 9.1 This section sets out the recommendations arising from the Employment Land Review. The recommendations in this report have had full regard to the requirements of Welsh planning policy to encourage and deliver growth through the planning system.

Employment Land Need

Recommendation 1 – Future Employment Land Need

- 9.2 The identified realistic land supply of 38.42 ha, discussed below, will meet needs to 2031 under all the scenarios put forward in this study. This includes Practice Guidance Method One: Past Building Completions which uses take up rates of 2,626.2 sqm/year, at a 40 percent plot ratio, and identifies quantitative needs of 14.46 ha over 2016-2031, inclusive of a five-year flexibility buffer. Of this, at least a third, 5.33 ha, should be for B1 office uses and the remainder, 9.13 ha, should be for B2/B8 uses.
- 9.3 The forecasts of industry sector activity (jobs), suggest land needs of 3.29 ha to 11.73 ha, to 2031. However, BE Group does not recommend that the economic forecasts be the basis for defining employment land need. This is because the forecasts represent the absolute minimum amount of land required to accommodate the activities of different industry sectors. Other issues include:
- That within sectors expected to decline (particularly manufacturing) there will still be businesses that will grow and expand
 - That reductions in job levels will not necessary lead to equivalent reductions in floorspace need. For example, a manufacturing business may replace labour with automated processes which are more efficient but which take up an equivalent amount of floorspace in the factory. Surplus space may also be held for B8 storage and the more complex supply chain logistics of modern industry is increasing rather than decreasing floorspace needs
 - That there will be local market churn.
 - That there will be a need to maintain a choice of supply by size, type, location and quality of sites and premises for businesses at differing levels of their maturity.

- That there should be a continuing forward supply to accommodate site development beyond 2031.
- The level and nature of the existing employment land supply.

9.4 The Cambridge Econometrics forecasting also appears pessimistic in that it suggests that overall jobs growth in the County Borough over the next 15 years will be lower than the growth that has been achieved since 2006. Certainly, both stakeholder consultations and forecast data indicates strong growth aspirations in the local manufacturing sector and Merthyr Tydfil has achieved a number of inward investment successes over the last decade, from companies such as Tenneco and General Dynamics. The County Borough should therefore aspire to match (and exceed) the economic growth it has achieved in the recent past.

9.5 The policy-on resident worker forecast suggest that there is a massive surplus in the existing realistic supply, indicating just 1.45 ha would be required for future employment use. However, this is not felt to provide a 'whole economy' approach in that it does not account for in-commuting or the actual needs of businesses. Rather it is solely based on jobs needs of the economically active portion of Merthyr Tydfil's growing resident population over the LDP period.

9.6 **It is therefore recommended that Merthyr Tydfil County Borough Council use the roll forward of historic take-up as the main measure of the Merthyr Tydfil's future land needs for the period up to 2031 (see Table 32). This indicates a quantitative need of at least 14.46 ha over 2016-2031. The figure is inclusive of a five-year flexibility buffer of 4.61 ha. The County Borough has sufficient land to meet these requirements.**

9.7 **In identifying employment land provision in the LDP the Council should consider the availability of large or more complex sites, such as the Ffos-Y-Fran land reclamation scheme site, throughout the Plan period, the need to provide a range and choice of sites across the Plan period to 2031 and regeneration objectives. Consequently, employment allocations above this quantitative need could be justified as set out in Recommendation 5.**

Table 32 – Land Forecast Models – Summary

Model	Land Stock 2018, ha*	Land Need 2016-2031, ha	Flexibility Buffer (five years take-up rate) ha	Land Need Incl. flexibility buffer	Surplus, ha	Assumptions
Practice Guidance Method One: Past Building Completions	38.42	B1: 4.00 B2/B8: 5.85 Total: 9.85	B1: 1.33 B2/B8: 3.28 Total: 4.61	B1: 5.33 B2/B8: 9.13 Total: 14.46	23.96	Based on historic (10 years) take-up of 2,626.2 sqm/year at a 40 percent plot ratio
Practice Guidance Method Two: Labour Demand Forecasting	38.42	<i>Net Change</i> B1: 3.24 B2/B8: (0.77) Total: 2.47 <i>Growth Only</i> B1: 3.24 B2/B8: 5.56 Total: 8.80	<i>Net Change</i> B1: 1.08 B2/B8: N/A Total: 0.82 <i>Growth Only</i> B1: 1.08 B2/B8: 1.85 Total: 2.93	<i>Net Change</i> B1: 4.32 B2/B8: (0.77) Total: 3.29 <i>Growth Only</i> B1: 4.32 B2/B8: 7.41 Total: 11.73	<i>Net Change</i> 35.13 <i>Growth Only</i> 26.69	Based on <i>Net Change</i> : Projected employment change across sectors <i>Growth Only</i> : Projected growth sectors
Method Three: Resident Workforce Forecast (Policy On)	38.42	B1: 0.19 B2/B8: 0.90 Total: 1.09	B1: 0.06 B2/B8: 0.30 Total: 0.36	B1: 0.25 B2/B8: 1.20 Total: 1.45	36.97	Policy On – Projected Labour Force Growth

Source: Merthyr Tydfil CBC/BE Group, 2018

*Realistic land supply

Employment Land Supply

Recommendation 2 – Employment Land Provision Definition

- 9.8 In Paragraph 7.1.1, Planning Policy Wales defines economic development as “development of land and buildings for activities that generate wealth, jobs and incomes. Economic land uses include the traditional employment land uses (offices, research and development, industry and warehousing), as well as uses such as retail, tourism, and public services.”
- 9.9 For the purpose of this study the current available local land supply in Merthyr Tydfil is defined as the 12 Candidate Sites, totalling 68.29 ha gross, which are proposed for B-Class employment use, either exclusively or within a mix of uses. Analysis of this supply suggests that some 29.87 ha are constrained, proposed for other uses or otherwise unavailable. The realistic land supply is therefore judged to be 38.42 ha,

although this is subject to more detailed masterplanning in the Hoover Strategic Regeneration Area.

Recommendation 3 – Employment Areas to be Retained

9.10 The Employment Paper for SEWSPG: A Common Methodology for Undertaking Audits of Employment Sites as Part of an Employment Land Review in South East Wales' (2017), provides a hierarchical classification of Employment Areas, which ranges from 'Major Employment Sites' down to 'Neighbourhood Employment Sites'. This Study has independently reviewed the main Employment Areas and created a hierarchy based on the Employment Paper categories:

Major Employment Sites

- Area 1: Pengarnddu
- Area 3: Goat Mill Road
- Area 4: Rhydycar.

Secondary Employment Sites

- Area 2: Pant Industrial Estate
- Area 5: Triangle Business Park
- Area 6: Merthyr Tydfil Industrial Park
- Area 10: Dragon Parc
- Area 11: Hoover Factory
- Area 12: The Willows/Abercanaid Industrial Estate.

Key Local Employment Sites

- Area 8: EFI Industrial Estate
- Area 9: Cyfarthfa Industrial Estate.

Neighbourhood Employment Sites

- Area 7: The Arches.

9.11 Table 33 provides Area specific recommendations.

Table 33 – Existing Employment Area Recommendations

ID: Site Name	Location	Size, ha	Recommendations (Safeguarding Yes/No)

ID: Site Name	Location	Size, ha	Recommendations (Safeguarding Yes/No)
Area 1: Pengarnddu	Off A465, Dowlais	30.0	Active, high value industrial estate - protect under emerging LDP Policy EcW22 <i>Area Suitable for New Waste Management/Processing Facilities:</i> Yes - Location already home to a range of recycling/waste facilities, plus one energy from waste facility. (Yes)
Area 2: Pant Industrial Estate	Pant Industrial Estate	24.0	Overall reasonable quality industrial estate - protect under emerging LDP Policy EcW22. However, northern area of estate also needs to be monitored for signs of decline. Consider separating estate into trade and general employment areas in LDP to protect the remaining areas of general B1/B2/B8 use from further encroachment of trade uses whilst recognising the reality that the south of the estate is now a trade and motor trade park. <i>Area Suitable for New Waste Management/Processing Facilities:</i> Yes - Location already home to recycling/waste facilities and offers units and yards in a range of sizes to support this. It is assumed such uses would be focused in the north of the Area, away from the trade uses of the south. (Yes)
Area 3: Goat Mill Road	Goat Mill Road, Dowlais	30.0	High value industrial estate of sub-regional value - protect under emerging LDP Policy EcW22. Review estate to determine if some of the infill sites identified above can be opened up for development, particularly if some of Candidate Site 33/LDP Site E4 is lost to housing. <i>Area Suitable for New Waste Management/Processing Facilities:</i> Yes - Includes a large, well accessed area of development land which is separated from adjacent housing. Also includes a selection of large modern units, with storage space which would support a diverse range of B2/B8 uses. Location has market interest from one company in this field. Appropriate mitigation would be required against new housing proposed to the south. (Yes)
Area 4: Rhydycar	Rhydycar Business Park, Cyfarthfa	8.90	High value office park of sub-regional/Welsh national value - protect under emerging LDP Policy EcW22. <i>Area Suitable for New Waste Management/Processing Facilities:</i> No - Location is prominent office park of high environmental quality. Introduction of 'bad neighbour' uses such as waste or heavy industry would damage its quality and market attractiveness. (Yes)
Area 5: Triangle Business Park	Hoover Strategic Regeneration Area (part), Plymouth	10.70	Good quality office park of mostly local value - protect under emerging LDP Policy EcW22. Candidate Site 70 (LDP Site E8) is of particular value as the only readily available development land in the Hoover Strategic Regeneration Area at present. (Yes)
Area 6: Merthyr Tydfil Industrial Park	Off A4054, Plymouth	31.50	Key industrial estate for Merthyr Tydfil, accommodating a wide range of local businesses, alongside several national firms - protect under emerging LDP Policy EcW22. <i>Area Suitable for New Waste Management/Processing Facilities:</i> Yes - Location already home to some recycling/waste facilities alongside a diverse mix of other B1, B2, B8 uses so further provision should not significantly impact on character or market attractiveness. It is assumed such uses would be focused away from main road frontages. (Yes)
Area 7: The Arches	Clare Street/Plymouth Court, Town	0.30	Low value local business space - Site does not warrant particular protection in the LDP and could be considered for other uses, compatible with the surrounding residential area. However, it is unclear what those alternatives might be, given railway infrastructure above. <i>Area Suitable for New Waste Management/Processing Facilities:</i> No - Access constraints and immediate proximity of housing make this location ill suited to uses with environmental impacts and/or high traffic generation potential. (No)

ID: Site Name	Location	Size, ha	Recommendations (Safeguarding Yes/No)
Area 8: EFI Industrial Estate	Brecon Road, Town	0.78	Moderate value but active local industrial estate - protect under emerging LDP Policy EcW22. <i>Area Suitable for New Waste Management/Processing Facilities:</i> Partially - Although small, the estate is well screened from surrounding settlements and home to compatible uses such as auto repair. Input of waste processing is not likely to significantly to change the character or market attractiveness of the area. Main issue is likely to be the constrained access onto A4050 Brecon Road. The location would thus be not appropriate for uses with high traffic generation potential (Yes)
Area 9: Cyfarthfa Industrial Estate	Cyfarthfa Road, Town	4.60	Moderate value but active local industrial estate - protect under emerging LDP Policy EcW22. Policy allocation could separate out the units south of the River Taff which are in trade use (Travis Perkins and motor trade/vehicle hire). <i>Area Suitable for New Waste Management/Processing Facilities:</i> Partially - Such uses would not be incompatible with existing operations, including Travis Perkins, but estate offers limited external storage space and its layout/in settlement position would not support uses with high traffic generation potential. Proximity of housing to the north may also place some limits on the scale and type of operation which could be supported here. (Yes)
Area 10: Dragon Parc	Off A4054 Merthyr Road, Plymouth	16.00	Much of site is vacant and does require re-use, which should be allowed for in the LDP. Self Store/Vehicle hire facility may also represent an underused site. The remaining two manufacturing uses, which occupy some 5 ha (31 percent) of the site. Both appear to be well used, reasonable quality manufacturing facilities. Loadlok Manufacturing are seeking relocation to Goatmill road and this may provide an additional vacant plot. Masterplanning needs to ensure that their relocation is a viable and deliverable prospect in the wider Hoover Regeneration Area plan and that the uses can be retained in the County Borough. This is particularly the case for the Amnitech site (3.5 ha) where the current plan would be to reuse this employment site for other B-Class uses. Such a 'like for like' development may not be viable and retaining this use may be the preferred outcome. <i>Area Suitable for New Waste Management/Processing Facilities:</i> Yes (presently) - Availability of large areas of open land, separated from settlements, would suit such uses. However, if area was redeveloped for housing, clearly it would no longer be suitable. (No)
Area 11: Hoover Factory	Off A4054 Merthyr Road, Plymouth	16.00	Hoover Candy ceased manufacturing here in 2008 and the site now houses its distribution, ICT and Call Centre facilities. It is expected that these uses will be vacated shortly. The buildings, which date from between 1948 and 1973, no longer meet modern occupier requirements. It is extremely unlikely that another single occupier could be found for this very large, historic complex. Sub-division of some space might be possible but would find limited market support. Stakeholders report that occupiers are seeking modern, self-contained industrial units not refurbished budget space. Current masterplanning and Welsh Government planning would see this factory redeveloped for a housing-led scheme, which is a realistic way forward which should be supported. <i>Area Suitable for New Waste Management/Processing Facilities:</i> No - Large prominent factory. If it was retained and sub-divided, sub-units might suit waste uses. However, current plans assume redevelopment for a housing-led scheme. (No)
Area 12: The Willows/Abercarn Industrial Estate	Off A4054 Merthyr Road, Plymouth	15.20	Much of site is vacant or underused for storage and does require re-use, which should be allowed for in the LDP. However, the Triumph facility (approx. 3.3 ha of land) appears to represent a reasonable quality, active, manufacturing facility for the Borough. It is questionable if it is economically viable, or desirable, to relocate this facility (unless Triumph specifically wish to move) to replace it with similar B-Class options. Similar comments can be made about the RSPCA office. Constraints on access into Area from A5054 may place some limits on larger operations, with high traffic generation potential. (Yes – But focused on key employers and dependant on the scale and nature of regeneration plans proposed)
Total		187.98	-

Source: BE Group, 2018

Recommendation 4 – Existing Employment Area Protection

- 9.12 In Merthyr Tydfil, the loss of employment land and property to non B-Class uses has tended to come when those sites have reached the end of their operational lives. This has been true at older industrial sites in the past and will occur again in the Strategic Regeneration Area with the redevelopment of Hoover land and property for a mix of uses.
- 9.13 The conversion of Town Centre office space for housing is a possibility, but this option is not attracting market interest at present. Proposals for the conversion of modern, active industrial and warehouse sites in schemes such as Area 6: Merthyr Tydfil Industrial Park, to other uses, also appears unlikely given the strong need for B-Class space identified in the market assessments. More plausible is the ongoing conversion of industrial units for trade uses, which already dominate at Area 2: Pant Industrial Estate and for which further demand is reported.
- 9.14 Policy EcW22: ‘Protecting employment sites’ of the emerging LDP, sets out the following protections for Merthyr Tydfil’s Employment Areas: *“In order to protect the employment function of the County Borough’s business and employment sites, development will be permitted at Rhydyrcar Business Park where:*
- *It falls within Use Class B1; or*
 - *It provides an ancillary facility or service to the primary employment use.*
- 9.15 *At Pengarnddu, Pant Industrial Estate, Goatmill Road, Triangle Business Park and Merthyr Tydfil Industrial Park development will be permitted if:*
- *It is within Use Classes B1, B2 or B8; or*
 - *It provides an ancillary facility or service to the primary employment use, or*
 - *It is an acceptable commercial service unrelated to class B uses, or*
 - *It is an appropriate waste management facility compatible with existing industrial and commercial activities.*
- 9.16 *Development proposals for uses other than those stipulated and that would result in the loss of employment land/premises at the above sites will only be permitted where it can be demonstrated that the existing use is in appropriate or the land/premises are surplus to the requirements of the employment market.”*

Major Employment Sites

- 9.17 This policy broadly reflects the advice which BE Group gives on this policy matter. Generally, we would suggest that the highest policy protections be given to the three identified Major Employment Sites. Non - B Class uses should not normally be allowed in Major Employment Sites but may be more acceptable in Secondary-Key/Neighbourhood Sites if an applicant can demonstrate exceptional circumstances. Retail uses should not generally be supported on any Employment Areas but should be particularly avoided in Major Employment Sites (notwithstanding the historically established retail fronting Area 1: Pengarnddu), where conflicts with industrial and logistics operations might result and trade could be drawn away from the County Borough's existing retail centres.

Secondary-Key Sites

- 9.18 For the nine Employment Areas categorised Secondary down to Key (plus one Neighbourhood Site), a more flexible approach could be taken to help facilitate a broad range of economic development, which is vital for the future sustainability and development of the local area's economy. In some cases, the size, location and characteristics of a site may mean that a development for non-B Class uses could provide greater benefit to the local community, in terms of addressing local needs, than if the site was retained solely in B1/B2/B8 employment use. This will clearly be a consideration in the regeneration of the Hoover Strategic Regeneration Area, moving forward. Elsewhere, non-B Class uses such as gyms, training centres and nurseries/children's play facilities may particularly occupy underused space, without fundamentally altering buildings to the point where they could never be brought back into B1/B2/B8 operation. The emerging LDP policy allows for such uses to be considered and such applications within the County Borough should thus be treated on their individual merits, including employment outputs, but should be avoided on Major Employment Sites.
- 9.19 Where non-B Class uses are proposed for, or within, Secondary-Neighbourhood Sites then the County Borough Council should require the applicants to demonstrate that:
- The site/premises are no longer suitable or reasonably capable of being redeveloped for employment purposes, and
 - The site/premises have been proactively marketed for employment purposes for a reasonable period (e.g. a minimum of twelve months) at a reasonable market rate (i.e. rent or capital value) as supported through a documented formal marketing strategy and campaign, or

- There will be a significant community benefit which outweighs the impact of losing the employment site/premises.

9.20 Appendix 7: Developer Marketing Standards, sets out a template for assessing the evidence that premises or sites have been appropriately marketed without success. Whilst these are primarily directed at B Use Class situations, they are equally applicable to other property types e.g. public houses, community facilities, etc.

Other Employment Locations

9.21 It is suggested that in terms of protecting employment properties that do not sit within Employment Areas, e.g. in the Town Centre, the redevelopment of employment land and premises for non B-Class employment uses be allowed in the following circumstances:

- The present (or previous, if vacant or derelict) use causes significant harm to the character or amenities of the surrounding area, and it is demonstrated that no other appropriate viable alternative B1/B2/B8 employment uses could be attracted to the site, or
- Mixed-use redevelopment would provide important community and/or regeneration benefits with no significant loss of jobs, potential jobs, and the proposed mix of uses accords with other planning policies.

9.22 This advice is offered without consideration of other planning, traffic/highways issues, etc. which might render some uses or mixed-use developments inappropriate on particular employment areas. It is clearly for Merthyr Tydfil County Borough Council to judge proposals on their merits taking account of these factors.

Recommendation 5 – Protecting Employment Sites and Employment Land Provision

9.23 With quantitative land needs of 14.46 ha against a supply, even with conservative estimates in some locations, of 38.42 ha, there is clearly sufficient land available to meet needs, and indeed with a surplus of almost 24 ha, flexibility in the supply (existing sites and potential development land). However, there remains some uncertainty in the supply of Merthyr Tydfil's strategic sites and a need to ensure a sufficient range, choice and availability of sites throughout the plan period. Thus employment allocations above the quantitative need are recommended as specific employment allocations within the replacement LDP. Accordingly, Table 34 provides recommendations on the 12 likely employment sites in Merthyr Tydfil. It identifies five

sites, totalling 35.65 ha, which would be suitable as new employment land allocations in the LDP:

- Site 33: Goat Mill Road – 14.75 ha
- Site 36: Land east of A4060 at Ffos-Y-Fran - 11.3 ha
- Site 70: Hoover Site 1 – 1.50 ha
- Site 76: Land south of Merthyr Tydfil Industrial Park – 3.10 ha
- Site 104 (part): Hoover Strategic Regeneration Area - The Willows / Abercanaid Industrial Estate – 5.00 ha.

9.24 Another 2.77 ha of available land sits within the existing employment areas of Area 1: Pengarnddu and Area 2: Pant Industrial Estate and should be protected under emerging LDP Policy EcW22 for B1/B2/B8 uses. There are further Town Centre office buildings which could be usefully protected for their existing uses, but which do not offer opportunities for redevelopment at this time.

Table 34 – Employment Land Recommendations

Candidate Site ID.	Name	Realistic Land Supply, ha	Allocate or Protect in the LDP?	Recommendations
16	Rhydycar/Orbit	0.00	Other uses proposed. Allocation not required. Council to consider need for protection of some/all land, subject to evolving circumstances	The land is expected to be developed for car parking and thus will not be developed for employment uses. However, if this does not take place the land could be considered as a grow-on opportunity for the adjacent Orbit Business Centre. The centre is currently full and has a need for expansion space, to allow companies to grow. If this is the case, then there would be a need to protect it for appropriate B-Class uses in LDP, and market it to developers, Welsh Government and other potential investors.
27	Land South of College Car Park	0.00	Other uses proposed. Allocation not required. Council to consider need for protection of some/all land, subject to evolving circumstances	The most likely development here is A1 retail, and B-Class uses are not assumed here. However, as the largest plot of unconstrained development land in the Town Centre this site would suit a range of uses, including B1 uses. Options could include expansion or grow on space associated with the nearby Orbit Business Centre and any plans that would deliver such space, possibly within a mixed-use scheme, should be supported. However, given the presently modest market for B1 offices in Merthyr Tydfil Town Centre, it is accepted that proposals of this type may not be forthcoming without public sector input, and should not be relied upon in the LDP.
33	Goat Mill Road	14.75	Allocate	Site represents one of the largest parcels of flat development land in the County Borough. It has strong interest from one B-Class occupier who, at the time of writing, is likely to take up the whole site. The land should be allocated, and protected, in the LDP to reflect this, although take up early in the LDP period appears likely. Site likely to be identified as an area suitable for waste management facilities.

