Employment Land and Economic Growth Assessment

Denbighshire County Council

Final Report

February 2019

CONTENTS

EXECUTIVE SUMMARY

Introduction

i. This report provides an Employment Land and Economic Growth Assessment to inform the next Denbighshire Local Development Plan (LDP). The study has been commissioned to provide that LDP with an evidence base on employment land and local economic growth prospects "…in line with the requirements of Planning Policy Wales (PPW) and Technical Advice Note (TAN) 23. *"…the study will also inform the Council's Economic and Business Development and Strategic Asset Management Teams where they should focus their efforts and resources regarding economic growth and satisfying businesses land and premises needs in the coming years."* The study updates previous employment land evidence base documents for the County. Based on the Brief, the study will provide:

- *"An assessment of the economic context and identification of key growth drivers in Denbighshire, taking into consideration how it fits into the regional and national picture.*
- *A review of undeveloped, existing (Greenfield) employment sites (i.e. land allocations) and their suitability, deliverability and viability for the long term in light of the current prevailing market conditions, including regionally and nationally.*
- *An analysis of 'reliable' econometric forecast data and indigenous business needs, to assess the predicted employment growth across sectors, and provide a gap analysis into future need and demand for B1, B2 and B8 employment land, premises uses and floor space."*

Methodology

ii. A number of research methods have been used, including site visits, property market data analysis and interviews with property market stakeholders such as developers, investors and their agents. Major employers in the County have been individually consulted, as have key public-sector agencies. The property market in the adjacent local authority areas in North Wales 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. Denbighshire has an economically active population. Unemployment is at 3.8 percent, low in the context of Wales and unemployment has more than halved since the last recession. However, at 56.6 percent, the working age, 16-64 year old, population of Denbighshire is proportionally lower than its neighbours and below the Welsh average.

iv. Denbighshire's dependence on public sector employment is somewhat above average for Wales, with 37.2 percent of the County's workforce employed in public administration, education and health, in 2017, despite significant losses in public employment since 2009. This employment is focused in the health sector.

v. Some 3,500 residents (9.0 percent of total employment) are employed in manufacturing in Denbighshire and manufacturing employment has grown by some 500 jobs in the last decade. In terms of service sectors, ICT and professional and business support services have the strongest roles.

vi. Denbighshire is a net exporter of labour overall, but does retain a good proportion of its workforce, 71.6 percent. 12,100 workers commuted out and 11,500 commuted in to Denbighshire to work. Overall, main worker destinations of Denbighshire residents are Conwy, followed by Wrexham and Flintshire. In terms of in-commuting, the main importer to Denbighshire is Conwy (4,700 workers), followed by Flintshire (3,200 workers) and Wrexham (1,700 workers).

vii. There is a good desire for growth amongst the County's large businesses and across the Denbighshire business base overall. Against this need, stakeholders report a strong shortage of industrial and warehouse units of all sizes. Most property requirements are for smaller units of 500 sqm and not normally more than 1,000 sqm. Overall, properties of 101-200 sqm and 201-500 sqm are most commonly transacted, although the number of 501-1,000 sqm units changing hands is not unreasonable given the likely more modest stock of such units in the County. Demand is for a mix of freehold and leasehold options, primarily from local firms, of all sizes, looking to grow. Reported rents extend up to £70-75/sqm

viii. Denbighshire's office market is focused at St Asaph Business Park, which is performing well, with vacant space re-letting quickly, although some local and macro-economic and policy issues are impacting on demand in the short term. Office supply extends up to 1,500 sqm at St Asaph, and requirements can extend up to 1,000 sqm, but most smaller firms will only require several 100 sqm, primarily leasehold and from a mostly, but not exclusively, local market. The market away from the A55 however, is more limited, although some interest in town centre suites is noted. Rents extend up to £110/ sqm.

ix. Bodelwyddan is the key strategic site for Denbighshire. Along with St Asaph it provides the County's main strategic 'offer' for inward investment, and should for this reason be protected in the LDP for B1/B2/B8 uses. The advantage of Bodelwyddan is the overall size of the site and available land. The draft Outline Business Case as put forward by the NWEAB proposes a minimum target of 2.44 hectares of employment land to be delivered in the short-term. However, the full 26 ha remains consented, and will be available for development once initial infrastructure is in place. Given the range of large property requirements noted in this study, along with inward investment prospects, DCC and other partners should work to ensure this land is marketed and made available to potential occupiers

x. Most of Denbighshire's neighbours in North Wales are pursuing strategic development projects which may impact on the Denbighshire economy, and compete with Bodelwyddan and (to a lesser degree given its specialisms) St Asaph, with the largest being in Flintshire (Deeside, Broughton). However, growth of these locations will take time, just as the development of Bodelwyddan/St Asaph, and the specialist focus of some site will reduce overlap and competition.

Employment Land Supply and Need

xi. The maximum employment land supply, from sites put forward for analysis in this Study, is 81.22 ha in seven sites. However, a review of site conditions and owner intentions suggests a realistic supply of 68.62 ha in six 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)
1	Bodelwyddan Key Strategic Site (KSS)	The current planning consent indicates a scheme of some 88,000 sqm of floorspace on 26 ha of land. NWEAB is now preparing an Outline Business Case (OBC) for the project specific funds, and to show how the site can be delivered in the near	26.00 – Full site delivery may extend beyond the LDP period.

Candidate Site ID.	Name	Status	Site Size, ha – Realistically Available for B1/B2/B8 Use (Anticipated Land Use – B1/B2/B8)
		future. The OBC proposes a minimum target of 2.44 of land at 3,900 sqm/ha that could be delivered in the short-term. However, the OBC has not been finalised or approved by the Growth Vision Authority and thus remains indicative only at this time.	
2	St Asaph Business Park	**Land South of the OpTIC Centre** DCC is looking to deliver grow on space, which will allow SMEs on the Business Park, particularly from the OpTIC Centre, to expand locally. DCC currently looking for EU funding, with DCC match finance, **Green Gates Farm Land** Multiple interests from investors and occupiers **Former Pilkington's Site/Vista** Land on the market, for sale. Have received interest from potential occupiers. Value aspirations of the owners are understood to be a barrier to completing a sale, however	23.87 (B1/B2/B8 allowing the full range of uses here is recommended given the nature of market demand)
3	Colomendy, Denbigh	Four businesses on Colomendy Industrial Estate, which back onto this site have expressed an interest in expanding northward onto this site, taking up 2-4 ha. They have formed a consortium to negotiate with the landowner on this matter. One of the businesses has expressed an interest in purchasing the remaining land for development. Two businesses, currently located elsewhere on Colomendy Industrial Estate, also have requirements for expansion/relocation land here.	8.00 (B1/B2/B8)
4	Glasdir, Ruthin	The Livestock Market will need to retain the three eastern fields to graze animals kept at the site for extended periods. Discussions are ongoing with an enabling developer which has an interest in developing the western A525 frontage. Although retail and services, opening up the site, are its priority, there remains a prospect it will support the development of employment premises.	4.85 ha – Allows for loss of land for Livestock Market. (B1/B2/B8)
5	Lon Parcwr, Ruthin	No development plans here.	0.00 – Assumed not developable due to access constraints
6	Cilmedw, Llangollen	Current reported interest with a developer/occupier for a development, of undisclosed size, of industrial premises for their own use. Discussions are ongoing.	2.80 (B1/B2/B8)
7	Ty'n Llidiart, Corwen	The Landowner broadly continues to aspire for housing here. Evidence is that there is a need for land here to meet the growth requirements of major local businesses in the area, although the plot identified appears too small to meet identified needs. If all land extending south west from the B5437 to Fford Ty Cerrig were made available, this would provide some 8.5 ha of supply. Regarding the DCC depot it is understood this could be relocated but would need to be replaced elsewhere	3.10 – Not yet an adopted B-Class site, but land is needed here, albeit of a larger scale than that proposed (B1/B2/B8)
		Total	**68.62**

Source: BE Group, 2019

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

- Practice Guidance Method One: Past Building Completions – Utilises past take up for the last 22 years (Long Term Land Take-up) and 11 years (Short Term Land Take-up). The difference reflecting uncertainties in the reliability of pre-2007 take up data
- Practice Guidance Method Two (A): Labour Demand Forecasting – jobs growth, as identified in Cambridge Econometrics (2018) forecast modelling, consistent with jobs densities and plot ratios defined in Welsh Practice Guidance
- Practice Guidance Method Two (B): Labour Demand Forecasting – Revised to Account for Bodelwyddan Strategic Site – as above, but Policy-On modelling which allows for some additional 625 workers at Bodelwyddan, over the next decade, as set out in the Outline Business Case for this Site

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 2018-2033, ha	Flexibility Buffer (five years take-up rate) ha	Land Need Incl. flexibility buffer	Surplus (Shortfall), ha	Assumptions
Practice Guidance Method One: Past Building Completions - Long Term Land Take-up	68.62	67.80	22.60	90.40	(21.78)	Based on historic (22 years) take-up of 4.52 ha/pa.
Practice Guidance Method One: Past Building Completions - Short Term Land Take-up	68.62	35.70	11.90	47.60	21.02	Based on last 11 years take-up of 2.38 ha/pa.
Practice Guidance Method Two (A): Labour Demand Forecasting	68.62	*Net Change* B1: 3.81 B2/B8: (5.46) Total: (1.65) *Growth Only* B1: 3.81 B2/B8: 2.91 Total: 6.72	*Net Change* B1: 1.27 B2/B8: N/A Total: N/A *Growth Only* B1: 1.27 B2/B8: 0.97 Total: 2.24	*Net Change* B1: 5.08 B2/B8: (5.46) Total: (0.38) *Growth Only* B1: 5.08 B2/B8: 3.88 Total: 8.96	*Net Change* 69.00 *Growth Only* 59.66	Based on *Net Change:* Projected employment change across sectors *Growth Only:* Projected growth sectors

Model	Land Stock 2018, ha*	Land Need 2018-2033, ha	Flexibility Buffer (five years take-up rate) ha	Land Need Incl. flexibility buffer	Surplus (Shortfall), ha	Assumptions
Practice Guidance Method Two (B): Labour Demand Forecasting – Revised to Account for Bodelwyddan Strategic Site *Option 1 – Assumes All Bodelwyddan Jobs are New to the County*	68.62	*Net Change* B1: 4.84 B2/B8: (2.01) Total: 2.83 *Growth Only* B1: 4.84 B2/B8: 3.99 Total: 8.83	*Net Change* B1: 1.61 B2/B8: N/A Total: 0.94 *Growth Only* B1: 1.61 B2/B8: 1.33 Total: 2.94	*Net Change* B1: 6.45 B2/B8: (2.01) Total: 3.77 *Growth Only* B1: 6.45 B2/B8: 5.32 Total: 11.77	*Net Change* 64.85 *Growth Only* 56.85	Based on *Net Change:* Projected employment change across sectors *Growth Only:* Projected growth sectors Includes 625 additional jobs for Bodelwyddan
Practice Guidance Method Two (B): Labour Demand Forecasting – Revised to Account for Bodelwyddan Strategic Site *Option 2 – Assumes 70 percent of Bodelwyddan Jobs are New to the County*	68.62	*Net Change* B1: 4.53 B2/B8: (3.05) Total: 1.48 *Growth Only* B1: 4.53 B2/B8: 3.62 Total: 8.15	*Net Change* B1: 1.51 B2/B8: N/A Total: 0.49 *Growth Only* B1: 1.51 B2/B8: 1.21 Total: 2.72	*Net Change* B1: 6.04 B2/B8: (3.05) Total: 1.97 *Growth Only* B1: 6.04 B2/B8: 4.83 Total: 10.87	*Net Change* 66.65 *Growth Only* 57.75	Based on *Net Change:* Projected employment change across sectors *Growth Only:* Projected growth sectors Includes 438 additional jobs for Bodelwyddan

Source: DCC/BE Group, 2019
**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.

xv. Under all land take up models, apart from Practice Guidance Method One: Past Building Completions - Long Term Land Take-up, Denbighshire has enough land to meet its needs. However, as noted, there are questions about the reliability of long term take up data.

xvi. The jobs-based forecast, both Policy Off and Policy On, models suggests the County has an oversupply of employment land. This indicates that almost all the current land supply may be surplus to requirements. 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. Thus, evidence favours Practice Guidance Method One: Past Building Completions - Short Term Land Take-up which generates a minimum requirement of 47.60 ha to 2033.

Recommendations

xviii. 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 - Short Term Land Take-up and the main method of assessing needs. This suggests that the County's minimum employment land requirements are 47.60 ha to 2033 (inclusive of a five-year buffer).

xix. Recommendations for individual employment sites has been summarised in Table ES3 (Employment Land Recommendations) below. This identifies six sites, totalling 68.62 ha, which would be suitable as employment land allocations in the new LDP

xx. 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.

xxi. The Council should work with neighbouring authorities on issues in which interests will overlap.

xxii. Review and monitor the employment land and premises position and undertake this study again in approximately four years, as 2033 is a long time in the future and much will happen before then.

xxiii. Allocate Land in Corwen to meet large business requirements, account for likely losses elsewhere and ensure a stronger balance in the supply portfolio between the A55 Corridor and the south of the County.

Table ES3 – Employment Land Recommendations

Site Ref.	Name	Allocate/Protect in the new LDP?	Recommendations
1	Bodelwyddan Key Strategic Site (KSS)	Allocate/protect	Key strategic site for Denbighshire. Along with St Asaph it provides the County's main strategic 'offer' for inward investment. For this reason, the employment site should be protected in the LDP for B1/B2/B8 uses. One advantage of Bodelwyddan was the size of its employment site, which offers 26 ha in a single site area. The draft Outline Business Case as put forward by the NWEAB proposes a minimum target of 2.44 hectares of employment land to be delivered in the short-term. However, the full 26 ha remains consented, and will be available for development once initial infrastructure is in place. Given the range of large property requirements noted in this study, along with inward investment prospects, DCC and other partners should work to ensure this land is marketed and made available to potential occupiers
2	St Asaph Business Park	Allocate/protect	Overall, St Asaph remains a high value strategic asset for the County and Wales as a whole. It should be strongly protected in the LDP for relevant uses. There are a mixture of plans and investment prospects across the three plots, with varying prospects for delivery. The differing proposals would benefit from common delivery planning and DCC should consider creation of a combined Delivery Strategy for St Asaph, bringing together the various stakeholders, including Welsh Government and private landowners to create a coherent plan for change given the realistic constraints and opportunities of the location. This should particularly consider overlapping needs for infrastructure and services and how common constraints such as the Pylons can be dealt with. Two sites, Land South of the OpTIC Centre and Green Gates Farm Land, are currently allocated for B1 uses only. Market evidence is that demand is for the full range of B1 and B2 uses, plus ancillary B8 for product/part storage. Evidence is that viability remains a constraint to development here, particularly for schemes that will not enjoy public support. To secure viable development, particularly on the unserviced Green Gates plot may require a broader range of uses, including some higher value options.
3	Colomendy, Denbigh	Allocate/protect	Large employment site, the only available land in Denbigh which could meet the various business requirements identified. DCC should continue to monitor this site to ensure progress continues to be made toward delivery and be willing to provide support if development stalls at any point. Assuming ongoing progress to delivery, however, this land should be adopted in the LDP for B1/B2/B8 uses.
4	Glasdir, Ruthin	Allocate/protect, western half only	With the need to retain the Livestock Market and associated grazing land, the net developable area reduces to 4.85 ha. Given, this reduction in land supply and the likelihood that Site 5 - Ruthin Lon Parcwr cannot be delivered, protection of the remaining land here, for B1/B2/B8 uses, becomes increasingly important, especially given the unmet demand for premises from local businesses, identified in this study.. DCC needs to continue to monitor and engage with the relevant stakeholders here to ensure progress toward delivery is made in the short term.
5	Lon Parcwr, Ruthin	Not a deliverable employment site, do not allocate/protect for B1/B2/B8. Likely undevelopable for any use	Unless a realistic option can be developed for accessing this site, it does not appear to be deliverable
6	Cilmedw, Llangollen	Allocate/protect	Reasonable evidence of demand, both for land in Llangollen generally and on this site specifically. On this basis land should be protected in the LDP for B-Class uses. However, abnormal access costs for the southern plot will be a barrier to viable development here. It is recommended that DCC undertake further viability testing to determine the scale and extent of any viability gap caused by this issue. Assuming a gap exists then options to boost value may need to be considered. Consideration of these options is preferred over the de-allocation of the southern plot which would only leave some 1.6 ha of land remaining in the northern plot to serve a very large rural catchment.
7	Ty'n Llidiart, Corwen	Allocate	Flat rectangular area of land at a main road junction, incorporating an open area of aggregate storage, to the south west of an existing industrial estate and north of housing. Land currently allocated for residential use in the LDP. Evidence is that there is a need for land here to meet the growth requirements of major local businesses in the area, although the plot identified appears too small to meet identified needs.

Source: BE Group, 2019

1.0 INTRODUCTION

1.1 This report provides an Employment Land and Economic Growth Assessment to inform the next Denbighshire Local Development Plan (LDP). It has been carried out on behalf of Denbighshire County Council (the Council, DCC).

1.2 The Council is in the process of developing a new LDP for the County, aimed for adoption by 2021. The study has been commissioned to provide that LDP with an evidence base on employment land and local economic growth prospects *"…in line with the requirements of Planning Policy Wales (PPW) and Technical Advice Note (TAN) 23. …the study will also inform the Council's Economic and Business Development and Strategic Asset Management Teams where they should focus their efforts and resources regarding economic growth and satisfying businesses land and premises needs in the coming years."*

1.3 BE Group, economic development and property consultants, compiled this report during November 2018 to January 2019. The study updates previous employment land evidence base documents for the County, including employment sites research completed by BE Group in 2004. It also reflects 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 will provide:

- *"An assessment of the economic context and identification of key growth drivers in Denbighshire, taking into consideration how it fits into the regional and national picture.*
- *A review of undeveloped, existing (Greenfield) employment sites (i.e. land allocations) and their suitability, deliverability and viability for the long term in light of the current prevailing market conditions, including regionally and nationally.*
- *An analysis of 'reliable' econometric forecast data and indigenous business needs, to assess the predicted employment growth across sectors, and provide a gap analysis into future need and demand for B1, B2 and B8 employment land, premises uses and floor space."*

Methodology

1.5 Research methods used include site visits, and 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'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 also been undertaken.

1.6 The property market in neighbouring local authority areas has also been reviewed. This has been undertaken through 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's land and property market.

1.7 The suitability, deliverability and viability of seven sites identified for B-Class use development have been reviewed. This land supply has been assessed against forecasts of land need – based on past take up of land and forecast employment growth. This is then developed into a series of economic development recommendations that cover not just land, but also premises.

1.8 Appendix 1 contains a list of all consultees.

Welsh Employment Land Review Guidance

1.9 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 life cycle.
- **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.

1.10 Table 1 shows how the Employment Land and Economic Growth Assessment 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 *Demand assessment and market profiling, including consultations with local businesses regarding their land/property needs.*
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 *Quantitative and qualitative site assessments*
Stage 3: Calculating Future Land Requirements	
Method 1 – Past Building Method 2 – Labour Demand Forecasting	7.0 Future Land Requirements Review *Review of completed Economic Development Evidence Base, allowing for updated LDP position*.
Stage 4: Assessment Review	

Step 1: Policy Options Step 2: Policy Recommendations Step 3: Monitoring and Recording	8.0 Conclusions 9.0 Recommendations *Final reporting, including conclusions and policy/practice recommendations.*

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, 10th Edition – Welsh Government (2018)

2.2 Planning Policy Wales (PPW) 10th 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 5 '*Productive and Enterprising Places'* of PPW 10 sets out national policies for economic development. For planning purposes, the Welsh Government defines economic development as *"the development of land and buildings for activities that generate sustainable long term prosperity, 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 to meet the needs of the employment market at both a strategic and local level. *"Development plans should identify employment land requirements, allocate an appropriate mix of sites to meet need and provide a framework for the protection of existing employment sites of strategic and local importance."*

2.5 "*Wherever possible, planning authorities should encourage and support developments which generate economic prosperity and regeneration. Sites identified* *for employment use in a development plan should be protected from inappropriate development. "*

2.6 Plans and decisions need to be based on an up to date and locally/sub-regionally specific evidence base which demonstrates the *"suitability of the existing employment land supply as well as future provision in relation to the locational and development requirements of business."* That evidence base should include an Employment Land Review (ELR).

2.7 "*Planning authorities should work with each other and with relevant economic fora in order to prepare an ELR. The review should include an assessment of anticipated employment change and land use together with estimates of land provision for employment uses showing net change in land/ floorspace. This should be calculated for offices, industrial and warehouse uses separately. This evidence should help inform an economic vision for the area. Employment Land Reviews should be kept up to date and relevant to prevailing market conditions and the needs of the development plan."*

2.8 In addition, local planning authorities should steer economic development to the most appropriate locations, including provision of strategic scale sites, 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
- Promote the re-use of previously developed, vacant and underused land
- Delivering physical regeneration and employment opportunities to disadvantaged communities.
- Control and manage the release of unwanted employment sites to other uses
- Propose specific locations for locally and strategically important industries which are detrimental to amenity and may be a source of pollution
- Identify protection zones around land and premises that hold hazardous substances and protect the ability of existing businesses to operate or expand by preventing the incremental development of vulnerable uses in the locality.

2.9 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. Planning authorities should also look favourably on any renewable and low carbon energy generation proposals designed to serve clusters.

2.10 New business creation is essential to sustain and improve rural economies. *"Many commercial and light manufacturing activities can be located in rural areas without causing unacceptable disturbance or other adverse effects. Small-scale enterprises have a vital role to play in the rural economy and contribute to both local and national competitiveness and prosperity*."

2.11 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.

2.12 "*Planning authorities should adopt a positive approach to diversification projects in rural areas… Whilst every effort should be made to locate diversification proposals so they are well-served by public transport, it is recognised that certain diversification proposals will only be accessible by car. While initial consideration should be given to adapting existing farm buildings, the provision of a sensitively designed new building on a working farm within existing farm complexes may be appropriate where a conversion opportunity does not exist."*

Technical Advice Notes – Welsh Government

2.13 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)

2.14 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.

2.15 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 in the open countryside should be supported, providing there are *"no unacceptable impacts on local amenity."*

2.16 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.

2.17 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.

2.18 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)

2.19 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.

2.20 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."*

2.21 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.

2.22 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."*

2.23 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.

2.24 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?"*

2.25 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.

2.26 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.

2.27 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.

2.28 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."*

2.29 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."*

2.30 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."*

2.31 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, Future: The Wales Spatial Plan (2008)

2.32 The Wales Spatial Plan provides a strategic framework for future development and policy in Wales. Denbighshire predominately lies in the North East Wales sub region, although it overlaps with Central Wales and has strong links with North West Wales. The Spatial Plan vision for the North East Wales sub region is that it will become: *"An area harnessing the economic drivers on both sides of the border, reducing inequalities and improving the quality of its natural and physical assets*."

2.33 Regarding Denbighshire, a key element of the spatial strategy is to develop and to support strategic hubs and includes one centred around Rhyl – St Asaph – Bodelwyddan – Prestatyn as a focus for investment in employment, housing, retail and services. The A55 trunk road and rail network along the Coast are key drivers in linking opportunities between different spatial plan areas and creating additional employment growth.

2.34 Local economic growth should be a major priority for the areas, in part through investments in products and services in the distinctive sectors of the areas. It is suggested that there is evidence of growth potential within the opto-electronics sector particularly at St Asaph Business Park, and for significant employment growth in health around Bodelwyddan.

Sub-Regional

Growth Vision for North Wales Proposition Document (2018)

2.35 The purpose of the Proposition Document is to set out a package of measures and interventions to deliver economic growth in North Wales. It is intended to support the leverage of funding from the UK Government and the Welsh Government, in particular through the Growth Deal.

2.36 The total cost of investment proposed is £670.65 million, with £109.19 million of direct private sector contributions and £219.46 million of contributions from various partners. The 'ask' was for £334m of capital funding from the Growth Deal and £8m revenue funding from the Growth Deal.

2.37 It is estimated that 5,408 direct jobs will be created by the projects, and the value of private sector investment achieved as a direct consequence of the projects being delivered (private sector leverage) will be £3.13 billion. The over-riding aim is to increase the value of the North Wales economy from £13.6 billion in 2016 to £26 billion by 2035.

2.38 The Growth Vision is founded on three key aims:

- Smart North Wales – with a focus on innovation in high value economic sectors to advance economic performance
- Resilient North Wales – with a focus on retaining young people, increasing employment levels and skills to achieve inclusive growth;
- Connected North Wales – with focus on improving transport and digital infrastructure to enhance strategic connectivity to and within the region.