Candidate Site ID.	Name	Realistic Land Supply, ha	Allocate or Protect in the LDP?	Recommendations
36	Land east of A4060 at Ffos-Y-Fran	11.30	Allocate	<p>Sizable employment opportunity site, which is large enough to meet a range of needs. The land is attracting B-Class occupier interest. If, as appears likely, Site 33: Goat Mill Road is taken up early in the LDP period, then this becomes the main large opportunity site for employment uses outside of the Hoover Strategic Regeneration Area. The site should be allocated, and protected, in the LDP to reflect this. There is no reason why the whole plateau area, i.e. north and south parcels totalling 18.85 ha, should not be allocated to provide the maximum development opportunity and ensure a critical mass which will be financially viable given the likely high infrastructure costs. However, given those high costs, a viable scheme may need to include some element of mixed use to cross fund the B-Class elements. Flexibility should thus be provided in policy to allow some appropriate ancillary uses for this purpose. For this reason, an estimated 11.30 ha is provided specifically for B1, B2, B8 uses.</p> <p>The reclaimed site is anticipated to be made available by 2024. Delivery planning will need to look at ways forward in terms of providing the site services and infrastructure that will allow a viable scheme to be delivered. Site could thus benefit from masterplan and implementation plan, reviewing investment options. Site likely to be identified as an area suitable for waste management facilities.</p>
37	Pengarddu	2.03	Protect under policy	Development opportunity site, in an established Employment Area, which is attracting market interest, albeit with some barriers to delivery. Site should be protected in LDP for B-Class uses, reflecting surrounding uses. Council, as landowner, may need to undertake further delivery and viability testing to determine what level of barrier to development site conditions represent.
38	Land at Pant Industrial Estate	0.74	Protect under policy	Infill site in an established industrial estate which should be protected for B-Class use in the emerging LDP.
56	Ty Keir Hardie/ Martin Evans House	0.00	Protect under policy	Evidence is that, the buildings are being marketed for office uses with no likely change in use. As some of the largest office buildings in the Town Centre, the properties should be protected for B1 use under policy under policy EcW22 in the emerging LDP. The buildings are not likely to be redeveloped and provide employment development land.
70	Hoover Site 1	1.50	Allocate	Key site within the wider Hoover Strategic Regeneration Area, linking that Area to Area 5: Triangle Business Park. The open nature of most of the site would allow its early development within the Strategic Regeneration Area and masterplanning should reflect this. It is assumed the Welsh Government will acquire and market the site as a development opportunity for employment and trade uses. Site will likely split into two plots to avoid pylon, leading to a modest reduction in net developable area. Site should be protected in the emerging LDP for B1/B2/B8 uses.
76	Land south of Merthyr	3.10	Allocate	Flat land representing a logical extension to an existing Business Park which has seen recent

Candidate Site ID.	Name	Realistic Land Supply, ha	Allocate or Protect in the LDP?	Recommendations
	Tydfil Industrial Park			growth and investment. Indeed, it appears to represent the only development opportunity in this area. Land should accordingly be safeguarded in the LDP. However, proximity of housing, particularly around the access road will represent a barrier to development and an appropriate area of barrier/mitigation will need to be allowed for, which will reduce the net developable area. Development at the site option would result in a loss of open/recreational space in an area deficient with such space, which will generate policy issues, although that space appears underused and overgrown. Site could be allocated in the emerging LDP for B1/B2/B8 uses.
92	Tax Office	0.00	Protect under policy	The building is being marketed for office uses with no likely change in use. However, long term planning should allow the flexibility for the property to be included in regeneration schemes, which may consider changes of use/redevelopment for a range of uses, in order to enhance the economic value of the location to Merthyr Town Centre. At present, however, the property does not offer the prospect of redevelopment for employment development land.
93	Oldway House	0.00	Protect under policy	Evidence is that, the building is being marketed for office uses (plus ground floor retail/leisure) with no likely change in use. However, long term planning should allow the flexibility for the property to be included in regeneration schemes, which may consider changes of use/redevelopment for a range of uses, in order to enhance the economic value of the location to Merthyr Town Centre. At present, however, the property does not offer the prospect of redevelopment for employment development land.
104 (Part)	Hoover Strategic Regeneration Area - The Willows / Abercanaid Industrial Estate	5.00	Allocate/protect as part of Hoover SRA	Key site within the wider Hoover Strategic Regeneration Area, providing the bulk of the B-Class land opportunity. However, as this land will not come under Welsh Government control, masterplanning and delivery planning needs to consider a way forward which maximises B-Class development here while ensuring viability. Options are likely to include a mixed use scheme or limiting development to vacant and open storage plots. At present, this would provide some 7.5 ha of available land, which could grow if other occupiers move out of the area. Site should be protected in the emerging LDP for B1/B2/B8 uses, but some flexibility will be required to allow delivery of a viable scheme.

Source: BE Group, 2018

Recommendation 6 – Pursue Delivery Strategies for Key Sites

9.25 Evidence from this study is that business demand, particularly for industrial premises is strong. However, Merthyr Tydfil includes some large complex sites where delivery

could be potentially challenging. Consequently, the Council should work with landowners/developers for the following sites:

- Site 36: Land east of A4060 at Ffos-Y-Fran – While occupier interest is reported, up front investment is required to access and open up this land. The reclaimed land is anticipated to be made available by 2024.
- Site 104: Hoover Strategic Regeneration Area - The Willows / Abercanaid Industrial Estate – Land will not form part of Welsh Government investment and will remain with the current owner. Thus, there is risk that this site will be ‘left behind’ as the wider Hoover Strategic Regeneration Area is delivered under public sector control, or that it is brought forward in a piecemeal fashion, reflecting available development plots. Further master planning should consider the future development strategy for the remaining land at the Willows Industrial Estate.

9.26 TAN 23 requires that sites should be fit for purpose and this means that they need to be deliverable. Section 8 and Table 31 of this report have considered site deliverability and availability timescales for potential employment sites. It is recommended that the County Borough Council, Welsh Government and other relevant partners proactively explore delivery strategies by which sites can be brought forward, in discussions with owners and developers, looking at ways to overcome barriers.

9.27 This study has not been asked to pursue such delivery strategies directly, however, some common delivery mechanisms, which have been successfully used by other public bodies in the past, and which involve varying levels of public intervention are set out in Table 35.

Table 35 – Delivery Mechanisms

Mechanism	Description
Private Sector Led/Private Sector Funded	Assumes a development is financially viable and has a willing developer. Public sector input will be limited to positive engagement by planning and economic development officers, to ensure a smooth delivery of the relevant property mix.
Revised Development Mix	Assumes a development viability gap, but no direct public sector intervention. Rather council officers and the developer negotiate a revised development mix which includes a stronger element of higher value uses to offset the gap. This does not automatically mean housing but could include retail or leisure uses, appropriate to the location, which can also improve values. Pubs/restaurants, a gym or hotel are examples of uses that both generate reasonable returns for developers and can improve the

Mechanism	Description
	offer and attractiveness of a business park scheme.
Low Level Public Support	Public sector support does not always mean large scale investment. Sometimes a landowner may simply be unaware of the full potential of his site, level of market demand or how site constraints can be overcome. An increasingly common approach therefore is for local authorities to assume some of the initial research costs, producing for example a planning brief or masterplan to show the owner/developer what is possible and prompt development. Support on site/area marketing may also be welcome.
Acquisition	Council buys the land to undertake direct development or in partnership.
Joint Venture Agreement	<p>A defined agreement between public sector agencies and private developer partners. It is most commonly used where land is, at least in part, owned by the public sector. The public sector can then support development by inputting the land at low or nil value or by seeking out infrastructure funding.</p> <p>Such a Joint Venture partnership can take a number of forms:</p> <ul style="list-style-type: none"> Contractual Partnership – Normally a short term arrangement where the parties enter into a contractual arrangement where one party, usually the developer, will deliver. It would relate to the most straightforward developments. Joint Venture through formation of a limited company formed through share issue - A common arrangement where each party will put in an element of cost and risk, and the return reflects the share. The council may put in land and/or capital, the developer will often meet development costs. The arrangement may see proceeds distributed in different ways. This could be a revenue share, or a share on sale of the investment. The party taking the greater level of risk will normally have first call on the profit. Company limited by guarantee – Tends to be more for non-profit making arrangements, and can introduce a number of partners to the company. This arrangement is more likely to be suitable for marketing and promotion of regeneration schemes rather than a Joint Venture to deliver development.
Direct Public Support	This may be in the form of direct development funding or funding infrastructure. It may also be through rental guarantees or other forms of security.
Annuity Rent	This is also increasingly used to support investments by pension funds and other major financial institutions into developments. The institution will fund the development in exchange for a lease of circa 35 years and an annuity rent paid by a secure covenant such as the council acting as developer. This would be a low but secured rent over the time period with agreed uplifts. The developer can then sub-let at market value to obtain a profitable rent. At the end of the 35 years the property will revert to the developer for £1 and the developer retains the long term asset value.
Revolving Infrastructure Fund	A method for paying for supporting infrastructure development on sites with otherwise good development potential. The public sector may use a range of funding such as prudential borrowing to provide funds in exchange for a long term payback of Business Rates, land receipts or associated income uplift. Where development is BREEAM Excellent, 100% of business rate levied can now be retained by the borrowing agency.

Source: BE Group, 2018

Other Recommendations

Recommendation 7 – Future Reviews

- 9.28 Paragraph 7.10 of the Welsh Government Practice Guidance – Building an Economic Development Evidence Base to Support a Local Development Plan, states that:
“Reviews of the whole evidence base, both larger than local and local studies, will most likely reflect the 4 year development plan cycle; however, an earlier review might be considered if certain employment land related targets are not being achieved and are identified through the LDP Annual Monitoring Report.”
- 9.29 Locally, this report has shown how market conditions in Merthyr Tydfil are evolving, with a shortage of industrial premises, local businesses seeking growth, detailed plans for the Hoover Strategic Regeneration Area to be agreed and issues on other employment sites to be addressed. In view of these factors, the County Borough should continue to review its employment land portfolio as part of plan review stages or where there are significant local changes are identified as part of Plan monitoring.

Recommendation 8 – Maintain Awareness of External Influences

- 9.30 Welsh planning policy highlights the importance of joint working and ‘more than local’ planning, to understand the interconnectedness of local authority areas.
- 9.31 Merthyr Tydfil is clearly connected to the wider Cardiff Capital Region in a range of ways. It is a commuter settlement for the Welsh service sector of Cardiff, with linkages only likely to grow through the investment of the Metro. It will link to the wider M4 Corridor, the focus of the sub-regional B8 market which is forecast to grow with the abolition of Severn Bridge Tolls. Employment Areas in Merthyr Tydfil compete with those of the County Borough’s neighbours for inward investment.
- 9.32 Finally, there remains the option of a Strategic Development Plan for the Cardiff Capital Region with discussion ongoing with regional partners, although this process has not yet formally commenced.

Appendix 1 – List of Consultees

Actemium
Alder King
Building Product Design
Caerphilly County Borough Council
Cooke and Arkwright
E J Hales
Hutchings and Thomas
Jenkins Best
Kasai
Lambert Smith Hampton
Merthyr Tydfil County Borough Council
Rhondda Cynon Taf County Borough Council
Savills
Sekisui Alveo
Sint and Co.
Stephens and George Print Group
Stuart Hogg
The Urbanists Consultants
Welsh Government

Appendix 2 – Vacant Property Schedules

Table A2.1 – Vacant Industrial Properties

Address	Employment Area	Size (sqm)	Leasehold/ Freehold	Quality
Sekisui Alveo Factory	Merthyr Tydfil Industrial Park	17,482	FH	Medium
Unit 2	Merthyr Tydfil Industrial Park	1,454	LH	Medium
Unit 31H	Pant Industrial Estate	1,139	LH	Medium
Unit 10	Cyfarthfa Industrial Estate	949	LH	Medium
Unit 11	Cyfarthfa Industrial Estate	949	LH	Medium
Unit 12	Cyfarthfa Industrial Estate	949	LH	Medium
Unit 5	Pant Industrial Estate	650	LH	Medium
Unit 13	Merthyr Tydfil Industrial Park	346	LH	Medium
Unit 2, Compass Court	Merthyr Tydfil Industrial Park	200	LH	Good
Unit 3, Compass Court	Merthyr Tydfil Industrial Park	200	LH	Good
Unit 4, Compass Court	Merthyr Tydfil Industrial Park	200	LH	Good
Unit 11, Compass Court	Merthyr Tydfil Industrial Park	114	LH	Good
Unit 12, Compass Court	Merthyr Tydfil Industrial Park	114	LH	Good
Unit 7, Compass Court	Merthyr Tydfil Industrial Park	82	LH	Good
Unit 8, Compass Court	Merthyr Tydfil Industrial Park	82	LH	Good
Unit 9, Compass Court	Merthyr Tydfil Industrial Park	82	LH	Good
Unit 10, Compass Court	Merthyr Tydfil Industrial Park	82	LH	Good

Source: BE Group, 2018

Table A2.2 – Vacant Office Properties

Address	Employment Area	Size (sqm)	Leasehold/ Freehold	Quality
Ty Kier Hardie, Riverside Court, Avenue De Clichy, Merthyr Tydfil	Merthyr Tydfil Town Centre	3,168	LH	Good
Former Tax Office, Castle Street	Merthyr Tydfil Town Centre	1,725	FH	Medium
Oldway House, Castle Street	Merthyr Tydfil Town Centre	1,000	LH	Medium
Compass House, Merthyr Tydfil Industrial Park	Merthyr Tydfil Industrial Park	354	LH	Good
4 th Floor Castle House, Glebeland Street	Merthyr Tydfil Town Centre	210	LH	Medium

Address	Employment Area	Size (sqm)	Leasehold/ Freehold	Quality
2nd Floor Castle House, Glebeland Street	Merthyr Tydfil Town Centre	187	LH	Medium
Ground Floor, Castle House, Glebeland Street	Merthyr Tydfil Town Centre	186	LH	Medium
3rd Floor Castle House, Glebeland Street	Merthyr Tydfil Town Centre	183	LH	Medium
3 Glebeland Street	Merthyr Tydfil Town Centre	170	FH	Budget

Source: BE Group, 2018

South East Wales Regional Employment Land - Merthyr Tydfil

Potential Development Sites - Qualitative Site Information

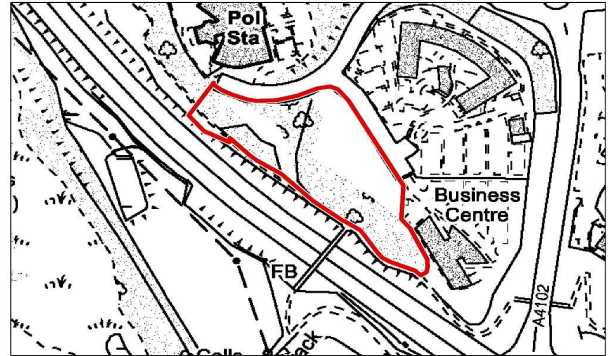
Site Details

Site Name:	Rhydycar/Orbit
Site ID:	Candidate Site 16 (Employment Site E6 in existing LDP)
Location:	Rhydycar Business Park, Cyfarthfa

Photo:



Map:



Site Description:	Flat development plot at rear of established B1 employment area, with unconstrained site access and some areas of trees at rear of site.
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Site Overview

Site Status:	Allocated for B1 uses in existing LDP (Site E6)/Land proposed for B1 and ancillary uses in Emerging LDP (Policies EcW21/EcW22)
Designations:	Falls within Merthyr Tydfil Landscape of Historic Interest
Constraints:	Rights of Way cross site
Describe Intended Development:	The land is being sought by South Wales Police as car parking for their adjacent Police Station.
Site Size (ha):	1.31
Site Type:	Development Land

Proposed Floorspace Change on Site

B1 Office (sqm)	Gross Gain: _____	Gross Loss: _____
B1 Other (sqm)	Gross Gain: _____	Gross Loss: _____
B2 (sqm)	Gross Gain: _____	Gross Loss: _____
B8 (sqm)	Gross Gain: _____	Gross Loss: _____
Other Uses (sqm)	Gross Gain: _____	Gross Loss: _____

Market Potential

Accessibility

Description:	Site is in backlands but has unconstrained access onto an estate road and via that road onto the strategic road network (A4102 and A470). Site is less than 0.5 km from the A4054 and multiple bus stops, along with cycling routes. Pedestrian footpaths extend north from Rhydycar to the College and Town Centre. The site is approximately 1 km from Merthyr Tydfil Train Station.	
Overall Accessibility Score:	4	

Environmental Factors

Description:	Good quality greenfield land, surrounded by high grade (mostly) B1 office and business centre uses in a prestige business park for the County Borough.	
Overall Internal Environment Score:		
Overall External Environment Score	5	

Market Attractiveness

Description:	Readily available, publicly owned land in a high quality sub-regional employment area of mixed public sector and local micro/larger business occupiers. The main location in the County Borough for office occupiers. Land would be attractive to B-Class businesses, building on the critical mass of the fully occupied Orbit Business Centre and the need of companies in that Centre for grown-on accommodation.	
Does the site have a reasonable prospect of being developed/re-developed?	Yes	
Is the market currently investing in the area?	Yes	
Are there local facilities in the area that make the site more attractive?	Yes	
Overall Market Attractiveness Score:	5	

Other Site Considerations

Adverse Impacts

Description:	None	
Any constraints associated with the site's previous use that would impact upon the site's redevelopment? (E.g. land contamination/structures/hazardous substances etc.)	No	

Alternative Uses

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

Viability

Are there considered to be any viability issues in bringing the site forward?	Yes
If yes to the above, please elaborate:	Viability of speculatively developed B1 Office uses remains challenging nationally.

Further Comments

Any further comments?	
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Recommendations

Recommendations on the future of the site:	<p>The land is expected to be developed for car parking and thus will not be developed for employment uses.</p> <p>However, if this does not take place the land could be considered as a grow-on opportunity for the adjacent Orbit Business Centre. The centre is currently full and has a need for expansion space, to allow companies to grow. If this is the case, then there would be a need to protect for appropriate B-Class uses in LDP, and market it to developers, Welsh Government and other potential investors.</p>	
Any other actions:		
Should the site be safeguarded or identified for employment uses?	Maybe	

South East Wales Regional Employment Land - Merthyr Tydfil

Potential Development Sites - Qualitative Site Information

Site Details

Site Name:	Land South of College Car Park
Site ID:	Candidate Site 27
Location:	Merthyr Tydfil College Campus, Cyfarthfa

Site Description:	Large car park and open greenspace, sitting on raised plateau by the River Taff, centrally located to the west of Merthyr Tydfil Town Centre and south of Merthyr Tydfil College.
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Site Overview

Site Status:	Land proposed for Mixed Use
Designations:	In Town Centre Boundary. Falls within Merthyr Tydfil Landscape of Historic Interest
Constraints:	Rights of Way cross site Small part of south east of site falls into Flood Zone B Listed structure is located within the site.
Describe Intended Development:	Recent proposals for a food-store and other mixed uses.
Site Size (ha):	4.34
Site Type:	Development Land

Proposed Floorspace Change on Site

B1 Office (sqm)	Gross Gain: _____	Gross Loss: _____
B1 Other (sqm)	Gross Gain: _____	Gross Loss: _____
B2 (sqm)	Gross Gain: _____	Gross Loss: _____
B8 (sqm)	Gross Gain: _____	Gross Loss: _____
Other Uses (sqm)	Gross Gain: _____	Gross Loss: _____

Market Potential

Accessibility

Description:	Town Centre site, with access, via Merthyr College spur road to A4054 and wider strategic road network. The site is within 0.5 km of Merthyr Tydfil train and bus stations and has pedestrian access to the Town Centre generally via a nearby pedestrian bridge (River Walk). Multiple bus services stop in front of the site, serving the College. Other foot and cycle paths extend south to Rhydyar and west to local neighbourhoods.	
Overall Accessibility Score:	5	

Environmental Factors

Description:	Good quality, flat land in a prominent location. Surrounding, uses including College buildings, are modern and of good quality.
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Overall Internal Environment Score:	
Overall External Environment Score	5

Market Attractiveness

Description:	Highly prominent Town Centre site, adjacent to busy College campus and with direct access to Town Centre shops. Land would suit a range of uses which require a visible, central location. These include A1 retail but could also include B1(a) offices, reflecting the adjacent EE Call Centre and Rhydyar Business Park.	
Does the site have a reasonable prospect of being developed/re-developed?	Yes	
Is the market currently investing in the area?	Yes	
Are there local facilities in the area that make the site more attractive?	Yes	
Overall Market Attractiveness Score:		5

Other Site Considerations

Adverse Impacts

Description:	None	
Any constraints associated with the site's previous use that would impact upon the site's redevelopment? (E.g. land contamination/structures/hazardous substances etc.)	No	

Alternative Uses

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

Viability

Are there considered to be any viability issues in bringing the site forward?	No
If yes to the above, please elaborate:	Flat, largely unconstrained site, with road access available. Assumed no abnormal costs.

Further Comments

Any further comments?	
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Recommendations

Recommendations on the future of the site:	<p>The most likely development here is A1 retail, and B-Class uses are not assumed here. However, as the largest plot of unconstrained development land in the Town Centre this site would suit a range of uses, including B1 uses. Options could include expansion or grow on space associated with the nearby Orbit Business Centre and any plans that would deliver such space, possibly within a mixed-use scheme, should be supported. However, given the presently modest market for B1 offices in Merthyr Tydfil Town Centre, it is accepted that proposals of this type may not be forthcoming without public sector input, and should not be relied upon in the LDP.</p>	
Any other actions:		
Should the site be safeguarded or identified for employment uses?	Maybe	

South East Wales Regional Employment Land - Merthyr Tydfil

Potential Development Sites - Qualitative Site Information

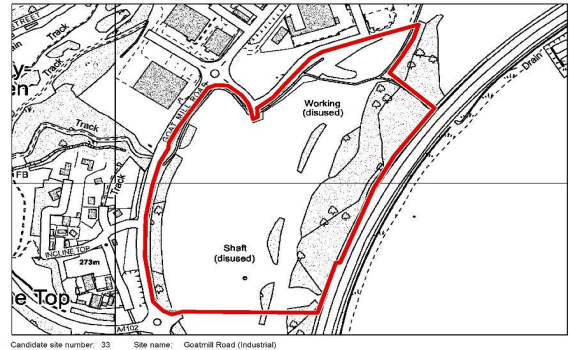
Site Details

Site Name:	Goat Mill Road
Site ID:	Candidate Site 33 (Employment Site E4 in existing LDP)
Location:	Goat Mill Road Industrial Estate, Dowlais

Photo:



Map:



Site Description:	Large area of flat brownfield scrubland on a valley plateau, south of an existing industrial estate and on the edge of residential settlements.
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Site Overview

Site Status:	Allocated for B1/B2/B8 uses in existing LDP (Site E4)/Land proposed for B1/B2/B8 uses in Emerging LDP (Policy EcW21)
Designations:	Falls within Merthyr Tydfil Landscape of Historic Interest
Constraints:	Candidate Site proposal extends east to the A4060, incorporating land which is wooded and steeply sloping, assumed to be undevelopable A water-course runs through the site and others are in close proximity to it. Land is Council owned but subject to 100 percent clawback of values, to Welsh Government, if developed for uses including housing and employment
Describe Intended Development:	Land is subject to interest from a confidential single B-Class occupier for waste management uses, likely to take the whole site. Alternative interest from a National Housebuilder, for a southern portion of the site, for residential development alongside the housing allocation to the south (H25).
Site Size (ha):	16.98
Site Type:	Development Land

Proposed Floorspace Change on Site

B1 Office (sqm)	Gross Gain: _____ Gross Loss: _____
B1 Other (sqm)	Gross Gain: _____ Gross Loss: _____
B2 (sqm)	Gross Gain: _____ Gross Loss: _____
B8 (sqm)	Gross Gain: _____ Gross Loss: _____
Other Uses (sqm)	Gross Gain: _____ Gross Loss: _____

Market Potential

Accessibility

Description:	Two access spurs in place, in north and south of the site, linking the land to the A4102 Goat Mill Road and then to the A4060. Edge of settlement position means the site is not located close to existing bus stops, although some routes pass to the south, along the A4102, or existing cycling and walking routes. The site is approximately 2.5 km from the nearest train station (Merthyr Tydfil).
Overall Accessibility Score:	4

Environmental Factors

Description:	Good quality, flat land adjacent to high grade modern industrial estate. Adjacent public and residential areas generally well maintained.
--------------	---

Overall Internal Environment Score:	
Overall External Environment Score	5

Market Attractiveness

Description:	Readily available, publicly owned land in a high quality local employment area. Market attractiveness is demonstrated by the interest shown by both B-Class businesses and housebuilders.	
Does the site have a reasonable prospect of being developed/re-developed?	Yes	
Is the market currently investing in the area?	Yes	
Are there local facilities in the area that make the site more attractive?	Yes	
Overall Market Attractiveness Score:	5	

Other Site Considerations

Adverse Impacts

Description:	None. Assumed issues associated by past mining uses have been dealt with by reclamation	
Any constraints associated with the site's previous use that would impact upon the site's redevelopment? (E.g. land contamination/ structures/hazardous substances etc.)	No	

Alternative Uses

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

Viability

Are there considered to be any viability issues in bringing the site forward?	No
If yes to the above, please elaborate:	No significant constraints to overcome. Site likely to be developed either by private businesses for their own use and/or housebuilders. No plans for speculative uses.

Further Comments

Any further comments?	
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Recommendations

Recommendations on the future of the site:	Site represents one of the largest parcels of flat development land in the County Borough. It has strong interest from one B-Class occupier who, at the time of writing, is likely to take up the whole site. The land should be allocated, and protected, in the LDP to reflect this, although take up early in the LDP period appears likely. Site likely to be identified as an area suitable for waste management facilities.
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Any other actions:	Net developable area, excluding areas of steeply sloping and wooded land is 14.75 ha. Consider reduced site size in LDP.	
Should the site be safeguarded or identified for employment uses?	Yes	

South East Wales Regional Employment Land - Merthyr Tydfil

Potential Development Sites - Qualitative Site Information

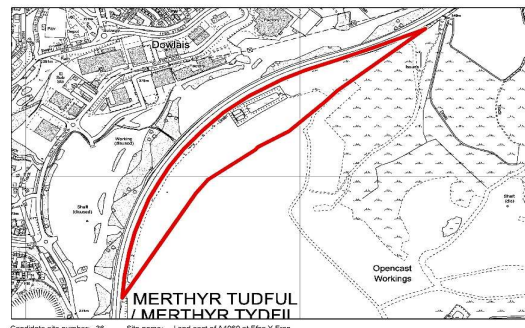
Site Details

Site Name:	Land east of A4060 at Ffos-Y-Fran
Site ID:	Candidate Site 36 (Incorporating Employment Site E5 in existing LDP)
Location:	Ffos-Y-Fran, Dowlais

Photo:



Map:



Site Description:	Linear area of plateaued land, running alongside the A4060 dual carriageway and comprising former open cast coal mining land in the process of being reclaimed (ongoing but partly reclaimed to the south).
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Site Overview

Site Status:	Southern half is allocated for B1/B2/B8 uses in existing LDP (Site E5)/Land proposed for B1/B2/B8 uses in Emerging LDP (Policy EcW21)
Designations:	Falls within Merthyr Tydfil Landscape of Historic Interest
Constraints:	Water-course runs through the site and others are in close proximity to it. Attenuation ponds located within the site. Linear shape of site may place some limits on what can be developed here. Various development plateaus and level land for highways access to be formed as part of reclamation
Describe Intended Development:	No specific plans at this time, but interest from several potential occupiers.
Site Size (ha):	18.85
Site Type:	Development Land

Proposed Floorspace Change on Site

B1 Office (sqm)	Gross Gain: _____	Gross Loss: _____
B1 Other (sqm)	Gross Gain: _____	Gross Loss: _____
B2 (sqm)	Gross Gain: _____	Gross Loss: _____
B8 (sqm)	Gross Gain: _____	Gross Loss: _____
Other Uses (sqm)	Gross Gain: _____	Gross Loss: _____

Market Potential

Accessibility

Description:	Site is prominently located along A4060, but with no agreed access point onto that dual carriageway. The nearest A4060 junction/roundabout is some 50 metres to the south, requiring a long access road back to site. Partial de-trunking of A4060 to allow two way access onto the site has been considered previously. The site is located on the A4060 and the out of settlement position means it is not located close to existing bus stops (the nearest routes being in on Penheolferthyr, Goat Mill Road and at Dowlais Top) or existing walking and cycling routes. The site is located approximately 2.5km to the nearest train station (Merthyr Tydfil). The barrier of A4060 and the steeply sloping nature of some land between site and nearest settlements makes pedestrian access particularly difficult.	
Overall Accessibility Score:	2	

Environmental Factors

Description:	Environmental quality currently affected by adjacent quarrying uses, and will continue to do so until quarry moves further away from site. Location on valley side also exposed to wind and weather.	
Overall Internal Environment Score:		
Overall External Environment Score	3	

Market Attractiveness

Description:	Land prominently positioned on a strategic access road into Merthyr Tydfil. Existing critical mass of Goat Mill Industrial Estate close by but separated from site by A4060/sloping land. Experience of Pengarnddu to the north shows how major businesses can be attracted to comparable locations. Site is attracting interest from businesses. However, an initial investment in infrastructure and services will be required before site is attractive to businesses. Adjacent open cast mining will make site less attractive to occupiers until mining moves further away.	
Does the site have a reasonable prospect of being developed/re-developed?	Yes	
Is the market currently investing in the area?	Yes	
Are there local facilities in the area that make the site more attractive?	Yes	
Overall Market Attractiveness Score:	3	

Other Site Considerations

Adverse Impacts

Description:	Assumed issues associated by past mining uses will be dealt with by reclamation. Adjacent open cast mining will make site less attractive to occupiers until mining moves further away.	
Any constraints associated with the site's previous use that would impact upon the site's redevelopment? (E.g. land contamination/structures/hazardous substances etc.)	Yes	

Alternative Uses

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

Viability

Are there considered to be any viability issues in bringing the site forward?	Yes
If yes to the above, please elaborate:	Providing servicing and infrastructure to the site may generate abnormal costs for development.

Further Comments

Any further comments?	
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Recommendations

Recommendations on the future of the site:	<p>Sizable employment opportunity site, which is large enough to meet a range of needs. The land is attracting B-Class occupier interest. If, as appears likely, Site 33: Goat Mill Road is taken up early in the LDP period, then this becomes the main large opportunity site for employment uses outside of the Hoover Strategic Regeneration Area. The site should be allocated, and protected, in the LDP to reflect this. There is no reason why the whole plateau area, i.e. north and south parcels totalling 18.85 ha, should not be allocated to provide the maximum development opportunity and ensure a critical mass which will be financially viable given the likely high infrastructure costs. However, given those high costs, a viable scheme may need to include some element of mixed use to cross fund the B-Class elements. Flexibility should thus be provided in policy to allow some appropriate ancillary uses for this purpose.</p> <p>The reclaimed site is anticipated to be made available by 2024. Delivery planning will need to look at ways forward in terms of providing the site services and infrastructure that will allow a viable scheme to be delivered. Site could thus benefit from masterplan and implementation plan, reviewing investment options. Site likely to be identified as an area suitable for waste management facilities</p>	
Any other actions:		
Should the site be safeguarded or identified for employment uses?	Yes	

South East Wales Regional Employment Land - Merthyr Tydfil

Potential Development Sites - Qualitative Site Information

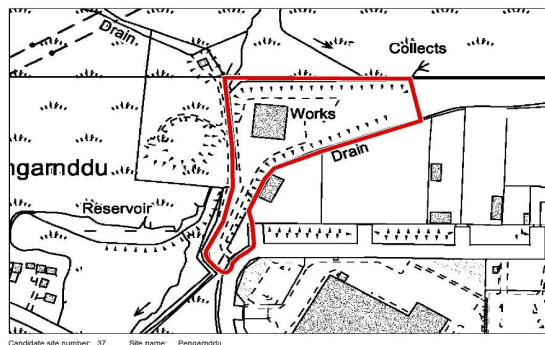
Site Details

Site Name:	Pengarnddu
Site ID:	Candidate Site 37
Location:	Pengarnddu Business Park, Dowlais

Photo:



Map:



Site Description:	Waste processing unit and surrounding open storage land in a backland position. Located outside but in close proximity to Area 1: Pengarnddu Business Park (along northern edge of existing employment area).
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Site Overview

Site Status:	Part of existing protected employment site to be designated under policy EcW22 in the emerging LDP
Designations:	Falls within Merthyr Tydfil Landscape of Historic Interest
Constraints:	Waste and contamination on site
Describe Intended Development:	Council owned site. Has been marketed and is attracting interest. There will likely be abnormal costs for any development, however
Site Size (ha):	2.03
Site Type:	Existing employment premises

Proposed Floorspace Change on Site

B1 Office (sqm)	Gross Gain: _____	Gross Loss: _____
B1 Other (sqm)	Gross Gain: _____	Gross Loss: _____
B2 (sqm)	Gross Gain: _____	Gross Loss: _____
B8 (sqm)	Gross Gain: _____	Gross Loss: _____
Other Uses (sqm)	Gross Gain: _____	Gross Loss: _____

Market Potential

Accessibility

Description:	Site is in backlands within Pengarnddu Business Park, although the Business Park as a whole enjoys prominence on the A465 Heads of the Valleys Road. Site is less than 0.5 km from Pengarnddu Asda where several bus services stop. The site's out of settlement position mean that it is not easily accessible by walking and cycling routes. The site is located approximately 3 km to the nearest train station (Merthyr Tydfil).	
Overall Accessibility Score:	2	

Environmental Factors

Description:	Property is a waste processing facility, fronted by other scrap yards/waste facilities, on edge of a major environmental designation.	
Overall Internal Environment Score:		
Overall External Environment Score	2	

Market Attractiveness

Description:	The site is attracting market interest. It is likely to be of interest to comparable waste processors or similar 'bad neighbour' uses that prefer to operate away from settlements. It would not be attractive to uses which require more prominence and/or access for customers.	
Does the site have a reasonable prospect of being developed/re-developed?	Yes	
Is the market currently investing in the area?	Yes	
Are there local facilities in the area that make the site more attractive?	Yes	
Overall Market Attractiveness Score:		4

Other Site Considerations

Adverse Impacts

Description:	Historic use as waste processing facility with contamination.	
Any constraints associated with the site's previous use that would impact upon the site's redevelopment? (E.g. land contamination/structures/hazardous substances etc.)	Yes	

Alternative Uses

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

Viability

Are there considered to be any viability issues in bringing the site forward?	Yes
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If yes to the above, please elaborate:	Extra costs associated with reclamation which may impact on viability
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Further Comments

Any further comments?	
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Recommendations

Recommendations on the future of the site:	Development opportunity site, in an established Employment Area, which is attracting market interest, albeit with some barriers to delivery. Site should be protected in LDP for B-Class uses, reflecting surrounding uses. Council, as landowner, may need to undertake further delivery and viability testing to determine what level of barrier to development site conditions represent.
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Any other actions:	
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Should the site be safeguarded or identified for employment uses?	Yes	
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South East Wales Regional Employment Land - Merthyr Tydfil

Potential Development Sites - Qualitative Site Information

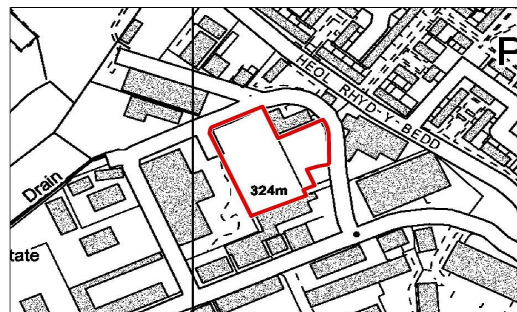
Site Details

Site Name:	Land at Pant Industrial Estate
Site ID:	Candidate Site 38
Location:	Pant Industrial Estate, Dowlais

Photo:



Map:



Candidate site number: 38 Site name: Land at Pant Industrial Estate

Site Description:	Large, regular infill plot in an established industrial estate
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Site Overview

Site Status:	Part of existing protected employment site to be designated under policy EcW22 in the emerging LDP
Designations:	Falls within Merthyr Tydfil Landscape of Historic Interest
Constraints:	None
Describe Intended Development:	Council owned, no detailed plans at this time
Site Size (ha):	0.74
Site Type:	Development Land

Proposed Floorspace Change on Site

B1 Office (sqm)	Gross Gain: _____	Gross Loss: _____
B1 Other (sqm)	Gross Gain: _____	Gross Loss: _____
B2 (sqm)	Gross Gain: _____	Gross Loss: _____
B8 (sqm)	Gross Gain: _____	Gross Loss: _____
Other Uses (sqm)	Gross Gain: _____	Gross Loss: _____

Market Potential

Accessibility

Description:	Site is in backlands within Pant Industrial Estate, although the Business Park as a whole enjoys prominence on the A465 Heads of the Valleys Road. There is one bus stop in Pant Industrial Estate, on the main through road to the immediate south of this site. There is pedestrian and cycle access to Pant, but the A465 represents a barrier to settlements to the south. The site is located approximately 2.5 km to the nearest train station (Merthyr Tydfil).	
Overall Accessibility Score:	2	

Environmental Factors

Description:	Unconstrained infill plot surrounded by moderate quality industrial and storage uses. Environmental quality is reasonable for such a location.	
Overall Internal Environment Score:		
Overall External Environment Score	4	

Market Attractiveness

Description:	Pant Industrial Estate is a successful and busy local industrial and trading estate, with no obvious vacancies and the subject of high demand levels generally. Take up of this infill plot is expected early in the LDP period. The land would suit a light industrial/storage scheme or single occupier. Due to its lack of prominence it may not be attractive to the trade uses that dominate in the south of the estate.	
Does the site have a reasonable prospect of being developed/re-developed?	Yes	

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

Other Site Considerations

Adverse Impacts

Description:	None	
Any constraints associated with the site's previous use that would impact upon the site's redevelopment? (E.g. land contamination/structures/hazardous substances etc.)	No	

Alternative Uses

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

Viability

Are there considered to be any viability issues in bringing the site forward?	No
If yes to the above, please elaborate:	Light industrial/single occupier industrial schemes have been successfully delivered at Merthyr Tydfil Industrial Park recently and there is no reason to assume they could not also be developed here.

Further Comments

Any further comments?	
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Recommendations

Recommendations on the future of the site:	Infill site in an established industrial estate which should be protected for B-Class use in the emerging LDP	
Any other actions:		
Should the site be safeguarded or identified for employment uses?	Yes	

South East Wales Regional Employment Land - Merthyr Tydfil

Potential Development Sites - Qualitative Site Information

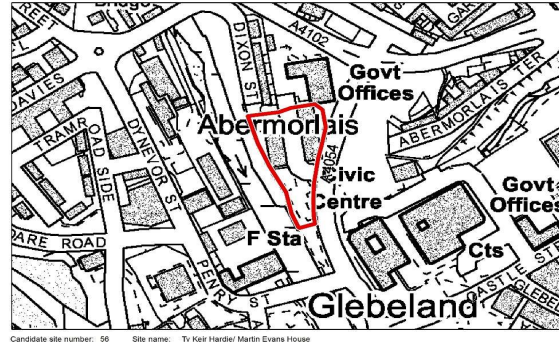
Site Details

Site Name:	Ty Keir Hardie/ Martin Evans House
Site ID:	Candidate Site 56
Location:	Park

Photo:



Map:



Site Description:	Two modern office buildings on a main road position in Merthyr Tydfil Town Centre. Martin Evans House is occupied by Merthyr Valleys Homes, while Ty Keir Hardie is largely vacant and on the market.
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Site Overview

Site Status:	Within Town Centre Boundary.
Designations:	Falls within Merthyr Tydfil Landscape of Historic Interest
Constraints:	West of site, Martin Evans House, falls into Flood Zone B. South of Site falls into Flood Zone C2. Public Right of Way runs along western boundary of the site
Describe Intended Development:	None currently proposed
Site Size (ha):	0.45
Site Type:	Developed office premises

Proposed Floorspace Change on Site

B1 Office (sqm)	Gross Gain: _____	Gross Loss: _____
B1 Other (sqm)	Gross Gain: _____	Gross Loss: _____
B2 (sqm)	Gross Gain: _____	Gross Loss: _____
B8 (sqm)	Gross Gain: _____	Gross Loss: _____
Other Uses (sqm)	Gross Gain: _____	Gross Loss: _____

Market Potential

Accessibility

Description:	Town Centre site with strategic road frontage (A4050). Merthyr Tydfil bus and train stations are within 0.5-1 km and the wider Town Centre is accessible to pedestrians and cyclists, via a crossing point on the A4050 to the immediate south of the site.	
Overall Accessibility Score:	5	

Environmental Factors

Description:	Good quality, modern (built 1997) premises in an urban setting.	
Overall Internal Environment Score:	5	
Overall External Environment Score	5	

Market Attractiveness

Description:	Ty Keir Hardie represents the most modern office premises presently available in Merthyr Tydfil, with quoting rents at £8/sqft. With 64-3,168 sqm available, on four floors, the property would suit a wide range of service businesses. Marketing agents report that the property is 70 percent vacant at present. It has proved modestly attractive to local micro businesses, reflecting a lack of alternatives in the Town. Achieved rents are low at £7/sqft (£75/sqm). There are no plans for further investment or changes of use in either property.	
Does the site have a reasonable prospect of being developed/re-developed?	No	
Is the market currently investing in the area?	Yes	
Are there local facilities in the area that make the site more attractive?	Yes	
Overall Market Attractiveness Score:		4

Other Site Considerations

Adverse Impacts

Description:	None	
Any constraints associated with the site's previous use that would impact upon the site's redevelopment? (E.g. land contamination/structures/hazardous substances etc.)	No	

Alternative Uses

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

Viability

Are there considered to be any viability issues in bringing the site forward?	No
If yes to the above, please elaborate:	Simple re-use for offices would not generate viability issues.

Further Comments

Any further comments?	
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Recommendations

Recommendations on the future of the site:	Evidence is that, the buildings are being marketed for office uses with no likely change in use. As some of the largest office buildings in in the Town Centre, the properties should be protected for B1 use under policy under policy EcW22 in the emerging LDP. The buildings are not likely to be redeveloped and provide employment development land.	
Any other actions:		
Should the site be safeguarded or identified for employment uses?	Yes	

South East Wales Regional Employment Land - Merthyr Tydfil

Potential Development Sites - Qualitative Site Information

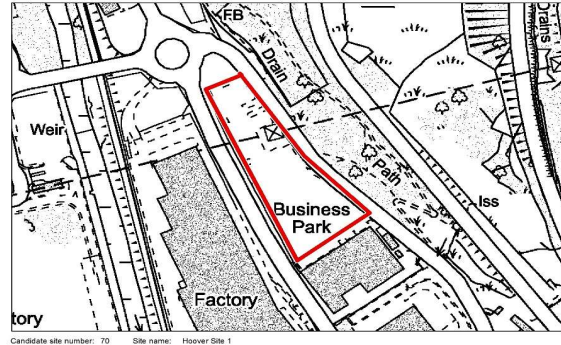
Site Details

Site Name:	Hoover Site 1
Site ID:	Candidate Site 70 (Also part of Sites 30 and 140)
Location:	Hoover Strategic Regeneration Area, Plymouth

Photo:



Map:



Site Description:	Surface car park, to north of Triangle Business Park, crossed by electricity pylons.
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Site Overview

Site Status:	Allocated for B1/B2/B8 uses in existing LDP (Site E8)/Land proposed for B1/B2/B8 uses in Emerging LDP (Policy EcW21)
Designations:	Falls within Merthyr Tydfil Landscape of Historic Interest
Constraints:	Pylons cross the site, reducing net developable area. Will require an easement Majority of site falls into Flood Zone B
Describe Intended Development:	Site in emerging area masterplan for employment uses. Also interest from neighbouring business (Kasai) for car parking land
Site Size (ha):	1.5
Site Type:	Development Land

Proposed Floorspace Change on Site

B1 Office (sqm)	Gross Gain: _____	Gross Loss: _____
B1 Other (sqm)	Gross Gain: _____	Gross Loss: _____
B2 (sqm)	Gross Gain: _____	Gross Loss: _____
B8 (sqm)	Gross Gain: _____	Gross Loss: _____
Other Uses (sqm)	Gross Gain: _____	Gross Loss: _____

Market Potential

Accessibility

Description:	Site has prominence in Triangle Business Park and frontage to the A4050, close to a junction on that road. There are two bus stops on the site's A4040 frontage and several pedestrian and cycle trails to the east. The site is located within 0.5 km to the nearest train station (Pentrebach).	
Overall Accessibility Score:	5	

Environmental Factors

Description:	Clean former car park site, with modern industrial unit to the south.	
Overall Internal Environment Score:		
Overall External Environment Score	5	

Market Attractiveness

Description:	Site represents good quality redevelopment land in an established employment area. On site electricity pylon will make the land less attractive to some, but this can be overcome simply by splitting the development into two parts, i.e. building and car parking, either side of the pylon route. Development previously held back by lack of marketing by owner Hoover Candy. However, site will be acquired by Welsh Government in 2018/19, alongside the other Hoover holdings, which will allow stronger marketing of the opportunity to both local companies and inward investors. The site may attract an individual developer/occupier, or be linked to the wider Hoover Strategic Regeneration Area and form part of a wider-mixed use scheme. Welsh Government suggest site could be developed for B-Class employment south of the pylons with trade/motor trade options to the north, fronting the roundabout.	
Does the site have a reasonable prospect of being developed/re-developed?	Yes	
Is the market currently investing in the area?	Yes	
Are there local facilities in the area that make the site more attractive?	Yes	
Overall Market Attractiveness Score:	4	

Other Site Considerations

Adverse Impacts

Description:	Electricity pylon crosses the site. Previous use was car park so assumed limited contamination issues.	
Any constraints associated with the site's previous use that would impact upon the site's redevelopment? (E.g. land contamination/structures/hazardous substances etc.)	Yes	

Alternative Uses

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

Viability

Are there considered to be any viability issues in bringing the site forward?	Yes
If yes to the above, please elaborate:	Rerouting/relocating the electricity pylon would be a major and likely prohibitive development cost. It is assumed and development would be delivered around this obstacle.

Further Comments

Any further comments?	
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Recommendations

Recommendations on the future of the site:	Key site within the wider Hoover Strategic Regeneration Area, linking that Area to Area 5: Triangle Business Park. The open nature of most of the site would allow its early development within the Strategic Regeneration Area and masterplanning should reflect this. It is assumed the Welsh Government will acquire and market the site as a development opportunity for employment and trade uses. Site will likely split into two plots to avoid pylon, leading to a modest reduction in net developable area. Site should be identified in the emerging LDP for B1/B2/B8 uses.	
Any other actions:		
Should the site be safeguarded or identified for employment uses?	Yes	

South East Wales Regional Employment Land - Merthyr Tydfil

Potential Development Sites - Qualitative Site Information

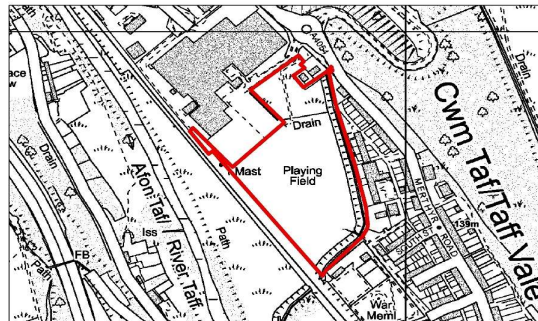
Site Details

Site Name:	Land south of Merthyr Tydfil Industrial Park
Site ID:	Candidate Site 76
Location:	Merthyr Tydfil Industrial Park, Plymouth

Photo:



Map:



Site Description:	Flat scrubland, south of large industrial unit, with access point in place off the A4054 and adjacent housing.
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Site Overview

Site Status:	Land currently outside of the designated employment area of Merthyr Tydfil Industrial Park
Designations:	North of Site falls within Merthyr Tydfil Landscape of Historic Interest
Constraints:	Development at the site option would result in a loss of open/recreational space, although that space is not currently publicly accessible and appears underused / overgrown. Mobile Phone mast to west of site, it is assumed access will be required to this, by utility provider. Majority of site falls into Flood Zone B, some land on eastern and southern boundaries falls into Flood Zone C2
Describe Intended Development:	None currently proposed
Site Size (ha):	3.7
Site Type:	Development Land

Proposed Floorspace Change on Site

B1 Office (sqm)	Gross Gain: _____	Gross Loss: _____
B1 Other (sqm)	Gross Gain: _____	Gross Loss: _____
B2 (sqm)	Gross Gain: _____	Gross Loss: _____
B8 (sqm)	Gross Gain: _____	Gross Loss: _____
Other Uses (sqm)	Gross Gain: _____	Gross Loss: _____

Market Potential

Accessibility

Description:	Site sits behind housing/other employment uses, but has an access point in place onto the A4050, via existing roundabout. There are bus stops on the A4050 frontage, serving Troedyrhiw and that settlement is accessible by pedestrian and cycle routes. The site is located within 0.5 km to the nearest train station (Troedyrhiw).	
Overall Accessibility Score:	4	

Environmental Factors

Description:	Greenfield land, former playing fields, in an attractive edge of settlement location.	
Overall Internal Environment Score:		
Overall External Environment Score	5	

Market Attractiveness

Description:	Good quality expansion site for existing established industrial estate, which is home to a range of high value (mostly) industrial/warehouse operators and has seen recent development of new light industrial space. Land would suit either a single occupier development or a scheme of units. In practice, main constraint will be adjacent housing which will limit the range of industrial/warehouse operations which could be accommodated on this site.	
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Does the site have a reasonable prospect of being developed/re-developed?	Yes
Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	4

Other Site Considerations

Adverse Impacts

Description:	Adjacent housing likely to be the main limiting factor here. Previous use was playing fields so assumed no contamination issues.	
Any constraints associated with the site's previous use that would impact upon the site's redevelopment? (E.g. land contamination/ structures/hazardous substances etc.)	No	

Alternative Uses

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

Viability

Are there considered to be any viability issues in bringing the site forward?	Yes
If yes to the above, please elaborate:	Readily available land, flat land with an access point in place. Mitigating impacts on adjacent housing may add abnormal costs to any development although further studies would be required to understand exactly how significant those impacts would be.