2.39 Of relevance to this Study, under the 'Smart North Wales' aim is the 'Bodelwyddan Strategic Site Project.' The purpose of the Project is to support the development of the strategic mixed-use development site. Funding is required in order to support up-front infrastructure costs, for 137 ha of land. The Project is expected to secure private sector leverage of £185 million and create up to 1,000 indirect or construction jobs. It will complement the existing St. Asaph Business Park and Bodelwyddan Kimmel Park employment sites and will provide additional capacity for development in the central part of the A55 corridor.

2.40 Bodelwyddan has Outline Planning consent for development and the direct jobs estimate provided in the Planning Statement for this consent is 3,000, in sectors including:

- Accountants
- Advanced manufacturing and production
- Building Maintenance

- Care Home assistants and specialist support, doctors, nurses
- Hotel and Conference staff
- IT Engineers
- Production Engineers
- Sales and Marketing
- Scientific and Technical staff.

2.41 At the time of writing, the overall Growth Vision pot of money had been allocated by the UK Government in the 2018 Autumn Budget Statement, and agreed, overall, by Welsh Government. A total pot of £240 million is now available to be allocated across the various projects and an Outline Business Case is currently being prepared for Bodelwyddan and other projects.

North Wales Regional Employment Land Strategy (2014)

2.42 The Strategy covers the whole of North Wales and supports spatial development at both the regional and sub-regional levels. It has been developed to support key sector growth across the region and provides an overarching framework for investment. The Employment Land Strategy identifies several short, medium- and long-term priorities for key sectors. The Strategy considers trends and forecasts in the key sectors across the North Wales region, reviews the strategic land portfolio and considers how this portfolio will meet demand over the strategy period.

2.43 Within the Strategy, reference is made to geographies where sector investment may be particularly strong (e.g. advanced manufacturing in the North East). However, the focus is ensuring these strengths lead to wider benefits for the region as a whole

2.44 Advanced materials and manufacturing in particular is relevant for St Asaph due to the location of the Optic Centre, and is a location for future investment in this sector, alongside Bodelwyddan (Policy SS6). Qioptiq Limited (Opto-electronics sector) located at St Asaph is a Welsh Government Anchor Company. St Asaph is also home to a cluster of financial and professional services.

2.45 The North Wales Prison in nearby Wrexham will lead to significant construction, employment and training opportunities for the region. This sector is likely to generate demand for land for office support functions (e.g. storage) rather than demand for strategic sites. The creative industries sector, whilst focussed in South Wales, also has a clear role within North Wales. The vision for the sector is to create a good business base which may attract larger investors while also including many companies that may require flexible business space across the region.

2.46 The Study provided a review of the nine key sectors in view of their historic performance within North Wales as well as their performance relative to the rest of Wales. Between 2013 and 2031, employment across all sectors is forecast to grow by 3,401 jobs in North Wales. The data shows that the growth is being driven by the construction, tourism, energy and environment and creative industries sectors. Employment decline is predicted to occur most heavily in the advanced materials and manufacturing and life sciences sector with a projected loss of 6,300 jobs and 1,000 jobs respectively.

2.47 The Strategy employs a high growth scenario (+10 or +20 percent on forecast) which shows a requirement for 55.61 ha of land, across North Wales, to 2031, reflecting a greater demand in certain key sectors in which strategic projects and programmes are likely to influence investment decisions e.g. Enterprise Zones. In this scenario a predicted additional 3,991 jobs will be created to 2031, a growth rate of 249/year across the region within priority sectors. However, when looking at the proportion of these jobs in B-use classes, the high growth scenario only leads to an additional 197 jobs to 2031.

2.48 The analysis therefore shows limited demand for strategic employment land across the region suggesting that efforts across North Wales should be placed on ensuring that a small portfolio of strategic employment sites are identified to meet the needs of future investment.

2.49 The strategic employment portfolio reviewed in the study comprises 23 strategic sites amounting to a gross area of 2,171 ha and an available area of 803.6 ha. Bodelwyddan and St Asaph have a gross site area of 191.1 ha, the majority of which comprises land for housing, community uses and other services at Bodelwyddan. 40.0 ha within this supply is strategic employment land. The Site Strategy identifies Bodelwyddan and St Asaph Business Park as a short-term priority (within five years). The sites offer strategic inward investment potential for a range of sectors.

Local

Denbighshire Local Development Plan (2013)

2.50 DCC adopted the LDP (2006-2021) in June 2013. The Local Development Plan (LDP) sets out how Denbighshire County will have developed by the year 2021 through the influence of planning process. The LDP recognises the importance of Bodelwyddan and St Asaph in providing most of the employment allocations of the County. The market towns of Denbigh, Ruthin and Corwen will have been strengthened through the development of employment sites to meet local needs. Llangollen will have been supported in its role as an important tourism hub through the protection and enhancement of the town and its wider environment. Appropriate rural employment proposals will have been developed to strengthen and diversify the rural economy.

2.51 Key issues facing the County, pertinent to this study include:

- There has been a historic lack of growth in rural areas to sustain facilities and provide homes for local people
- There is a lack of serviced employment land to improve economic prosperity
- Access to transport - away from the coast and the A55 corridor - and both public and private transport networks are relatively poor
- There are infrastructure issues across the County
- There is a high quality built and natural environment in Denbighshire which should be protected and enhanced.

2.52 The LDP has two objectives for the economy and jobs:

- Ensure the County has economically viable and well-planned strategic employment sites in areas of greatest demand and where they will support sustainable development
- The LDP will also allow enough flexibility to provide for local employment opportunities, particularly in rural areas.

2.53 The LDP allocates 59.5 ha of employment land, the majority of which is to the north of the County and are expansions to existing employment allocations.

2.54 Land at Bodelwyddan has been identified as a Key Strategic Site (KSS) (Policy BSC 5) of circa 104 ha. As part of the mixed-use scheme, the site will provide 26 ha of serviced employment land and units; up to 1,715 dwellings, and other ancillary uses such as retail, education, training and health provision, etc. A development brief and detailed masterplan is required to be produced before a decision is to be made on a planning application.

2.55 A Site Development Brief for the Bodelwyddan Key Strategic Site was adopted in July 2014. This indicated that the employment area should be situated to the north of the A55, accessed principally from Junction 26. The development will be expected to provide a full range of B1/B2/B8 uses which should include:

- *“Micro office units for new start up businesses to attract and retain companies in Denbighshire*
- *Self-contained offices – providing a flexible range of space in order to facilitate natural progression by businesses built in terraces or courtyards with a scale and design which integrates naturally with the residential*
- *Hi tech/workshop/warehouse units with a high ancillary office content and specification – attractive to high tech companies*
- *Warehousing/B8 uses.”*

2.56 Outline planning permission for the Site was granted in March 2016.

2.57 A further 14 ha of land has been identified as a logical extension to St Asaph Business Park. Uses here are restricted to B1, with B2 and waste management uses also permitted on part of the site. This restriction is intended to ensure that St Asaph remains a high-quality business park with a focus on B1(Business) uses over general industrial and warehouse options.

2.58 Other allocations include an 8 ha extension to Colomendy Industrial Estate (Denbigh), a 6.0 ha at Ty’n Llidiart (Corwen) and a new allocation at Lon Parcwr (Ruthin) amounting to a 5.5 ha extension to the industrial estate.

2.59 The LDP identifies the need to improve the skills base of the County and looks to support the start-up and growth of local businesses. Employment land allocations have also been identified in the Lower Growth Towns (see Table 2).

Table 2 – Employment Land Allocation

Town	Employment Allocation	Hectares
Bodelwyddan	Part of Strategic Site	26
Rhyl	-	-
Prestatyn	-	-
St Asaph	St Asaph Business Park	14

Denbigh	Colomendy North	8
Ruthin	Lon Parcwr	5.5
Corwen	Ty'n Llidiart	6
Total		**59.5**

Source: Denbighshire County Council, 2013

New Local Development Plan

2.60 The Council is in the very early stages of preparing a new Local Development Plan for Denbighshire, with an indicative submission date of autumn 2020 and indicative adoption date of autumn 2021. The New Local Development Plan will cover the period 2018 to 2033. The Council is currently inviting landowners and developers to submit suggested sites for future development as part of the 'Call for Candidate Sites' process.

Employment Land Review (2011)

2.61 This Study represents the most recent Employment Land Study for Denbighshire. BE Group completed the previous study in 2004, however this historic work is not reviewed here.

2.62 The Employment Land Review (ELR) identified future challenges and opportunities for the County and recommends that the future provision of employment land needs to address the following:

- rebalance the local economy away from sectors which are unlikely to grow
- the requirements of businesses in growth sectors and their preference for sites with high quality employment and a desire to locate in clusters with similar businesses and research facilities
- the lack of availability of large amounts of brownfield land for redevelopment due to the lack of traditional manufacturing in the County
- the inability of developers generally to obtain an adequate return on speculative investments in employment sites without public support or cross-subsidy from some higher value as part of a mixed-use development.

2.63 The ELR importantly notes that there are only five employment sites in the south of Denbighshire, which is the lowest amount of employment land provided in the County. If any land take-up is likely then it will be on greenfield land because there is only one brownfield site that has space for expansion.

Denbighshire County Council, Employment Land Assessment (2007)

2.64 This Employment Land Assessment was undertaken by the Centre for Business Research (University of Wales Bangor) on behalf of DCC. It forecasted a need of 3 ha/year (based on Cambridge Econometrics), primarily for B1/B8 uses. It recommended this be focused around the A55 and Denbighshire Coast. The 2007 supply was 80 ha, of which:

- 12 ha - ready serviceable land
- 44 ha - marketable but 1-3 years from being serviceable
- 24 ha - 'appropriate' but in need of upgrade/service with 3 years lead.

Business Demand Study (2014)

2.65 DCC commissioned BE Group to undertake a Business Demand Study for rural areas of Denbighshire. The study provided an appraisal of the market identifying the supply and demand for employment land and premises and an Action Plan for change. Table 3 summarises the supply and demand issues identified in that Study, for key areas.

2.66 In the case of Llangollen there is a demand for workshop and storage space in Llangollen, alongside specific requirements for B2 units. The total number of property requirements cannot be definitively identified but is unlikely to exceed 20.

2.67 Key recommendations were that:

St Asaph and Bodelwyddan

- *“…the Council and other partners should work with Pure Commercial to bring the development options on Pure Commercial’s land to the attention of potential occupiers in Denbighshire and beyond.*
- *That “the Council and other partners work with landowners and developers to produce a development strategy and/or masterplan for the site*.”

Corwen

- *“…that the Council and partners to work with the owner of Tyn y Llidiart Industrial Estate and businesses with identified requirements at this location, both active and latent, to facilitate sale/letting agreements.*
- *…that the Council and partners to work and develop a business case for this, which could be put to the landowner and potential developers/investors.”*

Ruthin

- *"…the Council and partners should … create a business case for the development of smaller business premises, particularly at Lon Parcwr Business Park, which could be put to the landowner and potential developers/investors…"*

Denbigh

- *"…the Council and partners to work with the owner of the Colomendy Industrial Estate expansion site and businesses with identified requirements at this location, both active and latent, to facilitate sale/letting agreements. Also to develop an approach to accessing the expansion land, acceptable to all parties.*
- *…that the Council and partners to review other development opportunity sites in Denbigh which could support micro business schemes, including serviced space."*

Table 3 – Local Supply and Demand Issues

Area	Supply Issues	Demand Issues
St Asaph (Business Park)	Stakeholders argue that older office properties at St Asaph Business Park are too large relative to the size requirements of potential occupiers and lacks the modern features that businesses want. Certainly the Business Park is the only location in Rural Denbighshire with a large stock of vacant office units at this time. It is suggested that future development should follow the example of the Pure Commercials scheme and deliver hybrid units which offer a mix of office and industrial/warehouse space. Such properties would be flexible enough to meet a range of business needs.	Experience at the Vista development suggests limited interest for development plots and design and build options here. The main barrier for small and mid-sized businesses taking up such plots seems to be access to finance, a nation-wide issue since the 2008 Credit Crunch. Investing in purpose-built accommodation is thus an unaffordable goal for most businesses at this time. Inward investment interest remains weak at this location. Stakeholders cite competition from locations such as Deeside, Wrexham Industrial Estate and Chester as a key reason for this. Other study findings do support the notion that Wrexham Industrial Estate at least is a competing location for Rural Denbighshire. Demand is for industrial premises over offices, as is the case elsewhere. However, here the condition of the existing office stock may specifically be discouraging occupiers and encouraging businesses to look at alternative options elsewhere, including town centre schemes. Past research indicates that demand is for unit sizes that are less than 1,858 sqm, although few requirements of this size are being received at present. Although the North Wales Employment Land Strategy predicts a decline in employment in the advanced manufacturing and life science sectors to 2031, this does not accord with the comments of Glyndwr University. The University reports ongoing good demand for space at the OpTIC Centre. Specifically, there is demand for additional serviced office and laboratory space to serve needs of growing businesses currently resident at the OpTIC Centre together with a growing pipeline of incoming businesses seeking space at the Centre. The University is undertaking demand research into options for a Phase II scheme. If appropriate funding and support can be obtained it is intended that construction phase II will begin in 2016.
Bodelwyddan	In the short term land is available at Pure Commercial's scheme and sites such as the former Pilkington factories site, across the wider Bodelwyddan/St Asaph area. Over the medium term there may however, be a supply gap and constraints on the larger options are overcome and viable schemes agreed upon.	-

Area	Supply Issues	Demand Issues
Corwen	The current Llys Edeyrnion Business Centre is fully let, with ongoing (unmet) requirements for space	The landowner argues that the market still does not support speculative development on the 9.18 ha site at Ty'n y Llidiart Industrial Estate, Corwen. However, development will still be possible here if appropriate pre-lets can be secured. Demand for land and property at Ty'n y Llidiart Industrial Estate and across Corwen more generally, has been noted. The most significant is Wholebake's requirement for 2,001-5,000 sqm, plus extra car parking. There appears to be no premises available in the town which could meet this need, but Wholebake are looking at the adjacent employment land for expansion options.
Ruthin	The Council owned Lon Parcwr Industrial Estate is fully let, Crown House is similarly near to capacity Lon Parcwr Estate is identified as a strong location for development. 8.32 ha of expansion land is available on which to achieve this. One occupier, Ben Marfleet, expressed concern with conditions at Technology House, Ruthin, specifically the maintenance and presentation of the property, both internally and externally. A number of occupants have invested their own money to refurbish their units	-
Denbigh	Colomendy Industrial Estate, including the Council-owned scheme Trem y Dyffryn, is near to capacity. In particular, a number of large local occupiers are constrained on their current sites and unable to find the expansion/relocation land they need within the current estate. With this in mind the 8.93 ha of identified expansion land is of particular importance. Statistical analysis suggests that Denbigh is a focus for some service sectors in Rural Denbighshire but that there is very little office premises within the town. Reflecting this, stakeholders do argue that there is a lack of small office (and industrial) accommodation in the town. The space needed could be in the form of an incubator scheme although the more pressing need is for larger units (up to 186 sqm for offices, up to 465 sqm for industrial) for more established micro/small businesses. The former Kwik Save Site, Station Road is identified as one site which could support an employment development if, as stakeholders	Colomendy Industrial Estate is a focus for industrial demand in Rural Denbighshire.

Area	Supply Issues	Demand Issues
	suggest, it struggles to secure a convenience occupier for the whole. This option may not be in conformity with current planning policy but it is suggested that a good quality office scheme would be compatible with retail options.	
Llangynhafal	-	Council officers identify Ty Coch Barn as the only council-owned scheme which struggles to find occupiers. While this may be due to a lack of specific constraints in the scheme, it is also evidence of more limited demand in this specific location.

Source: BE Group, 2014

Llangollen

- *"It is recommended that the Council undertakes a feasibility exercise to provide up to 2,500 sqm of new floorspace in a modern workshop scheme. It should explore funding sources, and the potential of working with a development partner.*
- *An alternative solution is the development of Upper Dee Mill, available at the time of this study, to provide workshop space."*

2.68 BE Group also completed several employment site assessment studies across Denbighshire over 2004-2006. The results of these historic studies are considered in this research but not reviewed in detail in this Context Section.

Economic and Community Ambition Strategy 2013 – 2023

2.69 DCC has identified 'Developing the Local Economy' as one of its seven Corporate Priorities. The Economic and Community Ambition Strategy was developed to explain how the Council will achieve its corporate objective.

2.70 Business Land and Premises is identified under '*Theme 1: Infrastructure for Growth*'. Identified issues include that:

- *"The current financial climate is limiting developer interest in creating new commercial and business space. The days in which investors could support speculative development schemes have gone. In addition, lack of key infrastructure to allow development to start – access, utilities etc – can affect timing and ultimately viability of site development.*
- *There is low availability of serviced business land and premises in many areas across the county.*
- *Allocated employment sites are at risk from 'mixed use' developments.*
- *Competition for investment from Enterprise Zones and business parks in counties along the A55 and in North West England."*

2.71 Headline Actions for this issue are to:

- *"Create a single online access point that collates and promotes available business land and premises across all sectors*
- *Identify the constraints and opportunities and develop a route map to encourage development of strategic development sites across Denbighshire, including agreeing Development Briefs as appropriate.*

- *Undertake a review of the industrial and commercial property portfolios of public agencies locally leading to creation of a strategic investment and development plan, including potential for incubator and 'move on' business units."*

2.72 Under "*Theme 3: Opportunities for Growth",* headline actions regarding economic growth are to:

- *"Explore the local growth potential from new sectors, with an initial focus on Advanced Manufacturing, Energy & Environmental Technologies, Health & Care and Creative Industries.*
- *Through the North Wales Economic Ambition projects, maximise the potential for local supply chain connections into the Manufacturing and Energy & Environmental Technologies sectors*
- *Work with Glyndwr University to further exploit the potential of OpTiC as a high tech incubator hub and promote St Asaph Business Park generally as a location for Advanced Manufacturing (Opto Electronics)*
- *Map regional growth locations (Deeside & Anglesey Enterprise Zones, Energy Island developments, new Prison, 21st Century Schools programmes, etc) to identify supply chain and job opportunities."*

Sub Area – St Asaph Business Park

Growth Sector Infrastructure Study (2016)

2.73 This report examines the demand for business accommodation on the St Asaph Business Park by companies in the advanced manufacturing sector (including space technologies and technologies which support green energy creation) and the biotechnology and life-sciences sectors. Key findings include that:

- Key businesses already located on St Asaph Business Park were attracted there through local ties and links with the area. Others have been attracted because of the good transport links to key markets.
- The OpTiC Centre is an important feature on the Park but its role as an incubator unit for technology-based new-starts and micro businesses is less clearly defined than it once was.
- Overall, many of the existing businesses are broadly content with the quality and suitability of their premises. However, a key need is for additional storage

and distribution facilities to complement their laboratory and light manufacturing space. This need is particularly acute for some firms as their sales grow and they need to expand, and requirements are for highly flexible space (laboratory space, light industrial manufacturing, office/reception space and storage/distribution space) of 200-500 sqm. However, it is highly unlikely that space of this nature will be developed speculatively by the private sector and it is recommended DDC take the lead on any new flexible space scheme

- The accommodation available on St Asaph Business Park is predominantly office space and this is limiting the attraction of the Park to tech businesses that need more flexible space. It could also mean that some of the existing businesses located on the Park could consider moving to other locations, particularly those with additional incentives available such as such as the Welsh Government Enterprise Zones.
- In terms of infrastructure, the Park is held back by poor public transport services, mobile phone coverage, a limited leisure offer and poor visibility/signage, as well as weaknesses in marketing.

St Asaph Business Park Strategic Plan for Inward Investment (2014)

2.74 This report looks at opportunities for more rapid development at St Asaph Business Park. The report contends that whilst the OpTiC Centre has created a strong offer for technology businesses, this sectoral focus will not continue indefinitely. Further opportunities are likely to come from those businesses which need a base serving North Wales as a whole and can benefit from the central location and accessibility of St. Asaph. St. Asaph is already a location for consulting engineers, consumer service businesses, and public sector agencies and there are opportunities to develop these sectors further.

2.75 Business services also represent an area of potential growth for the business park. North Wales has a relatively small number of such companies and yet they represent the fastest growing type of investment in the economy. Many providers of business services consider the lack of other business services employers to be an advantage because of the reduced competition for staff.

2.76 The main issue is the lack of key property types, there is no serviced office space provision and the incubation space is full. There is also no technology ‘grow-on’ space and as a result the incubator cannot fulfil the true remit of an incubator – to provide space, mentoring and then allow the business to occupy more mainstream business space.

2.77 Increasingly successful business parks will also incorporate some limited leisure offer (coffee shop, restaurant, small convenience stores) of a scale consistent with providing an offer for tenants (rather than the wider market). Business parks are also increasingly attracting occupiers such as private healthcare, clinics, gyms, training centres etc which ensure that the location has visitors well beyond traditional office hours and creates a more thriving feel as well as broadening awareness of the business park offer to a wider range of visitors.

2.78 The main recommendations are that:

- *"A new structure of ownership and governance is recommended with new private sector involvement.*
- *A business park manager is appointed with a remit to understand the needs of existing tenants*
- *More incubation space and grow on space for high technology businesses is created."*

Summary

2.79 Access to high quality and flexible employment opportunities is a government agenda. Importantly, unnecessary burdens on companies, especially SMEs should be avoided to enhance urban and rural economic success. A priority for rural areas is to promote small scale enterprises and new business creation. Business development that offers short term economic gains may not be appropriate in rural areas. In addition, where businesses cannot be accommodated within settlements, appropriate small-scale rural enterprises should be permitted on unallocated land within or adjacent to settlements. Importantly, TAN 23 states that development may be acceptable in countryside locations if it makes communities more sustainable, meets the expansion needs of an existing business or an existing business cluster.

2.80 The A55 trunk road and St Asaph Business Park are seen as key employment growth areas, although the Business Park is felt to lack the flexible premises options to meet the needs of modern high-tech businesses and allow indigenous firms to grow. The North Wales Employment Land Review emphasises that small portfolios of strategic employment sites are needed to meet the needs of future investment, rather than strategic employment land which has limited demand. In Denbighshire, Bodelwyddan (26 ha) and St Asaph Business Park (14 ha) offer the potential for strategic inward investment for a range of sectors in the short term (within five years).

Bodelwyddan now has UK/Welsh Government Growth funds for investment. These two areas will provide most of the employment allocations of the County, alongside the market towns of Denbigh (8 ha), Ruthin (5.5 ha) and Corwen (6 ha) which will meet local needs.

2.81 The LDP recognises key issues facing the County such as the historic lack of growth in rural areas and the lack of serviced employment land to improve economic prosperity. Four areas need to be addressed in the provision of employment land including: rebalancing the local economy from declining sectors; meeting the requirements of high growth sectors; addressing the lack of brownfield land for redevelopment; and, understanding commercial viability on speculative investments on employment sites. The latter issue may see mixed use development on employment allocations as an option. Finally, competition for investment from Enterprise Zones and business parks in counties along the A55 and in North West England may reduce Denbighshire's attraction as a business location.

3.0 SOCIO-ECONOMIC PROFILE

Introduction

3.1 It is important to understand the nature of the economy in Denbighshire 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, Denbighshire is compared to the five other local authority areas of North Wales:

- Conwy
- Flintshire
- Gwynedd
- Isle of Anglesey
- Wrexham.

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, 2017/18 statistics have also now been produced for several 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 as of 2017 (ONS Population Estimates) was 95,200 residents. Table 4 shows that Denbighshire has the second smallest population in the sub-region, accounting for 3 percent of the Welsh total. The working age, 16-64 year old, population of Denbighshire is proportionally lower than its neighbours and the Welsh average.