Further Comments

Any further comments?	
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Recommendations

Recommendations on the future of the site:	Flat land representing a logical extension to an existing Business Park which has seen recent growth and investment. Indeed, it appears to represent the only development opportunity in this area. Land should accordingly be safeguarded in the LDP. However, proximity of housing, particularly around the access road will represent a barrier to development and an appropriate area of barrier/mitigation will need to be allowed for, which will reduce the net developable area. Development at the site option would result in a loss of open/recreational space in an area deficient with such space, which will generate policy issues, although that space appears underused and overgrown. Site could be allocated in the emerging LDP for B1/B2/B8 uses.	
Any other actions:		
Should the site be safeguarded or identified for employment uses?	Yes	

South East Wales Regional Employment Land - Merthyr Tydfil

Potential Development Sites - Qualitative Site Information

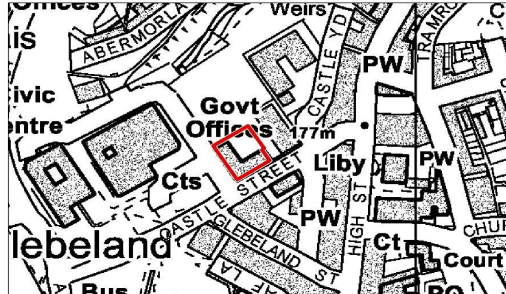
Site Details

Site Name:	Tax Office
Site ID:	Candidate Site 92
Location:	Castle Street, Town

Photo:



Map:



Candidate site number: 92 Site name: Tax Office

Site Description:	Four storey older office building in a prominent town centre location within the wider civic quarter of Castle Street.
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Site Overview

Site Status:	In Town Centre Boundary
Designations:	Site falls within Merthyr Tydfil Landscape of Historic Interest
Constraints:	Majority of site falls into Flood Zone C2 The site is adjacent to the Town Centre Conservation Area.
Describe Intended Development:	Building could link to Bus Station redevelopment proposals via a wider masterplan. However, current assumption is property will be retained in B1 office use.
Site Size (ha):	0.1
Site Type:	Developed office premises

Proposed Floorspace Change on Site

B1 Office (sqm)	Gross Gain: _____	Gross Loss: _____
B1 Other (sqm)	Gross Gain: _____	Gross Loss: _____
B2 (sqm)	Gross Gain: _____	Gross Loss: _____
B8 (sqm)	Gross Gain: _____	Gross Loss: _____
Other Uses (sqm)	Gross Gain: _____	Gross Loss: _____

Market Potential

Accessibility

Description:	Building has relative prominence, in a Town Centre context, with access west to the A4050. Merthyr Tydfil bus and train stations are within 0.5 km.
Overall Accessibility Score:	4

Environmental Factors

Description:	Older, but reasonable quality office building in an area of the Town Centre which has seen significant recent investment in public realm, while several surrounding buildings have seen investment and reuse for leisure activities.
Overall Internal Environment Score:	4
Overall External Environment Score:	4

Market Attractiveness

Description:	The 1,725 sqm property has been on the market, for sale or to let, for two years, attracting limited interest. The owner would sell/let on a floor by floor basis, but ideally wishes to sell the whole building for around £300,000 or £174/sqm. Generally, however, the property is of too low a quality to attract a major investor. There are no plans for the redevelopment or remodelling of this property
Does the site have a reasonable prospect of being developed/re-developed?	Maybe
Is the market currently investing in the area?	Yes

Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	2

Other Site Considerations

Adverse Impacts

Description:	Assumed none.	
Any constraints associated with the site's previous use that would impact upon the site's redevelopment? (E.g. land contamination/ structures/hazardous substances etc.)	No	

Alternative Uses

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

Viability

Are there considered to be any viability issues in bringing the site forward?	No
If yes to the above, please elaborate:	Simple re-use for offices would not generate viability issues.

Further Comments

Any further comments?	
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Recommendations

Recommendations on the future of the site:	The building is being marketed for office uses with no likely change in use. However, long term planning should allow the flexibility for the property to be included in regeneration schemes, which may consider changes of use/redevelopment for a range of uses, in order to enhance the economic value of the location to Merthyr Town Centre. At present, however, the property does not offer the prospect of redevelopment for employment development land.	
Any other actions:		
Should the site be safeguarded or identified for employment uses?	Yes	

South East Wales Regional Employment Land - Merthyr Tydfil

Potential Development Sites - Qualitative Site Information

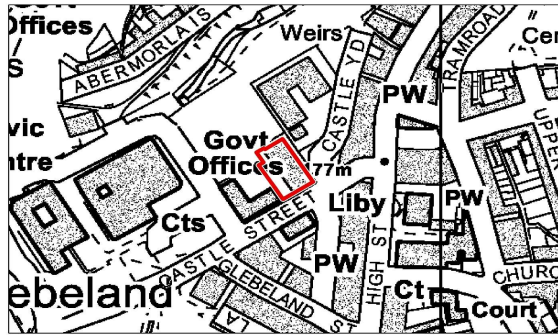
Site Details

Site Name:	Oldway House
Site ID:	Candidate Site 93
Location:	Castle Street, Town

Photo:



Map:



Candidate site number: 93 Site name: Oldway House

Site Description:	A five storey commercial property with retail on the ground and offices on the upper floors. The upper floors, bar one, have been refurbished and are on the market to office occupiers. Property is in a prominent town centre location within the wider civic quarter of Castle Street.
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Site Overview

Site Status:	In Town Centre Boundary, but not otherwise designated.
Designations:	Site falls within Merthyr Tydfil Landscape of Historic Interest
Constraints:	Majority of site falls into Flood Zone C2 The site is adjacent to the Town Centre Conservation Area. O2 Mobile Phone Mast is located on the roof of the property
Describe Intended Development:	Building could link to Bus Station redevelopment proposals via a wider masterplan. However, current assumption is property will be retained in B1 office use, especially given recent refurbishment.
Site Size (ha):	0.09
Site Type:	Developed office premises

Proposed Floorspace Change on Site

B1 Office (sqm)	Gross Gain: _____	Gross Loss: _____
B1 Other (sqm)	Gross Gain: _____	Gross Loss: _____
B2 (sqm)	Gross Gain: _____	Gross Loss: _____
B8 (sqm)	Gross Gain: _____	Gross Loss: _____
Other Uses (sqm)	Gross Gain: _____	Gross Loss: _____

Market Potential

Accessibility

Description:	Building has relative prominence, in a Town Centre context, with access west to the A4050. The property fronts a multi-storey car park. Merthyr Tydfil bus and train stations are within 0.5 km.
Overall Accessibility Score:	4

Environmental Factors

Description:	Older, but reasonable quality office building in an area of the Town Centre which has seen significant recent investment in public realm, while several surrounding buildings have seen investment and reuse for leisure activities.
Overall Internal Environment Score:	4
Overall External Environment Score:	4

Market Attractiveness

Description:	Ground floor is well occupied by retail/leisure uses. On the upper floors 1,171 sqm is currently on the market, across three floors, for suites starting at 25 sqm. Marketing agents report a lack of interest in this property, in part reflecting market weakness but also the fact that the property remains of moderate quality despite past investment. The landlord is also felt to be inflexible on the terms which can be offered to tenants. The space is slowly being occupied with tenants at rates of around £7/sqft (£75/sqm). There are no plans for the redevelopment or remodelling of this property.
Does the site have a reasonable prospect of being developed/re-developed?	No
Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	Yes
Overall Market Attractiveness Score:	2

Other Site Considerations

Adverse Impacts	
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Description:	Assumed none.	
Any constraints associated with the site's previous use that would impact upon the site's redevelopment? (E.g. land contamination/ structures/hazardous substances etc.)	No	

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

Viability	
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Are there considered to be any viability issues in bringing the site forward?	No
If yes to the above, please elaborate:	Ongoing use for offices would not generate viability issues.

Further Comments	
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Any further comments?	
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Recommendations	
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Recommendations on the future of the site:	Evidence is that, the building is being marketed for office uses (plus ground floor retail/leisure) with no likely change in use. However, long term planning should allow the flexibility for the property to be included in regeneration schemes, which may consider changes of use/redevelopment for a range of uses, in order to enhance the economic value of the location to Merthyr Town Centre. At present, however, the property does not offer the prospect of redevelopment for employment development land.	
Any other actions:		
Should the site be safeguarded or identified for employment uses?	Yes	

South East Wales Regional Employment Land - Merthyr Tydfil

Potential Development Sites - Qualitative Site Information

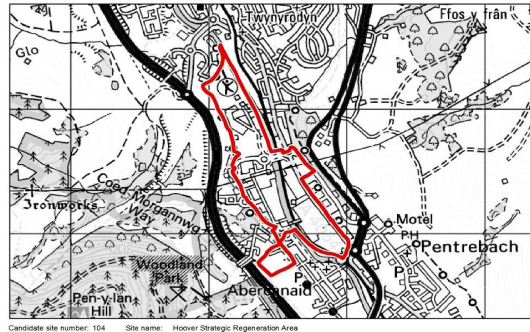
Site Details

Site Name:	Hoover Strategic Regeneration Area - The Willows / Abercanaid Industrial Estate
Site ID:	Candidate Site 104 (Part) (Also part of Site 30)
Location:	Hoover Strategic Regeneration Area, Plymouth

Photo:



Map:



Site Description:	An active industrial area comprising a mix of developed industrial space and open storage/vacant land. Triumph is the largest occupier, controlling much of the north west of the site, plus 5 mostly lower value storage occupiers in the north and east, and an office for the RSPCA.
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Site Overview

Site Status:	Allocated as Business Employment Site to be Protected (Policy AS24)/Land proposed for B1/B2/B8 uses in Emerging LDP (Policy EcW21)
Designations:	Site falls within Merthyr Tydfil Landscape of Historic Interest
Constraints:	<p>Pylons cross the site, reducing net developable area</p> <p>Centre of site falls into Flood Zone C2, sland in north and south falls into Flood Zone B</p> <p>Various occupied/vacant buildings on site, likely some areas of contamination from past uses.</p> <p>Afon Taf SINC is adjacent to the site.</p> <p>masts on site</p> <p>NRW indicate there are European Protected Species on the site</p> <p>Includes areas of semi-natural habitat</p> <p style="text-align: right;">The Mobile phone</p>
Describe Intended Development:	<p>Welsh Government have confirmed that this site will not form part of its acquisitions in the Hoover Strategic Regeneration Area. The land will remain under private ownership. Current owner has worked to clear site with the aspiration for a housing development. However, flood risks and access constraints mean that this use cannot be supported. If the site is not linked to the wider Hoover Regeneration Area redevelopment, benefiting from relevant cross funding, a 100 percent development for B-Class uses becomes unlikely. In particular the relocation of large occupiers like Triumph to develop new B1/B2/B8 units, i.e. a 'like for like' redevelopment may not be financially viable. Alternative approaches could include a mixed-use scheme or limiting development only to current vacant/open storage plots in the north and east of the area. This would provide some 7.5 ha of development land.</p> <p>The Hoover SRA masterplan indicates smaller net development area of approx. 5 ha to take account of landscaping, existing uses etc.</p>
Site Size (ha):	18.2
Site Type:	Development Land

Proposed Floorspace Change on Site

B1 Office (sqm)	Gross Gain: _____	Gross Loss: _____ 4240
B1 Other (sqm)	Gross Gain: _____	Gross Loss: _____
B2 (sqm)	Gross Gain: _____	Gross Loss: _____ 32175
B8 (sqm)	Gross Gain: _____	Gross Loss: _____ 6594
Other Uses (sqm)	Gross Gain: _____	Gross Loss: _____ 7394

Market Potential

Accessibility

Description:	The site is in backlands, separated from A4050 by River Taf, but still accessible via existing bridge. It has previously been considered that a new road access could be provided, north to the A470/A4102 Rhydyar roundabout. However, option would be expensive and that roundabout is at capacity. The nearest bus stops are over the bridge on the A4050. The site is located within 1 km to the nearest train station (Pentrebach).
Overall Accessibility Score:	3

Environmental Factors

Description:	Site currently comprises a mix of uses which range in quality from high grade office (RSPCA) to low grade open storage uses. Includes plots of vacant land, derelict property, etc.
Overall Internal Environment Score:	2

Overall External Environment Score	2
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Market Attractiveness

Description:	If, as appears likely, the site is not offered as part of a wider regeneration opportunity, its attractiveness will be reduced. A comprehensive redevelopment of the whole site, including areas in active use by major local employers, without cross-funding from other, higher value uses, may not be financially viable and attractive to developers. Alternatives could include offering parcels for smaller scale, piecemeal developments as they become available, reflecting local demand for more industrial space.	
Does the site have a reasonable prospect of being developed/re-developed?	Maybe	
Is the market currently investing in the area?	Yes	
Are there local facilities in the area that make the site more attractive?	Yes	
Overall Market Attractiveness Score:	2	

Other Site Considerations

Adverse Impacts

Description:	Assumed some land contamination issues. Property which would be lost is mostly of a lower quality than what would likely replace it. Regeneration proposals would see development of Dragon Parc to the south which comprises vacant land derelict property of a significantly lower quality than The Willows / Abercanaid Industrial Estate. Thus wider area will see significant improvement in quality from development.	
Any constraints associated with the site's previous use that would impact upon the site's redevelopment? (E.g. land contamination/ structures/hazardous substances etc.)	Yes	

Alternative Uses

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

Viability

Are there considered to be any viability issues in bringing the site forward?	Yes
If yes to the above, please elaborate:	By itself, developing this land, much of which is already in employment use, for other B-Class uses may not be viable.

Further Comments

Any further comments?	
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Recommendations

Recommendations on the future of the site:	Key site within the wider Hoover Strategic Regeneration Area, providing the bulk of the B-Class land opportunity. However, as this land will not come under Welsh Government control, masterplanning and delivery planning needs to consider a way forward which maximises B-Class development here while ensuring viability. Options are likely to include a mixed use scheme or limiting development to vacant and open storage plots. At present, this would provide up to 5-7.5 ha of available land, which could grow as occupiers such as Load Lock move out of the area. Site should be protected in the emerging LDP for B1/B2/B8 uses, but some flexibility will be required to allow delivery of a viable scheme.	
Any other actions:		
Should the site be safeguarded or identified for employment uses?	Yes	

Site Scoring Criteria to Accompany Proformas

Criteria	Issues to Consider	1 – Poor	5 – Excellent
Accessibility	Links to major roads (M4, A470, A465 etc); local and strategic access; public transport and pedestrian cycle access; internal circulation and parking.	Over five miles away from major motorway junctions or dual carriageways. Difficult, narrow access via residential streets/roads; sloping/bending access; congested roads and difficult site junctions. No pavements for pedestrians and lack of cycle lanes; inadequate crossing facilities. The site is remote with poor and infrequent transport links; 1 bus or train service per hour or less to a limited range of destinations. Lack of parking on site or nearby.	On major motorway junctions and/or dual carriageways. Easy access via good quality, uncongested roads with good quality junctions. Wide pavements and cycle lanes around the site which are safe and convenient. Close to railway stations and bus stops with frequent services running to a number of areas. Ample parking on site (where applicable).
Buildings and Site Quality and Characteristics	Condition and age of buildings, space around buildings and servicing.	Poor quality buildings which are unattractive and in a poor state of repair. Buildings have a detrimental impact upon the surrounding area. Absolutely no space around the buildings consequently there would be no scope for expansion. There is no provision on site for service vehicles and as such maneuverability would be an issue.	Very high quality, attractive buildings which are made from high quality materials and well maintained. The buildings make a positive contribution to the immediate and wider area. There are large quantities of space available around the buildings which will allow for expansion in all directions. There is ample provision for service vehicles on site affording generous space for manoeuvring.

Site Scoring Criteria to Accompany Proformas

Criteria	Issues to Consider	1 – Poor	5 – Excellent
Environmental Factors	Internal and external environment of the site (e.g. noise, smell, dirt/dust, general pollution etc).	Dirty site upon which activities are (or were) noisy and omit significant odours and dust/dirt. The site is (or was) polluting quite badly. The site impact (or previously impacted) upon adjoining occupiers; surrounding uses are highly sensitive/detrimentally impacted by activities on site. Poor quality external areas; poorly maintained with a poor design/layout.	Very clean and tidy site free from particular environmental problems (i.e. quiet, clean, odourless). The site does not (or did not) produce any significant pollutants. Surrounding uses are compatible with and not detrimentally affected by activities on site. Very high quality public areas/good quality design/landscaping and well maintained.
Market Attractiveness	Feasibility of site remaining for employment, local market evidence, improvement prospects, special opportunities and overall image of site.	Low profile, poor quality appearance, attracts lower end uses. High level of vacancy and difficult to let. Constraints on development and low levels of market activity. Unattractive poor quality image of the area. Would not have a realistic prospect of remaining for employment should the site become vacant or be required for an alternative use.	High profile, high quality appearance, low levels of vacancy (<10%). Units are rarely available and witness a quick turnover when vacated. The site witnesses new investment. Attractive and high quality area. Would have a very real prospect of being retained for employment purposes for the foreseeable future.

South East Wales Regional Employment Land - Merthyr Tydfil

Existing Sites/Developed Allocations - Qualitative Site Information

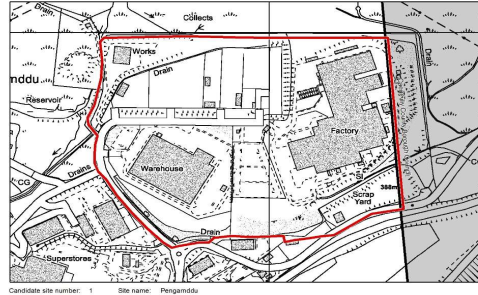
Site Details

Site Name:	Pengarnddu
Site ID:	(Our Ref.) Emp. Area 1. Emerging LDP Policy EcW22
Location:	Off A465, Dowlais

Photo:



Map:



Site Description:	Modern industrial estate, prominently located off the A465 Heads of the Valleys road, to the rear of retail park. Comprises space for two large employers, Tenneco and St Merryn Meats, plus a group of waste recycling, energy from waste and construction companies in the north and east.
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Site Overview

Site Status:	Active Industrial Estate
Planning Status:	Allocated under current LDP Policy for B-Class Use - Business Employment Sites to be Protected (Policy AS24). Identified in emerging LDP (Policy EcW22).
Designations:	None, although it is adjacent to the Blaenmorlais and Merthyr Common North SINCS.
Constraints:	Assumed some land contamination from existing uses
Site Size (ha):	26.63
Site Type:	Industrial Estate

Overview of Gross Existing Floorspace on Site

B1 Office (sqm)	4,842
B1 Other (sqm)	
B2 (sqm)	18,048
B8 (sqm)	3,361
Other Uses (sqm)	
Total Vacant Units (sqm)	5,991
Site Vacancy Rate (%)	4

Vacant Parcels of Land on Existing Site

Number of vacant parcels on site	1
Parcel 1 Site Size (ha):	2.03
Suitable for Redevelopment?	Yes - vacant unit and open storage land.
Description of Parcel <small>(Areas should be mapped. Replicate table as necessary).</small>	Candidate Site 37 - Waste processing unit and surrounding open storage land in a backland position at the northern edge of Pengarnddu Business Park

Market Potential

Accessibility

Description:	Strongly accessible on the A465, at the Dowlais Roundabout, albeit behind retail. Several bus services stop at Pengarnddu Asda, to the immediate south. The site's out of settlement position mean that it is not easily accessible by walking and cycling routes. The site is located approximately 3 km to the nearest train station (Merthyr Tydfil).
Overall Accessibility Score:	4

Building and Site Quality and Characteristics

Description:	Despite housing a number of waste processing facilities, most buildings are modern and in good condition. Sites are mostly tidy, with scrap facilities hidden from view by mounding.
Overall Building Quality Score:	5

Overall Site Quality Score:	4
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Environmental Factors

Description:	As above, despite some waste operations, overall environmental quality is high with low levels of noise, etc.	
Overall Internal Environment Score:	4	
Overall External Environment Score	4	

Market Attractiveness

Description:	The proximity to the A465 Heads of the Valleys road makes this an attractive location for occupiers within Use Classes B2 & B8 who, for example, may be seeking a regional administration and Distribution point to service the wider Heads of the Valleys area. Established location for waste processing facilities which has included some high value investments such as the Viridis 178 power generation facility, while existing large employers are also investing in their facilities.	
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes	
Is the market currently investing in the area?	Yes	
Are there local facilities in the area that make the site more attractive?	Yes	
Overall Market Attractiveness Score:	5	

Other Site Considerations

Adverse Impacts

Description:	Waste processors will generate some impacts but most are well screened within the Estate	
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	Yes	

Alternative Uses

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

Site Notes

Site Notes and Further Comments:	
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Recommendations

Future Recommendations:	Active, high value industrial estate - protect under emerging LDP Policy EcW22 <i>New Waste Management/Processing Facilities:</i> Yes - Location already home to a range of recycling/waste facilities, plus one energy from waste facility. <i>Area Suitable for</i>	
Any other actions:		
Classification: <u>(Annex D)</u>	Major Employment Site	
Does the site require safeguarding?	Yes	

South East Wales Regional Employment Land - Merthyr Tydfil

Existing Sites/Developed Allocations - Qualitative Site Information

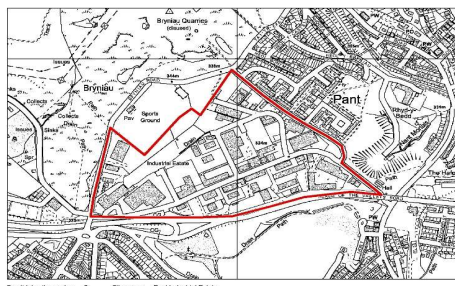
Site Details

Site Name:	Pant Industrial Estate
Site ID:	(Our Ref.) Emp. Area 2. Emerging LDP Policy EcW22
Location:	Off A465, Dowlais

Photo:



Map:



Site Description:	Popular trading estate in a secondary location, serving mainly local and regionally based businesses. It is easily accessed from the A465 and is split into three zones (blue, yellow and green) each accessed from a main estate road. Along the main estate road, retail/trade/motor trade uses dominate. Off the main estate road industrial, storage and distribution uses remain.
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Site Overview

Site Status:	Active Industrial Estate/Trading Estate
Planning Status:	Allocated under current LDP Policy for B-Class Use - Business Employment Sites to be Protected (Policy AS24). Identified in emerging LDP (Policy EcW22).
Designations:	South of site falls into a Landscape of Historic Interest (Policy AS4)
Constraints:	Growth limited by sloping nature of surrounding land
Site Size (ha):	22.18
Site Type:	Industrial Estate/Trading Estate

Overview of Gross Existing Floorspace on Site

B1 Office (sqm)	
B1 Other (sqm)	19,807
B2 (sqm)	33,744
B8 (sqm)	10,865
Other Uses (sqm)	8,339
Total Vacant Units (sqm)	1,789
Site Vacancy Rate (%)	2.5

Vacant Parcels of Land on Existing Site

Number of vacant parcels on site	1
Parcel 1 Site Size (ha):	0.74
Suitable for Redevelopment?	Yes - vacant infill plot
Description of Parcel <small>(Areas should be mapped. Replicate table as necessary).</small>	Candidate Site 38 - Large, regular infill plot in an established industrial estate west of Formula One (Other parcels sloping or within the curtilage of existing units)

Market Potential

Accessibility

Description:	The Business Park enjoys prominence on the A465 Heads of the Valleys Road. There is one bus stop in Pant Industrial Estate, on the main through road through the area. There is pedestrian and cycle access to Pant, but the A465 represents a barrier to settlements to the south. The area is located approximately 2.5 km to the nearest train station (Merthyr Tydfil).	
Overall Accessibility Score:	4	

Building and Site Quality and Characteristics

Description:	Trade buildings to south are generally in good condition. Quality of B1-B8 units to north can vary but no evidence of dereliction and all property appears in use. Roads in good condition.	
Overall Building Quality Score:		4
Overall Site Quality Score:		4

Environmental Factors

Description:	Area clean and tidy. A modest amount of open storage in the north but otherwise all industrial uses are well contained within the units, with minimal impacts on external environment.	
Overall Internal Environment Score:	4	
Overall External Environment Score	4	

Market Attractiveness

Description:	Most premises in use at present. Pant has proved highly successful in attracting trade uses, including national chains such as Magnet and Howdens, however, this has resulted in the industrial uses being pushed north into the lower value areas of the Estate. Little evidence of recent investment by industrial/warehouse businesses.	
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes	
Is the market currently investing in the area?	Yes	
Are there local facilities in the area that make the site more attractive?	Yes	
Overall Market Attractiveness Score:		3

Other Site Considerations

Adverse Impacts

Description:	Limited, lowest value uses are companies such as Stagecoach (bus depot) which will have only moderate impacts.	
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No	

Alternative Uses

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

Site Notes

Site Notes and Further Comments:	
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Recommendations

Future Recommendations:	<p>Overall reasonable quality industrial estate - protect under emerging LDP Policy EcW22. However, northern area of estate also needs to be monitored for signs of decline. Consider separating estate into trade and general employment areas in LDP to protect the remaining areas of general B1/B2/B8 use from further encroachment of trade uses whilst recognising the reality that the south of the estate is now a trade and motor trade park.</p> <p style="text-align: right;"><i>Area Suitable for New Waste</i></p> <p><i>Management/Processing Facilities:</i> Yes - Location already home to recycling/waste facilities and offers units and yards in a range of sizes to support this. It is assumed such uses would be focused in the north of the Area, away from the trade uses of the south.</p>	
Any other actions:		
Classification: <u>(Annex D)</u>	Secondary Employment Sites	
Does the site require safeguarding?	Yes	

South East Wales Regional Employment Land - Merthyr Tydfil

Existing Sites/Developed Allocations - Qualitative Site Information

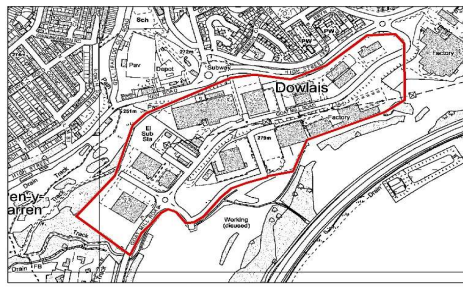
Site Details

Site Name:	Goat Mill Road
Site ID:	(Our Ref.) Emp. Area 3. Emerging LDP Policy EcW22
Location:	Goat Mill Road, Dowlais

Photo:



Map:



Site Description:	Modern industrial estate dominated by larger manufacturing units including Triumph, OP Chocolates, Mayphill and Stephens and George Printers, combined with some more recently developed small/mid-sized industrial space.
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Site Overview

Site Status:	Active Industrial Estate
Planning Status:	Allocated under current LDP Policy for B-Class Use - Business Employment Sites to be Protected (Policy AS24). Identified in emerging LDP (Policy EcW22).
Designations:	None
Constraints:	Pylons cross the site Growth limited by sloping nature of surrounding land
Site Size (ha):	22.07
Site Type:	Industrial Estate

Overview of Gross Existing Floorspace on Site

B1 Office (sqm)	
B1 Other (sqm)	25,832
B2 (sqm)	16,833
B8 (sqm)	5,660
Other Uses (sqm)	2,417
Total Vacant Units (sqm)	0
Site Vacancy Rate (%)	0

Vacant Parcels of Land on Existing Site

Number of vacant parcels on site	4
Parcel 1 Site Size (ha):	16.98
Suitable for Redevelopment?	Yes - identified development land
Description of Parcel <small>(Areas should be mapped. Replicate table as necessary).</small>	Candidate Site 33 (LDP Site E4) - Large area of flat brownfield scrubland on a valley plateau, south of an existing industrial estate and on the edge of residential settlements.
Parcel 2 Site Size (ha):	0.56
Suitable for Redevelopment?	Yes - undeveloped infill plot in Industrial Estate

Description of Parcel <small>(Areas should be mapped. Replicate table as necessary).</small>	Land north and west of Candidate Site 33, north east of estate road roundabout -Area of brownfield scrubland on a valley plateau, extension to Candidate Site 33, but separated from that site by estate roads.
Parcel 3 Site Size (ha):	0.44
Suitable for Redevelopment?	Yes - undeveloped infill plot in Industrial Estate
Description of Parcel <small>(Areas should be mapped. Replicate table as necessary).</small>	Flat, grassed area west of Stephens and George Printers, north of the company's car park. Likely expansion land for that company but has estate road frontage and could be developed separately as well.
Parcel 4 Site Size (ha):	0.7
Suitable for Redevelopment?	Yes - undeveloped infill plot in Industrial Estate
Description of Parcel <small>(Areas should be mapped. Replicate table as necessary).</small>	Flat, grassed area to rear (south) of Triumph. Likely expansion land for that company but has Goat Mill Road frontage and could be developed separately as well.

Market Potential

Accessibility

Description:	Area has excellent links by private car to A4102 and A4060. Edge of settlement position means the site is not located close to existing bus stops, although some routes pass to the south, along the A4102, or existing cycling and walking routes. The site is approximately 2.5 km from the nearest train station (Merthyr Tydfil)
Overall Accessibility Score:	4

Building and Site Quality and Characteristics

Description:	All units are modern and in good or excellent condition. Roads in good condition. Plenty of expansion space.
Overall Building Quality Score:	5
Overall Site Quality Score:	5

Environmental Factors

Description:	Clean and tidy modern industrial estate. Most units in high value manufacturing uses with no bad neighbour/polluting uses.
Overall Internal Environment Score:	5
Overall External Environment Score	5

Market Attractiveness

Description:	All premises in use at present. Estate identified by property market stakeholders as a preferred location for growth of the local industrial market, building on the critical mass of high value occupiers already in place.
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If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes
Is the market currently investing in the area?	Yes
Are there local facilities in the area that make the site more attractive?	No
Overall Market Attractiveness Score:	5

Other Site Considerations

Adverse Impacts

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

Alternative Uses

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

Site Notes

Site Notes and Further Comments:	
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Recommendations

Future Recommendations:	High value industrial estate of sub-regional value - protect under emerging LDP Policy EcW22. Review estate to determine if some of the infill sites identified above can be opened up for development, particularly if some of Candidate Site 33/LDP Site E4 is lost to housing. <i>Area Suitable for New Waste Management/Processing Facilities:</i> Yes - Includes a large, well accessed area of development land which is separated from adjacent housing. Also includes a selection of large modern units, with storage space which would support a diverse range of B2/B8 uses. Location has market interest from one company in this field. Appropriate mitigation would be required against new housing proposed to the south.	
Any other actions:		
Classification: <u>(Annex D)</u>	Major Employment Site	
Does the site require safeguarding?	Yes	

South East Wales Regional Employment Land - Merthyr Tydfil

Existing Sites/Developed Allocations - Qualitative Site Information

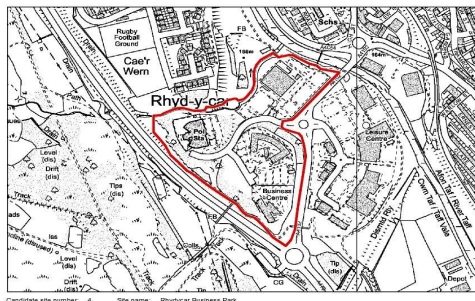
Site Details

Site Name:	Rhydycar
Site ID:	(Our Ref.) Emp. Area 4. Emerging LDP Policy EcW22
Location:	Rhydycar Business Park, Cyfarthfa

Photo:



Map:



Site Description:	High quality office development, prominently located off the A470 and adjacent to leisure facilities. Comprises offices for EE and Welsh Government, as well as Orbit Business Centre.
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Site Overview

Site Status:	Active Business Park
Planning Status:	Allocated under current LDP Policy for B-Class Use - Business Employment Sites to be Protected (Policy AS24). Identified in emerging LDP (Policy EcW22).
Designations:	None
Constraints:	Within close proximity of a water-body and water-course. Parts of the area are located within an areas at risk of surface water flooding
Site Size (ha):	10.48
Site Type:	Business Park

Overview of Gross Existing Floorspace on Site

B1 Office (sqm)	46,793
B1 Other (sqm)	
B2 (sqm)	
B8 (sqm)	
Other Uses (sqm)	Police Station
Total Vacant Units (sqm)	0
Site Vacancy Rate (%)	0

Vacant Parcels of Land on Existing Site

Number of vacant parcels on site	1
Parcel 1 Site Size (ha):	1.31
Suitable for Redevelopment?	Yes - identified development land
Description of Parcel (Areas should be mapped. Replicate table as necessary).	Candidate Site 16 (LDP Site E6) - Flat development plot at rear of established B1 employment area, with unconstrained site access and some areas of trees at back of site.

Market Potential

Accessibility

Description:	Area has unconstrained access onto the strategic road network (A4102 and A470). Site is less than 0.5 km from the A4054 and multiple bus stops, along with cycling routes. Pedestrian footpaths extend north from Rhydycar to the College and Town Centre. The site is approximately 1 km from Merthyr Tydfil Train Station.
Overall Accessibility Score:	5

Building and Site Quality and Characteristics

Description:	Modern high quality office units, limited car parking is only significant issue in area.	
Overall Building Quality Score:		5
Overall Site Quality Score:		5

Environmental Factors

Description:	Clean and tidy modern office park, with no polluting or untidy uses.	
Overall Internal Environment Score:	5	
Overall External Environment Score	5	

Market Attractiveness

Description:	High value area and Merthyr Tydfil's only office park, accommodating several large employers of regional scope. At the smaller scale Orbit Business Centre is fully occupied with a waiting list for space.	
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes	
Is the market currently investing in the area?	Yes	
Are there local facilities in the area that make the site more attractive?	No	
Overall Market Attractiveness Score:		5

Other Site Considerations

Adverse Impacts

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

Alternative Uses

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

Site Notes

Site Notes and Further Comments:	
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Recommendations

Future Recommendations:	High value office park of sub-regional/Welsh national value - protect under emerging LDP Policy EcW22. <i>Area Suitable for New Waste Management/Processing Facilities:</i> No - Location is prominent office park of high environmental quality. Introduction of 'bad neighbour' uses such as waste or heavy industry would damage its quality and market attractiveness.	
Any other actions:		

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

South East Wales Regional Employment Land - Merthyr Tydfil

Existing Sites/Developed Allocations - Qualitative Site Information

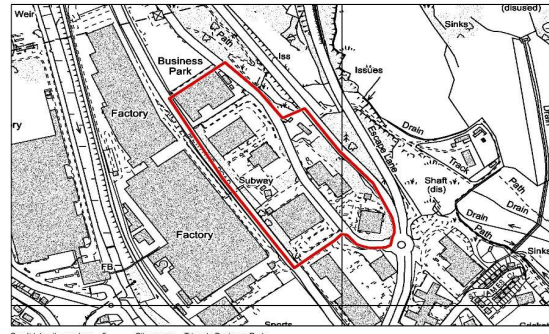
Site Details

Site Name:	Triangle Business Park
Site ID:	(Our Ref.) Emp. Area 5. Emerging LDP Policy EcW22
Location:	Hoover Strategic Regeneration Area (part), Plymouth

Photo:



Map:



Site Description:	Accessible business park in three distinct areas - a retail area to the south, manufacturing to the north and office / distribution uses between.
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Site Overview

Site Status:	Active Business Park
Planning Status:	Allocated under current LDP Policy for B-Class Use - Business Employment Sites to be Protected (Policy AS24). Identified in emerging LDP (Policy EcW22).
Designations:	None
Constraints:	Pylons cross the area
Site Size (ha):	7.5
Site Type:	Business Park

Overview of Gross Existing Floorspace on Site

B1 Office (sqm)	7,683
B1 Other (sqm)	
B2 (sqm)	10,717
B8 (sqm)	
Other Uses (sqm)	
Total Vacant Units (sqm)	0
Site Vacancy Rate (%)	0

Vacant Parcels of Land on Existing Site

Number of vacant parcels on site	1
Parcel 1 Site Size (ha):	1.5
Suitable for Redevelopment?	Yes - identified development land
Description of Parcel (Areas should be mapped. Replicate table as necessary).	Candidate Site 70 (LDP Site E8) - Surface car park, to north of Triangle Business Park, crossed by electricity pylons.

Market Potential

Accessibility

Description:	Triangle Business Park has frontage and junction access to the A4050 and A4060. There are three bus stops on the site's A4040 frontage and several pedestrian and cycle trails to the east. The site is located within 0.5 km to the nearest train station (Pentrebach).	
Overall Accessibility Score:	5	

Building and Site Quality and Characteristics

Description:	Modern high quality office and industrial units. No vacancy or dereliction, other than unused Hoover Car Park.	
Overall Building Quality Score:		5
Overall Site Quality Score:		4

Environmental Factors

Description:	Clean and tidy modern business park, with no polluting or untidy uses.	
Overall Internal Environment Score:	5	
Overall External Environment Score	5	

Market Attractiveness

Description:	Small but modern office and industrial park, prominently located in the wider Hoover Regeneration Area. Home to several larger/mid-range employers. Limited vacant space but when options become available, i.e. offices at Triangle Business Centre, they let quickly.	
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes	
Is the market currently investing in the area?	Yes	
Are there local facilities in the area that make the site more attractive?	No	
Overall Market Attractiveness Score:		
		5

Other Site Considerations

Adverse Impacts

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

Alternative Uses

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

Site Notes

Site Notes and Further Comments:	
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Recommendations

Future Recommendations:	Good quality office park of mostly local value - protect under emerging LDP Policy EcW22. Candidate Site 70 (LDP Site E8) is of particular value as the only readily available development land in the Hoover Strategic Regeneration Area at present.	
Any other actions:		
Classification: <u>(Annex D)</u>	Secondary Employment Sites	
Does the site require safeguarding?	Yes	

South East Wales Regional Employment Land - Merthyr Tydfil

Existing Sites/Developed Allocations - Qualitative Site Information

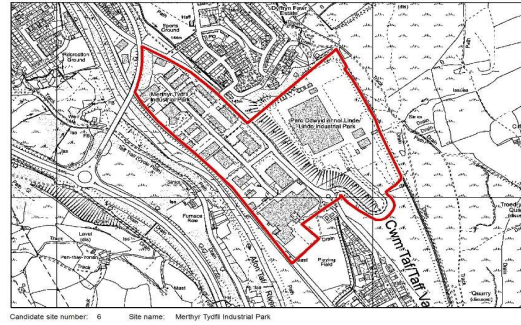
Site Details

Site Name:	Merthyr Tydfil Industrial Park
Site ID:	(Our Ref.) Emp. Area 6.
Location:	Off A4050, Plymouth

Photo:



Map:



Site Description:	Large local and sub-regional scale industrial estate, prominently located on the A4050 and with good access the A4060 and A470. The industrial estate has seen recent investment in new speculative workshop units (Compass Court). Area also includes a large manufacturing plant for General Dynamics on the opposite side of the A4050.
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Site Overview

Site Status:	Active Industrial Estate
Planning Status:	Allocated under current LDP Policy for B-Class Use - Business Employment Sites to be Protected (Policy AS24). Identified in emerging LDP (Policy EcW22).
Designations:	None
Constraints:	The area is located partly within an area of C2 flood risk Green Wedge land to south west (Policy AS5)
Site Size (ha):	30.27
Site Type:	Industrial Estate/Trading Estate

Overview of Gross Existing Floorspace on Site

B1 Office (sqm)	952
B1 Other (sqm)	3,312
B2 (sqm)	41,446
B8 (sqm)	4,906
Other Uses (sqm)	10,900
Total Vacant Units (sqm)	20,438
Site Vacancy Rate (%)	33.2

Vacant Parcels of Land on Existing Site

Number of vacant parcels on site	1
Parcel 1 Site Size (ha):	3.7
Suitable for Redevelopment?	Yes - Estate expansion option onto unused playing fields to south
Description of Parcel <small>(Areas should be mapped. Replicate table as necessary).</small>	Candidate Site 76 -Flat scrubland, south of large industrial unit, with access point in place off the A4054 and adjacent housing.

Market Potential

Accessibility

Description:	Prominently located on the A4050, with good access to wider strategic road network. There are bus stops on the A4050 frontage. Settlements to the north and south are accessible by pedestrian and cycle routes. The site is located within 0.5 km of two train stations (Troedyrhiw to the south and Pentrebach to the north).	
Overall Accessibility Score:	5	

Building and Site Quality and Characteristics

Description:	Age of properties varies, but all appear in good condition, with no evidence of dereliction. All land within Estate in use, with no infill options. Roads in good condition.	
Overall Building Quality Score:	4	
Overall Site Quality Score:	4	

Environmental Factors

Description:	Area clean and tidy. Several construction depots in area, but these are generally well contained, with minimal impacts on wider environment.	
Overall Internal Environment Score:	4	
Overall External Environment Score	4	

Market Attractiveness

Description:	Area is one third vacant at present. However, much of this comprises a single large property, the former Sekisui Alveo Factory, of 17,500 sqm. Merthyr Tydfil Industrial Park is identified by stakeholders as popular with local and sub-regional firms seeking micro-mid-sized industrial space in the County Borough, with demand exceeding supply. Crucially, the Estate has seen recent investment in light industrial units (Compass Court) delivered speculatively, evidence of the strength of demand here.	
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes	
Is the market currently investing in the area?	Yes	
Are there local facilities in the area that make the site more attractive?	Yes	
Overall Market Attractiveness Score:	5	

Other Site Considerations

Adverse Impacts

Description:	As noted, Estate does not appear to accommodate uses which will generate impacts significantly beyond their curtilages.	
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No	

Alternative Uses

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

Site Notes

Site Notes and Further
Comments:

Recommendations

Future Recommendations:	Key industrial estate for Merthyr Tydfil, accommodating a wide range of local businesses, alongside several national firms - protect under emerging LDP Policy EcW22. <i>Area</i> <i>Suitable for New Waste Management/Processing Facilities:</i> Yes - Location already home to some recycling/waste facilities alongside a diverse mix of other B1, B2, B8 uses so further provision should not significantly impact on character or market attractiveness. It is assumed such uses would be focused away from main road frontages.	
Any other actions:		
Classification: <u>(Annex D)</u>	Secondary Employment Sites	
Does the site require safeguarding?	Yes	

South East Wales Regional Employment Land - Merthyr Tydfil

Existing Sites/Developed Allocations - Qualitative Site Information

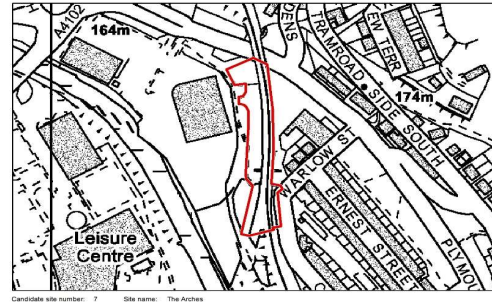
Site Details

Site Name:	The Arches
Site ID:	(Our Ref.) Emp. Area 7.
Location:	Clare Street/Plymouth Court, Town

Photo:



Map:



Site Description:	Two groups of railway arch micro business units, in a backland position in a mostly residential area.
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Site Overview

Site Status:	Active Business Park
Planning Status:	None
Designations:	None
Constraints:	The area is located predominantly within an area of C2 flood risk
Site Size (ha):	0.44
Site Type:	Business Park

Overview of Gross Existing Floorspace on Site

B1 Office (sqm)	244
B1 Other (sqm)	
B2 (sqm)	1,014
B8 (sqm)	
Other Uses (sqm)	
Total Vacant Units (sqm)	335
Site Vacancy Rate (%)	28

Vacant Parcels of Land on Existing Site

Number of vacant parcels on site	0
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Parcel 1 Site Size (ha):	
Suitable for Redevelopment?	
Description of Parcel (Areas should be mapped. Replicate table as necessary):	

Market Potential

Accessibility

Description:	Area sits in backlands, with access back to A4050 via narrow railway tunnels and residential streets. There are bus stops on the A4050, within 100 metres. Pedestrian and cycle routes are limited to surrounding roads. The site is located within 0.5 km to the nearest train station (Merthyr Tydfil).	
Overall Accessibility Score:	2	

Building and Site Quality and Characteristics

Description:	Railway arch properties, most in low value storage construction uses, in a tight, constrained site. Some vacant and derelict units.	
Overall Building Quality Score:		1
Overall Site Quality Score:		1

Environmental Factors

Description:	As above, low value arch properties. Quality of area is generally low with litter and areas of dereliction.	
Overall Internal Environment Score:	1	
Overall External Environment Score	1	

Market Attractiveness

Description:	Micro business space which is meeting the needs of some budget operators and providing lock/up storage space, but is of purely local interest in terms of marketing.	
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Maybe	
Is the market currently investing in the area?	No	
Are there local facilities in the area that make the site more attractive?	No	
Overall Market Attractiveness Score:		2

Other Site Considerations

Adverse Impacts

Description:	Environmental quality low, but uses generally have low impact on surrounding area.	
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No	

Alternative Uses

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

Site Notes

Site Notes and Further Comments:	
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Recommendations

Future Recommendations:	<p>Low value local business space - Site does not warrant particular protection in the LDP and could be considered for other uses, compatible with the surrounding residential area. However, it is unclear what those alternatives might be, given railway infrastructure above.</p> <p><i>Suitable for New Waste Management/Processing Facilities:</i> No - Access constraints and immediate proximity of housing make this location ill suited to uses with environmental impacts and/or high traffic generation potential.</p>	
Any other actions:		
Classification: <u>(Annex D)</u>	Neighbourhood Employment Sites	
Does the site require safeguarding?	No	

South East Wales Regional Employment Land - Merthyr Tydfil

Existing Sites/Developed Allocations - Qualitative Site Information

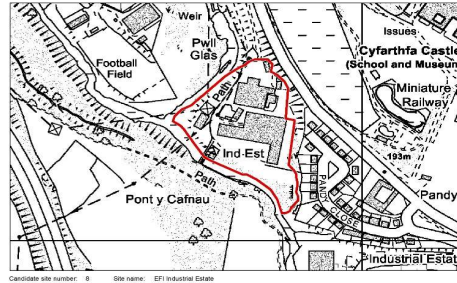
Site Details

Site Name:	EFI Industrial Estate
Site ID:	(Our Ref.) Emp. Area 8
Location:	Brecon Road, Town

Photo:



Map:



Site Description:	Local industrial estate, located down a slope from the main road in an edge of settlement location.
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Site Overview

Site Status:	Active Industrial Estate
Planning Status:	None
Designations:	None
Constraints:	The area is located predominantly within an area of C2 flood risk Tightly bound by woodland Electricity pylons cross the site
Site Size (ha):	2.54
Site Type:	Industrial Estate

Overview of Gross Existing Floorspace on Site

B1 Office (sqm)	
B1 Other (sqm)	
B2 (sqm)	5,703
B8 (sqm)	646
Other Uses (sqm)	
Total Vacant Units (sqm)	
Site Vacancy Rate (%)	

Vacant Parcels of Land on Existing Site

Number of vacant parcels on site	1
Parcel 1 Site Size (ha):	0.15
Suitable for Redevelopment?	Irregular shape, constrained access and backland position make this unlikely
Description of Parcel <small>(Areas should be mapped. Replicate table as necessary).</small>	Backland parcel in south of estate, to rear of IJF Engineering, on back of River Taff.