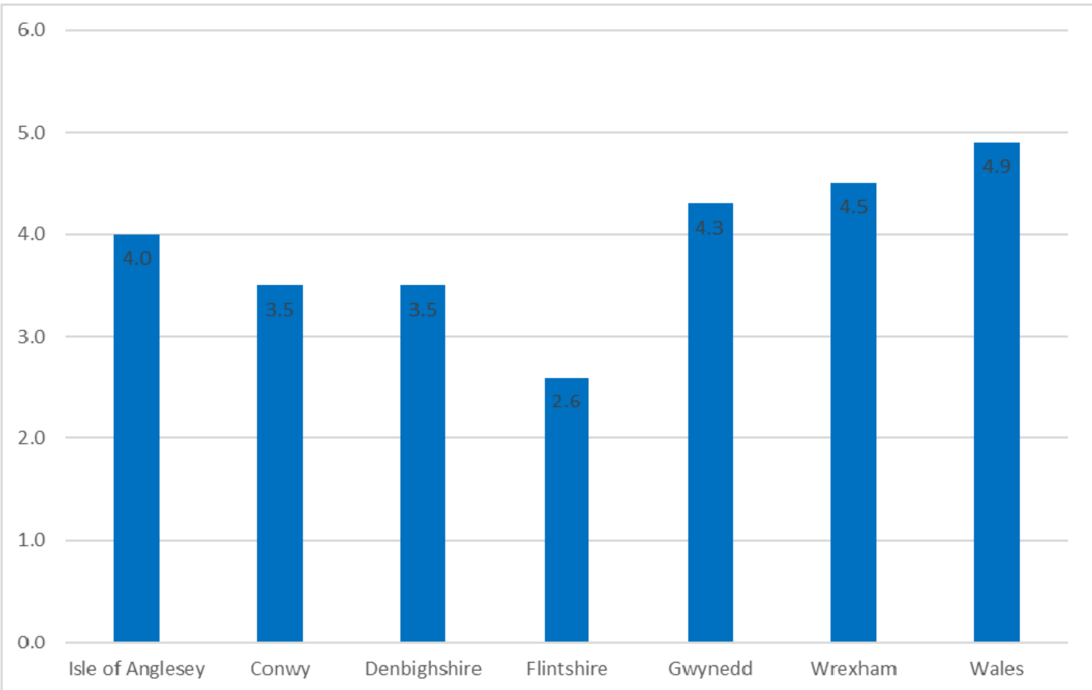
Table 4 - Total Population (2017)

Area	Total Population	Population aged 16-64	Proportion of 16-64 year olds
Conwy	116,900	55,300	58.1
Denbighshire	**95,200**	**66,200**	**56.6**
Flintshire	155,200	94,400	60.8
Gwynedd	123,700	75,000	60.6
Isle of Anglesey	69,800	40,000	57.3
Wrexham	135,600	82,900	61.6
Wales	***3,125,200***	***1,922,000***	***61.5***

Source: ONS Annual Population Survey, 2017

3.7 Figure 1 shows that unemployment is low in Denbighshire (3.5 percent), lower than all its neighbours bar Flintshire and equal to Conwy. It is also one percent lower than the Welsh national unemployment rate (4.9 percent). Unemployment in Denbighshire has more than halved since the height of the last recession (see Table 5). Local unemployment is also 1.6 percent lower than it was in mid-2008 a good rate of improvement, although less than the Isle of Anglesey, which saw a 2.6 percent reduction over the same period.

Figure 1 – Unemployment Rates*



Source: ONS Annual Population Survey, 2018

**Percentage of economically active population.*

Table 5 – Unemployment Change 2008-2018, Percent*

Area	Mid 2008 Unemployment Rate	Mid 2013 Unemployment Rate	Mid 2018 Unemployment Rate	Percentage Change 2008 – 2018
Conwy	4.5	6.2	3.5	-1.0
Denbighshire	**5.1**	**7.2**	**3.5**	**-1.6**
Flintshire	2.7	6.0	2.6	-0.1
Gwynedd	5.2	6.1	4.3	-0.9
Isle of Anglesey	6.9	6.8	4.0	-2.9
Wrexham	4.9	5.9	4.5	-0.4
Wales	5.6	8.4	4.9	-0.7

Source: ONS Annual Population Survey, 2008, 2013 and 2018

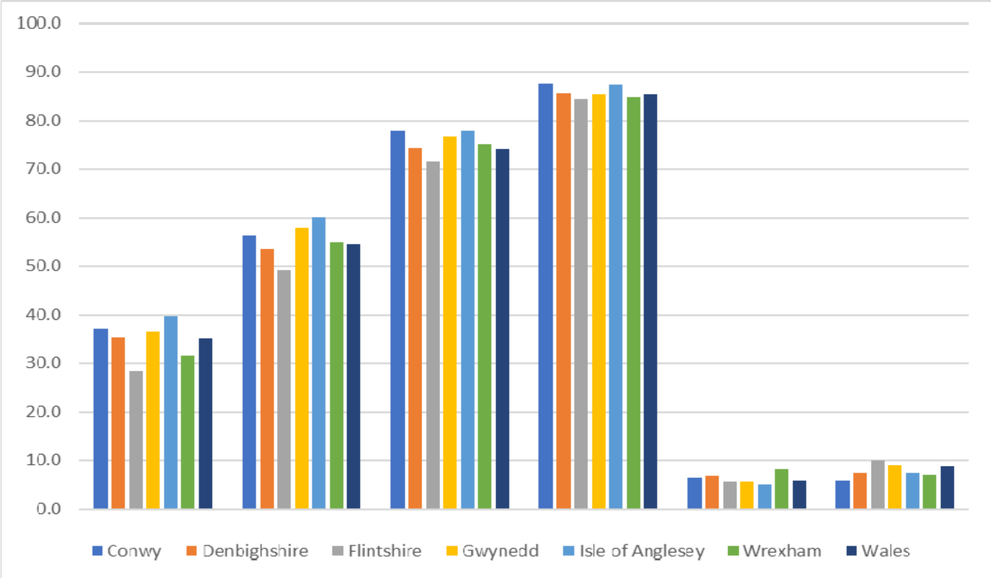
**Percentage of economically active population.*

3.8 According to the 2014 Welsh Index of Multiple Deprivation, eight of Denbighshire's LSOA's are ranked in the top 10 percent most deprived in Wales. Indeed, three LSOAs in Rhyl are ranked within the top one percent most deprived location in Wales out of 1,909, and one LSOA is the second most deprived LSOA in Wales.

3.9 Four of Denbighshire's LSOA's are amongst the top 10 percent least deprived in Wales – two of which are in Denbigh, one in Ruthin and one in Prestatyn East. This illustrates the socio-economic diversity of Denbighshire County.

3.10 Figure 2 shows that skills levels in Denbighshire are very much in line with National averages, and similar to neighbouring authorities. As of 2017 over a third of Denbighshire's working population were educated to National Vocational Qualification (NVQ) level four or above (35.4 percent). Just 7.6 percent of the working population had no qualifications, which was lower than the national rate (8.7 percent).

Figure 2 – Qualifications (2017), Percent

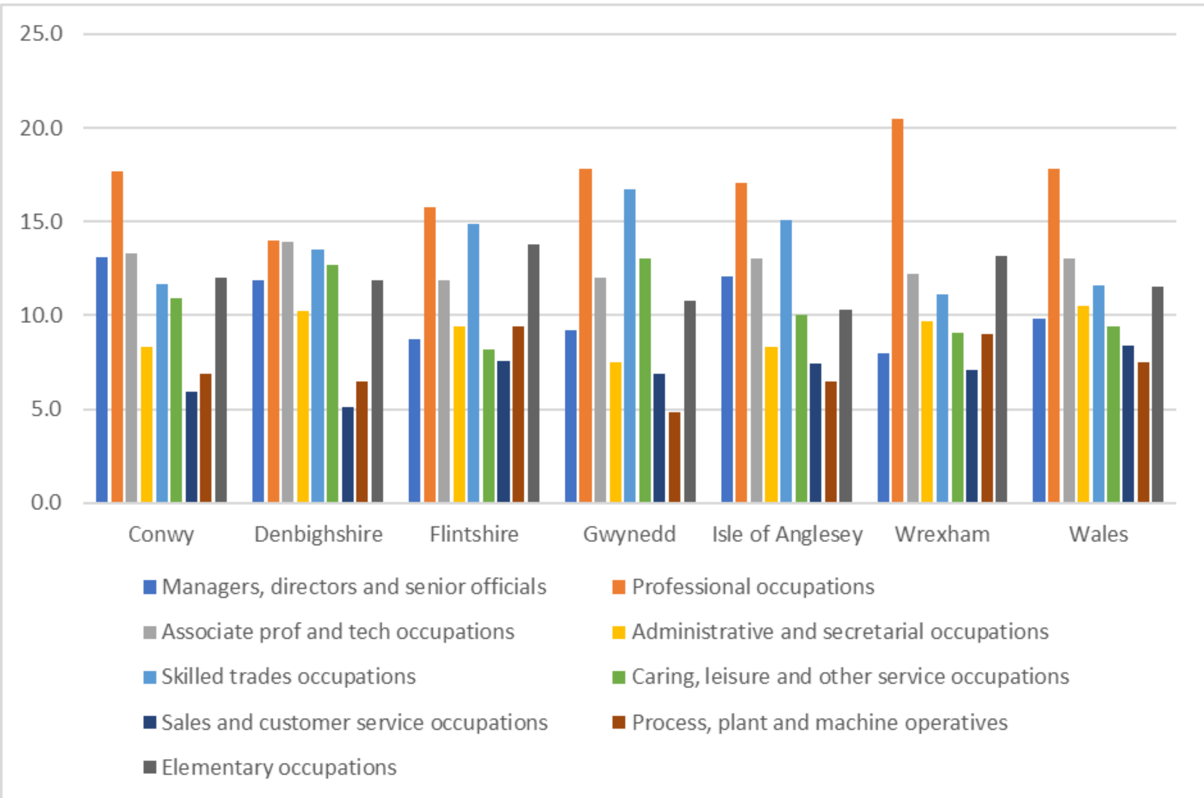


Source: Annual Population Survey January 2017 to December 2017

Employment by Occupation

3.11 Figure 3 illustrates the breakdown of employment by main occupation group.

Figure 3 – Employment by Main Occupation Group, Percent



Source: Annual Population Survey July 2017 to June 2018

3.12 Within the County there is a relatively even proportionate split between those in professional, skilled trades, personal service and elementary occupations. Measured against national averages, categories from caring, leisure and other services, and skilled trades dominate, while Denbighshire is noticeably underrepresented in terms of professional occupations and sales and customer service occupations.

3.13 Table 6 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 6 – Industry Sector Employment Change 2009-1017

	Employment 2009			Employment 2017			Employment Change 2009-2017		
	Denbighshire No.	Denbighshire, percent	Wales, percent	Denbighshire No.	Denbighshire, percent	Wales, percent	Denbighshire No.	Denbighshire, percent	Wales, percent
Agriculture, forestry and fishing*	800	2.1	1.3	700	1.8	1.1	-100	-0.3	-0.2
Mining, quarrying and utilities	125	0.3	1.4	300	0.8	1.7	175	0.5	0.3
Manufacturing	3,000	7.9	11.6	3,500	9.0	11.1	500	1.1	-0.5
Construction	2,000	5.3	5.1	2,000	5.1	4.2	0	-0.2	-0.9
Motor trades	400	1.1	1.6	350	0.9	1.5	-50	-0.2	-0.1
Wholesale	1,000	2.6	3.0	800	2.1	2.3	-200	-0.5	-0.7
Retail	4,000	10.5	11.4	4,000	10.3	10.1	0	-0.2	-1.3
Transport and storage (inc. postal)	1,000	2.6	3.5	900	2.3	3.2	-100	-0.3	-0.3
Accommodation and food services	3,500	9.2	7.0	3,500	9.0	7.7	0	-0.2	0.7
Information and communication	500	1.3	2.0	1,500	3.8	4.2	1000	2.5	2.2

	Employment 2009			Employment 2017			Employment Change 2009-2017		
	Denbighshire No.	Denbighshire, percent	Wales, percent	Denbighshire No.	Denbighshire, percent	Wales, percent	Denbighshire No.	Denbighshire, percent	Wales, percent
Financial and insurance	450	1.2	2.6	500	1.3	2.3	50	0.1	-0.3
Property	350	0.9	1.0	600	1.5	1.2	250	0.6	0.2
Professional, scientific and technical	1,250	3.3	4.1	1,500	3.8	5.2	250	0.5	1.1
Business administration support services	1,500	3.9	6.1	2,500	6.4	6.7	1000	2.5	0.6
Public administration and defence	3,000	7.9	7.9	2,000	5.1	7.0	-1000	-2.8	-0.9
Education	4,000	10.5	10.7	3,500	9.0	9.8	-500	-1.5	-0.9
Health	10,000	26.3	15.5	9,000	23.1	16.0	-1000	-3.2	0.5
Arts, entertainment, recreation and other services	1,750	4.6	4.0	1,250	3.2	4.6	-500	-1.4	0.6
Total	***38,000***	***100.0***	***100.0***	***39,000***	***100.0***	***100.0***	***+1,000***	***-***	***-***

Source: Business Register and Employment Survey 2009 and 2017

3.14 In 2017, there were an estimated 39,000 jobs in Denbighshire 1,000 more than in 2009. Information and communications, and business support services both saw 2.5 percent job increases between 2009 and 2017 (with 1000 more jobs in both industry sectors). By 2017, private service sectors accounted for 16.8 percent of Denbighshire's employment, or 6,600 jobs, against 19.6 percent across Wales. Local strengths are in information and communications and professional and business support services although in all cases the proportion of Denbighshire residents employed in these sectors is below Welsh averages.

3.15 Manufacturing saw a modest gain of 500 jobs, against overall losses across Wales. Manufacturing now accounts for 9.0 percent of employment, against 11.0 percent across Wales, although the latter figure will be skewed by large manufacturing clusters in more urban parts of Wales.

3.16 Job losses were strongly focused in the public sectors (public administration, education and health), where 2,500 jobs were lost (a 7.5 percent decline). Although public sector jobs also declined across Wales, this was on a much smaller scale (just 1.3 percent of jobs). Public sector employment continues to dominate in Denbighshire, however, employing 37.2 percent of the population in 2017, against a Welsh average of 32.8 percent.

Numbers and Sizes of Businesses

3.17 ONS data identifies that as of 2018 there were 3,625 VAT registered businesses operating in Denbighshire.

3.18 On a national scale, 89.1 percent of businesses in Wales employ less than ten people (micro businesses), and 98.3 percent of businesses are classified as small (up to 49 employees).

3.19 The County broadly follows the national pattern but with a slightly more pronounced proportion of small firms employing 10-49 people. Table 7 below shows that 88.0 percent of businesses in Denbighshire employ less than ten people, while all those registered as small businesses total 98.5 percent. On the larger side, only ten local businesses were identified as having more than 250 employees in the County in 2018.

Table 7 – UK Business Counts, 2018

Enterprises	Denbighshire		Conwy, percent	Flintshire, percent	Gwynedd, percent	Isle of Anglesey, percent	Wrexham, percent	Wales, percent
	Number	Percent						
Micro (0-9)	3190	88.0	88.7	87.8	89.3	89.8	88.6	89.1
Small (10-49)	380	10.5	9.8	10.1	9.5	9.0	9.3	9.2
Medium (50-249)	45	1.2	1.4	1.6	1.0	1.0	1.6	1.4
Large (250+)	10	0.3	0.2	0.4	0.2	0.2	0.4	0.3
Total	3625	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: ONS, 2018

Commuting Patterns

3.20 The latest data available for statistics on commuting in Wales are seen in Table 8 below. These figures show that in 2017, 71.6 percent of Denbighshire's resident population in employment also worked in the County. This is a considerably higher level of retention than in Flintshire, but far lower than in Gwynedd. The level of retention in Denbighshire is similar to the Isle of Anglesey, but slightly below Wexham and Conwy.

Table 8 - Commuting Flows, 2017

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
Conwy	13,000	8,000	37,200	74.1
Denbighshire	**12,100**	**11,500**	**30,700**	**71.6**
Flintshire	35,800	14,600	37,400	51.1
Gwynedd	7,100	13,100	50,400	87.6
Isle of Anglesey	9,200	3,100	22,400	70.9
Wrexham	17,700	19,300	50,000	73.9

Source: Welsh Government, 2017

3.21 The main worker destinations of Denbighshire residents are:

- Conwy – 3,100 workers
- Flintshire - 2,600 workers
- Wrexham - 2,400 workers
- Cheshire West and Chester -1,300 workers
- Other locations in England - 2,300 workers.

3.22 In terms of in-commuting, the main importer to Denbighshire is Conwy (4,700 workers), followed by Flintshire (3,200 workers) and Wrexham (1,700 workers).

Homeworking

3.23 Homeworking has a reasonable but not exceptional role in Denbighshire, accounting for 3.9 percent of employment in the 2011 Census who travel to work. This compares to a Welsh national figure of 3.3 percent. Figures in neighbouring authorities range from only 2.7 percent in Wrexham to 4.4 percent in Conwy.

3.24 Unsurprisingly, homeworking is most prevalent in the rural south of the County, notably the rural area between Ruthin and Corwen, where 9.6 percent of the population worked from home in 2011 and south of Denbigh, where 7.5 percent worked from home.

Earnings

3.25 Table 9 shows that the earnings of the residents in Denbighshire, when measured by place of work, are slightly below Wales as a whole and Flintshire, but compares well to the other local authority areas, noticeably the Isle of Anglesey. By place of work, Denbighshire's average pay is £4.90 less than Wales, and a considerable £48.90 less than Flintshire. When measuring the gross median weekly pay by place of residence, Denbighshire's average of £489.60 is second lowest after Gwynedd.

Table 9 – Average Weekly Earnings

Area	Gross Median Weekly Pay, £ (Analysis by place of work)	Gross Median Weekly Pay, £ (Analysis by place of residence)
Conwy	449.2	511.6
Denbighshire	**504.1**	**489.6**
Flintshire	553.0	503.3
Gwynedd	469.6	478.4
Isle of Anglesey	446.9	492.9
Wrexham	503.6	531.6
Wales	509.0	518.6

Source: Nomis, 2018

Summary

3.26 Denbighshire has a population of 95,200, 3 percent of the Welsh total. Although the overall workforce is active, the proportion of local residents of working age 16-64 year olds is below wider averages, suggesting an ageing population.

3.27 In terms of deprivation, Denbighshire is diverse containing some of the most (in Rhyl) and least (Denbigh, Ruthin and Prestatyn East) deprived LSOAs in Wales. Skills levels in Denbighshire are very much in line with National averages, and similar to neighbouring authorities. As of 2017 over a third of Denbighshire's working population were educated to National Vocational Qualifications (NVQ) level four or above.

3.28 In terms of employment, Denbighshire is noticeably underrepresented in terms of professional occupations and sales and customer service occupations. Denbighshire has a dependence on public sector employment, although public employment levels have reduced significantly in recent years.

3.29 Local manufacturing sectors employs 9.0 percent of the working population, below the average for Wales although reasonable for a rural authority. In the service sectors, the County has strengths in business administration and support services, professional, scientific and technical services and ICT. Information and communications, and business support services both saw 2.5 percent job increases between 2009 and 2017. Employment in all service sectors, apart from property, remains below wider averages, however.

3.30 There were some 3,625 businesses operating in the County in 2017. Most of those businesses employ less than ten employees (88.0 percent).

3.31 In 2011, homeworking accounted for 3.9 percent of the working age population, above the Welsh average of 3.3 percent. High proportions of people work from home in the south of the County, outside of the main towns.

3.32 In 2017, 71.6 percent of Denbighshire's resident population, in employment, also worked in the County. This is a strong rate of retention overall, but still below that of some of its neighbours, notably Gwynedd. Denbighshire's main commuting relationships are with Conwy, Flintshire and Wrexham and the County is a net importer of labour from Conwy and Flintshire

3.33 The average earnings of people working in Denbighshire are somewhat below average, and notably below averages in neighbouring Flintshire. This is broadly true both for those who live in Denbighshire 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 Denbighshire. 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/North Wales, 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
• 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 2017/18 (Savills, 2018). • National trends are reflected in North Wales, and Wales as a whole. Supply here has continued to reduce year on year whereas demand remains healthy leading to improvements in incentives, rents and capital values. The North Wales market has traditionally centred on Deeside and Wrexham, with strong links back to North West England. However, demand for stock is strong along the A55 Corridor, both new and second hand. • In 2017/18, 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 Wales. 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). • 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, the highest profile inward investment successes, notably Aston Martin and General Dynamics, have been in South Wales. However, other successes, including Hotpack Packaging, KK Fine Foods and life sciences firm Ipsen are creating hundreds of jobs in North Wales. 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

- Deal activity in the UK logistics sector slowed in Q2 2018, but contributed to the best half year since 2015, according to research by Cushman & Wakefield.
- The report highlighted that, regardless of Brexit, UK logistics property is expected to continue to benefit from the growth of ecommerce which reached a new high in May, accounting for 18% of total retail sales.
- In Wales, mid-year take-up was on par with the corresponding period in 2017 with one million sqft transacted. Requirements for larger units above 50,000 sqft increased by 40% however, there remains a shortage of Grade A / good quality Grade B space. This is unlikely to change going forward, with no speculative development on the horizon.
- Prime annual rental growth for larger distribution units returned toward the five-year average, with Wales registering the most significant uplifts at 9.7%. Prime yields have stabilised at 5.2%. (Cushman and Wakefield, 2018)
- 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 six percent.
- In North Wales, the logistics market is unsurprisingly focused at Deeside, with a secondary port-related focus at Holyhead. Ongoing major development on the Motorway Corridors of North West England will continue to provide strong competition for any proposals in North Wales.
- However, demand from local manufacturing sectors and trade operations, will continue to drive demand for small and mid-sized B8 facilities in a range of locations.

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).

- While the office market of Wales as a whole is overwhelmingly dominated by Cardiff City, North Wales is in the shadow of Chester, particularly for financial and legal services. The sub-regional strength of Chester limits opportunities elsewhere and this is unlikely to change given ongoing regeneration of Chester City, both in the City Centre and out of town business parks (extending into Flintshire in places).

Welsh Government Enquiries

4.4 Table 10 shows enquiries received by the Welsh Government for land and premises in Denbighshire and North East Wales over the 2012/13 to 2016/17 period. Data was not recorded for 2017/18 due to changes in how Welsh Government data is collected and stored.

Table 10 – Welsh Government Enquiries by Type

Use	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Denbighshire						
Industrial	103	135	190	39	59	**526**
Office	25	57	66	16	17	**181**
Land	50	35	50	4	23	**162**
Total	**178**	**227**	**306**	**59**	**99**	**869**
North East Wales						
Industrial	150	200	249	161	160	920
Office	34	86	95	56	41	312
Land	68	43	63	34	67	275
Total	**252**	**329**	**407**	**251**	**268**	**1507**

Source: Welsh Government, 2018

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.

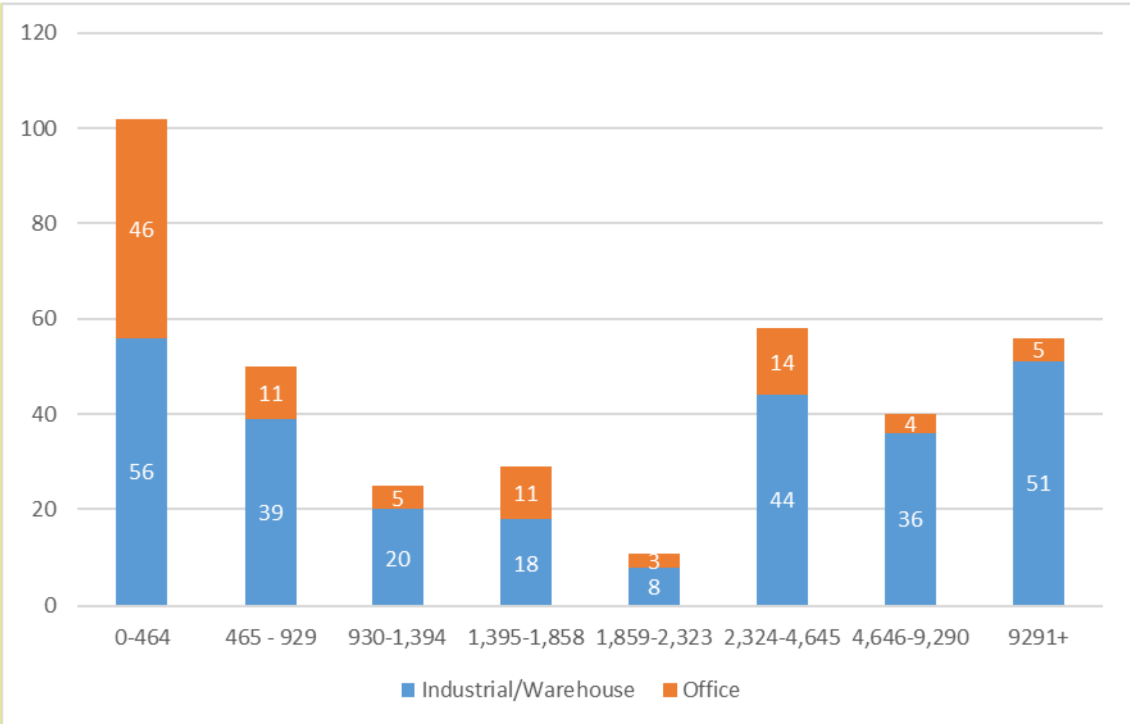
4.6 Also, the data does not tell us if the organisations enquiring about land and property in Denbighshire also enquired about sites and premises in some, or indeed all, of the other local authority areas of Wales. Therefore, when some of the organisations are shown as having a specific interest in the County, they may have had a much wider area of search for their land/property requirements.

4.7 Overall, 869 enquiries were recorded by the Welsh Government for land and property in Denbighshire over the past five years. Of these enquiries, 61 percent were for industrial premises, 21 percent were for office premises and 19 percent for land.

4.8 As Table 10 shows, recorded demand grew sharply for all property types in Denbighshire to 2014/15 and then dropped sharply in 2015/16. This is not just a local issue but can be observed across North East Wales. 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.

4.9 Of the 869 enquires with Welsh Government for land/property in Denbighshire, 371 (43 percent) stated the size of site/unit they needed. Figure 4 provides a breakdown of the 380 industrial and office requirements within Denbighshire where a unit size was stated.

Figure 4 – Welsh Government Industrial/Warehouse and Office Enquiries by Size (sqm), 2012-2017



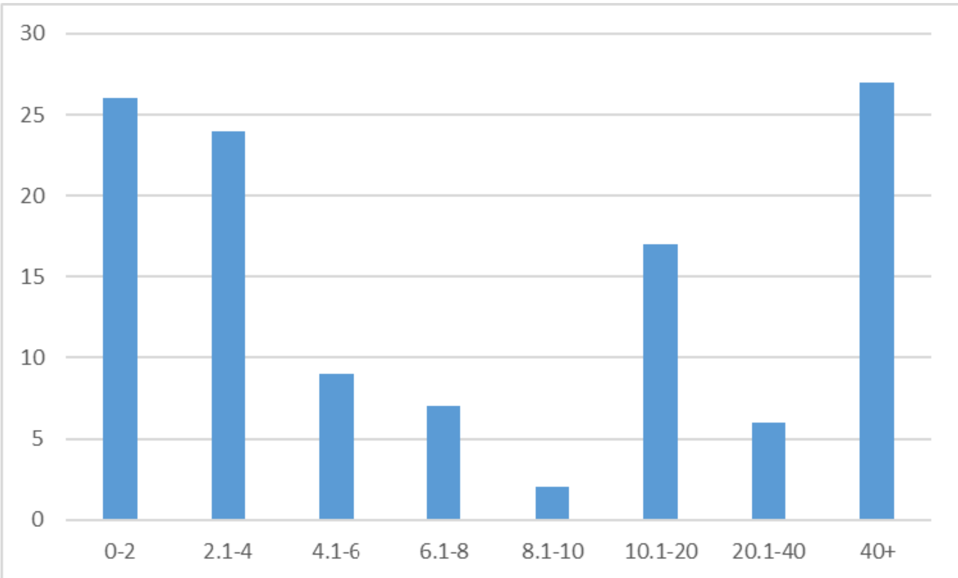
Source: Welsh Government, 2018

4.10 The data shows that demand is strongest for the smallest and largest industrial and warehouse property options. Of those enquiring, just over a third sought industrial/warehouses units of 929 sqm or less. However, just under half (48 percent) enquired about 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 large established firms with areas of search which will extend across multiple local authority areas.

4.11 Just under half of office enquiries in Denbighshire are for units of 464 sqm or less. Only seven enquiries were recorded for very large suites of 9,291 sqm or larger.

4.12 In terms of land, again there is preference for smaller sites, up to around 4 ha and larger plots, generally exceeding 40 ha (see Figure 5).

Figure 5 – Welsh Government Land Enquiries by Size (ha), 2012-2017



Source: Welsh Government, 2018

Denbighshire County Council Enquiries

4.13 In addition to Welsh Government enquiries, DCC have also recorded their land and property enquiries for the past three years (see Table 11). Between 2015 and 2017 the Council documented 152 enquiries for industrial and office premises, and land. The details of these enquiries varied considerably, but the type of space, reason for seeking accommodation and location required is analysed below.

Table 11 – Denbighshire County Council Enquiries by Type of Space Needed

Type	Number	Percentage
Industrial	116	76.3
Office	20	13.2
Land	12	7.9
Unknown	4	2.6
Total	**152**	**100**

Source: DCC, 2018

4.14 Table 11 above shows that over three quarters of enquiries have been for industrial properties, and just 13 percent of enquiries have been for office property. Table 12 below shows that over a third of companies that are looking for space are wanting to expand or occupy an additional unit, and a fifth of enquiries come from new start-up businesses looking for space. Furthermore, six companies are looking to move into their first property after a period of working from home.

Table 12 - Denbighshire County Council Enquiries by Reason to Move

Reason for Enquiry	Number	Percentage
Expansion /Additional Unit	53	34.9
New Business Start Up	33	21.7
Relocation	25	16.4
Home to Commercial Premises	6	3.9
Unknown	35	23.0
Total	**152**	**100**

Source: DCC, 2018

4.15 Companies looking for property were able to state multiple potential locations for the business premises required. Table 13 below analyses the location preference of those looking for property. The most sought-after location is Denbigh, followed by Rhyl. Both of these locations were favoured by over 10 percent of companies seeking premises. Demand in other settlements is relatively even at 3-6 percent, with St Asaph receiving slightly above average interest, but not exceptionally so.

Table 13 - Denbighshire County Council Enquiries by Location Desired

Location Desired	Number	Percentage
Denbigh	24	15.8
Rhyl	19	12.5
St Asaph	9	5.9
Ruthin	7	4.6
Prestatyn	7	4.6
Bodelwyddan	7	4.6
Dyserth	5	3.2
Other	32	21.1
Unknown	42	27.6
Total	**152**	**100.0**

Source: DCC 2018

Property Deals

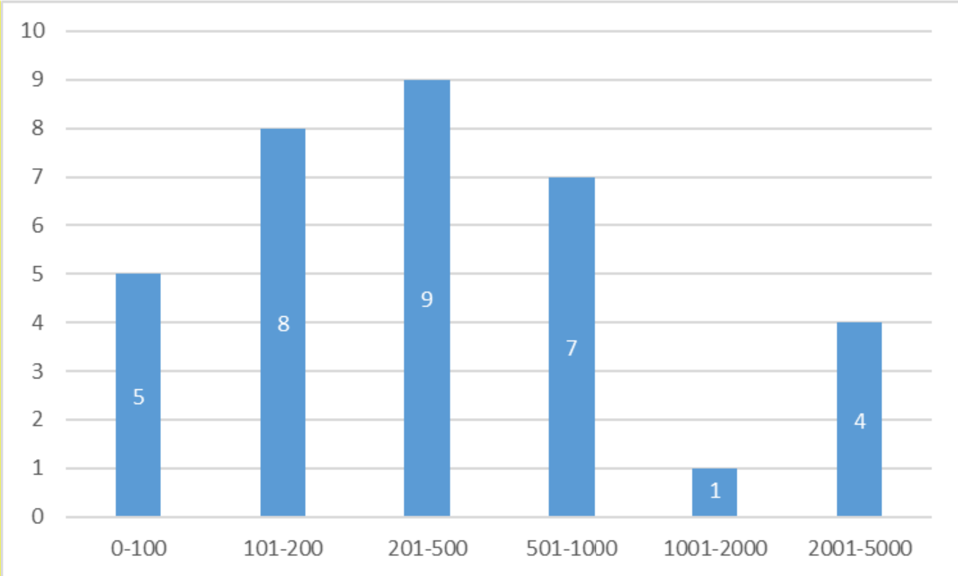
4.16 Transaction information has been sourced from the Radius Data Exchange (previously EGi), for industrial/warehouse and office units, sold or let in the County, in the last five years. Little information on rents or sale prices paid was provided in this data.

Industrial/Warehouse

4.17 41 industrial property deals have been completed within Denbighshire since 2013. As Figure 6 shows, 34 of these deals disclosed size information, a total of 21,058 sqm of floorspace transacted.

4.18 Industrial premises of all sizes have been traded over the past five years. Overall, properties of 101-200 sqm and 201-500 sqm are most commonly transacted, although the number of 501-1,000 sqm units changing hands is not unreasonable given the likely more modest stock of such units in the County. The smallest were a workshop of 24 sqm on Westfield Street Rhyl; a 42 sqm unit at Spencer Trading Estate in Denbigh; and two units at Ty'n Llidiart Industrial Estate in Corwen (46 sqm and 70 sqm). The largest was the letting of Expressway Business Park, Bodelwyddan (3,602 sqm). 56 percent of those transactions were leasehold, 32 percent freehold and 12 percent were investment sales.

Figure 6 – Industrial Deals, By Size 2013-2017



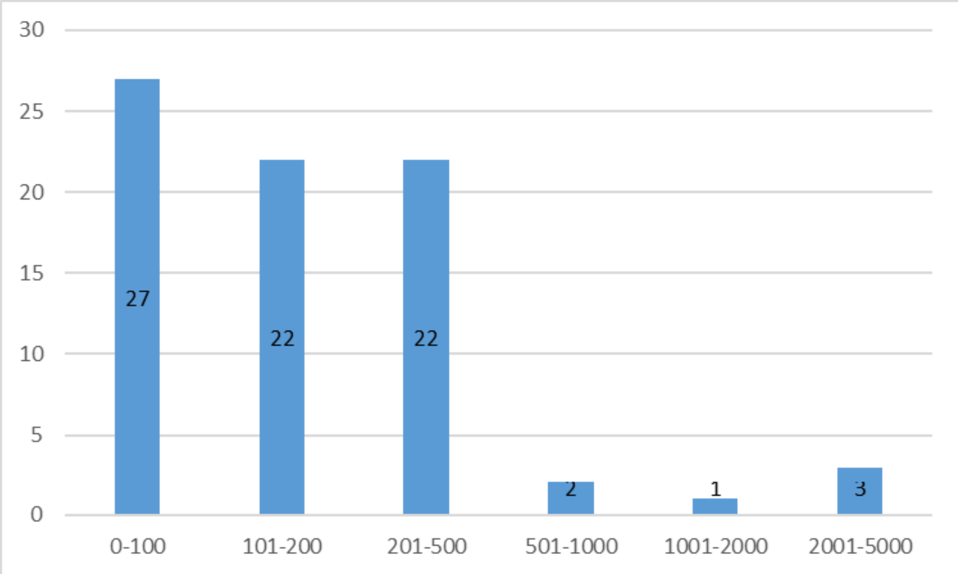
Source: Radius Data Exchange, 2018

Office

4.19 The local office market is more active than the industrial. Within the last five years, 85 deals for office premises have been recorded. 77 of these state the floorspace transacted, totalling 22,973 sqm in total (see Figure 7). 65 percent of the total office deals, and 54 percent of the total transacted office floorspace has been at St Asaph Business Park, unsurprising as this is the focus for B1(Business) supply in the County. At this location, 55 deals comprising 12,510 sqm have taken place and 84 percent of the deals here were leasehold. 12 other deals (16 percent) were recorded as completing in the Rhyl and Prestatyn urban areas, with other deals spread throughout the employment areas of Rural Denbighshire.

4.20 Office units from all size bands have been involved in deals over the past five years, although deals for more than 500 sqm of space in a single transaction are rare. Offices of 0-101 sqm have been most commonly transacted, with the smallest deal being for 18 sqm, followed by 101-500 sqm options. Of the deals recorded, 78 percent were freehold, 12 percent leasehold and 10 percent were investment sales.

Figure 7 – Office Deals, By Size 2013-2017



Source: Radius Data Exchange, 2018

Property Supply

4.21 A schedule of the vacant floorspace being marketed in the study area (as at November 2018) has been compiled mainly from physical survey, a trawl of commercial property agent's 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. The schedules for industrial (including warehouses and workshops), and offices have been included in Appendix 2.

Industrial

4.22 A total of 14 available industrial units were on the market in Denbighshire as of November 2018, with a combined floorspace of 8,047 sqm. A full listing of these properties can be seen in Appendix 2, with a breakdown by size seen in Table 12 below.

4.23 These available units are spread across the size ranges, with a slight dominance of 101-200 sqm units, and the bulk of availability within the 101-1,000 sqm range. The largest unit available is at Colomendy Industrial Estate, Denbigh. This 3,395 sqm unit is being marketed for sale, or to let. This joins five other properties (36 percent) which are available for sale, two exclusively for sale, the rest for sale/to let. There is nothing available which would meet the largest inward investment enquiries, which typically exceed 5,000 sqm.

Table 12 – Industrial Availabilities by Floorspace, sqm

	Size Band (sqm)							Total
	0-100	101-200	201-500	501-1,000	1,001-5,000	5,001-10,000	10,000+	
Floorspace, sqm	86	733	928	1,795	4,503	~	~	8,047
Number of Properties	1	5	3	3	2	~	~	14

Source: EGi, Individual Agent's Websites, 2018

4.24 Industrial property quoting rents ranged from £24-109/sqm, with an average quoting rent of £58/sqm. The location of the available properties varies across Denbighshire, with the largest concentration found in Denbigh, primarily, but not exclusively at Colomendy Industrial Estate, where there were six available industrial units (43 percent of available industrial stock).

Offices

4.25 Within Denbighshire, there are currently 36 offices available, with a total floorspace of 13,381 sqm. A full list of these properties can be found in Appendix 2 and a breakdown by size band can be seen in Table 13 below.

Table 13 – Office Availabilities by Floorspace, sqm

	Size Band (sqm)							Total
	0-100	101-200	201-500	501-1,000	1,001-5,000	5,001-10,000	10,000+	
Floorspace, sqm	935	597	2,793	2,699	6,357	~	~	13,381
Number of Properties	14	5	10	3	4	~	~	36

Source: EGi, Individual Agent's Websites, 2018

4.26 Whilst containing more than double the number of available properties on the market compared to industrial units, total floorspace availability lies just below that of industrial space. Unsurprisingly, for a rural County, smaller office suites dominate the supply, with 14 units of 0-100 sqm marketed in November 2018. This represents 39 percent of the total office space on the market at present. Over half of Denbighshire's office availability is at St Asaph Business Park, again emphasising the importance of that Business Park in the local B1(Business) supply.

4.27 The largest office premises on the market is found on Brighton Road in Rhyl a 2,482 sqm building being marketed for sale, with price on application. Of the remaining three units of over 1,000 sqm, two of them are also located in Rhyl and the other is a single floor of Technology House, Rhewl, Ruthin.

4.28 Unusually in the UK property market, the availability of freehold offices available is reasonable, at least as a proportion of the overall marketed stock. 11 properties are available to buy, of which nine are also offered to let. 25 properties are available to let (69 percent). Office quoting rents range from £42-132/sqm with an average quoting rent of £97/sqm.

Valuation Office Agency Data

4.29 The Valuation Office Agency (VOA) provides data on the overall number of business premises and overall floorspace by broad use type, including offices and industrial/warehousing units. The latest VOA statistics of 2015-2016 state that there are 900 industrial units and 610 offices within Denbighshire. These total 382,000 sqm and 95,000 sqm respectively.

4.30 These figures can be compared to that of the vacancy schedule to provide an indication of the overall occupancy rate of commercial properties within Denbighshire. It is worth understanding that the two data points (VOA data and vacancy schedule) were collected during different timeframes and so are estimates only but do provide a reasonable indication of the overall performance of the market.

4.31 As of November 2018, there were 14 available industrial units totalling 8,047 sqm. According to VOA data, this indicates a 98 percent occupancy rate by number of units and by total floorspace. In terms of offices, with an estimated availability of 36 units totalling 13,381 sqm of floorspace, an occupancy rate of 94 percent per number of units and 86 percent per floorspace total can be assumed.

4.32 Occupancy rates of 90-95 percent can be considered a reasonable balance between a well occupied property portfolio, providing good returns to landlords and capacity for churn and growth in the market to meet every changing business needs. A high occupancy rate, whilst an indicator of a strong market, leaves businesses having difficulties in finding adequate premises. A low occupancy rate indicates a weaker market and/or elements of lower quality/undesirable property.

4.33 These occupancy rates for Denbighshire suggest a reasonably good performing industrial market within Denbighshire, with high occupancy percentages suggesting possible difficulties for companies finding new premises (something strongly confirmed elsewhere in this Study). Occupancy rates for offices are somewhat lower, particularly when measured in terms of floorspace, although not so low they suggest a problem with lower grade space or very low demand.

Commercial Property Agents

4.34 Along with the property data analysis above pertaining to Denbighshire, consultations with active commercial property agents have been carried out. Agents were asked about activity levels in Denbighshire for industrial and office units regarding spatial and size differences, levels of supply and demand and weaknesses of the market. Feedback gained is summarised in the tables below.

4.35 In order to protect confidentiality, names of the agents/ agency have been separated from the information that they provided.

Table 13 – Property Agent's Comments, Industrial

Contact	Comments
National Agent	Currently marketing two leasehold units (510 sqm and 235 sqm) at Ty'n Llidiart Industrial Estate, Corwen – not a great deal of demand for these Rents are approx. £70-75/sqm It is well occupied estate in a decent location with good access to A5 and A55 Demand is predominantly from small, local companies looking for new space and others requiring larger units for expansion.
Regional Agent	Good level of industrial demand – particularly for small units, of up to 500 sqm and not exceeding 1,000 sqm, in locations along the A55. However, in general there is not much industrial availability Demand is for a mix of freehold and leasehold options Feel that industrial enquiries should be directed to St Asaph, which is currently predominantly seen as an office location No speculative development happening, and this is leading to lack of supply.
Regional Agent	There is demand for industrial units at Denbigh, Corwen and Ruthin but no availability Land prices are too high for development and there is a general lack of industrial developers in the region. This needs to be addressed – incentives are needed to attract developers to build new industrial property.

Source: BE Group, 2018

Table 14 – Property Agent's Comments, Office

Contact	Comments
National Agent	Good demand for offices at St Asaph Business Park and when vacant space comes available, it is re-let very quickly. Furthermore, there is good occupation across the site. Demand is predominantly for suites in a range of sizes up to 1,000 sqm, with smaller firms generally requiring up to 200 sqm Rents at St Asaph reach around £107/sqm The odd freehold deal is done but mainly leasehold deals Demand is predominantly from local businesses rather than national There are design and build opportunities at the site – potentially government funded if the right company came along, but more likely privately developed.
Regional Agent	Overall office demand is low across North Wales St Asaph Business Park is the best office location in Denbighshire – it has the best access and connections – close to A55 St Asaph is therefore the most suitable location to focus future employment and economic growth out of all Denbighshire's employment sites Agent is currently marketing a 465 sqm office in Denbigh - office rents typically £85-110/ sqm – not a lot of interest.
Regional Agent	There is a good supply of larger 1,000-1,500 sqm offices at St Asaph, however office demand is predominantly for town centre locations, who will only require a few 100 sqm Therefore, industrial demand should be directed to St Asaph and this location should be marketed as an office and industrial location In general, there is very limited office availability elsewhere in Denbighshire Demand is for a mix of leasehold and freehold options.
Regional Agent	Very low office demand in general across County St Asaph Business Park is the key site in the area.
Regional Agent	St Asaph Business Park is a key employment location in Denbighshire Offices of 70-185 sqm are available, with rental levels of £85-110/ sqm However, demand is low at present for several reasons: • Uncertainty because of Brexit • DCC not focussing their efforts on inward investment • Support from the local economy is poor • The gypsy traveller site proposal is affecting the desirability of the site (Two developers have put their plans for the site on hold and two potential occupiers have pulled out of deals). There is a lot of room for further development - no speculative development has happened on the business park for around five years.

Source: BE Group, 2018

4.36 Demand remains strong for industrial premises, particularly along the A55, but in all the main towns as well, with most requirements being for smaller units up to 500 sqm and not exceeding 1,000 sqm. Demand is for a mix of freehold and leasehold options, primarily from local firms, of all sizes, looking to grow. Reported rents extend up to £70-75/sqm. Against this need there has been little recent development and strong supply shortages are reported throughout the County. St Asaph is identified as one location that should be better promoted for industrial development, alongside offices.

4.37 Denbighshire's office market is focused at St Asaph Business Park, which is performing well, with vacant space re-letting quickly, although some local and macro-economic and policy issues are impacting on demand in the short term. Office supply extends up to 1,500 sqm at St Asaph, and requirements can extend up to 1,000 sqm, but most smaller firms will only require several 100 sqm, primarily leasehold and from a mostly, but not exclusively, local market. The market away from the A55 however, is more limited, although some interest in town centre suites is noted. Rents extend up to £110/ sqm.

Summary

4.38 There is a significant shortage of both industrial and warehouse stock in Wales, and across the UK, which is not being addressed through speculative development. Market demand for manufacturing and associated storage options remains strong despite macro-economic uncertainties. The Trade Counter market has also been active in the sub-region. The larger logistics market is focused in Deeside and North West England, with a secondary port-related market at Holyhead.

4.39 The UK office market is now recovering well in regional centres, however Deeside is overshadowed by Chester, and ultimately Cardiff, larger than local requirements.

4.40 The review of the property market has identified that in terms of property enquiries there has been significantly more demand for industrial space than office space (for both Welsh Government and DCC enquiries). Industrial enquiries focus around the smallest and largest size bands (under 500 sqm and over 2,500 sqm), whereas office enquiries predominantly for space under 500 sqm.

4.41 In terms of property deals the office market has been far more active than the industrial market over the past five years, with twice as many office deals seen. Two thirds of these office deals were at St Asaph Business Park.

4.42 There are 50 commercial properties available in Denbighshire, and just 14 of these are industrial. Industrial and office availability is for a mix of sizes, and locations, although nothing above 3,400 sqm is available in the industrial market. Although over half the available offices are for premises at St Asaph. Smaller offices dominate supply, and unusually there is a good supply of freehold options, with 30 percent (11 properties) available to buy. Overall, occupancy rates are at 98 percent for industrial floorspace in the County, suggesting a strong lack of choice amongst businesses looking for accommodation. For offices, by premises at least, the occupancy rate is only slightly lower at 96 percent.

4.43 Consultation with commercial agents highlighted a number of points. The A55, i.e. St Asaph, is seen as an attractive commercial location, and several agents also stated that Corwen, Denbigh and Ruthin are popular industrial locations although supply is limited here as well as along the A55. It is felt that demand for employment premises predominantly comes from local companies. St Asaph is seen as the key, and most attractive office location in Denbighshire, and it is felt that this should be the focus for future employment development – with one agent stating that industrial uses should also be better promoted here.

5.0 STAKEHOLDER CONSULTATIONS

Introduction

5.1 This section provides commentary about Denbighshire, drawn from consultations with the public sector and other stakeholders – primarily the major businesses. 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 11 key businesses in the County. All have been contacted by BE Group and nine responses have been secured. Of the remaining businesses, responses were not made despite multiple attempts to contact them.

5.3 It should be noted that BE Group has completed an annual survey of some 400 local businesses for DCC since 2014. However, that survey primarily questions firms on issues of skills, business support and the range and quality of Council services they use. It does not directly question them on matters of business land and property and so its results are not repeated here.

Local Businesses

5.4 One to one consultations have taken place with nine businesses located in the County. 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 strong desire for further growth amongst the businesses consulted with, and five of the nine highlighted a need to expand, with the other four companies having recently expanded/moved to their current location. Requirements range from properties of 4,000 sqm, on around 1 ha, up to major sites of 20 ha, for the consolidation of multiple dispersed facilities. However, there is a real lack of readily available, serviced expansion land, causing problems for companies needing to grow. The high and unrealistic cost of expansion land is seen as a major barrier to expansion by two companies (Corwen and Denbigh based). Furthermore, several companies highlighted that the lack of available land in Denbighshire is jeopardising their ability to remain in the County, particularly as locations to the east, Flintshire and North West England, offer much larger quanta of available land and more business incentives.

5.6 However, relocation to elsewhere is not the preferred option for any of the businesses. Most started up in Denbighshire, which remains their home and the home of most of their staff. The companies stated that their hardworking, talented and loyal local workforces are vital to the success of their company and deemed by some as 'irreplaceable'. Several of the company's workforces had highly specialist skills and it would be very difficult to replicate.

5.7 Three companies talked about the keenness to provide a legacy of good quality, permanent private sector jobs to the local economy (one which has historically been very reliant of public sector employment, and agriculture). This heightens their aspiration to stay as close to their current locations as possible.

5.8 Only one business, in Corwen, reported problems recruiting enough skilled staff to meet its needs. As mentioned, other firms are long established and have built up their specialist workforces, or in one case, inherited that workforce from a previous company which closed down. Despite the rural position of many firms, none reported significant concerns with transport and access.

5.9 Uncertainty caused by Brexit was also mentioned, and two businesses have put growth plans on hold whilst they wait to see how business is affected by national changes in 2019. The optical sector at St Asaph remains strong, with continued prospects for growth, although companies highlighted concern's about consultations for a gypsy and traveller site adjacent to St Asaph Business Park, which is judged to have impacted on demand in the short term, even if a site is not ultimately allocated.

Welsh Government

Business Development

5.10 Denbighshire has a strategic position in North Wales, relatively central on the A55 Corridor and half-way between Holyhead and Manchester. They feel that the County does not do enough to promote its position and its sectoral strengths, such as the high growth and high value optics cluster at St Asaph.