Market Potential

Accessibility

Description:	Constrained access up steep slope and via tight junction onto A4050 Brecon Road. There are bus stops to the north on the A4050 High Street and Gurnos Road. There are pedestrian and cycle access to surrounding neighbourhoods, although the A4102 represents a barrier south, to Merthyr Tydfil Town Centre. The site is located within 2 km to the nearest train station (Merthyr Tydfil).	
Overall Accessibility Score:	2	

Building and Site Quality and Characteristics

Description:	Moderate quality premises, with some open storage uses, but property and area reasonably well maintained.	
Overall Building Quality Score:		4
Overall Site Quality Score:		2

Environmental Factors

Description:	Buildings generally well maintained, with moderate impact generating uses. Wider site has some issues including potholed roads and areas of litter.	
Overall Internal Environment Score:	3	
Overall External Environment Score	2	

Market Attractiveness

Description:	Site fully occupied, including several mid-sized employers. Lack of prominence and backland position mean that this site is of local interest only.	
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Maybe	
Is the market currently investing in the area?	No	
Are there local facilities in the area that make the site more attractive?	Yes	
Overall Market Attractiveness Score:		
		3

Other Site Considerations

Adverse Impacts

Description:	Uses generally have low impact on surrounding area.	
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No	

Alternative Uses

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

Site Notes

Site Notes and Further Comments:	
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Recommendations

Future Recommendations:	<p>Moderate value but active local industrial estate - protect under emerging LDP Policy EcW22.</p> <p><i>Area Suitable for New Waste Management/Processing Facilities</i> : Partially - Although small, the estate is well screened from surrounding settlements and home to compatible uses such as auto repair. Input of waste processing is not likely to significantly to change the character or market attractiveness of the area. Main issue is likely to be the constrained access onto A4050 Brecon Road. The location would thus be not appropriate for uses with high traffic generation potential.</p>	
Any other actions:		
Classification: <u>(Annex D)</u>	Key Local Employment Sites	
Does the site require safeguarding?	Yes	

South East Wales Regional Employment Land - Merthyr Tydfil

Existing Sites/Developed Allocations - Qualitative Site Information

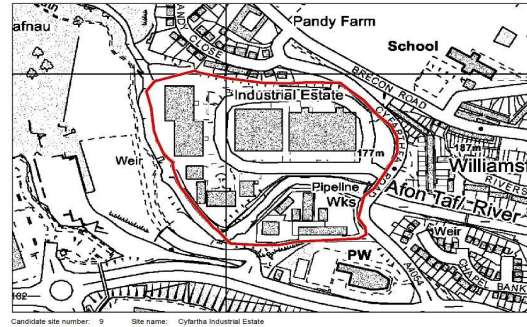
Site Details

Site Name:	Cyfarthfa Industrial Estate
Site ID:	(Our Ref.) Emp. Area 9
Location:	Cyfarthfa Road, Town

Photo:



Map:



Site Description:	Mid-sized local industrial estate, split in two parts by River Taff, in an edge of settlement location.
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Site Overview

Site Status:	Active Industrial Estate, including some trade uses
Planning Status:	None
Designations:	None
Constraints:	The area is located predominantly within an area of C2 flood risk Site split by River Taff
Site Size (ha):	4.64
Site Type:	Industrial Estate

Overview of Gross Existing Floorspace on Site

B1 Office (sqm)	145
B1 Other (sqm)	
B2 (sqm)	3,704
B8 (sqm)	7,426
Other Uses (sqm)	4,830
Total Vacant Units (sqm)	2,847
Site Vacancy Rate (%)	18

Vacant Parcels of Land on Existing Site

Number of vacant parcels on site	0
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Parcel 1 Site Size (ha):	
Suitable for Redevelopment?	
Description of Parcel <small>[Areas should be mapped. Replicate table as necessary].</small>	

Market Potential

Accessibility

Description:	Edge of settlement position with good access to A470 via A4102. There are bus stops on the A4050, to the immediate south. There is pedestrian and cycle access to surrounding neighbourhoods, although the A4102 represents a barrier south, to Merthyr Tydfil Town Centre. The site is located within 1.5 km to the nearest train station (Merthyr Tydfil).	
Overall Accessibility Score:	5	

Building and Site Quality and Characteristics

Description:	Moderate quality premises, which are well maintained. Tightly defined site but again, well maintained with reasonable parking.	
Overall Building Quality Score:		4
Overall Site Quality Score:		4

Environmental Factors

Description:	Tidy site and well maintained buildings. No bad neighbour or polluting uses.	
Overall Internal Environment Score:	4	
Overall External Environment Score	4	

Market Attractiveness

Description:	Site of local interest only. Previously saw high vacancy rates but units are now proving popular with local firms seeking grow-on space, reflecting improved local demand and lack of alternatives. Assume site will fill up rapidly.	
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes	
Is the market currently investing in the area?	No	
Are there local facilities in the area that make the site more attractive?	Yes	
Overall Market Attractiveness Score:		
		4

Other Site Considerations

Adverse Impacts

Description:	Uses generally have low impact on surrounding area.	
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No	

Alternative Uses

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

Site Notes

Site Notes and Further Comments:	
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Recommendations

Future Recommendations:	<p>Moderate value but active local industrial estate - protect under emerging LDP Policy EcW22. Policy allocation could separate out the units south of the River Taff which are in trade use (Travis Perkins and motor trade/vehicle hire). <i>Area Suitable for New Waste Management/Processing Facilities:</i> Partially - Such uses would not be incompatible with existing operations, including Travis Perkins, but estate offers limited external storage space and its layout/in settlement position would not support uses with high traffic generation potential. Proximity of housing to the north may also place some limits on the scale and type of operation which could be supported here.</p>	
Any other actions:		
Classification: (Annex D)	Key Local Employment Sites	
Does the site require safeguarding?	Yes	

South East Wales Regional Employment Land - Merthyr Tydfil

Existing Sites/Developed Allocations - Qualitative Site Information

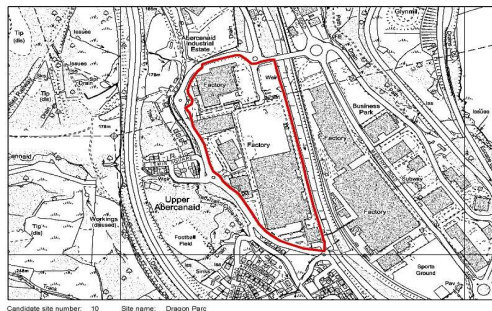
Site Details

Site Name:	Dragon Parc
Site ID:	(Our Ref.) Emp. Area 10. Emerging LDP Policies EcW21 and SW22 - Hoover Strategic Regeneration Area. Candidate Site 67 (part)
Location:	Off A4054 Merthyr Road, Plymouth

Photo:



Map:



Site Description:	Mixed employment area comprising two large industrial complexes in the north (Amnitec and Load Lock), plus a self store/vehicle hire facility. The south comprises largely cleared brownfield land, plus the derelict 'Hoovers' office block.
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Site Overview

Site Status:	Low density employment area, with most land vacant
Planning Status:	Allocated under current LDP Policy for B-Class Use - Business Employment Sites to be Protected (Policy AS24). Identified in emerging LDP (Policy EcW21).
Designations:	None
Constraints:	The majority of the site is located within a C2 flood zone and within an area at risk of surface water flooding (more, less and intermediately susceptible). Taff adjacent The Afon Taf SINC is adjacent to the site Pylons cross the site River
Site Size (ha):	14.94
Site Type:	Mixed vacant land and low density industrial

Overview of Gross Existing Floorspace on Site

B1 Office (sqm)	
B1 Other (sqm)	
B2 (sqm)	13,903
B8 (sqm)	
Other Uses (sqm)	8,976
Total Vacant Units (sqm)	
Site Vacancy Rate (%)	0 - Vacant property now largely cleared

Vacant Parcels of Land on Existing Site

Number of vacant parcels on site	1
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Parcel 1 Site Size (ha):	7.75
Suitable for Redevelopment?	Yes - Cleared brownfield land plus derelict offices. Masterplan proposal is to redevelop the land for housing.
Description of Parcel <u>(Areas should be mapped. Replicate table as necessary).</u>	Candidate Site 67 - Former industrial property, cleared down to foundations, plus derelict office building in south (7.75 ha). Cleared land and adjoining areas will form part of the Hoover SRA redevelopment. Load Lock to relocate to plots at Goatmill Road. Potential for land to become available for uses other than residential, although this remains uncertain.

Market Potential

Accessibility

Description:	Located on the western side of the River Taff, the site lacks prominence, but still has reasonable access onto A4054 via bridge to north. The nearest bus stops are over the bridge on the A4050. The site is located within 0.5 km to the nearest train station (Pentrebach).	
Overall Accessibility Score:	4	

Building and Site Quality and Characteristics

Description:	South comprises vacant land/derelict property, so quality is low. The three remaining occupiers are in relatively good quality units and sites, screened by trees.	
Overall Building Quality Score:		4
Overall Site Quality Score:		2

Environmental Factors

Description:	Much of site vacant/derelict. Remaining active uses have only modest impacts on wider environment are well screened.	
Overall Internal Environment Score:	3	
Overall External Environment Score	2	

Market Attractiveness

Description:	Land is separated from strategic road network by River Taff and would suit occupiers who do not require prominent road frontage sites, and require separation from settlement areas. Would also suit larger occupiers, wanting sizable plots. Current masterplanning would see the vacant land redeveloped for a housing-led scheme.	
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	No	
Is the market currently investing in the area?	No	
Are there local facilities in the area that make the site more attractive?	Yes	
Overall Market Attractiveness Score:		
		3

Other Site Considerations

Adverse Impacts

Description:	Uses generally have low impact on surrounding area.	
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No	

Alternative Uses

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

Site Notes and Further Comments:	
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Recommendations

Future Recommendations:	<p>Much of site is vacant and does require re-use, which should be allowed for in the LDP. Self Store/Vehicle hire facility may also represent an underused site. The remaining two manufacturing uses, which occupy some 5 ha (31 percent) of the site. Both appear to be well used, reasonable quality manufacturing facilities. Loadlok Manufacturing are seeking relocation to Goatmill road and this may provide an additional vacant plot. Masterplanning needs to ensure that their relocation is a viable and deliverable prospect in the wider Hoover Regeneration Area plan and that the uses can be retained in the County Borough. This is particularly the case for the Amnitech site (3.5 ha) where the current plan would be to reuse this employment site for other B-Class uses. Such a 'like for like' development may not be viable and retaining this use may be the preferred outcome.</p> <p><i>Area Suitable for New Waste Management/Processing Facilities:</i> Yes (presently) - Availability of large areas of open land, separated from settlements, would suit such uses. However, if area was redeveloped for housing, clearly it would no longer be suitable.</p>	
Any other actions:		
Classification: <u>(Annex D)</u>	Secondary Employment Sites	
Does the site require safeguarding?	No	

South East Wales Regional Employment Land - Merthyr Tydfil

Existing Sites/Developed Allocations - Qualitative Site Information

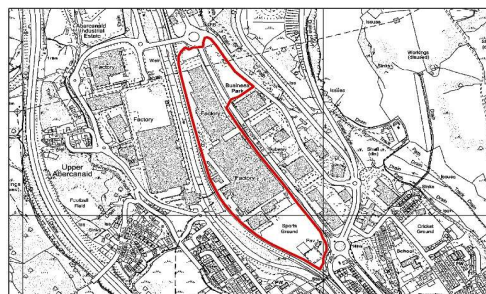
Site Details

Site Name:	Hoover Factory
Site ID:	(Our Ref.) Emp. Area 11. Emerging LDP Policy SW22 - Hoover Strategic Regeneration Area. Candidate Site 71
Location:	Off A4054 Merthyr Road, Plymouth

Photo:



Map:



Site Description:	Large, older factory complex, with prominent frontage on the A4054.
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Site Overview

Site Status:	Single occupier factory complex in partial use.
Planning Status:	Allocated under current LDP Policy for B-Class Use - Business Employment Sites to be Protected (Policy AS24).
Designations:	
Constraints:	The area is located partly within an area of C2 flood risk River Taff adjacent The Afon Taf SINC is adjacent to the site
Site Size (ha):	15
Site Type:	Single occupier factory complex

Overview of Gross Existing Floorspace on Site

B1 Office (sqm)	
B1 Other (sqm)	
B2 (sqm)	
B8 (sqm)	67,567
Other Uses (sqm)	
Total Vacant Units (sqm)	
Site Vacancy Rate (%)	0

Vacant Parcels of Land on Existing Site

Number of vacant parcels on site	1
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Parcel 1 Site Size (ha):	15
Suitable for Redevelopment?	Yes - Whole site identified as redevelopment opportunity within Hoover Strategic Regeneration Area, reflecting the prospects of Hoover vacating the site and likely Welsh Government Acquisition.
Description of Parcel <small>(Areas should be mapped. Replicate table as necessary).</small>	Whole site.

Parcel 1 Site Size (ha):	1.5
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Suitable for Redevelopment?	Yes - identified development land
Description of Parcel <u>(Areas should be mapped. Replicate table as necessary).</u>	Candidate Site 70 (LDP Site E8) - Surface car park, to north of Triangle Business Park, crossed by electricity pylons.

Market Potential

Accessibility

Description:	Factory prominently located on the A4050 road into town, with nearby access to the A4060 and A470. There are four bus stops on the area's A4040 frontage and several pedestrian and cycle trails front the site. Pentrebach Train Station is located to the immediate south.	
Overall Accessibility Score:	5	

Building and Site Quality and Characteristics

Description:	Site densely occupied by older premises nearing the end of their lives and not fully used by Hoover.	
Overall Building Quality Score:	2	
Overall Site Quality Score:	2	

Environmental Factors

Description:	Older buildings on a dense site. Remaining uses, call centre and warehousing, have limited impacts on external environment.	
Overall Internal Environment Score:	3	
Overall External Environment Score	3	

Market Attractiveness

Description:	Hoover Candy ceased manufacturing here in 2008 and the site now houses its distribution, ICT and Call Centre facilities. It is expected that these uses will be vacated shortly. The buildings, which date from between 1948 and 1973, no longer meet modern occupier requirements. It is extremely unlikely that another single occupier could be found for this very large, historic complex. Sub-division of some space might be possible but would find limited market support. Stakeholders report that occupiers are seeking modern, self-contained industrial units not refurbished budget space. Current masterplanning and Welsh Government planning would see this factory redeveloped for a housing-led scheme, which is a realistic way forward which should be supported.	
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	No	
Is the market currently investing in the area?	No	
Are there local facilities in the area that make the site more attractive?	Yes	
Overall Market Attractiveness Score:		1

Other Site Considerations

Adverse Impacts

Description:	Uses generally have low impact on surrounding area.	
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No	

Alternative Uses

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

Site Notes

Site Notes and Further Comments:	
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Recommendations

Future Recommendations:	<p>Once Hoover vacate, prospects of re-use of premises for B-Class use are modest. Thus proposals for redevelopment for alternative uses appear realistic and should be supported in the LDP.</p> <p><i>Area Suitable for New Waste Management/Processing Facilities:</i> No - Large prominent factory. If it was retained and sub-divided, sub-units might suit waste uses. However, current plans assume redevelopment for a housing-led scheme.</p>	
Any other actions:		
Classification: <u>(Annex D)</u>	Secondary Employment Sites	
Does the site require safeguarding?	No	

South East Wales Regional Employment Land - Merthyr Tydfil

Existing Sites/Developed Allocations - Qualitative Site Information

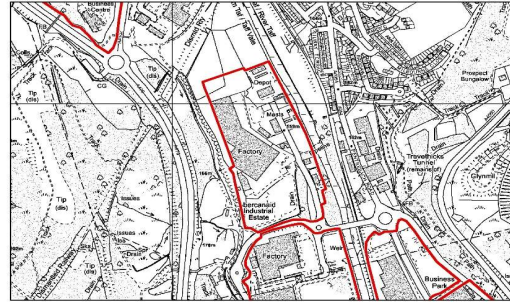
Site Details

Site Name:	The Willows/Abercanaid Industrial Estate
Site ID:	(Our Ref.) Emp. Area 12. Emerging LDP Policy EcW21 - Hoover Strategic Regeneration Area.
Location:	Off A4054 Merthyr Road, Plymouth

Photo:



Map:



Site Description:	Mixed employment area comprising a large industrial complex for Triumph, plus several minor uses plus sizable areas of open storage and vacant land in the north and east.
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Site Overview

Site Status:	Low density employment area, with most land vacant
Planning Status:	Allocated under current LDP Policy for B-Class Use - Business Employment Sites to be Protected (Policy AS24). Identified in emerging LDP (Policy EcW21).
Designations:	None
Constraints:	The majority of the site is located within a C2 flood zone and within an area at risk of surface water flooding (more, less and intermediately susceptible). River Taff adjacent The Afon Taf SINC is adjacent to the site
Site Size (ha):	11.8
Site Type:	Mixed vacant land, open storage and low density industrial

Overview of Gross Existing Floorspace on Site

B1 Office (sqm)	
B1 Other (sqm)	4,240
B2 (sqm)	32,175
B8 (sqm)	6594
Other Uses (sqm)	7,394
Total Vacant Units (sqm)	
Site Vacancy Rate (%)	0 - Vacant land rather than property

Vacant Parcels of Land on Existing Site

Number of vacant parcels on site	1
Parcel 1 Site Size (ha):	15.2
Suitable for Redevelopment?	Yes - In principle, the whole site is available within the Hoover Strategic Regeneration Area.
Description of Parcel <u>(Areas should be mapped. Replicate table as necessary).</u>	In practice main area of available land comprises vacant sites and land in open storage use in the north and east, some 5 to 7.5 ha subject to refinement as part of the Hoover SRA masterplanning.

Market Potential

Accessibility

Description:	The area is in backlands, separated from A4050 by River Taf, but still accessible via existing bridge. It has previously been considered that a new road access could be provided, north to the A470/A4102 Rhydyar roundabout. However, option would be expensive and that roundabout is at capacity. The nearest bus stops are over the bridge on the A4050. The site is located within 1 km to the nearest train station (Pentrebach).	
Overall Accessibility Score:	4	

Building and Site Quality and Characteristics

Description:	Bulk of site comprises vacant land, with some derelict property, or low grade open storage uses. Most property similarly low quality with the exception of the Triumph factory, which comprises modern facilities, and the RSPCA office.	
Overall Building Quality Score:		4
Overall Site Quality Score:		2

Environmental Factors

Description:	Much of site vacant/derelict. Open storage appears to be mainly for containers and portacabins, plus some construction materials which may have limited environmental impacts. Remaining active uses have only modest impacts on wider environment are well screened.	
Overall Internal Environment Score:	3	
Overall External Environment Score	2	

Market Attractiveness

Description:	Land is separated from strategic road network by River Taff and would suit occupiers who do not require prominent road frontage sites, and require separation from settlement areas. Would also suit larger occupiers, wanting sizable plots. Current masterplanning would see the vacant land redeveloped for modern employment uses, likely to focus on light industrial, industrial and warehouse units, for which there is currently good demand.	
If the site became vacant, would there be a reasonable prospect of it being re-used for its current/previous use?	Yes	
Is the market currently investing in the area?	No	
Are there local facilities in the area that make the site more attractive?	Yes	
Overall Market Attractiveness Score:		
		3

Other Site Considerations

Adverse Impacts

Description:	As above, the bulk of land is in open storage uses which will likely have only modest impact on the wider area. The main manufacturing use, Triumph, appears well contained within its site. Some smaller motor trade, etc. uses in the area may generate noise, etc. at times.	
Any Adverse Impacts of the Existing/Previous Use on Neighbours or the Environment?	No	

Alternative Uses

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

Site Notes and Further Comments:	
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Recommendations

Future Recommendations:	<p>Much of site is vacant or underused for storage and does require re-use, which should be allowed for in the LDP. However, the Triumph facility (approx. 3.3 ha of land) appears to represent a reasonable quality, active, manufacturing facility for the Borough. It is questionable if it is economically viable, or desirable, to relocate this facility (unless Triumph specifically wish to move) to replace it with similar B-Class options. Similar comments can be made about the RSPCA office. Constraints on access into Area from A5054 may place some limits on larger operations, with high traffic generation potential.</p>	
Any other actions:		
Classification: <u>(Annex D)</u>	Secondary Employment Sites	
Does the site require safeguarding?	Maybe	

Appendix 6 – Maps

Pengarnddu
Pant Industrial Estate
Goat Mill Road
Rhydycar Business Park
Triangle Business Park
Merthyr Tydfil Industrial Park
The Arches
EFI Industrial Estate
Cyfartha Industrial Estate
Dragon Parc
Hoover Factory
Willows / Abercanaid Industrial Estate

Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Ardal Gyflogaeth Bresennol / Existing Employment Areas

Rhif y Safle / Site Number: 1

Enw'r Safle / Site Name: Pengarnddu



Dyddiad / Date: 09/03/2018

Graddfa / Scale: 1:5,000 / A4

Ward / Ward: Dowlais

Maint y Safle (Ha) / Site Size (Ha): 26.63

Dwyreiniad / Easting: 307944

Gogleddiad / Northing: 208763

Esboniad / Legend



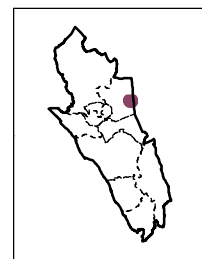
Ardal Gyflogaeth Bresennol /
Existing Employment Area



Terfyn y ward /
Ward boundary



Ffin Cyngor Bwrdeistref Sirol Merthyr Tudful /
Merthyr Tydfil County Borough Council boundary