5.11 Amongst many other high value businesses, the St Asaph OpTIC Centre is home to the Development Bank of Wales. This is Welsh Government's investment arm, and is another key asset to Denbighshire, allowing a point for companies to visit for funding and advice (and therefore promoting St Asaph and the local area in the process).

Unfortunately, it is relocating its office to Wrexham.

5.12 The main local property requirements are for mid-sized (200-500 sqm and 500-1,000 sqm) light manufacturing and processing space. Welsh Government has had enquiries from several companies wanting this type of space, including Irish companies wanting a North Wales base close to Holyhead and North West England, as well as local firms with urgent growth requirements. There is need for leasehold and freehold units. Welsh Government Officers feel that Site 1 - Bodelwyddan KSS in particular is well placed to meet the needs of companies requiring high-end, light manufacturing units for assembly and production.

5.13 One specific requirement for the A55, which could be met in Denbighshire, is for a bonded warehouse to provide a stop-off/ companies travelling between North West England and Ireland, to store high value consumer goods overnight.

5.14 Welsh Government officers feel that Denbighshire Council should look to Flintshire and Wrexham for ideas to better promote the County and support businesses. For example, Flintshire and Wrexham both have well-known, well-supported and well-attended Business Forums (there are over 200 businesses on the Deeside Business Forum), and they have regular seminars on important issues (including one on Brexit in early 2019).

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North Wales Economic Ambition Board

5.15 The North Wales Economic Ambition Board (NWEAB) is a collaborative group of private and public organisations in North Wales aimed at promoting economic growth in Anglesey, Conwy, Denbighshire, Flintshire, Gwynedd and Wrexham. It works closely with Welsh Government, and its key objectives include encouraging business investment into North Wales, helping local firms tap into supply chain opportunities, and encouraging work-related skills in the region.

5.16 NWEAB highlighted that sectors anticipated to see high growth and significant opportunities over the next few years are:

- Advanced manufacturing (including optoelectronics focused around St Asaph)
- Energy and energy related businesses.

5.17 St Asaph and Bodelwyddan remain the key strategic sites for these high growth sectors, although take up at Bodelwyddan and the Green Gates area of St Asaph is expected to be slow for the foreseeable future.

5.18 However, while there is land available for high tech businesses, Denbighshire lacks land to meet the needs of SMEs in more traditional industrial sectors. The loss of B-Class land to retail and housing uses has further exacerbated the shortage, particularly in Denbigh, Ruthin and Corwen where there is a severe shortage of land.

5.19 The coastal areas of Rhyl and Prestatyn have historically relied on employment land coming forward at Kinmel Bay, but this has been affected by flooding, leading to a supply shortage here.

5.20 Supply shortages in Denbighshire may result in some local businesses, and inward investment opportunities being lost to neighbouring Wrexham and Flintshire, but these two local authority areas also lack readily available land, with infrastructure costs for site development being a fundamental barrier for delivery across North Wales.

5.21 The North Wales Growth Vision came about because of a realisation that there needs to be a different approach to bringing forward employment land, a joined-up approach between local authorities to bring land forward. The Growth Vision focuses on delivery of mixed-use sites where cross funding will make development more viable. Both the UK Government and the Welsh Government have now confirmed financial commitment to the Growth Vision, providing £120 million each. Funding will focus on regional priority sites, including Site 1 - Bodelwyddan KSS.

5.22 The next step over December 2018-Febuary 2019, is to bring together the heads of terms and produce a business case for each of the sites within the Growth Vision. This will involve discussions between developers, Welsh Government and the different local authorities to develop a Joint Venture (JV). In practice, JV arrangements could take several different forms, ranging from simple public enabling grants to public sector led development.

5.23 NWEAB feel that the delivery of Site 1 will be straightforward compared to other projects in the Vision. One concern, however, is that the current Outline Consent could run out before development commences, necessitating an expensive and time-consuming renewal application.

5.24 The current planning consent indicates a scheme of some 88,000 sqm of floorspace on 26 ha of land. NWEAB is now preparing an Outline Business Case (OBC) for the project specific funds, to show how the site can be delivered in the near future. The OBC proposes a minimum target of 2.44 of land at 3,900 sqm/ha that could be delivered in the short-term. This employment space would provide 625 FTE jobs, with development of the wider Key Strategic Site providing 2,000 temporary construction jobs. However, the OBC has not been finalised or approved by the Growth Vision Authority and thus remains indicative only at this time. The full 26 ha of B1/B2/B8 land was consented and remains available to developers.

5.25 Finally, NWEAB would like to see a regional body formed with Welsh Government and the six local authorities, for long term intervention to ensure site delivery. This body would be empowered to retain control over sites, long term, to ensure that the employment element of mixed-use sites does come forward.

Denbighshire County Council

5.26 A range of DCC Officers were consulted for this Study. The bulk of the comments they made relate to specific employment sites and have been incorporated into the Employment Land Assessment in Section 6.0.

5.27 More generally, it was noted that Denbighshire has a primarily local market for B-Class premises. Inward investment is generally limited to St Asaph and Bodelwyddan. Inward Investment enquiries are generally for B2 space of up to 6,500 sqm. Given Denbighshire's distance from the national motorway network it receives few strategic B8 enquiries. Office, and high-tech/lab demand is focused at St Asaph. Elsewhere there is generally an oversupply of office space in the County, relative to demand.

5.28 Industrial rental levels are reasonable at £5.50-6.00/ sqft, although speculative development is not yet supported in the market. In terms of the SME market, the most pressing need is for grow on units of 200-300 sqm. In St Asaph the specific requirement is for mixed office and production space to allow micro firms, many currently in the OpTIC Centre, to expand locally.

Neighbouring Areas

5.29 Planning Policy Wales 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.

5.30 Accordingly, this study has engaged with Denbighshire's neighbours in North Wales – Conwy, Flintshire, Gwynedd (with the Isle of Anglesey), Snowdonia National Park and Wrexham.

Conwy County Borough Council

5.31 The Conwy Local Development Plan was adopted in 2013, with an LDP Review proposed. Over the LDP period 2007-2022, the Plan allows for the delivery of 20.5-22.5 ha of B-Class land (2,585 jobs, with a contingency of a further 235 new jobs). A further 1,800 jobs (15.5 ha) with an additional contingency level (of 180 new jobs) up to 1,980 new jobs (17 ha) has been made available for B1, B2 & B8 office and industrial employment uses within the Plan to contribute to reducing out-commuting levels. At present some 13,000 people out-commute from Conwy to work, including 4,700 who work in Denbighshire as of the 2011 Census.

5.32 Overall, in taking account of the completions and committed sites, the Council needs to allocate approximately 11 ha of employment land within the Urban area and 3 ha within the Rural area, predominantly for business (B1) use to meet predicted population change and contribute to reducing out-commuting. This takes into account that some 11.7 ha have already been built since 2007 and 10.57 ha have permission but not yet started.

5.33 The LDP identifies Conwy/Llandudno Junction/ Llandudno/Colwyn Bay as the hub for future growth with the Wales Spatial Plan identifying Colwyn Bay and Rhyl as a Strategic Regeneration Area. This is combined with the sustainable urban settlement of Abergele. The main strategic site in Conwy is Llandudno Junction Esgyryn, Llandudno Junction, a mixed-use housing and employment site which will provide 5.2 ha of employment land.

5.34 Conwy is strongly linked to the Denbighshire A55 Corridor, particularly to St Asaph Business Park and Bodelwyddan, along with Parc Menai and the Bryn Cegin estates in Gwynedd. In principle these locations could meet much of Conwy's needs but the desire is to reduce out commuting and improve Conwy's self-sufficiency with local development schemes.

Flintshire County Council

5.35 Flintshire County Council has produced a Preferred Strategy document for the Flintshire LDP. It identifies two Strategic Sites as well as several Strategic Policies. The Flintshire LDP should be on deposit by early March 2019.

5.36 The emerging LDP outlines that in order to meet Flintshire's economic ambition to 2030, the Plan will make provision for:

- 8,000–10,000 new jobs
- 223 ha of employment land
- 7,645 new homes.

5.37 The Preferred Strategy of the LDP is focused on promoting and enhancing Flintshire's role as an economic hub and driver for growth locally, regionally, and nationally. It is therefore deliberately employment-led and is based on Flintshire's strategic location and its role as a sub-regional economic hub; the attractiveness of this to workers and investors; a wider recognition of the economic importance of Flintshire demonstrated for example by the Enterprise Zone status of Deeside, and the availability of key strategic employment sites that need to be enabled to fulfil their potential.

5.38 The plan states that most of the new development in Flintshire during the Plan period will be provided by a combination of commitments and new sites located in accordance with the sustainable settlement hierarchy. The County's two key strategic sites will also make an important contribution to the overall provision for growth in Flintshire over the Plan period. These are the STR3A Northern Gateway Mixed Use Development Site and the STR3B Warren Hall Mixed Use Development Site.

5.39 The STR3A Northern Gateway Mixed Use Development Site is a large area of brownfield and under-utilised land adjacent to Deeside Industrial Park and Garden City and is in the heart of the Enterprise Zone and the Wales Spatial Plan Growth Triangle. This site will bring forward approximately 100 hectares of B2/B8 employment land and will create a commercial development hub adjacent to A550. STR3B Warren Hall Mixed Use Development Site is located on the south side of the A55(T) and Broughton and will bring forward B1 and high quality B2 employment land.

5.40 Both are of sub-regional scope. The Northern Gateway site in particular is likely to be a focus for larger B2 and B8 investment into the North Wales transport corridor. This will have some impacts on demand at Bodelwyddan, while the Enterprise Zone is still active at least. Warren Hall will have impacts as well, also competing with St Asaph for offices and some higher value manufacturing. However, it should be noted that plans for a strategic development at Warren Hall have been in place for some 30 plus years, and have struggled to be realised. Investment funding to open up Warren Hall is now part of the same Growth Vision bid as that for Bodelwyddan.

5.41 The 2015 Joint Employment Land Review with Wrexham CBC, completed by BE Group, assessed the supply, need and demand for employment land and premises (Use Class B) and found that the employment land supply in Flintshire was 223.94 ha. Historic long-term take-up levels in Flintshire were 12ha/year, but since 2000 average take-up reduced to just over 9ha/year, and over the recession, less than 1ha/year was taken up. Using the projected growth of employment in industry sectors as the main measure of future land needs for the period up to 2030, a minimum need for 1.9 ha/year or 28.50 ha overall was calculated. This shows that there is a substantial surplus of employment land in the County relative to demand and investment.

Gwynedd Council and the Isle of Anglesey County Council

5.42 The Anglesey and Gwynedd Joint Local Development Plan was adopted on 31st July 2017.

5.43 One site of strategic significance is the Wylfa Newydd Project, development of a new nuclear power station near Wylfa in the north of Anglesey. It is currently anticipated that the Wylfa Newydd construction period will be around 10 years, with around 8,000 to 10,000 construction workers during the peak construction periods (accommodated in campus style developments in the area). There will be significant HGV movement during the construction period, especially along the A55 and A5025. After construction it is foreseen that Wylfa Newydd will employ around 850.

5.44 Related to this is the Anglesey Energy Island Programme, established by Isle of Anglesey County Council, as a partnership, to promote low carbon energy research and development, production and servicing on the Island. Alongside Wylfa Newydd, relevant projects include:

- Holyhead Deep a Deep Green low-velocity tidal energy project
- The M-Sparc Incubation Development at Parc Gwyddoniaeth Menai

- Holyhead Eco Park, mixed environmental and energy from waste/biomass facilities at the former Holyhead Aluminium Plant.

5.45 Anglesey has been identified as the Anglesey Enterprise Zone, to focus on the energy sector, whilst the site of the former nuclear power station (which lies outside the Joint LDP area) in Trawsfynydd, Gwynedd, has been identified as a centre for the 50 ha Snowdonia Enterprise Zone to focus on ITC and digital, enterprises, generating innovative low carbon energy and technology companies.

5.46 The 2011 Employment Land review revealed an excess of existing employment land that is unlikely to meet the requirements of modern business. The Employment Land Study for the Joint LDP area concludes that up to six ha/year of employment land should be provided in Anglesey and Gwynedd up until 2026. This is equal to 84 ha each or 168 ha together, which includes a buffer which will provide an enhanced offer.

5.47 Strategic Policy PS13 safeguards 642.9 ha of current land and units for B1/B2/B8 uses and allocates 55.1 ha of new development land. Links with Denbighshire are focused on the A55/A5 Corridor which connects North East Wales to the key Port of Holyhead. Some 60 ha of employment land is available, close to the A55 at Bangor, comprising the Bryn Cegin Estate, Llandygai and Llandygai Industrial Estate sites. This land has been available for almost 15 years but has attracted little interest.

Snowdonia National Park

5.48 The National Park Authority submitted the Deposit Revised Eryri Local Development Plan 2016-2031 to the Welsh Government for independent examination on 25th January 2018. The Examination in public sessions were held in July 2018 and various changes resulting from that Examination are now being progressed.

5.49 There is enough land either on existing industrial units or on land allocated for employment purposes near the National Park to satisfy current needs of the Park, although development at Dolgellau and Bala is restricted due to flood risk issues.

5.50 Of strategic significance and relevant to Denbighshire is the Snowdonia Enterprise Zone, designated in 2012 on the site of the former nuclear power station at Trawsfynydd. The Magnox power station here is currently being decommissioned, and new uses are being sought for the site.

5.51 Related to this is the former Defence Evaluation Research Agency airfield at Llanbedr, now the Snowdonia Aerospace Centre. The site has three runways and 35 ha has been identified as the focus new development, likely to focus in the aerospace and associated industries. The area will have dedicated MRO (Maintenance, Repair and Overhaul) and Remotely Piloted Aircraft System (RPAS) areas, and a business park dedicated to R&D Technology and light industrial uses.

Wrexham County Borough Council

5.52 Draft Policy SP9: Economic Growth Employment and Enterprise, of the first Draft LDP 2013 - 2028, is focused on ensuring that County Borough continues to be a key economic driver in North Wales and the wider region. The Plan will diversify the local economy and widen the economic base by:

- Allocating a strategic expansion site of 28 ha at Wrexham Industrial Estate
- Safeguarding 25 existing national, regional and locally important industrial sites
- Providing a level of growth to deliver approximately 4,200 jobs in the County Borough over the Plan period across a wide range of employment sectors.

5.53 The BE Group Joint Employment Land Review (with Flintshire County Council) incorporated sector growth forecasts for the County Borough to 2030 and estimated a growth level of some 4,200 jobs over the LDP period with an employment land requirement of approximately 45 ha. The ELR also recommends the allocation of an additional 20-30 ha at Wrexham Industrial Estate. The ELR identified an existing realistic land supply of approximately 65 ha, and with the allocation of 28 ha Wrexham Industrial Estate, it gives an overall employment land supply of 93 ha for the remaining plan period. While it is acknowledged that this supply exceeds the 45 ha necessary to accommodate the jobs growth estimate, the Council believes this oversupply is justified and necessary to allow for flexibility and choice, to include an extension to WIE, and so that the supply of employment land is spread throughout the County Borough.

5.54 Wrexham Industrial Estate is the County Borough's Key Business Sector Area and will be the primary focus for new B-class employment development over the LDP period. It is recognised as a nationally / regionally important employment area, and important in the context of the local economy (approx. 80 percent of the employment land take-up in the County Borough since 2006 has been on land at the Estate).

Recent infrastructure improvements to the road network, which included a £30 million investment and the completion of HMP Berwyn, demonstrates the continued success of the area.

5.55 The £250 million HMP Berwyn project (completed in 2017) is also expected to bring a significant economic boost to the local and regional economy, and is estimated to generate around £23 million in annual revenue to the regional economy, and create up to 1,000 jobs, with benefits extending into Denbighshire.

Summary

5.56 There is a strong desire for growth amongst local businesses, including some substantial land and property requirements. Many have struggled to source the land and property they need. There is a real lack of readily available, serviced expansion land and several companies highlighted that the lack of available land in Denbighshire is jeopardising their ability to remain in the County, although most wish to stay in Denbighshire, to continue to utilise the skilled staff they have built up here over many years of trading.

5.57 Welsh Government note that Denbighshire has a strategic position in North Wales, relatively central on the A55 Corridor and half-way between Holyhead and Manchester. It is home to a range of high value facilities, including the St Asaph OpTIC Centre, and Welsh Government feel that more could be done to promote these strengths.

5.58 The main local property requirements are for mid-sized light manufacturing and processing space. Welsh Government has had enquiries from several companies wanting this type of space, including Irish companies wanting a North Wales base close to Holyhead and North West England, as well as local firms with urgent growth requirements. There is need for leasehold and freehold units. Welsh Government Officers feel that Site 1 - Bodelwyddan KSS is well placed to meet the needs of companies requiring high-end, light manufacturing units for assembly and production.

5.59 NWEAB highlighted that relevant high growth sectors are:

- Advanced manufacturing (including optoelectronics focused around St Asaph)
- Energy and energy related businesses.

5.60 St Asaph and Bodelwyddan remain the key strategic sites for attracting these high growth sectors to Denbighshire. However, while there is land available for high tech businesses, Denbighshire lacks land to meet the needs of SMEs in more traditional industrial sectors. The loss of B-Class land to retail and housing uses has further exacerbated the shortage, particularly in Denbigh, Ruthin and Corwen. Supply shortages in Denbighshire may result in some local businesses, and inward investment opportunities being lost to neighbouring Wrexham and Flintshire, but these two local authority areas also lack readily available land.

5.61 NWEAB feel that the delivery of Site 1- Bodelwyddan KSS will be straightforward compared to other projects in the Growth Vision. The current planning consent indicates a scheme of some 88,000 sqm of floorspace on 26 ha of land. The draft Outline Business Case as put forward by the NWEAB proposes a minimum target of 2.44 hectares of employment land to be delivered in the short-term. However, the full 26 ha remains consented, and will be available for development once initial infrastructure is in place through the Growth Vision/private funding.

5.62 Conwy is strongly linked to the Denbighshire A55 Corridor, particularly to St Asaph Business Park and Bodelwyddan, along with Parc Menai and the Bryn Cegin estates in Gwynedd. In principle these locations could meet much of Conwy's needs, but the desire is to reduce out commuting and improve Conwy's self-sufficiency with local development schemes, focused in the Conwy/Llandudno Junction/Llandudno/Colwyn Bay area.

5.63 Flintshire has major growth plans, to deliver some 223 ha of employment land by 2030, taking advantage of its strategic position at the gateway to Wales and growing assists around Deeside and Broughton, although major sites will take time to open up and realise.

5.64 Gwynedd's links with Denbighshire are focused on the A55/A5 Corridor which connects North East Wales to the key Port of Holyhead. Some 60 ha of employment land is available, close to the A55 at Bangor, comprising the Bryn Cegin Estate, Llandygai and Llandygai Industrial Estate sites. However, this land has been available for almost 15 years but has attracted little interest. On Anglesey, the strategic Wylfa Newydd Project and wider Anglesey Energy Island Programme, will give the Island a strength in energy generator sectors, although this is not an area where much competition with Denbighshire is likely.

5.65 Of strategic significance in the Snowdonia National Park and relevant to Denbighshire is the Snowdonia Enterprise Zone, designated on the former nuclear power station at Trawsfynydd. The Magnox power station here is currently being decommissioned, and new uses are being sought for the site. Related to this is the former Defence Evaluation Research Agency airfield at Llanbedr, now the Snowdonia Aerospace Centre. The site has three runways and 35 ha has been identified as the focus of new development, likely to focus in the aerospace and associated industries.

5.66 Wrexham Industrial Estate is Wrexham County Borough's Key Business Sector Area and will be the primary focus for new B-class employment development. It is recognised as a nationally / regionally important employment area, and important in the context of North Wales. Recent infrastructure improvements to the road network, which included a £30 million investment and the completion of HMP Berwyn, demonstrates the continued success of the area.

6.0 EMPLOYMENT LAND ASSESSMENT

Introduction

6.1 This section looks at the portfolio of potential employment land in the County, not only how much there is, but also its quality, type, suitability and availability. Denbighshire 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 2033), which is picked up in the forecasting section later in the report.

Land Supply

6.2 DCC has identified seven sites for assessment here (see Table 15). Six are established undeveloped employment allocations, previously identified for B-Class uses under LDP Policy PSE2 and BSC 5 (Bodelwyddan Key Strategic Site). The seventh, Site 7 - Corwen Ty'n Llidiart, comprises 3.10 ha of land presently identified for residential uses under Policy BSC1, but which is judged to have potential for employment development, due to its position adjacent to Ty'n Llidiart Industrial Estate. This section reviews those seven sites.

Table 15 – Baseline Employment Land Supply, for Analysis

Site Ref.	Site Name	Land Area, gross ha
Site 1 (Part of DDC Emp. Site 32)	Bodelwyddan Key Strategic Site (KSS)	26.00 (103.00 total)
Site 2 (Part of DDC Emp. Site 13)	St Asaph Business Park	23.87
Site 3 (Part of DDC Emp. Site 22)	Colomendy	8.00
Site 4 (Part of DDC Emp. Site 23)	Glasdir	8.95
Site 5 (Part of DDC Emp. Site 24)	Lon Parcwr	8.50
Site 6 (Part of DDC Emp. Site 29)	Cilmedw	2.80
Site 7	Ty'n Llidiart	3.10
		81.22

Source: DCC, 2018

Supply Analysis

6.3 Table 16 analyses Denbighshire'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.

6.4 The analysis reflects Welsh Government Guidance: *'Practice Guidance – Building an Economic Development Evidence Base to Support a Local Development Plan'*. It also reflects site assessment practice currently being implemented in South Wales and outlined 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).

6.5 Of the Baseline supply of 81.22 ha, Site 5 - Ruthin Lon Parcwr (8.50 ha) appears undevelopable due to its significant access constraints. At Site 4 - Ruthin Glasdir, 4.10 ha (if the adjacent areas of woodland are also included) will need to be held in agricultural use, to serve the Livestock Market. Together these deductions reduce the supply by 12.60 ha to 68.62 ha.

6.6 Uncertainties remain over two other sites. There is a need for employment land in Corwen and Site 7 - Corwen Ty'n Llidiart is well placed to meet needs from the neighbouring industrial estate. However, the identified local requirements are much larger than the 3.10 ha proposed here. Site 7 could meet some short-mid-term needs, particularly if it could be extended south west to Fford Ty Cerri, but its long term usefulness cannot be guaranteed against the key business requirement recorded in this study. There is also demand for smaller business premises on Corwen but, limited prospects for speculative delivery mean there is presently no defined 'way forward' to realise any scheme here. DCC is encouraged to consider how a larger site can be provided here, and to agree with the landowner a change from housing to employment here. However, provision of this site remains uncertain at this time.