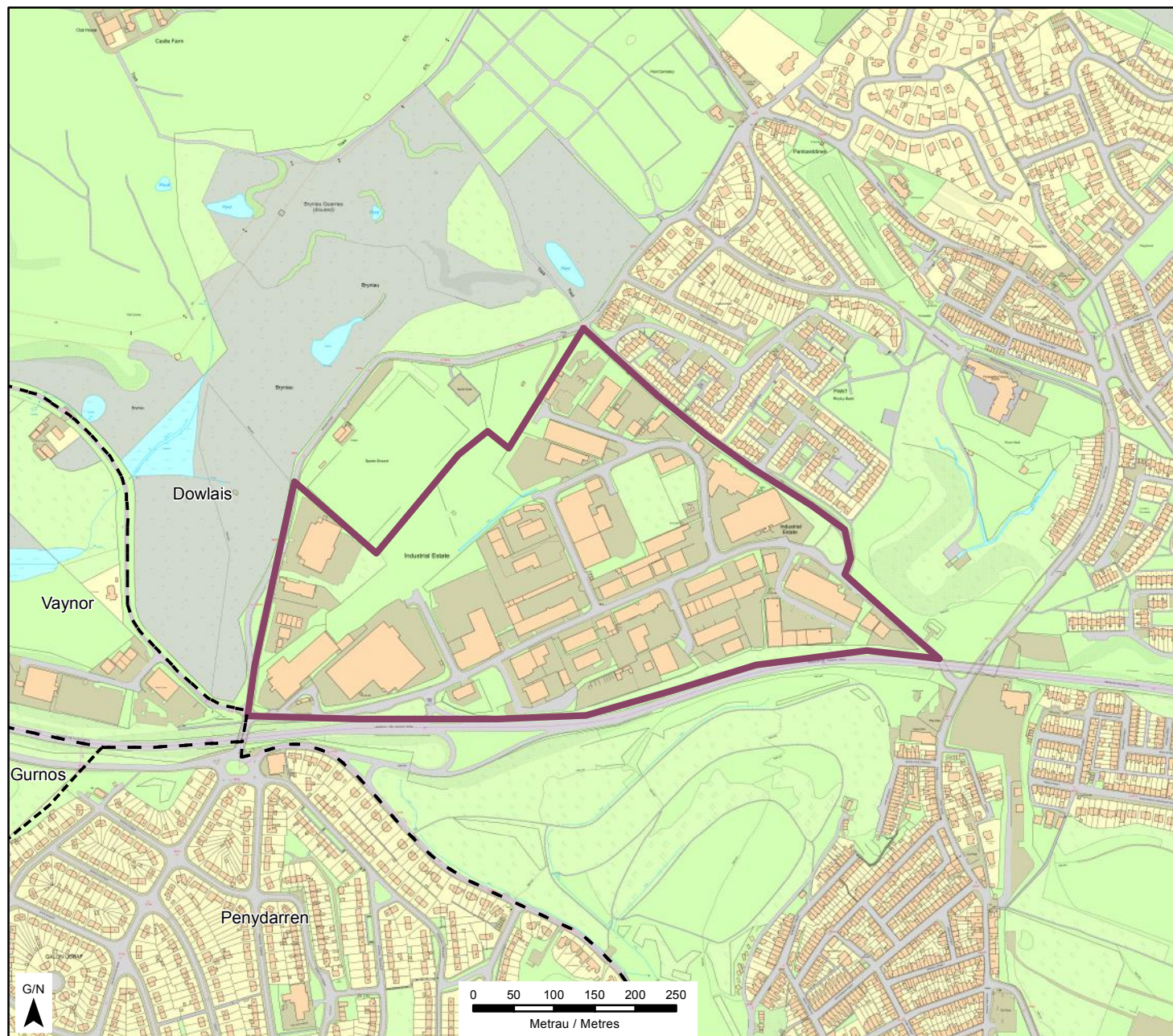
Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Ardal Gyflogaeth Bresennol / Existing Employment Areas

Rhif y Safle / Site Number: 2

Enw'r Safle / Site Name: Pant Industrial Estate



Dyddiad / Date: 09/03/2018

Graddfa / Scale: 1:7,500 / A4

Ward / Ward: Dowlais

Maint y Safle (Ha) / Site Size (Ha): 22.18

Dwyreiniad / Easting: 306044

Gogleddiad / Northing: 208733

Legend / Legend



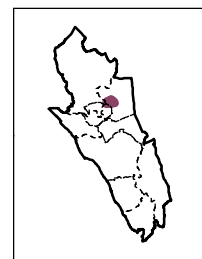
Ardal Gyflogaeth Bresennol /
Existing Employment Area



Terfyn y ward /
Ward boundary



Ffin Cynllun Bwrdeistref Sirol Merthyr Tudful /
Merthyr Tydfil County Borough Council boundary



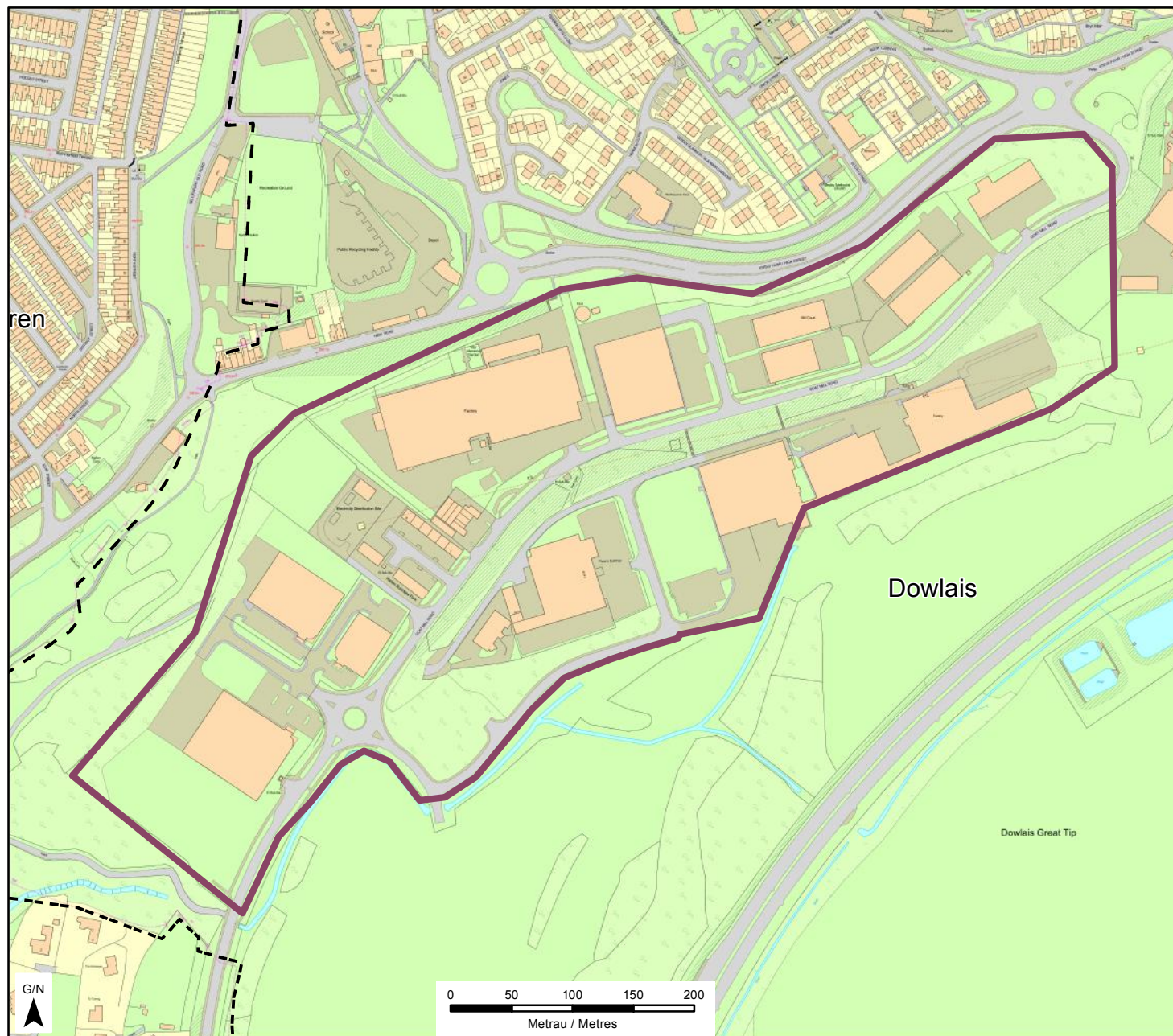
Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Ardal Gyflogaeth Bresennol / Existing Employment Areas

Rhif y Safle / Site Number: 3

Enw'r Safle / Site Name: Goat Mill Road



Dyddiad / Date: 09/03/2018

Graddfa / Scale: 1:5,000 / A4

Ward / Ward: Dowlais

Maint y Safle (Ha) / Site Size (Ha): 22.07

Dwyrainiad / Easting: 306258

Gogleddiad / Northing: 207285

Esboniad / Legend



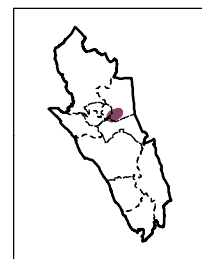
Ardal Gyflogaeth Bresennol /
Existing Employment Area



Terfyn y ward /
Ward boundary



Ffin Cyngor Bwrdeistref Sirol Merthyr Tudful /
Merthyr Tydfil County Borough Council boundary



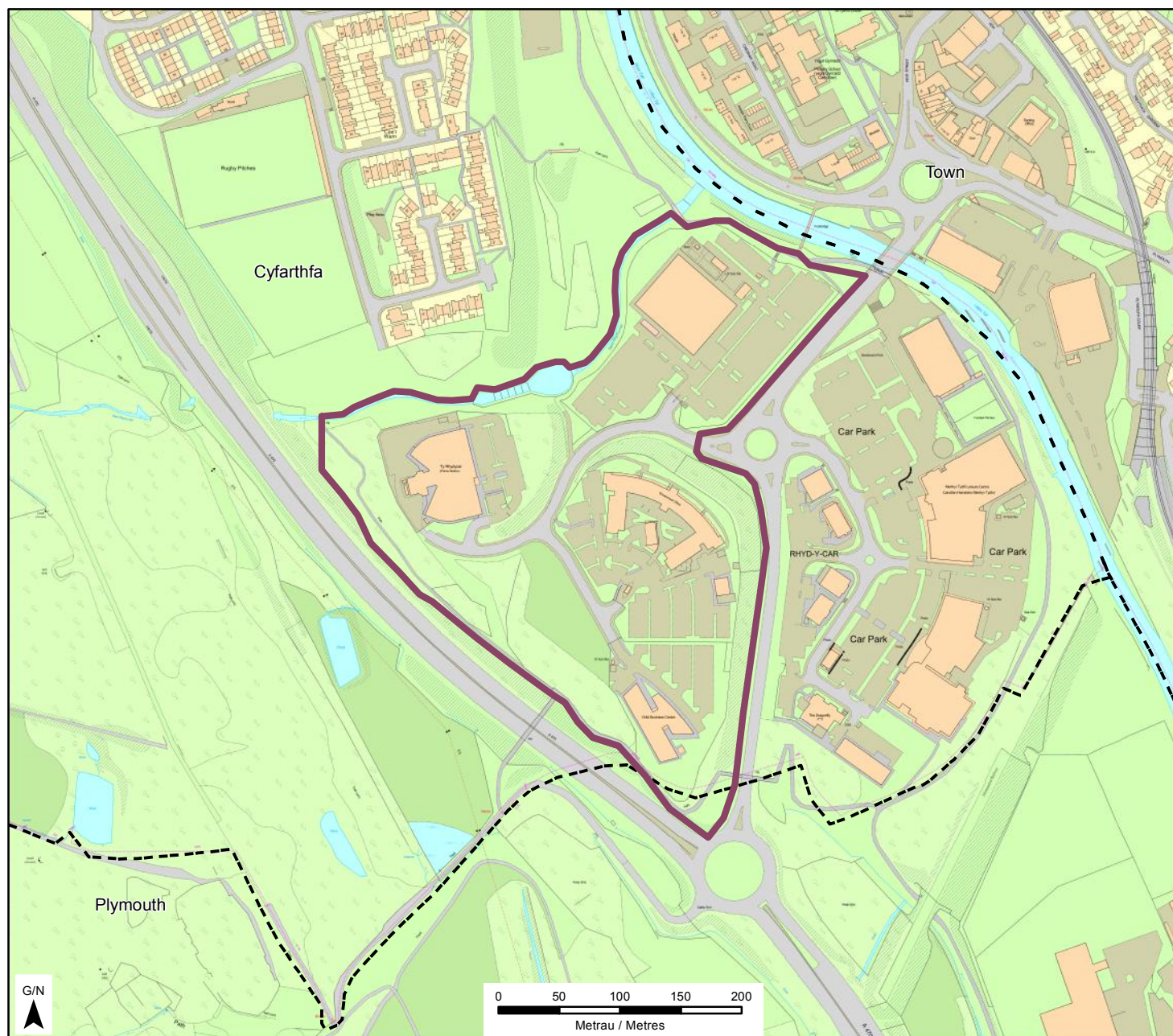
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Merthyr Tydfil Local Development Plan 2016-2031

Ardal Gyflogaeth Bresennol / Existing Employment Areas

Rhif y Safle / Site Number: 4

Enw'r Safle / Site Name: Rhydyar Business Park



Dyddiad / Date: 09/03/2018

Graddfa / Scale: 1:5,000 / A4

Ward / Ward: Cyfarthfa

Maint y Safle (Ha) / Site Size (Ha): 10.48

Dwyreiniad / Easting: 304752

Gogleddiad / Northing: 205424

Esboniad / Legend



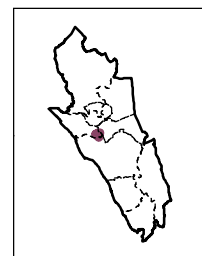
Ardal Gyflogaeth Bresennol /
Existing Employment Area



Terfyn y ward /
Ward boundary



Ffin Cynllun Bwrdeistref Sirol Merthyr Tudful /
Merthyr Tydfil County Borough Council boundary



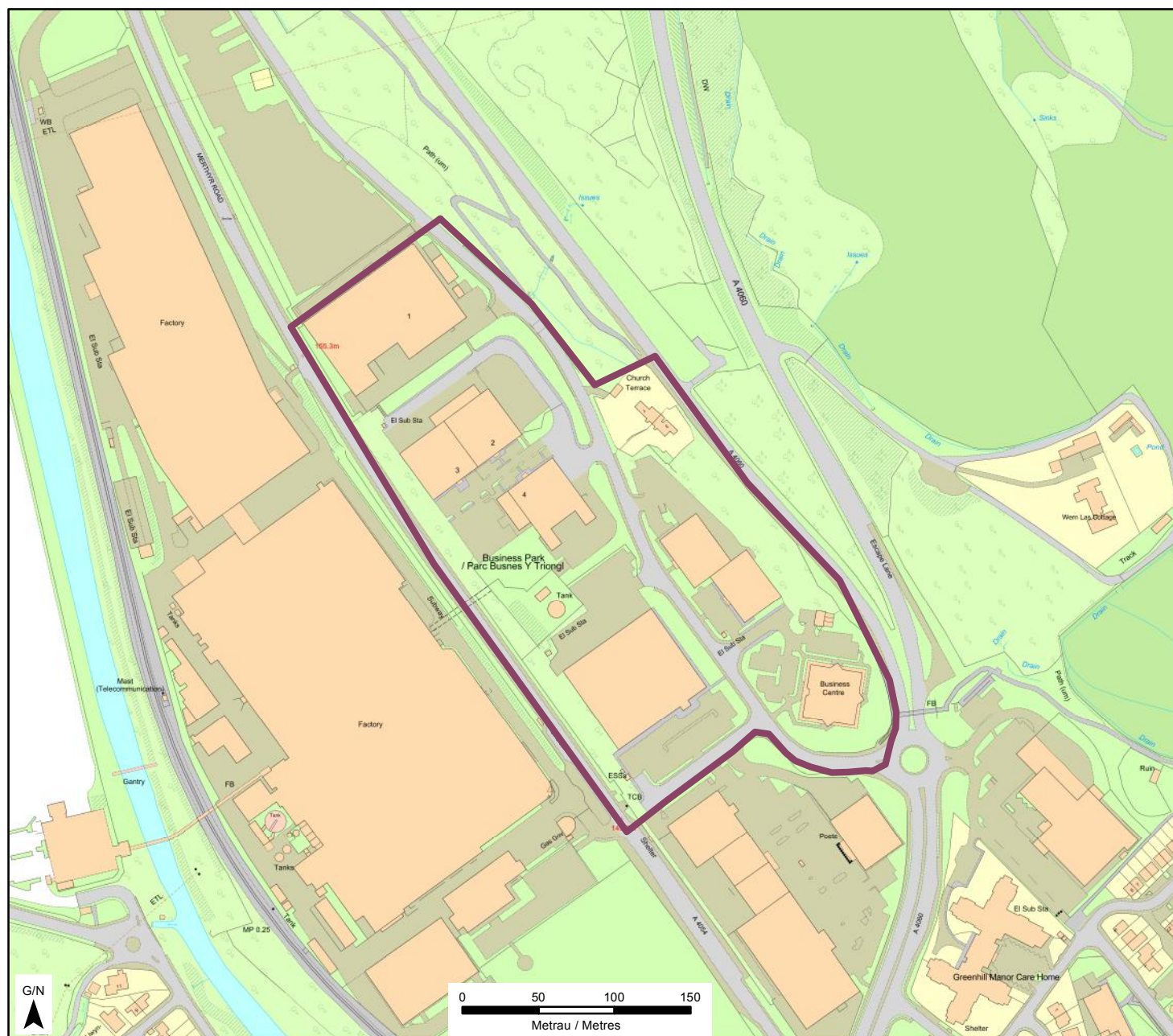
Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Ardal Gyflogaeth Bresennol / Existing Employment Areas

Rhif y Safle / Site Number: 5

Enw'r Safle / Site Name: Triangle Business Park



Dyddiad / Date: 09/03/2018

Graddfa / Scale: 1:4,000 / A4

Ward / Ward: Plymouth

Maint y Safle (Ha) / Site Size (Ha): 7.5

Dwyreiniad / Easting: 206701

Gogleddiad / Northing: 204268

Esboniad / Legend



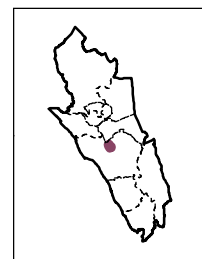
Ardal Gyflogaeth Bresennol /
Existing Employment Area



Terfyn y ward /
Ward boundary



Ffin Cynllun Bwrdeistref Sirol Merthyr Tudful /
Merthyr Tydfil County Borough Council boundary



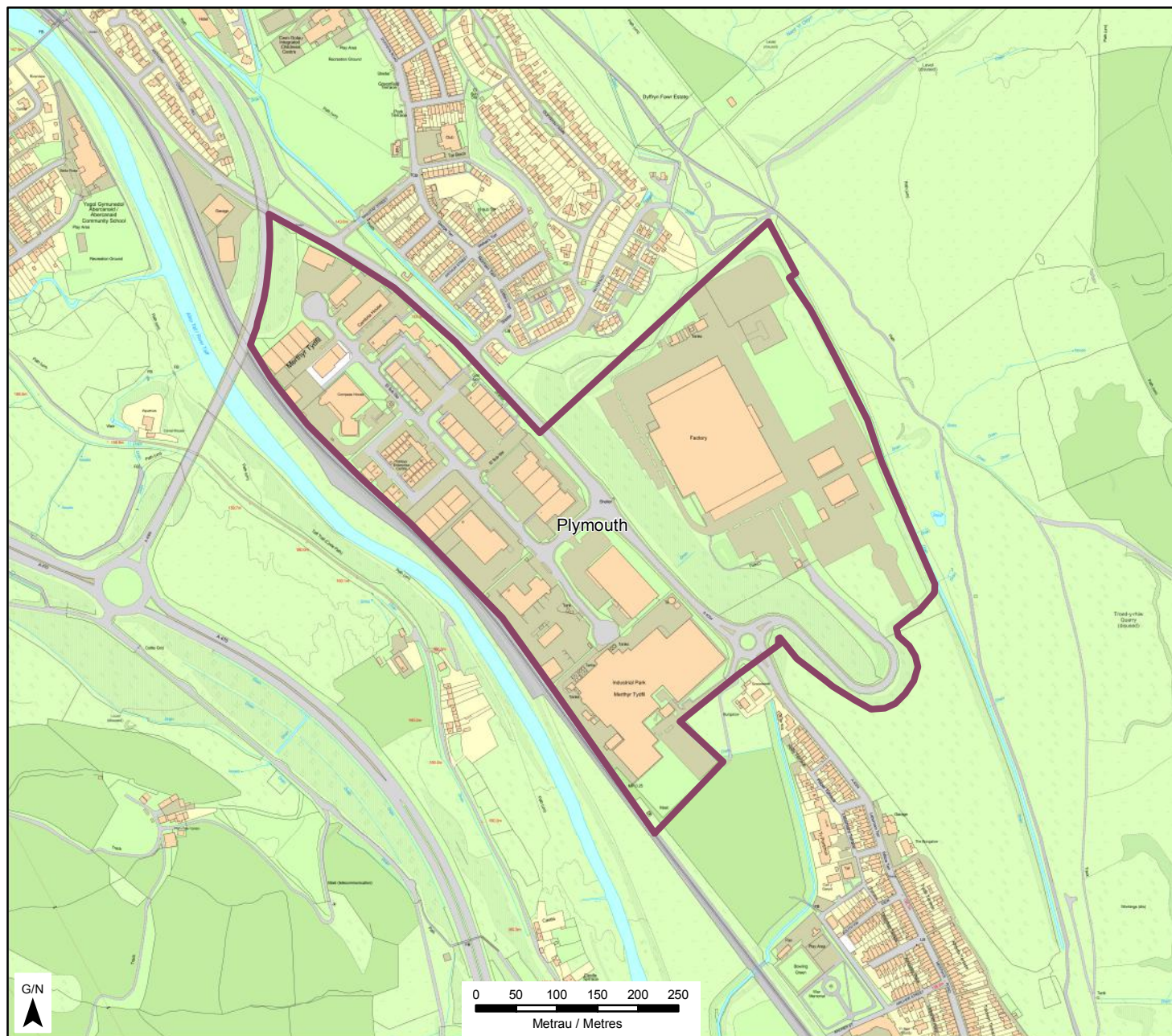
Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Ardal Gyflogaeth Bresennol / Existing Employment Areas

Rhif y Safle / Site Number: 6

Enw'r Safle / Site Name: Merthyr Tydfil Industrial Park



Dyddiad / Date: 09/03/2018

Graddfa / Scale: 1:7,500 / A4

Ward / Ward: Plymouth

Maint y Safle (Ha) / Site Size (Ha): 30.27

Dwyreiniad / Easting: 206701

Gogleddiad / Northing: 204268

Esboniad / Legend



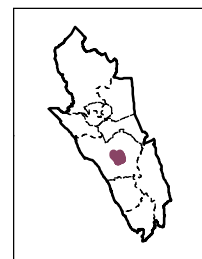
Ardal Gyflogaeth Bresennol /
Existing Employment Area



Terfyn y ward /
Ward boundary



Ffin Cynllun Bwrdeistref Sirol Merthyr Tudful /
Merthyr Tydfil County Borough Council boundary