Table 16 – Employment Land Analysis

Site Ref.	Name	Location	Site Description	Constraints	Intended Development (If Any)	Site Size, ha - Baseline	Site Size, ha – Realistically Available for B1/B2/B8 Use	Should the site be safeguarded or identified for employment uses?
1	Bodelwyddan Key Strategic Site (KSS)	Bodelwyddan, LL18 5UY	Strategic scale site comprising a large area of flat agricultural land north of the A55, currently accommodating various farms and farm buildings. Bodelwyddan settlement, Glan Clwyd Hospital and a historic church are located to the west.	Multiple ownerships The site contains a wooded area, which is protected by Tree Preservation Order Various farms onsite. There are two listed buildings at Tyddyn Isaf and St Margaret's Church adjacent to the site. Existing housing to the west	Site has established developer interest, including an option to Barwood, who submitted the Outline Consent. The development offer, proposed in the Outline Application, was for a broader range of B-Class uses than at St Asaph, including: • "Micro offices and starter units for new start-up businesses; • Self-contained offices - 250 - 3,000 sqm., mostly in the range of 250 - 1,000 sqm • High tech/light industry/workshops/warehouse units with relatively high office content designed to attract high tech companies mostly in the size range 250 - 3,000 sqm in terraces • Smaller scale warehousing in the size range 500 – 2,500 sqm • The opportunity to accommodate larger manufacturing/distribution units on a bespoke basis - this location is not for national scale warehousing." Bodelwyddan is part of the wider North Wales Growth Vision funding bid to UK/Welsh Governments. Funding is required in order to support up-front infrastructure costs, for the wider Key Strategic Site. This funding provides a 'way forward' to deliver the site, a joint venture development with Barwood (or similar partner) who would contribute £4 million of direct private sector investment into the Project. At the time of writing, the overall Growth Vision pot of money (£240 million) had been allocated by the UK Government and Welsh Government. The North Wales Economic Ambition Board (NWEAB) is now preparing an Outline Business Case (OBC) for the project specific funds, and to show how the site can be delivered in the near future. Given a willing developer partner and the	26.00	26.00	Yes

Site Ref.	Name	Location	Site Description	Constraints	Intended Development (If Any)	Site Size, ha - Baseline	Site Size, ha – Realistically Available for B1/B2/B8 Use	Should the site be safeguarded or identified for employment uses?
					availability of funds, delivery of the wider Key Strategic Site is not expected to be problematic compared to some other Growth Vision projects. It is the view of the NWEAB, in its Draft OBC, that a minimum target of some 9,500 sqm of floorspace, which equates to 2.44 ha of land at 3,900 sqm/ha, could be delivered in the short-term. This employment space would provide 625 FTE jobs, with development of the wider Key Strategic Site providing 2,000 temporary construction jobs. However, the OBC has not been finalised or approved by the Growth Vision Authority and thus remains indicative only at this time. 26 ha of B1/B2/B8 land was consented and will be available for development once initial infrastructure is in place through the Growth Vision/private funding.			
2	St Asaph Business Park	St Asaph, LL17 0LP	Large area of greenfield expansion land for an existing high quality B1 Business Park, in three defined plots, extending east to adjoin several farms and large electricity substation. The three plots include - Land South of the OpTIC Centre (west) , Green Gates Farm Land (north and east) and the Former Pilkington's Site (marketed as Vista, south east)	Pylons cross the site Electricity substation to the east Various waterbodies on the site Farm to the north east Likely contamination on the Former Pilkington's Site/Vista	**Land South of the OpTIC Centre - Welsh Government Owned, with a licence to DCC** DCC is looking to deliver grow on space, which will allow SMEs on the Business Park, particularly from the OpTIC Centre, to expand locally. DCC currently looking for EU funding, with DCC match finance, although this would need to be realised before a final Brexit deal is enacted. Welsh Government is supportive of this project, especially given the importance of St Asaph in the Welsh economy, is understood to be willing to accept a higher degree of risk on any project here, assuming the scheme could be 50 percent let rapidly and will at least break even in terms of returns. Given the strength of demand from existing firms looking to grow, this appears readily achievable. Proposal is for a facility of 1,236 sqm. Multiple requirements are noted for this property, the largest being for some 743 sqm. **Green Gates Farm Land – DCC Owned** • Multiple interests from investors, at least one with experience in delivering high tech business park facilities • Historic interest from Snowdonia Cheese for a	23.87	23.87	Yes

Site Ref.	Name	Location	Site Description	Constraints	Intended Development (If Any)	Site Size, ha - Baseline	Site Size, ha – Realistically Available for B1/B2/B8 Use	Should the site be safeguarded or identified for employment uses?
					production/wholesale/retail facility with A55 frontage • Historic interest from a mineral water bottling company, currently based in Europe, for facilities including bore hole drilling into the Bodelwyddan Aquafer (although this company has now taken up facilities in Bedfordshire) **Former Pilkington's Site/Vista – Owners Stretton Estates/Anne Walls** Land on the market, for sale, with Legat Owen. Have received interest from potential occupiers in sectors including food production, plumbing supplies and construction. Value aspirations of the owners are understood to be a barrier to completing a sale, however.			
3	Colomendy	Colomendy Industrial Estate, Denbigh, LL16 5TA	Linear, area of flat development land, located north of Colomendy Industrial Estate. Site extends west from major A525 roundabout, across three fields to the edge of the Coed Parc-Pierce Woodland.	Trees around and on the site	Four businesses on Colomendy Industrial Estate, which back onto this site have expressed an interest in expanding northward onto this site, taking up 2-4 ha. They have formed a consortium to negotiate with the landowner on this matter. One of the businesses has expressed an interest in purchasing the remaining land for development. Two businesses, currently located elsewhere on Colomendy Industrial Estate, also have requirements for expansion/relocation land here.	8.00	8.00	Yes
4	Glasdir	Parc Glasdir, Ruthin, LL15 1PB	Area of slightly sloping development land extending round the Ruthin Livestock Market and located south and west of the existing industrial estate, at a main	Sloping in places Area of woodland in the east and extending north Badger activity on site Watercourse crosses the site Active livestock market and infrastructure in south Area in centre of the site, running north-south is in flood Zone B. North East corner of the site is in	It is first noted that the Livestock Market is successful and serves a wide rural catchment in the Clwyd Valley and beyond. There are no plans to relocate this facility. The Market will also need to retain the three eastern fields to graze animals kept at the site for extended periods. This land, 4.10 ha (if the adjacent areas of woodland are also included), is assumed not developable, reducing the net site area to 4.85 ha. Discussions are ongoing with an enabling developer which has an interest in developing the western A525	8.95	4.85	Yes (part)

Site Ref.	Name	Location	Site Description	Constraints	Intended Development (If Any)	Site Size, ha - Baseline	Site Size, ha – Realistically Available for B1/B2/B8 Use	Should the site be safeguarded or identified for employment uses?
			road junction north of the Ruthin settlement area.	Flood Zone C2.	frontage.			
5	Lon Parcwr	Lon Parcwr Industrial Estate, Ruthin, LL15 1NJ	Area of expansion land to rear of existing industrial estate and to the north of housing estate. Land is in agricultural use and irregularly shaped in the north.	Public Right of Way crosses the site Allotment Gardens to the South West Housing to the south Trees on site	None Unless a realistic option can be developed for accessing this site, it does not appear to be deliverable	8.50	0.00	No
6	Cilmedw	Cilmedw Way, Llangollen, LL20 8AG	Expansion Land surrounding an existing developed B8 unit for Mail Solutions, with an access road off the A5 in place. The land is at the foot of a hill to the west and sloping and uneven in places.	Site uneven and sloping in places, especially on the northern development plot Site now split in two by Mail Solutions building In multiple ownerships Level difference between northern and southern development plots Constraints on some services, e.g. site lacks mains foul water drainage Site not in flood risk area but large scale run off from the hills to the west is an issue Constraints on power supply may make the site unsuitable for some users with high power consumption needs Private houses on A5 frontage to the southern site, hotel to the south which has shown previous concern about any industrial development here.	Site was previously considered for a supported living scheme. Current reported interest with a developer/occupier for a development, of undisclosed size, of industrial premises for their own use. Discussions with the landowners are ongoing.	2.80	2.80	Yes

Site Ref.	Name	Location	Site Description	Constraints	Intended Development (If Any)	Site Size, ha - Baseline	Site Size, ha – Realistically Available for B1/B2/B8 Use	Should the site be safeguarded or identified for employment uses?
7	Ty'n Llidiart	Ty'n Llidiart Industrial Estate, Corwen, LL21 9RR	Flat rectangular area of land at a main road junction, incorporating an open area of aggregate storage, to the south west of an existing industrial estate and north of housing.	Active Council depot on the site Small watercourse on the southern boundary In Area of Outstanding Natural Beauty	The Landowner broadly continues to aspire for housing here but has made no attempt to secure a residential consent. Evidence is that there is a need for land here to meet the growth requirements of major local businesses in the area, although the plot identified appears too small to meet identified needs. Neighbouring occupier Ifor Williams was contacted for this study. Its detailed response is confidential; however, the company has a long-term large scale requirement, to grow and consolidate its Deeside and Flintshire operations. The company wishes to stay in the Corwen but will need a nearby large land allocation to support its growth. The requirement significantly exceeds 3.10 ha however. If all land extending south west from the B5437 to Fford Ty Cerrig were made available, this would provide some 8.5 ha of supply which might be closer to requirements. Regarding the DCC depot it is understood this could be relocated.	3.10	3.10 (up to 8.50 with adjacent land)	Maybe – As noted, demand for an allocation of this size cannot be definitively identified at this time.
					Totals	**81.22**	**45.06**	

Source: DCC/BE Group, 2018

6.7 Bodelwyddan Key Strategic Site: The draft Outline Business Case as put forward by the NWEAB proposes a minimum target of 2.44 hectares of employment land to be delivered in the short-term. However, the full 26 ha remains consented, and will be available for development once initial infrastructure is in place.

6.8 Therefore, in Table 17 scenarios are presented for Denbighshire's land resource, considering the total supply initially and then adjusting it according to the various assumptions made above. As shown, when accounting for all these changes the most realistic scenario is a supply of 68.62 ha. At a worst case however, with no options at Corwen, the supply reduces to 65.52 ha.

Table 17 – Denbighshire Land Supply Scenarios

Scenario	Cumulative Total Land Supply, ha	Comments
Baseline	81.22	Maximum Land Supply
Amended Baseline, excluding physically undevelopable land **(Realistic Supply)**	68.62	Assumes: • Site 4 - Ruthin Glasdir – That land in the east will be held for agricultural uses by the Cattle Market – 4.10 ha (if the adjacent areas of woodland are also included) reduction in supply • Site 5 - Ruthin Lon Parcwr – Assumed to be undevelopable in its entirety – 8.50 ha reduction in supply • Site 1 - Bodelwyddan KSS - Assumes that the full 26 ha can be brought forward
Amended Baseline, excluding physically undevelopable land and assuming no land provision in Corwen (Worst case scenario)	65.52	*Site 7 - Corwen Ty'n Llidiart* While there is a market case for land provision in Corwen, the identified land cannot meet the most immediate needs of adjacent large firms. A short-term case for land provision here is thus harder to make. If Site 7 was not made available for B1/B2/B8 uses, total supply would reduce by 3.10 ha *Conversely, if a larger site of some 8.50 ha could be provided for here, supply would increase by some 5.40 ha to 74.02 ha.*

Source: DCC and BE Group, 2018

6.9 Of that Realistic Supply, 58 percent (26.31 ha) is found on the A55 Corridor at St Asaph and Bodelwyddan. The remaining land is spread across the main settlements of the south and centre of the County, with each main town having a single site each.

Site Grading

6.10 All sites have been graded using a standard scoring system (see Appendix 4) which reflects existing Welsh Government Guidance and current practice elsewhere in Wales (see Table 18). 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 18 – Sites Scoring

Candidate Site ID.	Name	Site Size, ha – Realistically Available for B1/B2/B8 Use	Total Score, Max 15
1	Bodelwyddan Key Strategic Site (KSS)	26.00	13
3	Colomendy	8.00	13
2	St Asaph Business Park	23.87	12
6	Cilmedw	2.80	11
7	Ty'n Llidiart	3.10	11
4	Glasdir	4.85	9
5	Lon Parcwr	0.00	5
Total		**68.62**	**-**

Source: BE Group, 2018

6.11 The highest scoring sites are Site 1 - Bodelwyddan KSS and Site 3 - Denbigh Colomendy. Both are accessible, in terms of their location, although specific site accesses have yet to be secured. Both have good delivery prospects, albeit with certain constraints to be overcome and good market demand, most particularly for Colomendy. St Asaph Business Park also scores well, albeit with more complex delivery prospects and viability issues.

6.12 Unsurprisingly Site 5 - Ruthin Lon Parcwr scores most poorly. While there is market demand here, access constraints are significant and appear unsurmountable.

Summary

6.13 At the time of this Study, November/December 2018-January 2019, Denbighshire's baseline land supply comprised 81.22 ha in seven sites. Six of these are established undeveloped employment allocations, previously identified for B-Class uses under

LDP Policy PSE2 and BSC 5 (Bodelwyddan Key Strategic Site). The seventh, Site 7 - Corwen Ty'n Llidiart, is presently identified for residential uses, but which is judged to have potential for employment development.

6.14 However, the 81.22 ha supply includes areas of land which are judged undevelopable due to site access constraints, likely to be retained for B-Class non-employment uses. Removing such land reduces the net supply to 68.62 ha. However, it is also not possible to make a definitive market case for allocating Site 7 - Corwen Ty'n Llidiart at this time. If no land is allocated at Corwen, the supply reduces to 65.52 ha.

6.15 The local land supply is dominated by provision in the A55 Corridor, although some provision is possible in all the main settlements in the south and centre of the County.

6.16 Site scoring shows significant variation in the quality of the land supply. Prime sites include Site 1 - Bodelwyddan KSS and Site 3 - Denbigh Colomendy. Low scoring sites include Site 5 - Ruthin Lon Parcwr. This reflects the site’s major access constraints which render it undeliverable.

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 Council has internally completed land need calculations 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:

- <u>Practice Guidance Method 1: Past Building Completions</u>
  This reviews the actual take-up of employment land and premises in the County 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.
- <u>Practice Guidance Method 2: Labour Demand Forecasting</u>
  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 (as used in neighbouring authorities, including Wrexham and Flintshire), 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 Denbighshire 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. To address this, two further models under Practice Guidance Method 2: Labour Demand Forecasting are produced which account for the potential additional jobs creation at Site 1 - Bodelwyddan KSS. At present the Outline Business Case is being prepared for the site estimates the creation of some 625 jobs, over the next 5-10 years. This will be only the first phase of development. The Outline Planning Application for the site suggest up to 3,000 jobs could be created, but that remains a high level estimate and is not clear how much of that could be delivered within the next LDP period.

7.4 It is also not clear how many of the jobs created at Site 1 - Bodelwyddan KSS will be new to the County and how many will be relocated from elsewhere in Denbighshire. To allow for this uncertainty, two options are considered. Option 1 assumes that all jobs will be new to the County, Option 2 assumes that 70 percent will be new.

Policy Off Models

Practice Guidance Method One: Past Building Completions

7.5 Employment land take-up annually is recorded by DCC and has been identified from several sources including the Denbighshire Employment Land Study (2004), Denbighshire Employment Land Review 2010 (2011) and Employment Land Review (Monitoring) 2016- 2018.

7.6 Table 19 shows the schedule of completions between 1996 and 2017 based on this data. In DCC Monitoring, figures are provided for both 'Completion' and 'Land Take-Up'. Completions are developments finished and available for occupancy, Take Up refers to land with full consent for change. In the context of Employment Land Studies (including the 48 completed by BE Group since 2006) land is not considered 'taken up' until development is physically complete. Thus, Completion figures are used to inform this forecast exercise.

Table 19 – Employment Land Take-Up 1996-2017

Year	Total, ha	Comments
1996-2003	34.00	Source: Denbighshire Employment Land Study 2004. Completed by BE Group this historic study identifies Denbighshire's Take Up but does not provide a split by year, but the average is 4.25 ha/year.
2004	29.10	Source: Denbighshire Employment Land Review 2010 Above average level of take up reflects the development of 14.9 ha (51.2 percent of total) of employment land in the A55 Corridor. Other development: • Coastal – 8.7 ha (29.9 percent) • Vale of Clwyd - 2.6 ha (8.9 percent) • South of Denbighshire – 2.9 ha (10.0 percent).
2005	3.40	Source: Denbighshire Employment Land Review 2010 Split by sub-area: • Coastal – 1.7 ha (50.0 percent) • A55 Corridor – 1.0 ha (29.4 percent) • Vale of Clwyd – 0.0 ha • South of Denbighshire – 0.7 ha (20.6 percent).
2006	6.80	Source: Denbighshire Employment Land Review 2010 Split by sub-area: • Coastal – 1.9 ha (27.9 percent) • A55 Corridor – 2.5 ha (36.8 percent) • Vale of Clwyd – 2.2 ha (32.4 percent) • South of Denbighshire – 0.2 ha (2.9 percent).
2007	4.90	Source: Denbighshire Employment Land Review 2016 Split by Policy Area: • PSE2 – 4.8 ha (98.0 percent) • BSC2 – 0.1 ha (2.0 percent).
2008	4.80	Source: Denbighshire Employment Land Review 2016 Split by Policy Area: • PSE2 – 4.80 ha (100.0 percent).
2009	9.50	Source: Denbighshire Employment Land Review 2016 Split by Policy Area: • PSE2 – 9.50 ha (100.0 percent).
2010	0.00	Source: Denbighshire Employment Land Review 2016
2011	0.30	Source: Denbighshire Employment Land Review 2016 Split by Policy Area: • BSC2 – 0.30 ha (100.0 percent).
2012	0.20	Source: Denbighshire Employment Land Review 2016 Split by Policy Area: • PSE2 – 0.20 ha (100.0 percent).

Year	Total, ha	Comments
2013	1.90	Source: Denbighshire Employment Land Review 2016 Split by Policy Area: • PSE2 – 1.90 ha (100.0 percent).
2014	2.89	Source: Denbighshire Employment Land Review 2016 Split by Policy Area: • BSC2 – 2.89 ha (100.0 percent).
2015	0.80	Source: Denbighshire Employment Land Review 2016 Source: Denbighshire Employment Land Review 2016 Split by Policy Area: • PSE2 – 0.80 ha (100.0 percent).
2016	0.00	Source: Denbighshire Employment Land Review 2017.
2017	0.92	Source: Denbighshire Employment Land Review 2018 Split by Employment Area: • Kinmel Park (South), Bodelwyddan– 0.92 ha (100.0 percent).
Total	**99.51**	

Source: DCC/BE Group, 2018

7.7 In total, over that period 99.51 ha of land has been developed over 1996-2017 and that equates to an average of 4.52 ha/year. Where sub-area location is recorded, the focus of development is in the Coastal and A55 areas, including St Asaph and Bodelwyddan.

7.8 However, the figures prior to 2007 must be treated with caution for several reasons:

- Figures for 1996-2003 cannot be broken down by year and reviewed (although the average for this period is similar to the overall annual average for Denbighshire over 1996-2017)
- Figures (for years 2003-2010) from the Denbighshire Employment Land Review 2010 do not accord with those in the Denbighshire Employment Land Review 2016 (for years 2007-2015). This is understood to be due to boundary changes on some sites for the current LDP. For the years 2007-10 the more up to date Denbighshire Employment Land Review 2016 is used. However, prior to that no alternative source of data to the 2010 Employment Land Review is available
- The stated completion figure for 2004, 29.10 ha, is far higher than that achieved in any other year in Denbighshire. It is not known what developments are included in this figure to make it so exceptional, but the scale of difference between this figure and the next highest annual rate of

completion (9.50 ha in 2009) means that its accuracy must be questioned.

7.9 To allow for a degree of uncertainty in this older data, both short term (the last 11 years) and long term (the whole period from 1996) take up figures are provided. The short term take up average is 2.38 ha/year.

7.10 The post 2007 data also has peaks and troughs of completions, but the broad trends generally accord with periods of national growth and recession. The County saw reasonable levels of take up over 2007-2009, a period of national growth, followed by a sharp drop in development over 2011-2013 as the national recession (which began in 2008, but which would take time to affect the long-term development market) impacted on local development levels. Significant development activity returned to Denbighshire in 2014 and there have been varying levels of land take up since.

7.11 Using the long term, 22-year, take-up rate, and applying it to the period 2018-2033 (15 years), Denbighshire requires 67.80 ha of land to 2033, i.e.

4.52 ha/year x 15 (years) = **67.80 ha**

7.12 Using the short term, 11-year, take-up rate, reduces the need to 35.70 ha, i.e.

2.38 ha/year x 15 (years) **= 35.70 ha**

7.13 The County should also have a 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 2033 period. This also makes some allowance for the loss of further employment land to non B-Class uses over the period to 2033. Finally, it also allows for the possibility that some active employment locations may be lost to other uses. Based on the historic take-up trend this would generate the following further land needs:

Long Term Take Up Trend: 4.52 ha/year x 5 (years) = **22.60 ha**
Short Term Take Up Trend: 2.38 ha/year x 5 (years) = **11.90 ha**

7.14 Added to the 2033 need figure, this increases the requirement as follows:

Long Term Take Up Trend: 67.80 ha + 22.60 ha = **90.40 ha**
Short Term Take Up Trend: 35.70 ha + 11.90 ha = **47.60 ha**

Practice Guidance Method Two (A): Labour Demand Forecasting

7.15 This scenario uses as its base the Cambridge Econometrics forecast modelling, referred to previously. The forecasts project employment change over 2018-2033 and include annual employment figures for the County 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.

7.16 This section deals with calculation of future needs.

7.17 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.

7.18 The Cambridge Econometrics modelling shows growth in Government Services, along with reasonable growth in Financial and Business Services and more modest growth in Construction and Distribution/Transport and Storage. Together this growth outweighs forecast losses in manufacturing.

7.19 Total employment is forecast to grow by 2,600 jobs over 2018-2033. During the period, seven of the 12 sectors are predicted to grow, producing 3,100 jobs to 2033. Conversely manufacturing is forecast to see a reduction of 500 jobs over 2018-2033.

7.20 The highest growth sector is Government Services, this is consistent with growth forecasts undertaken by BE Group for other Welsh local authority areas. The County is forecast to gain 1,500 public sector jobs by 2033, 57.7 percent of the net jobs increase forecast over 2018-2033. This level of projected growth may seem surprising, especially given the extensive recent public sector job losses noted in Section 3.0 (2,500 less employed in public administration, education and health, in Denbighshire, since 2009). However, forecast growth reflects national prospects for a growing population (requiring more education staff) and an aging population (requiring more health workers, and with increasing public sector health spending). These factors are expected to drive public sector employment in the future, even if employment in public administration declines. It should be noted that this forecast is a breakdown of national trends, it dies not account for any County or Welsh

Government specific initiatives which may raise or lower public employment in Denbighshire.

Table 20 – Employment Change by Employee Numbers 2018-2033

Sector	Jobs 2018	Jobs 2033	Jobs Total Change	Percentage Change, percent
Agriculture, Forestry and Fishing	2,600	2,600	-	-
Mining and Quarrying	-	-	-	-
Manufacturing	3,900	3,400	(500)	(12.8)
Electricity, gas, water etc.	300	300	-	-
Construction	3,900	4,200	300	7.7
Distribution	5,900	6,000	100	1.7
Transport and Storage	1,000	1,100	100	10.0
Accommodation and Food Services	5,000	5,400	400	8.0
Information and Communication	1,100	1,100	-	-
Financial and Business Services	6,100	6,700	600	9.8
Government Services	18,500	20,000	1,500	8.1
Other Services	2,500	2,600	100	4.0
Net growth/decline	**50,800**	**53,400**	**2,600**	**5.11**

Source: Cambridge Econometrics, 2018

7.21 In the private sector, the strongest growth is in Financial and Business Services, a gain of 600 jobs, or 8.0 percent on 2018. Construction will gain 300 jobs and Distribution and Transport and Storage will gain 100 jobs each.

7.22 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.

7.23 Using the Cambridge Econometrics forecasts BE Group have forecast employment floorspace and employment land requirements for Denbighshire County. 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, 2018-2033

Broad Sector Groupings	Difference (jobs) 2018 - 2033	Land Use	Weighting	Difference (jobs) by use 2018 - 2033
Non B-Class Uses				
Agriculture, Forestry and Fishing	-	Non B	-	-
Mining and Quarrying	-	Non B	-	-
Accommodation and Food Services	400	Non B	-	-
B1 Mostly Office Uses				
Information and Communication	-	B1	1	-
Financial and Business Services	600	B1	1	600
Government Services	1,500	B1	0.22	330
Other Services	100	B1	0.22	22
Total	**2,200**	**-**	**-**	**952**
B2/B8 Uses				
Manufacturing	(500)	B2	1	(500)
Electricity, gas, water, etc.	-	B2	0.26	-
Construction	300	B2	0.26	78
Distribution	100	B8	0.48	48
Transport and Storage	100	B8	0.48	48
Total	**0**	**-**	**-**	**(326)**

Source: BE Group and Cambridge Econometrics, 2018

Table 22 – Floorspace and Land Requirement Forecasts

Offices (B1)	Based on 952 additional workers, sqm	Plot Ratio at 40 percent Coverage, ha	Plot Ratio at 80 percent Coverage, ha
12 sqm per worker	11,424	2.86	1.43
16 sqm per worker	15,232	3.81	1.90
20 sqm per worker	19,040	4.76	2.38
Industrial (B2/B8)	**Based on 326 *less* workers, sqm**	**Plot Ratio at 40 percent Coverage, ha**	**Plot Ratio at 80 percent Coverage, ha**
50 sqm per worker	(16,300)	(4.08)	(2.04)

67 sqm per worker	(21,842)	(5.46)	(2.73)
85 sqm per worker	(27,710)	(6.93)	(3.46)

Source: BE Group, 2018

7.24 Table 22 shows the results of the Model Two forecasting. The results are shown for both a 40 percent and 80 percent plot ratio.

7.25 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.

7.26 While the town centres of Denbighshire do accommodate some existing high-density offices, the overwhelming proportion of B-Class development in Denbighshire County, to 2030s, is expected to take place in suburban/out of town locations such St Asaph Business Park and Bodelwyddan and at industrial estate/business park densities. 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 2033.

7.27 For each use, mostly 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 Denbighshire such as Bodelwyddan Business Centre (Canolfan Fusnes), may have comparable densities, most new development in the County, 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 only a modest presence in Denbighshire.

Industrial

- 50 sqm per worker – This high density relates to B1 light industrial uses, which are found throughout the employment areas of Denbighshire, 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. Very large logistics facilities are comparatively rare in Denbighshire and more readily found in neighbouring Wrexham and Flintshire.