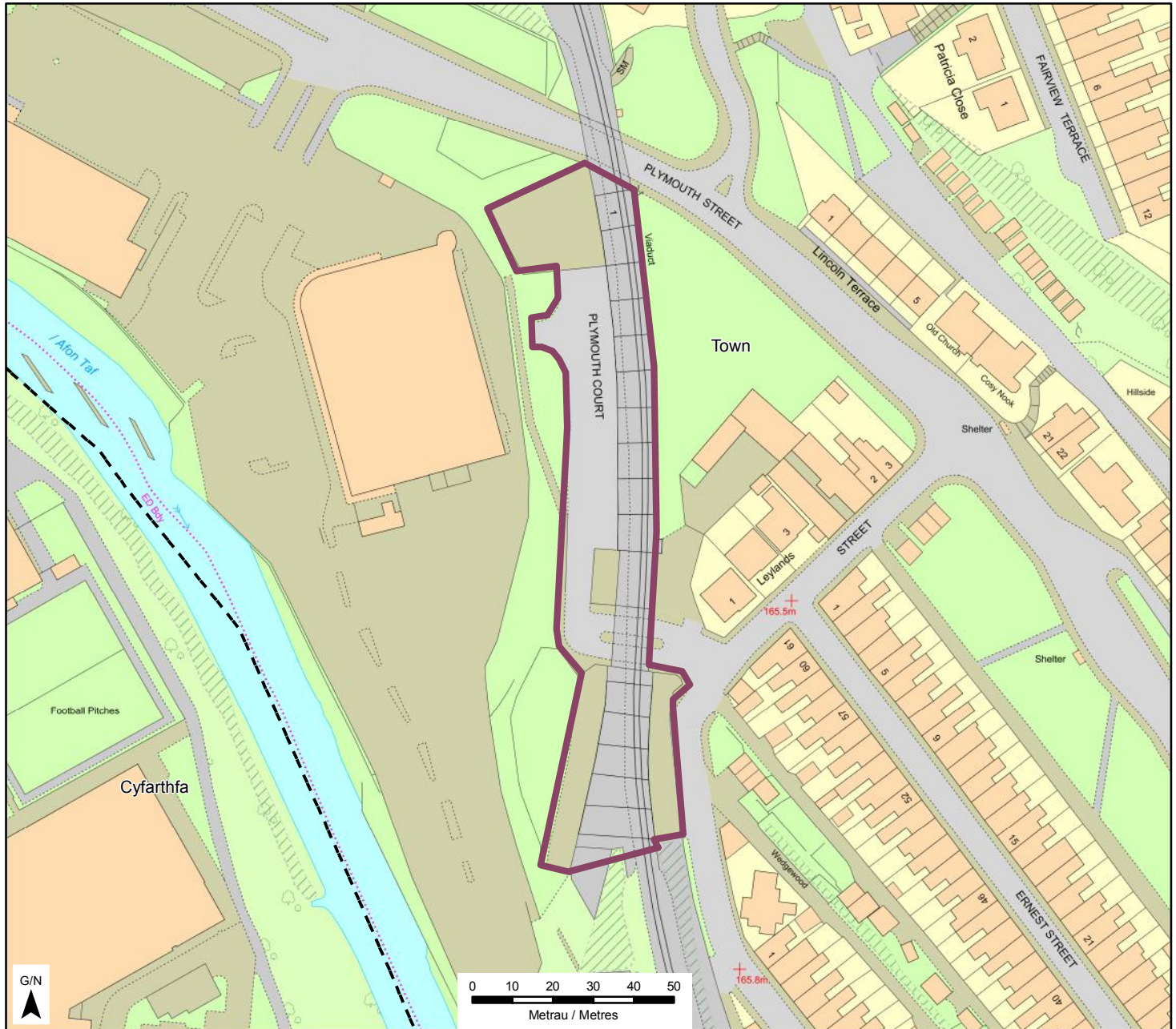
Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Ardal Gyflogaeth Bresennol / Existing Employment Areas

Rhif y Safle / Site Number: 7

Enw'r Safle / Site Name: The Arches



Dyddiad / Date: 09/03/2018

Graddfa / Scale: 1:1,500 / A4

Ward / Ward: Town

Maint y Safle (Ha) / Site Size (Ha): 0.44

Dwyreiniad / Easting: 305182

Gogleddiad / Northing: 205548

Esboniad / Legend



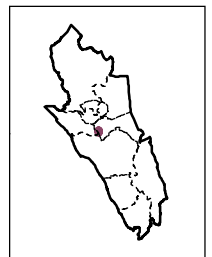
Ardal Gyflogaeth Bresennol /
Existing Employment Area



Terfyn y ward /
Ward boundary



Ffin Cyngor Bwrdeistref Sirol Merthyr Tudful /
Merthyr Tydfil County Borough Council boundary



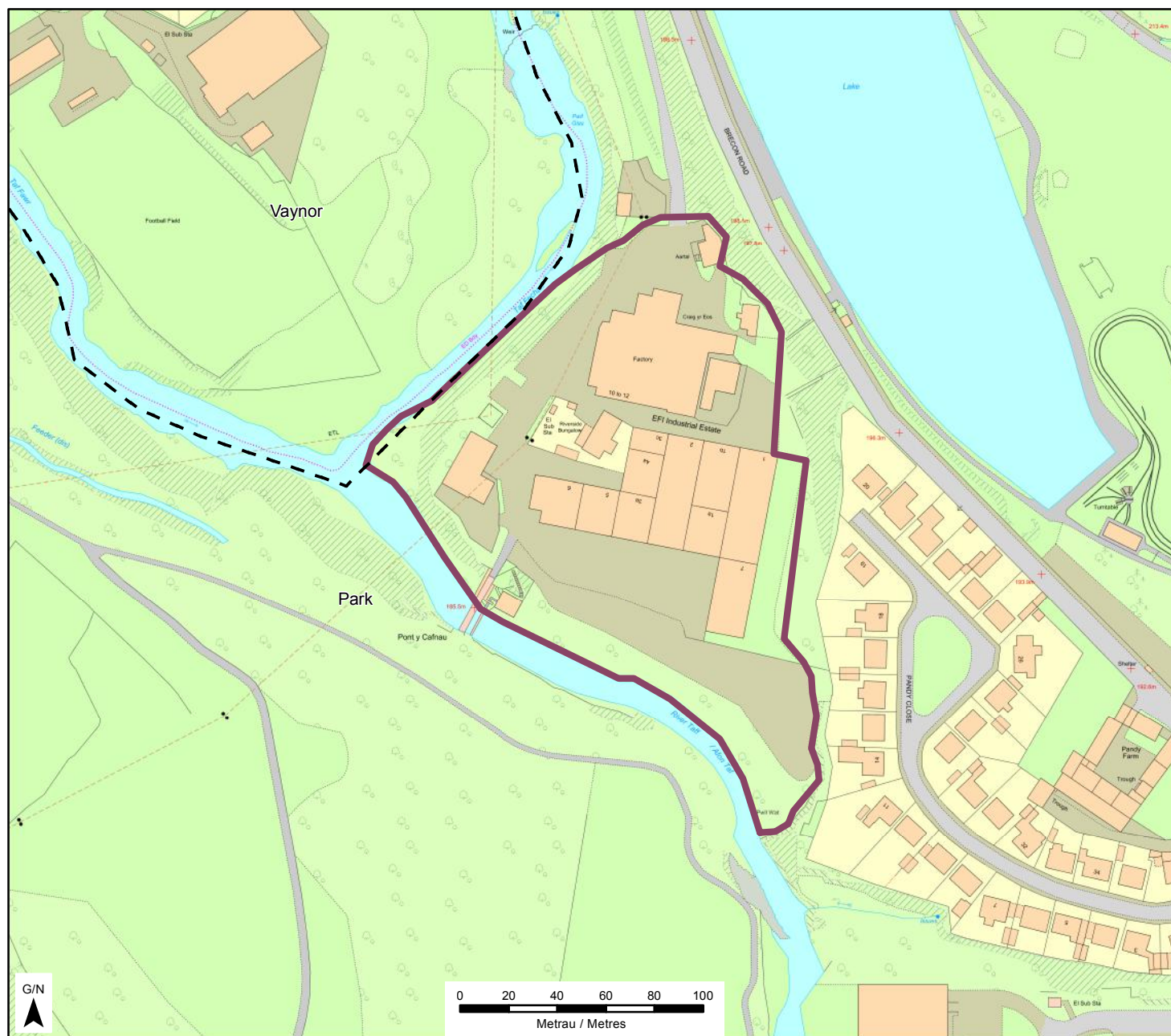
Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Ardal Gyflogaeth Bresennol / Existing Employment Areas

Rhif y Safle / Site Number: 8

Enw'r Safle / Site Name: EFI Industrial Estate



Dyddiad / Date: 09/03/2018

Graddfa / Scale: 1:2,500 / A4

Ward / Ward: Park

Maint y Safle (Ha) / Site Size (Ha): 2.54

Dwyreiniad / Easting: 303830

Gogleddiad / Northing: 207191

Esboniad / Legend



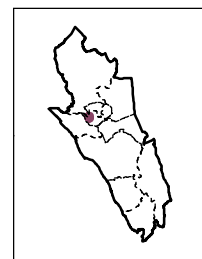
Ardal Gyflogaeth Bresennol /
Existing Employment Area



Terfyn y ward /
Ward boundary



Ffin Cyngor Bwrdeistref Sirol Merthyr Tudful /
Merthyr Tydfil County Borough Council boundary



Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Ardal Gyflogaeth Bresennol / Existing Employment Areas

Rhif y Safle / Site Number: 10

Enw'r Safle / Site Name: Cyfartha Industrial Estate



Dyddiad / Date: 09/03/2018

Graddfa / Scale: 1:2,500 / A4

Ward / Ward: Park

Maint y Safle (Ha) / Site Size (Ha): 4.64

Dwyreiniad / Easting: 304661

Gogleddiad / Northing: 206915

Esboniad / Legend



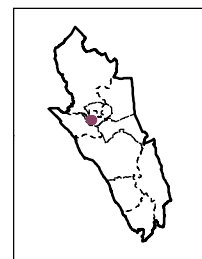
Ardal Gyflogaeth Bresennol /
Existing Employment Area



Terfyn y ward /
Ward boundary



Ffin Cynllun Bwrdeistref Sirol Merthyr Tudful /
Merthyr Tydfil County Borough Council boundary



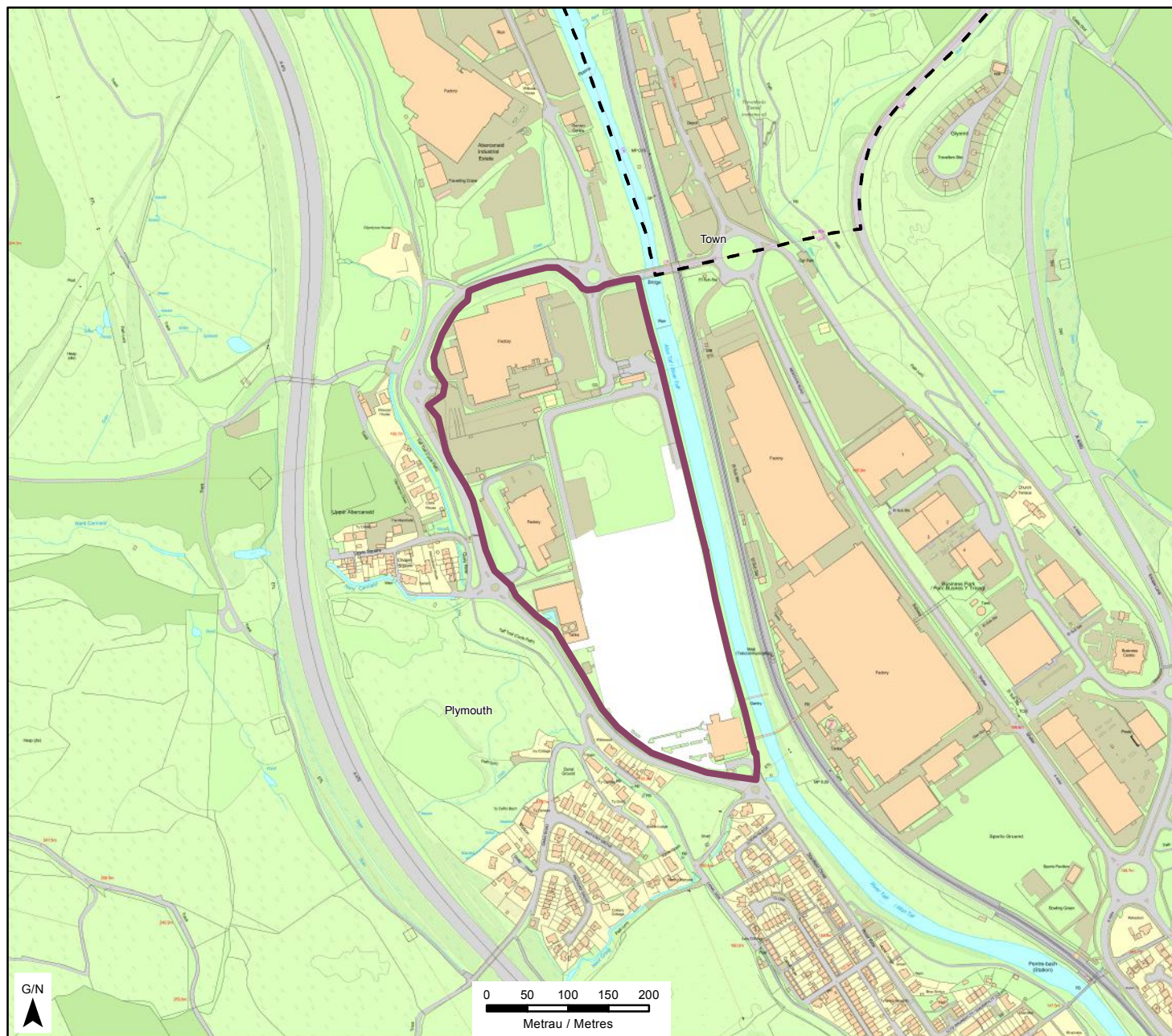
Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Ardal Gyflogaeth Bresennol / Existing Employment Areas

Rhif y Safle / Site Number: 10

Enw'r Safle / Site Name: Dragon Parc



Dyddiad / Date: 12/03/2018

Graddfa / Scale: 1:7,500 / A4

Ward / Ward: Plymouth

Maint y Safle (Ha) / Site Size (Ha): 14.94

Dwyreiniad / Easting: 305240

Gogleddiad / Northing: 204892

Esboniad / Legend



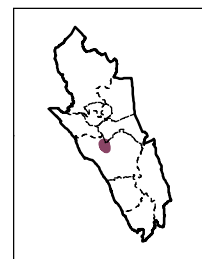
Ardal Gyflogaeth Bresennol /
Existing Employment Area



Terfyn y ward /
Ward boundary



Ffin Cynllun Bwrdeistref Sirol Merthyr Tudful /
Merthyr Tydfil County Borough Council boundary



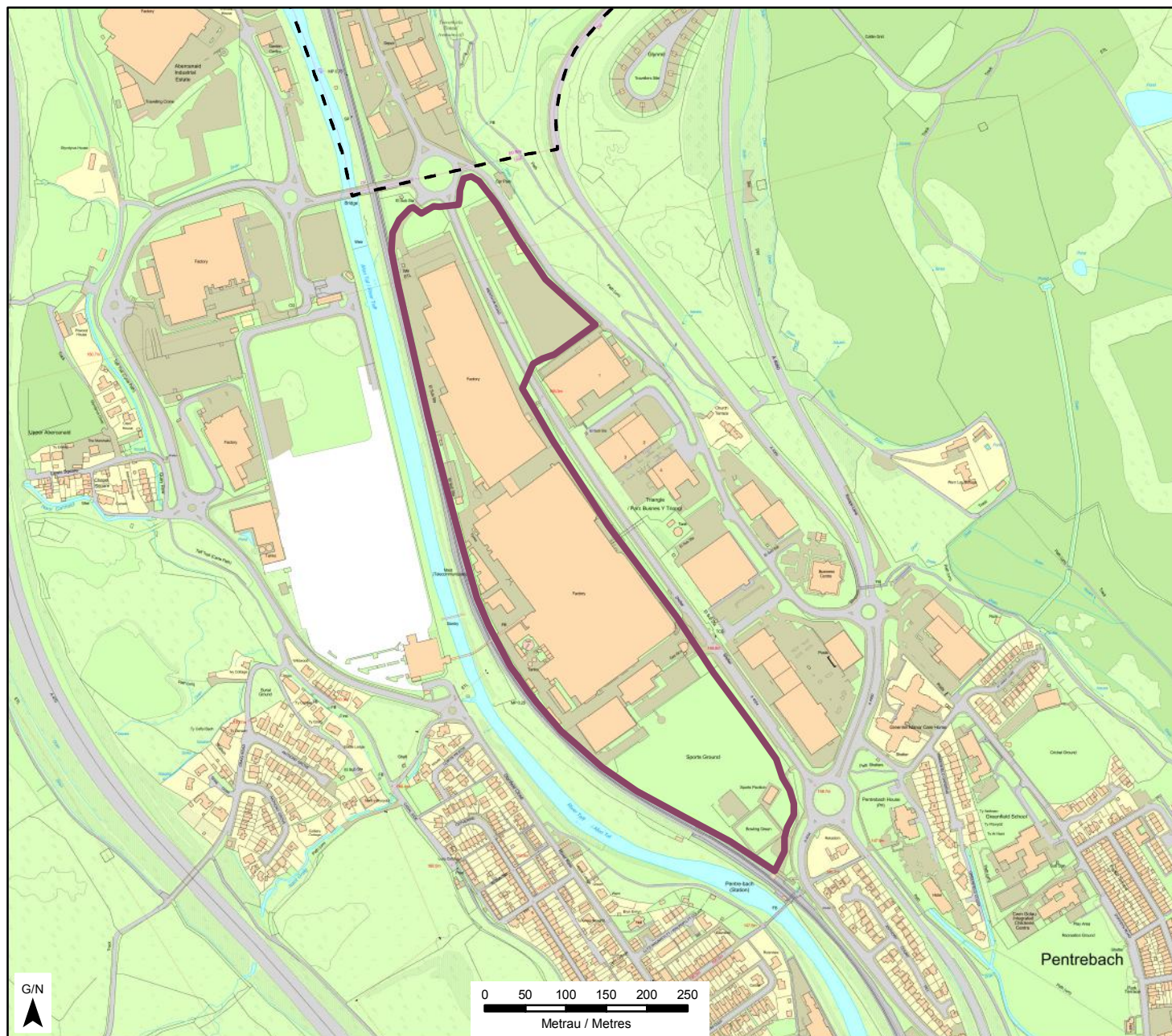
Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Ardal Gyflogaeth Bresennol / Existing Employment Areas

Rhif y Safle / Site Number: 11

Enw'r Safle / Site Name: Hoover Factory



Dyddiad / Date: 09/03/2018

Graddfa / Scale: 1:7,500 / A4

Ward / Ward: Plymouth

Maint y Safle (Ha) / Site Size (Ha): 15

Dwyreiniad / Easting: 305670

Gogleddiad / Northing: 204223

Esboniad / Legend



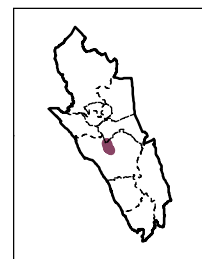
Ardal Gyflogaeth Bresennol /
Existing Employment Area



Terfyn y ward /
Ward boundary



Ffin Cynllun Bwrdeistref Sirol Merthyr Tudful /
Merthyr Tydfil County Borough Council boundary



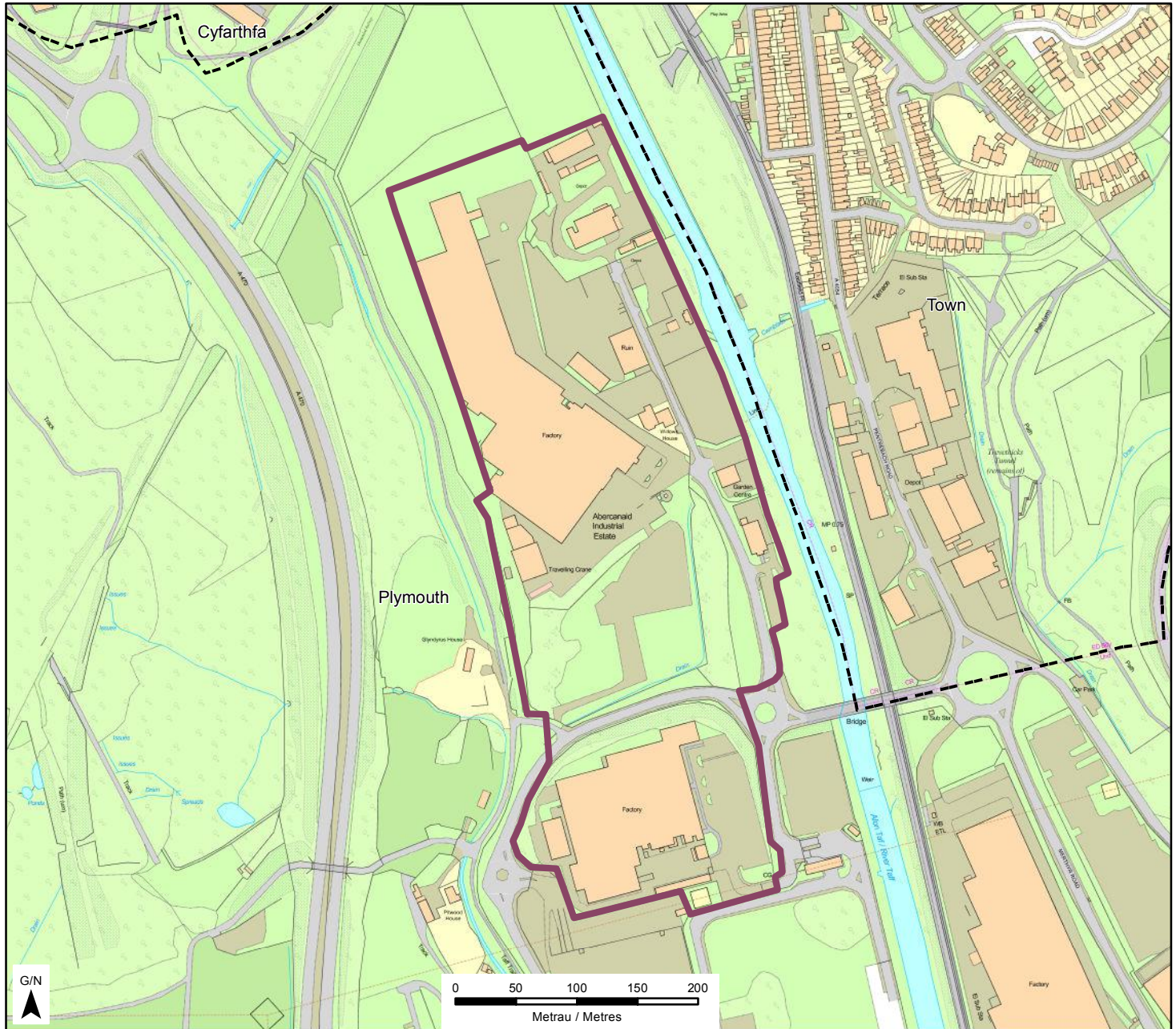
Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

Merthyr Tydfil Local Development Plan 2016-2031

Ardal Gyflogaeth Bresennol / Existing Employment Areas

Rhif y Safle / Site Number: 12

Enw'r Safle / Site Name: Willows / Abercanaid Industrial Estate



Dyddiad / Date: 08/06/2018

Graddfa / Scale: 1:5,000 / A4

Ward / Ward: Plymouth

Maint y Safle (Ha) / Site Size (Ha): 13.06

Dwyreiniad / Easting: 305240

Gogleddiad / Northing: 204892

Esboniad / Legend



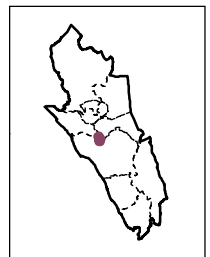
Ardal Gyflogaeth Bresennol /
Existing Employment Area



Terfyn y ward /
Ward boundary



Ffin Cyngor Bwrdeistref Sirol Merthyr Tudful /
Merthyr Tydfil County Borough Council boundary



Appendix 7 – Developer Marketing Standards

- A5.1 Where a sites' or premises' owner is applying to a Local Authority for change of use from employment to an alternative use, they have to prove there is a lack of demand for that site or premises.
- A5.2 This table itemises the various marketing tools that should typically be used to market the interest.
- A5.3 Should these tools fail to identify potential purchasers or occupiers then it may be considered that there is a lack of employment demand for the site or premises in question.

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

Marketing Tool	Premises	Site, 0-2 ha	Site, 2+ ha
Targeted mailing to selected potential occupiers (large local companies) (Postal)	✓	✓	✓
Advertise in Local/Sub-Regional Business Press		✓	✓
Advertise in UK Property Press			✓
Website	✓	✓	✓
Internet Mailing to Targeted Business Sectors (e-shot type mailing)	✓	✓	✓
Marketing Period, months	6-12	6-12	9-18

Source: BE Group, 2018