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

- B1 Offices – 952 additional jobs at 16 sqm per worker and a 40 percent plot ratio = 3.81 ha
- B2/B8 Industrial – 326 less jobs at 67 sqm per worker and a 40 percent plot ratio = (5.46 ha)
- Total net need = **(1.65 ha).**

7.29 The above model suggests that Denbighshire has a negative overall employment land need to 2033 and, indeed, could reuse some industrial land for other uses.

7.30 However, in terms of B2/B8 land, if the loss of manufacturing jobs is discounted and only sectors predicted to gain jobs are considered (174 extra jobs) the need, at 67 sqm per worker and a 40 percent plot ratio, becomes 11,658 sqm or 2.91 ha. Combined with the 3.81 ha need for B1 offices gives a total requirement of **6.72 ha.**

Policy On Models

Practice Guidance Method Two (B): Labour Demand Forecasting – Revised to Account for Bodelwyddan Strategic Site

7.31 The Cambridge Econometrics forecasts and resulting modelling of employment land and floorspace demand are based on a continuation of economic trends, in terms of population growth, workforce participation rates, sectoral performance, etc. While this modelling is reasonable in showing employment growth if economic conditions remain 'on-trend' the model struggles to incorporate structural changes to the local economy. Such structural changes may be positive or negative (e.g. one-off major investments, macroeconomic shocks, closure of a major employer).

7.32 The Bodelwyddan Strategic Site would be an example of a project that would not be incorporated into the on-trend forecasts. Therefore, BE Group has prepared a revised scenario of the labour demand forecasts, attempting to incorporate the additional employment growth that this site would generate. The revised scenario has utilised the same methodology as the original Method Two above to calculate employment floorspace and land demand to 2033 based on the employment growth.

7.33 The table below summarises the revised employment growth forecasts, incorporating an allowance for the Bodelwyddan Strategic Site based on the following assumptions:

- An ultimate worker population of 625 workers at Bodelwyddan. This represents the current estimate of FTE jobs to be created from the emerging Outline Business Case for the Site. While this is significantly lower than 3,000 jobs originally estimated in the Outline Planning Application, it represents the most up to date estimate of what will really be delivered here within the constraints of viability and stakeholder/developer aspirations
- The Outline Business Case does not provide a sectoral breakdown for that 625 jobs. Thus, it is assumed that employment sectors would still be in line with planning for the site (see paragraphs 2.45 and 2.61, Section 2.0)
- The project would be completed and fully occupied before 2033
- All employment on the site is considered new to Denbighshire (i.e. does not account for transferral of employment from elsewhere in the County or account for some of the employment in Bodelwyddan to be part of the on-trend growth). This Scenario is set out in Option 1 below.

Option 1 – Assumes All Bodelwyddan Jobs are New to the County

Table 23 – Revised Employment Change by Employee Numbers 2018-2033

Sector	Jobs 2018	Jobs 2033	Jobs Total Change	Percentage Change, percent
Agriculture, Forestry and Fishing	2,600	2,600	-	-
Mining and Quarrying	-	-	-	-
Manufacturing	3,900	3,546	(354)	(9.1)
Electricity, gas, water etc.	300	300	-	0
Construction	3,900	4,200	300	7.7
Distribution	5,900	6,000	100	1.7
Transport and Storage	1,000	1,225	225	22.5
Accommodation and Food Services	5,000	5,411	411	8.2
Information and Communication	1,100	1,162	62	5.6
Financial and Business Services	6,100	6,950	850	13.9
Government Services	18,500	20,031	1,531	8.3
Other Services	2,500	2,600	100	4.0
Net growth/decline	**50,800**	**54,025**	**3,225**	**6.3**

Source: BE Group revision of Cambridge Econometrics, 2018

7.34 It is noted that, despite the uplift in jobs overall, a decline in manufacturing worker numbers is still forecast.

7.35 Using the same methodology as above in terms of the assumed levels of employment in each sector based on B-class employment land, the following floorspace and land requirements have been calculated.

Table 24 – Revised Floorspace and Land Requirement Forecasts (Preferred Figure Highlighted)

Offices (B1)	Based on 1,209 additional workers, sqm	Plot Ratio at 40 percent Coverage, ha	Plot Ratio at 80 percent Coverage, ha
12 sqm per worker	14,506	3.63	1.81
16 sqm per worker	19,341	**4.84**	2.42
20 sqm per worker	24,176	6.04	3.02
Industrial (B2/B8)	**Based on 120 *less* workers, sqm**	**Plot Ratio at 40 percent Coverage, ha**	**Plot Ratio at 80 percent Coverage, ha**
50 sqm per worker	(6,000)	(1.50)	(0.75)
67 sqm per	(8,040)	**(2.01)**	(1.01)

worker			
85 sqm per worker	(10,200)	(2.55)	(1.28)

Source: BE Group, 2018

7.36 This results in a positive land and floorspace demand for industrial, but a sizable negative requirement for office space.

Option 2 – Assumes 70 percent of Bodelwyddan Jobs are New to the County

7.37 The above analysis assumes that all of the employment within the Bodelwyddan Strategic Site would be new employment to the area. However, this does not account for existing local businesses relocating to the new scheme or the growth at Bodelwyddan over the forecast period being part of the expected on-trend growth. Therefore, the tables below are further scenarios that account for that potential duplication, reducing the additional Bodelwyddan jobs total by 30 percent to 438.

7.38 Under this scenario, overall employment is expected to grow by 6.0 percent, with manufacturing still recording negative net growth over the forecast period.

Table 25 – Further Revised Employment Change by Employee Numbers 2018-2033

Sector	Jobs 2018	Jobs 2033	Jobs Total Change	Percentage Change, percent
Agriculture, Forestry and Fishing	2,600	2,600	-	-
Mining and Quarrying	-	-	-	-
Manufacturing	3,900	3,502	(398)	(10.2)
Electricity, gas, water etc.	300	300	-	-
Construction	3,900	4,200	300	7.7
Distribution	5,900	6,000	100	1.7
Transport and Storage	1,000	1,188	188	18.8
Accommodation and Food Services	5,000	5,408	408	8.2
Information and Communication	1,100	1,143	43	3.9
Financial and Business Services	6,100	6,875	775	12.7
Government Services	18,500	20,022	1,522	8.2
Other Services	2,500	2,600	100	4.0
Net growth/decline	**50,800**	**53,838**	**3,038**	**6.0**

Source: BE Group revision of Cambridge Econometrics, 2018

Table 26 – Further Revised Floorspace and Land Requirement Forecasts (Preferred Figure Highlighted)

Offices (B1)	Based on 1,132 additional workers, sqm	Plot Ratio at 40 percent Coverage, ha	Plot Ratio at 80 percent Coverage, ha
12 sqm per worker	13,581	3.40	1.70
16 sqm per worker	18,108	**4.53**	2.26
20 sqm per worker	22,635	5.66	2.83
Industrial (B2/B8)	**Based on 182 less workers, sqm**	**Plot Ratio at 40 percent Coverage, ha**	**Plot Ratio at 80 percent Coverage, ha**
50 sqm per worker	(9,090)	(2.27)	(1.14)
67 sqm per worker	(12,181)	**(3.05)**	(1.52)
85 sqm per worker	(15,453)	(3.86)	(1.93)

Source: BE Group, 2018

Comparing Methods One and Two

7.39 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 strongly 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.

7.40 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 2003-2017 and compared to the actual land take-up during that period (see Table 27-28).

Table 27 – Employment Land Take-Up/Employment Change Comparison

Broad Sector Groupings	Difference (jobs) 2003 - 2017	Land Use	Weighting	Difference (jobs) by use 2006 - 2016
Non B-Class Uses				
Agriculture, Forestry and Fishing	1,500	Non B	-	-
Mining and Quarrying	(100)	Non B	-	-
Accommodation and Food Services	1,700	Non B	-	-
B1 Mostly Office Uses				
Information and Communication	500	B1	100	500
Financial and Business Services	2,600	B1	100	2,600
Government Services	3,700	B1	0.22	814
Other Services	-	B1	0.22	-
Total	**6,800**	**-**	**-**	**3,914**
B2/B8 Uses				
Manufacturing	(1,300)	B2	100	(1,300)
Electricity, gas, water, etc.	100	B2	0.26	26
Construction	(300)	B2	0.26	(78)
Distribution	600	B8	0.48	288
Transport and Storage	(500)	B8	0.48	(240)
Total	**(1,400)**	**-**	**-**	**(1,304)**

Source: BE Group and Cambridge Econometrics, 2018

Table 28 – Floorspace and Land Requirement Forecasts

Offices (B1)	***Based on 6,800 additional workers, sqm***	***Plot Ratio at 40 percent Coverage, ha***
16 sqm per worker	108,800	27.20
Industrial (B2/B8)	***Based on 1,400 less workers, sqm***	***Plot Ratio at 40 percent Coverage, ha***
67 sqm per worker	(93,800)	(23.45)
Net growth	***15,000***	***3.75***
Take Up 2003-2017	**-**	**69.94**

Source: DCC/BE Group, 2018

7.41 The trend shows that net jobs growth is not an accurate method of calculating land. Forecasting suggests that over 2003-2017, Denbighshire should have gained 27.20 ha of B1 land but lost 23.45 ha of B2/B8 land, resulting in a net gain of only 3.75 ha. In reality, substantial land take up of 69.94 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.

7.42 **Even when land is calculated on the sectors that generate a positive jobs figure over 2003-2017, there is still a shortfall between the anticipated take-up from a jobs calculation and the actual market take up. This calculation reinforces the view that historic take-up is the most appropriate method.**

Summary

7.43 The two alternative forecast options have been produced and considered for the period of 2018-2033, reflecting Welsh Government Practice Guidance. The calculations for each are summarised in Table 29 and need is compared to the County's realistic employment land supply, identified in Section 6.0, of 68.62 ha.

Table 29 – Land Forecast Models – Summary

Model	Land Stock 2018, ha*	Land Need 2018-2033, ha	Flexibility Buffer (five years take-up rate) ha	Land Need Incl. flexibility buffer	Surplus (Shortfall), ha	Assumptions
Practice Guidance Method One: Past Building Completions - Long Term Land Take-up	68.62	67.80	22.60	90.40	(21.78)	Based on historic (22 years) take-up of 4.52 ha/pa.
Practice Guidance Method One: Past Building Completions - Short Term Land Take-up	68.62	35.70	11.90	47.60	21.02	Based on last 11 years take-up of 2.38 ha/pa.
Practice Guidance Method Two (A): Labour Demand Forecasting	68.62	*Net Change* B1: 3.81 B2/B8: (5.46) Total: (1.65) *Growth Only* B1: 3.81 B2/B8: 2.91 Total: 6.72	*Net Change* B1: 1.27 B2/B8: N/A Total: N/A *Growth Only* B1: 1.27 B2/B8: 0.97 Total: 2.24	*Net Change* B1: 5.08 B2/B8: (5.46) Total: (0.38) *Growth Only* B1: 5.08 B2/B8: 3.88 Total: 8.96	*Net Change* 69.00 *Growth Only* 59.66	Based on *Net Change:* Projected employment change across sectors *Growth Only:* Projected growth sectors

Model	Land Stock 2018, ha*	Land Need 2018-2033, ha	Flexibility Buffer (five years take-up rate) ha	Land Need Incl. flexibility buffer	Surplus (Shortfall), ha	Assumptions
Practice Guidance Method Two (B): Labour Demand Forecasting – Revised to Account for Bodelwyddan Strategic Site *Option 1 – Assumes All Bodelwyddan Jobs are New to the County*	68.62	*Net Change* B1: 4.84 B2/B8: (2.01) Total: 2.83 *Growth Only* B1: 4.84 B2/B8: 3.99 Total: 8.83	*Net Change* B1: 1.61 B2/B8: N/A Total: 0.94 *Growth Only* B1: 1.61 B2/B8: 1.33 Total: 2.94	*Net Change* B1: 6.45 B2/B8: (2.01) Total: 3.77 *Growth Only* B1: 6.45 B2/B8: 5.32 Total: 11.77	*Net Change* 64.85 *Growth Only* 56.85	Based on *Net Change:* Projected employment change across sectors *Growth Only:* Projected growth sectors Includes 625 additional jobs for Bodelwyddan
Practice Guidance Method Two (B): Labour Demand Forecasting – Revised to Account for Bodelwyddan Strategic Site *Option 2 – Assumes 70 percent of Bodelwyddan Jobs are New to the County*	68.62	*Net Change* B1: 4.53 B2/B8: (3.05) Total: 1.48 *Growth Only* B1: 4.53 B2/B8: 3.62 Total: 8.15	*Net Change* B1: 1.51 B2/B8: N/A Total: 0.49 *Growth Only* B1: 1.51 B2/B8: 1.21 Total: 2.72	*Net Change* B1: 6.04 B2/B8: (3.05) Total: 1.97 *Growth Only* B1: 6.04 B2/B8: 4.83 Total: 10.87	*Net Change* 66.65 *Growth Only* 57.75	Based on *Net Change:* Projected employment change across sectors *Growth Only:* Projected growth sectors Includes 438 additional jobs for Bodelwyddan

Source: DCC/BE Group, 2018
**Realistic land supply*

7.44 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.

7.45 Based on the forward projection of past take up (Method One) Denbighshire has sufficient land if the short term, 11-year, historic land take-up trend is applied. If the long term, 22-year, take up trend is applied the shortfall is 21.78 ha. However, the accuracy completions data from the period 1996-2006 which informs the long-term scenario is questionable.

7.46 If employment-based forecasts are taken then the quantitative surplus is 56.94-69.00 ha, the higher figures 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 2003-2017 is made, actual land take-up is much higher.

7.47 In conclusion, it is considered that the most appropriate forecast is the Method One short-term take-up rate. Against this measure Denbighshire has sufficient land to meet its needs.

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8.0 CONCLUSIONS

Introduction

8.1 This study has included a wide-ranging look at the factors affecting the County of Denbighshire's economy, with particular reference to those that are likely to affect the future need for land and property within the Council. 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 Denbighshire has an economically active population. Unemployment is at 3.8 percent, low in the context of Wales and unemployment has more than halved since the last recession. However, at 56.6 percent, the working age, 16-64 year old, population of Denbighshire is proportionally lower than its neighbours and below the Welsh average of 61.5 percent.

8.4 The population of Denbighshire is reasonably skilled and skills levels in Denbighshire are very much in line with National averages, and similar to neighbouring authorities. Just 7.6 percent of the working population of the County had no qualifications, which was lower than the national rate (8.7 percent).

8.5 In terms of labour, Denbighshire's strengths are in information and communications and professional and business support services although in all cases the proportion of County residents employed in these sectors is below Welsh averages. These two sectors have seen extensive growth in employment over the last decade, gaining some 1,000 jobs each. Together they now employ 4,000 people in Denbighshire, 10.2 percent of local employment.

8.6 Some 3,500 local residents (9.0 percent of total employment) are employed in manufacturing in Denbighshire and manufacturing employment has grown by some 500 jobs in the last decade. While the proportion of County residents employed in manufacturing is below average for Wales, the ongoing importance of manufacturing to Denbighshire is clear.

8.7 The County's dependence on public sector employment is slightly above average with 37.2 percent local workforce employed in public administration, education and health, in 2017. This mostly reflects the strength of the local health sector, which accounts for 16.0 percent of local employment, despite significant losses in public employment since 2009.

8.8 Transport and storage employed 900 in 2017, somewhat reduced on 2009. Proportionately, logistics employment in Denbighshire is below average for Wales.

8.9 The number of VAT and PAYE registered businesses was 3,625 in 2018. 88.0 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, when measured by place of work, are slightly below Wales as a whole and Flintshire, but above Conwy, Gwynedd and marginally above Wrexham. By place of work, Denbighshire's average pay is £4.90 less than Wales, and a considerable £48.90 less than Flintshire. When measuring the gross median weekly pay by place of residence, Denbighshire's average of £489.60 is second lowest after Gwynedd.

8.10 In 2011, homeworking accounted for 3.9 percent of the working age population, well slightly above the Welsh average of 3.3 percent. Unsurprisingly, homeworking is most prevalent in the rural south of the County, notably the rural area between Ruthin and Corwen.

8.11 In 2017, 71.6 percent of Denbighshire's resident population in employment also worked in the County. This is a strong rate of retention overall, but not exceptional in the North Wales context. Gwynedd retains 87.6 percent of its labour. Overall, main worker destinations of Denbighshire residents are Conwy, followed by Wrexham and Flintshire. In terms of in-commuting, the main importer to Denbighshire is Conwy at 4,700 workers, followed by Flintshire (3,200) and Wrexham (1,700 workers).

Property Market Assessment

8.12 The national market remains resilient despite the looming threats of Brexit. Growing demand for industrial, warehousing and, to a lesser degree, office properties is generating supply shortages which are not being met by the current market.

However, high development costs mean that speculative development is a remains challenging outside of prime city economies.

8.13 Property requirements sourced through the Welsh Government and Denbighshire County Council, are for primarily industrial space. Industrial enquiries focus around the smallest and largest size bands (under 500 sqm and over 2,500 sqm), whereas office enquiries predominantly for space under 500 sqm. The preference for larger industrial 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 Denbighshire does feature regularly within those wider search areas.

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 North Wales, 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 North Wales market has traditionally centred on Deeside and Wrexham, with strong links back to North West England. However, demand for stock is strong along the A55 Corridor, both new and second hand. In recent years, the highest profile inward investment successes, notably Aston Martin and General Dynamics, have been in South Wales. However, other successes, including Hotpack Packaging, KK Fine Foods and life sciences firm Ipsen are creating hundreds of jobs in North Wales. 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

8.16 Demand remains strong for industrial premises, particularly along the A55, but in all the main towns as well, with most requirements being for smaller units of 500 sqm and not normally more than 1,000 sqm. Overall, properties of 101-200 sqm and 201-500 sqm are most commonly transacted, although the number of 501-1,000 sqm units changing hands is not unreasonable given the likely more modest stock of such units in the County. Demand is for a mix of freehold and leasehold options, primarily from local firms, of all sizes, looking to grow. Reported rents extend up to £70-75/sqm. Against this need there has been little recent development and strong supply shortages are reported throughout the County. St Asaph is identified as one location that should be better promoted for industrial development, alongside offices.

8.17 8,047 sqm of industrial space is currently vacant and on the market. The location of the available properties varies across Denbighshire, with the largest concentration found in Denbigh, primarily, but not exclusively at Colomendy Industrial Estate. Overall, the County's Employment Areas are 98 percent occupied by number of units and floorspace. 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. In North Wales, the logistics market is unsurprisingly focused at Deeside, with a secondary port-related focus at Holyhead. Ongoing major development on the Motorway Corridors of North West England will continue to provide strong competition for any proposals in North Wales.

8.19 For this reason, large scale logistics schemes are unlikely in Denbighshire although manufacturing companies will continue to require associated B8 space, which could still result in some large property requirements.

Office Market

8.20 The UK office market is now recovering well in regional centres, but out of centre demand remains more variable. While the office market of Wales as a whole is overwhelmingly dominated by Cardiff City, North Wales is in the shadow of Chester, particularly for financial and legal services. The sub-regional strength of Chester limits opportunities elsewhere and this is unlikely to change given ongoing regeneration of Chester City, both in the City Centre and out of town business parks (extending into Flintshire in places).

8.21 Denbighshire's office market is focused at St Asaph Business Park, which is performing well, with vacant space re-letting quickly, although some local and macro-economic and policy issues are impacting on demand in the short term. Office supply extends up to 1,500 sqm at St Asaph, and requirements can extend up to 1,000 sqm, but most smaller firms will only require several 100 sqm, primarily leasehold and from a mostly, but not exclusively, local market. The market away from the A55 however, is more limited, although some interest in town centre suites is noted. Rents extend up to £110/ sqm.

Stakeholder Engagement

8.22 Consultation with various stakeholders was conducted as part of the market research, which comprised key employers and public-sector organisations including Welsh Government.

8.23 There is a strong desire for growth amongst local businesses, including some substantial land and property requirements. Many have struggled to source the land and property they need. There is a real lack of readily available, serviced expansion land and several companies highlighted that the lack of available land in Denbighshire is jeopardising their ability to remain in the County, although most wish to stay in Denbighshire, to continue to utilise the skilled staff they have built up here over many years of trading.

8.24 Welsh Government note that Denbighshire has a strategic position in North Wales, relatively central on the A55 Corridor and half-way between Holyhead and Manchester. It is home to a range of high value facilities, including the St Asaph OpTIC Centre, and Welsh Government feel that more could be done to promote these strengths.

8.25 The main local property requirements are for mid-sized light manufacturing and processing space. Welsh Government has had enquiries from several companies wanting this type of space, including Irish companies wanting a North Wales base close to Holyhead and North West England, as well as local firms with urgent growth requirements. There is need for leasehold and freehold units. Welsh Government Officers feel that Site 1 - Bodelwyddan KSS is well placed to meet the needs of companies requiring high-end, light manufacturing units for assembly and production

8.26 St Asaph and Bodelwyddan remain the key strategic sites for attracting these high growth sectors to Denbighshire. However, while there is land available for high tech businesses, Denbighshire lacks land to meet the needs of SMEs in more traditional industrial sectors. Supply shortages in Denbighshire may result in some local businesses, and inward investment opportunities being lost to neighbouring Wrexham and Flintshire, but these two local authority areas also lack readily available land.

8.27 NWEAB feel that the delivery of Site 1- Bodelwyddan KSS will be straightforward compared to other projects in the Growth Vision. The current planning consent indicates a scheme of some 88,000 sqm of floorspace on 26 ha of land. The draft Outline Business Case as put forward by the NWEAB proposes a minimum target of 2.44 hectares of employment land to be delivered in the short-term. However, the full 26 ha remains consented, and will be available for development once initial infrastructure is in place through the Growth Vision/private funding.

8.28 In terms of neighbouring areas, key points are that:

- Conwy is strongly linked to the Denbighshire A55 Corridor, but in a desire to reduce out commuting and improve Conwy's self-sufficiency, it is pursuing local development schemes, focused in the Conwy/ Llandudno Junction/ Llandudno/ Colwyn Bay area
- Flintshire has major growth plans, to deliver some 223 ha of employment land by 2030, taking advantage of its strategic position at the gateway to Wales and growing assists around Deeside and Broughton, although major sites will take time to open up and realise
- Gwynedd's links with Denbighshire are focused on the A55/A5 Corridor which connects North East Wales to the key Port of Holyhead. Some 60 ha of employment land is available, close to the A55 at Bangor, comprising the Bryn Cegin Estate, Llandygai and Llandygai Industrial Estate sites. However, this land has been available for almost 15 years but has attracted little interest, so any scheme here which could compete with St Asaph/Bodelwyddan is unlikely in the short/medium term
- On Anglesey, the strategic Wylfa Newydd Project and wider Anglesey Energy Island Programme, will give the Island a strength in energy generator sectors, although this is not an area where much competition with Denbighshire is likely.
- Of strategic significance in the Snowdonia National Park and relevant to Denbighshire is the Snowdonia Enterprise Zone, designated on the former nuclear power station at Trawsfynydd. Related to this is the former Defence Evaluation Research Agency airfield at Llanbedr, now the Snowdonia Aerospace Centre. Again, it is unclear how much overlap and competition these specialist facilities will provide to Denbighshire
- Wrexham Industrial Estate is Wrexham County Borough's Key Business Sector Area and will be the primary focus for new B-class employment development, building on its large established offer.

Future Land Requirements

8.29 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 strategic development prospects of Site 1 - Bodelwyddan KSS (some 625 jobs under NWEAB (Draft OBC) estimates) two further 'policy-on' models under Practice Guidance Method 2: Labour Demand Forecasting are produced. Variation on the two models depends on whether is assumed that all new jobs created at Bodelwyddan will be new to the County (Option 1) or whether only a portion will be (Option 2). In this case Option B assumes that 70 percent will be new jobs.

Policy Off Models

Practice Guidance Method One: Past Building Completions

8.30 In terms of take-up, the Council completed an assessment based on data obtained for the 1996-2017 period. This was examined for inconsistences and take up data prior to 2007 must be treated with caution as:

- Figures for 1996-2003 cannot be broken down by year and reviewed)
- Figures (for years 2003-2010) from the Denbighshire Employment Land Review 2010 do not accord with those in the Denbighshire Employment Land Review 2016 (for years 2007-2015)
- The stated completion figure for 2004, 29.10 ha, is far higher than that achieved in any other year in Denbighshire.

8.31 To allow for a degree of uncertainty in this older data, both short term (the last 11 years) and long term (the whole period from 1996) take up figures are provided. The long term average take up rate is 4.52 ha/year, the short term is 2.38 ha/year.

8.32 Under the two scenarios, projected forward over 15 years, to 2033, the following need is identified:

Long Term Take Up Scenario 4.52 ha/year x 15 (years) = **67.80 ha**

Short Term Take Up Scenario: 2.38 ha/year x 15 (years) = **35.70 ha**

8.33 Incorporating a five year take-up buffer to provide a choice and range of sites a continuum of supply beyond 2033 period and to allow for possible B-Class employment land losses, increases the need to:

Long Term Take Up Trend: 67.80 ha + 22.60 ha = **90.40 ha**
Short Term Take Up Trend: 35.70 ha + 11.90 ha = **47.60 ha**

8.34 In Section 6.0, BE Group identifies a realistic employment land supply of 68.62 ha. This is sufficient to meet needs under the short term trend, although it leads to a 21.78 ha shortfall under the long term trend.

Practice Guidance Method Two (A): Labour Demand Forecasting

8.35 The employment-based forecast, whilst not ultimately recommended, suggests the following in terms of future employment land provision to 2033:

- B1 Offices – 952 additional jobs at 16 sqm per worker and a 40 percent plot ratio = 3.81 ha
- B2/B8 Industrial – 326 less jobs at 67 sqm per worker and a 40 percent plot ratio = (5.46 ha)
- Total net need = **(1.65 ha).**

8.36 Converting jobs to floorspace assumes mid-range employment density levels, reflecting Welsh Planning Practice Guidance. To convert floorspace to land a 40 percent plot ratio is used as this better reflects current development densities in Denbighshire's Employment Areas, and likely future densities outside of urban areas.

Policy On Models

Practice Guidance Method Two (B): Labour Demand Forecasting – Revised to Account for Bodelwyddan Strategic Site

8.37 Policy on scenarios are created which allow for some additional 625 workers at Bodelwyddan, as set out in the Outline Business Case for this Site:

<u>Option 1 – Assumes All Bodelwyddan Jobs are New to the County</u>

- B1 Offices – 1,209 additional jobs at 16 sqm per worker and a 40 percent plot ratio = 4.84 ha
- B2/B8 Industrial – 120 *less* jobs at 67 sqm per worker and a 40 percent plot ratio = (2.01 ha)

- Total net need = **2.83.**

Option 2 – Assumes 70 percent of Bodelwyddan Jobs are New to the County

8.38 The above analysis assumes that all of the employment within the Bodelwyddan Strategic Site would be new employment to the area. However, this does not account for existing local businesses relocating to the new scheme or the growth at Bodelwyddan over the forecast period being part of the expected on-trend growth. Therefore, Option 2 accounts for that potential duplication, reducing the additional Bodelwyddan jobs total by 30 percent to 438:

- B1 Offices – 1,132 additional jobs at 16 sqm per worker and a 40 percent plot ratio = 4.53 ha
- B2/B8 Industrial – 182 *less* jobs at 67 sqm per worker and a 40 percent plot ratio = (3.05 ha)
- Total net need = **1.48.**

8.39 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.

8.40 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 2003 -2017 and compared to the actual land take-up during that period (see Table 30).

Table 30 – Employment Land Take-Up/Employment Change Comparison

Offices (B1)	***Based on 6,800 additional workers, sqm***	***Plot Ratio at 40 percent Coverage, ha***
16 sqm per worker	108,800	27.20
Industrial (B2/B8)	***Based on 1,400 less workers, sqm***	***Plot Ratio at 40 percent Coverage, ha***

67 sqm per worker	(93,800)	(23.45)
Net growth	***15,000***	***3.75***
Take Up 2003-2017	**-**	**69.94**

Source: DCC/BE Group, 2019

8.41 The trend shows that net jobs growth is not an accurate method of calculating land. For example, forecasting suggests that over 2003-2017, Denbighshire should have gained 27.20 ha of B1 office land but lost 23.45 ha of B2/B8 land, resulting in a net gain of only 3.75 ha. In reality, substantial land take up of 69.94 ha was recorded.

8.42 A summary of the various forecast scenarios is set out in Table 31. They relate to the period 2018-2033.

Table 31 – Land Forecast Models – Summary

Model	**Land Stock 2018, ha***	**Land Need 2018-2033, ha**	**Flexibility Buffer (five years take-up rate) ha**	**Land Need Incl. flexibility buffer**	**Surplus (Shortfall), ha**	**Assumptions**
Practice Guidance Method One: Past Building Completions - Long Term Land Take-up	68.62	67.80	22.60	90.40	(21.78)	Based on historic (22 years) take-up of 4.52 ha/pa.
Practice Guidance Method One: Past Building Completions - Short Term Land Take-up	68.62	35.70	11.90	47.60	21.02	Based on last 11 years take-up of 2.38 ha/pa.
Practice Guidance Method Two (A): Labour Demand Forecasting	68.62	*Net Change* B1: 3.81 B2/B8: (5.46) Total: (1.65) *Growth Only* B1: 3.81 B2/B8: 2.91 Total: 6.72	*Net Change* B1: 1.27 B2/B8: N/A Total: N/A *Growth Only* B1: 1.27 B2/B8: 0.97 Total: 2.24	*Net Change* B1: 5.08 B2/B8: (5.46) Total: (0.38) *Growth Only* B1: 5.08 B2/B8: 3.88 Total: 8.96	*Net Change* 69.00 *Growth Only* 59.66	Based on *Net Change:* Projected employment change across sectors *Growth Only:* Projected growth sectors
Practice Guidance Method Two (B): Labour Demand Forecasting – Revised to Account for Bodelwyddan Strategic Site *Option 1 – Assumes All Bodelwyddan Jobs are New to the County*	68.62	*Net Change* B1: 4.84 B2/B8: (2.01) Total: 2.83 *Growth Only* B1: 4.84 B2/B8: 3.99 Total: 8.83	*Net Change* B1: 1.61 B2/B8: N/A Total: 0.94 *Growth Only* B1: 1.61 B2/B8: 1.33 Total: 2.94	*Net Change* B1: 6.45 B2/B8: (2.01) Total: 3.77 *Growth Only* B1: 6.45 B2/B8: 5.32 Total: 11.77	*Net Change* 64.85 *Growth Only* 56.85	Based on *Net Change:* Projected employment change across sectors *Growth Only:* Projected growth sectors Includes 625 additional jobs for Bodelwyddan

Model	Land Stock 2018, ha*	Land Need 2018-2033, ha	Flexibility Buffer (five years take-up rate) ha	Land Need Incl. flexibility buffer	Surplus (Shortfall), ha	Assumptions
Practice Guidance Method Two (B): Labour Demand Forecasting – Revised to Account for Bodelwyddan Strategic Site *Option 2 – Assumes 70 percent of Bodelwyddan Jobs are New to the County*	68.62	*Net Change* B1: 4.53 B2/B8: (3.05) Total: 1.48 *Growth Only* B1: 4.53 B2/B8: 3.62 Total: 8.15	*Net Change* B1: 1.51 B2/B8: N/A Total: 0.49 *Growth Only* B1: 1.51 B2/B8: 1.21 Total: 2.72	*Net Change* B1: 6.04 B2/B8: (3.05) Total: 1.97 *Growth Only* B1: 6.04 B2/B8: 4.83 Total: 10.87	*Net Change* 66.65 *Growth Only* 57.75	Based on *Net Change:* Projected employment change across sectors *Growth Only:* Projected growth sectors Includes 438 additional jobs for Bodelwyddan

Source: DCC/BE Group, 2018
**Realistic land supply*

8.43 The variation in the outcome figures demonstrates the uncertainty of forecasting. Forecast outputs range from a shortfall of 21.78 ha to a surplus of 69.00. 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.

8.44 In conclusion, it is considered that the most appropriate forecast is the short term historic take-up rate, which is based on the most reliable completions data available. Against total needs of 47.60 ha, Denbighshire has sufficient land to meet needs, subject to several criteria discussed below.

Employment Land Supply

8.45 This Study has reviewed seven sites in Denbighshire, realistically available to meet B1/B2/B8 needs. Six are established undeveloped employment allocations, previously identified for B-Class uses under LDP Policy PSE2 and BSC 5 (Bodelwyddan Key Strategic Site). The seventh, Site 7 - Corwen Ty'n Llidiart, comprises 3.10 ha of land presently identified for residential uses under Policy BSC1, but which is judged to have potential for employment development, due to its position adjacent to Ty'n Llidiart Industrial Estate.

8.46 The maximum possible supply from these seven sites is 81.22 ha. However, an assessment of site conditions and owner intentions, completed in Section 6.0, suggests a more realistic supply of 68.62 ha in six sites.

8.47 Table 32 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 process.

Table 32 – Potential Employment Land Supply

Site Ref.	Name	Market Demand for Land Here	Status	Key Issues	Site Size, ha – Realistically Available for B1/B2/B8 Use (Anticipated Land Use – B1/B2/B8)
1	Bodelwyddan Key Strategic Site (KSS)	Bodelwyddan is being actively marketed by three agents, relevant comments provided include: • Location is receiving enquiries, which comprise a mix of inward investment interest and enquiries from large local companies across the Denbighshire/Conwy/Flintshire area looking for large expansion sites • Requirements are primarily for B2 uses, with ancillary B8, most of 5,000 sqm or larger. Location not in demand for logistics uses which would mostly look to locate in Deeside/North West England for more direct access to the Motorway network • However, none will make commitments until the future delivery of the site is more secure • The site represents the only location in Denbighshire which can meet the largest property requirements from local businesses, in the long term this may include Ifor Williams who have a requirement for some 20 ha to consolidate its operations • Smaller businesses will not show interest in this site until the property offer is more developed • Some competition between Bodelwyddan and St Asaph appears inevitable, particularly for small/mid-sized requirements and for key B1 sectors. This could be minimised however, if Bodelwyddan was focused more on larger B2 requirements with a more limited micro-small business offer.	Site under option to developer Barwood, who secured Outline consent for a strategic mixed-use scheme including 26 ha of serviced employment land and units (B1, B2 and B8) Bodelwyddan is part of the wider North Wales Growth Vision funding bid to UK/Welsh Governments. Funding is required in order to support up-front infrastructure costs, for the wider Key Strategic Site. This funding provides a 'way forward' to deliver the site, a joint venture development with Barwood who would contribute £4 million of direct private sector investment into the Project. At the time of writing, the overall Growth Vision pot of money (£240 million) had been allocated by the UK Government and Welsh Government. The North Wales Economic Ambition Board is now preparing an Outline Business Case (OBC) for the project specific funds. Given a willing developer partner and the availability of funds, delivery of the wider Key Strategic Site is not expected to be problematic compared to some other Growth Vision projects. A Joint Venture (details to be agreed) with a developer partner, assumed to be Barwood, would be the way forward. It is the view of the NWEAB, in its Draft OBC, that a minimum target of some 9,500 sqm of floorspace, which equates to 2.44 ha of land at 3,900 sqm/ha, could be delivered in the short-term. This employment space would provide 625 FTE jobs, with development of the wider Key Strategic Site providing 2,000 temporary construction jobs. However, the OBC has not been finalised or approved by the Growth Vision Authority and thus remains indicative only at this time. 26 ha of B1/B2/B8 land was consented and will be available for development once initial infrastructure is in place through the Growth Vision/private funding.	• Site in multiple ownerships • Employment development dependant on a large mixed-use scheme and major infrastructure investment • The draft Outline Business Case as put forward by the NWEAB proposes a minimum target of 2.44 hectares of employment land to be delivered in the short-term. However, the full 26 ha remains consented, and will be available for development once initial infrastructure is in place through the Growth Vision/private funding.	26.00 (B1/B2/B8, including both strategic and local developments)
2	St Asaph Business Park	Commercial agents, contacted for this study made the following comments: • St Asaph Business Park is a key high-tech business park in North Wales, currently accommodating some 3,500 employees • Key occupiers are in the opto-electronics sector. While the largest occupiers are in the public sector, there is better private sector representation amongst the smaller firms and park is around 50/50 public private occupancy, although smaller private firms may be at St Asaph specifically to provide services to larger public firms • St Asaph has seen no speculative development in the last 5 years. Spec development remains unlikely moving forward, with supported multi-let schemes most likely to be realised. Opportunities for design and build have been marketed at the Former Pilkington's/Vista site for some years, but viable schemes which also deliver value for the landowners have proved impossible. • At the larger end of demand, inward investment is expected to be limited for the foreseeable future, for several reasons: o Uncertainty in the wider economy because of Brexit o Competition from a range of other high-tech business parks, across the UK. North Wales competition from Enterprise Zones in Flintshire and Anglesey specifically and Deeside, Wrexham Industrial Estate and Chester more generally o A lack of services and facilities, both on the Park and in the local area o Although only a consultation, agents emphasised the negative impact prospects for a Gypsy and Traveller Site to the east has had on demand with two developers putting their plans for investment on hold and two potential occupiers have pulled out of deals • Demand at the local scale is higher, with strong growth aspirations amongst local businesses. Local requirements range up to 200 sqm. The normal rental range, for unserviced space is	**Land South of the OpTIC Centre - Welsh Government Owned, with a licence to DCC** DCC is looking to deliver grow on space, which will allow SMEs on the Business Park, particularly from the OpTIC Centre, to expand locally. DCC currently looking for EU funding, with DCC match finance, although this would need to be realised before a final Brexit deal is enacted. Welsh Government is supportive of this project, especially given the importance of St Asaph in the Welsh economy, an is understood to be willing to accept a higher degree of risk on any project here, assuming the scheme could be 50 percent let rapidly and will at least break even in terms of returns. Given the strength of demand from existing firms looking to grow, this appears readily achievable. **Green Gates Farm Land – DCC Owned** • Multiple interests from investors, at least one with experience in delivering high tech business park facilities • Historic interest from Snowdonia Cheese for a production/wholesale/retail facility with A55 frontage • Historic interest from a mineral water bottling company, currently based in Europe, for facilities including bore hole drilling into the Bodelwyddan Aquafer (although this company has now taken up facilities in Bedfordshire) **Former Pilkington's Site/Vista – Owners Stretton Estates/Anne Walls** Land on the market, for sale, with Legat Owen. Have received interest from potential occupiers in sectors including food production, plumbing supplies and construction. Value aspirations of the owners are understood to be a barrier to completing a sale, however	• Pylons cross the site Electricity substation to the east • Various waterbodies on the site • Likely contamination on the Former Pilkington's Site/Vista • Funding needs to be secured for development on Land South of the OpTIC Centre • Viability constraints on land have made securing a development difficult, even given interests. Cross funding of higher value uses or public support remains necessary for delivery.	23.87 (B1/B2/B8 allowing the full range of uses here is recommended given the nature of market demand)

Site Ref.	Name	Market Demand for Land Here	Status	Key Issues	Site Size, ha – Realistically Available for B1/B2/B8 Use (Anticipated Land Use – B1/B2/B8)
		£8-10/ sqft • High quality workshops and general industrial space is most in demand, along with smaller B8 options for storage of goods and parts. Good quality small serviced office and laboratory space is also needed to allow tenants of the OpTIC centre to grow and, in turn, free up space in the Centre for other Start-Ups/micro firms.			
3	Colomendy, Denbigh	Evidence of demand here comes from the six businesses actively looking to expand north onto this site. Demand from industrial businesses looking to grow is strong in Denbigh generally.	Four businesses on Colomendy Industrial Estate, which back onto this site have expressed an interest in expanding northward onto this site, taking up 2-4 ha. They have formed a consortium to negotiate with the landowner on this matter. One of the businesses has expressed an interest in purchasing the remaining land for development. Two businesses, currently located elsewhere on Colomendy Industrial Estate, also have requirements for expansion/relocation land here.	• Negotiating a final deal to develop the site is understood to remain challenging • Access arrangements need to be agreed	8.00 (B1/B2/B8)
4	Glasdir, Ruthin	Business consultations indicate unmet demand from a number of established local businesses in Ruthin, while market assessment suggests strong demand for industrial expansion space across the County.	It is first noted that the Livestock Market is successful and serves a wide rural catchment in the Clwyd Valley and beyond. There are no plans to relocate this facility. The Market will also need to retain the three eastern fields to graze animals kept at the site for extended periods. This land, 4.10 ha (if the adjacent areas of woodland are also included), is assumed not developable, reducing the net site area to 4.85 ha. Discussions are ongoing with an enabling developer which has an interest in developing a foodstore on the western A525 frontage. Although retail and services, opening up the site, are its priority there remains a prospect it will support the development of employment premises.	• Sloping in places • Area of woodland in the east and extending north • Badger activity on site • Watercourse crosses the site • Active livestock market and infrastructure in south • Area in centre of the site, running north-south is in flood Zone B. North East corner of the site is in Flood Zone C2. • Access is likely to be the main abnormal site cost, with options for access including the widening of an unadopted road to the north. Development options are being considered which would address this issue although none are formally agreed at this time • Opening up site is currently dependant an enabling developer whose commitment to supporting B-Class development cannot be guaranteed	4.85 ha – Allows for loss of land for Livestock Market. (B1/B2/B8)
5	Lon Parcwr, Ruthin	Lon Parcwr Industrial Estate is of a reasonable quality and well occupied, with only one self contained industrial unit available. Business consultations indicate unmet demand from a number of established local businesses in Ruthin, while market assessment suggests strong demand for industrial expansion space across the County. However, this backland site is not attracting interest due to the lack of access and not considered by firms looking to grow within Ruthin.	No development plans here.	• Public Right of Way crosses the site • Various open storage and car parking uses block the site's most direct access onto Lon Parcwr Industrial Estate, via Ffordd Helyg access road. Access to the south is onto residential streets. Thus, there appears no deliverable way to access this land.	0.00 – Assumed not developable due to access constraints
6	Cilmedw, Llangollen	As the only employment land in Llangollen, the site has received interest from a range of local businesses looking to grow. In consultation, current occupier Mail Solutions confirmed that it has no present expansion plans. However, if it did wish to grow locally it	Site was previously considered for a supported living scheme. Current reported interest with a developer/occupier for a development, of undisclosed size, of industrial premises for their own use. Discussions with the landowners are ongoing.	• Site uneven and sloping in places, especially on the northern development plot • Site now split in two by Mail	2.80 (B1/B2/B8)

Site Ref.	Name	Market Demand for Land Here	Status	Key Issues	Site Size, ha – Realistically Available for B1/B2/B8 Use (Anticipated Land Use – B1/B2/B8)
		would look to take up land on this site. The 2015 Business Demand Study noted that agents marketing space in Llangollen do receive regular enquiries for workshops of up to 500 sqm and, most commonly, storage space. Demand comes almost exclusively from local business looking to grow, upgrade their premises or acquire storage space to support trading activity elsewhere. At the time of that study there were some 20 unmet requirements for space. There is a modest office market in Llangollen driven primarily by local business start-up, expansion and relocation. . Agents marketing office space reported receiving slow but steady level of office enquiries, at the rate of 1-2 every couple of months, primarily for suites of around 20/sqm. In the view of one stakeholder at least, this level of demand has not changed in a decade. This market picture appears broadly unchanged in 2018		Solutions building • In multiple ownerships • Level difference between northern and southern development plots • Constraints on some services, e.g. site lacks mains foul water drainage • Site not in flood risk area but large scale run off from the hills to the west is an issue • Constraints on power supply may make the site unsuitable for some users with high power consumption needs • Private houses on A5 frontage to the southern site, hotel to the south which has shown previous concern about any industrial development here. • Access road off the A5 developed, but this only serves the northern plot. The southern plot is cut off from this access by the Mail Solutions building. Creating a second access for the south will be made more difficult and costlier by a level difference between the southern plot and the A5. Providing access to the main A5 carriageway will also require a sizable junction	
7	Ty'n Llidiart, Corwen	As noted, there is demand from major occupiers for expansion land here, although specific requirements identified in this study may be of scale beyond that which can likely be provided locally. Agents report some smaller scale demand but is primarily for smaller developed premises rather than land. Micro business demand is evidenced by the success of Llys Edeyrnion Business Centre in Corwen town which has been at/near capacity for the last four years. Micro business units could perform well in Corwen, attracting rents of £5-6/sqft, but at present there is little private sector appetite to deliver a speculative scheme and viability is still felt to be a barrier. Site is currently allocated for housing. A detailed analysis of the housing market is beyond the scope of this study. However, it is worth noting that current average house prices in the estates south of Ty'n Llidiart are around £108,000, well below Denbighshire averages of £170,000. There is also a further allocated housing site to the south, which has not been taken up, suggested limited demand for large scale residential development locally	The Landowner broadly continues to aspire for housing here but has made no attempt to secure a residential consent. Evidence is that there is a need for land here to meet the growth requirements of major local businesses in the area, although the plot identified appears too small to meet identified needs. Neighbouring occupier Ifor Williams was contacted for this study. Its detailed response is confidential; however, the company has a long-term large scale requirement, to grow and consolidate its Deeside and Flintshire operations. The company wishes to stay in the Corwen but will need a nearby large land allocation to support its growth. The requirement significantly exceeds 3.10 ha however. If all land extending south west from the B5437 to Fford Ty Cerrig were made available, this would provide some 8.5 ha of supply which might be closer to requirements. Regarding the DCC depot it is understood this could be relocated but would need to be replaced elsewhere	• Active Council depot on the site • Urgent need for land in Corwen, to meet large business needs, but proposed site is too small to meet identified requirements	3.10 – Not yet an adopted B-Class site, but land is needed here, albeit of a larger scale than that proposed (B1/B2/B8)
				Total	**68.62**

Source: BE Group, 2019

9.0 RECOMMENDATIONS

Introduction

9.1 This section sets out the recommendations arising from the Employment Land and Economic Growth Assessment. 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 68.62 ha, discussed below, will meet needs when measured against the short term (11 year) employment land take up over 2018-2033, and inclusive of a five-year buffer, under Practice Guidance Method One: Past Building Completions. Using the longer term take up model (22 years), and again including a five-year buffer, generates a shortfall of 21.78 ha. However, as noted, the long term take up period includes 10 years of take up (1996-2006) where it is not possible to verify the accuracy of specific figures. The short-term period is thus more accurate.

9.3 The forecasts of industry sector activity (jobs), suggest land needs of minus 0.38 ha to plus 8.96 ha (Policy-Off) and 1.97 ha to 11.68 ha (Policy-On). 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 2033.
- 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 over the next 15 years will be lower than the growth that has been achieved since 2003. Certainly, both stakeholder consultations and property market data indicate strong growth aspirations in the local manufacturing sector and St Asaph Business Park in particular remains a high value and attractive facility. The County should therefore aspire to match (and exceed) the economic growth it has achieved in the recent past.

9.5 **It is therefore recommended that Denbighshire County Council use the roll forward of historic take-up as the main measure of the Denbighshire's future land needs for the period up to 2033 (see Table 33). Specifically, it should use Practice Guidance Method One: Past Building Completions - Short Term Land Take-up. This indicates a quantitative need of at least 47.60 ha over 2018-2033. The figure is inclusive of a five-year flexibility buffer of 11.90 ha. Subject to retaining its main strategic sites at Bodelwyddan and St Asaph Business Park, the County has enough land to meet these requirements.**

Table 33 – Land Forecast Models – Summary

Model	Land Stock 2018, ha*	Land Need 2018-2033, ha	Flexibility Buffer (five years take-up rate) ha	Land Need Incl. flexibility buffer	Surplus (Shortfall), ha	Assumptions
Practice Guidance Method One: Past Building Completions - Long Term Land Take-up	68.62	67.80	22.60	90.40	(21.78)	Based on historic (22 years) take-up of 4.52 ha/pa.
Practice Guidance Method One: Past Building Completions - Short Term Land Take-up	68.62	35.70	11.90	47.60	21.02	Based on last 11 years take-up of 2.38 ha/pa.

Model	Land Stock 2018, ha*	Land Need 2018-2033, ha	Flexibility Buffer (five years take-up rate) ha	Land Need Incl. flexibility buffer	Surplus (Shortfall), ha	Assumptions
Practice Guidance Method Two (A): Labour Demand Forecasting	68.62	*Net Change* B1: 3.81 B2/B8: (5.46) Total: (1.65) *Growth Only* B1: 3.81 B2/B8: 2.91 Total: 6.72	*Net Change* B1: 1.27 B2/B8: N/A Total: N/A *Growth Only* B1: 1.27 B2/B8: 0.97 Total: 2.24	*Net Change* B1: 5.08 B2/B8: (5.46) Total: (0.38) *Growth Only* B1: 5.08 B2/B8: 3.88 Total: 8.96	*Net Change* 69.00 *Growth Only* 59.66	Based on *Net Change:* Projected employment change across sectors *Growth Only:* Projected growth sectors
Practice Guidance Method Two (B): Labour Demand Forecasting – Revised to Account for Bodelwyddan Strategic Site *Option 1 – Assumes All Bodelwyddan Jobs are New to the County*	68.62	*Net Change* B1: 4.84 B2/B8: (2.01) Total: 2.83 *Growth Only* B1: 4.84 B2/B8: 3.99 Total: 8.83	*Net Change* B1: 1.61 B2/B8: N/A Total: 0.94 *Growth Only* B1: 1.61 B2/B8: 1.33 Total: 2.94	*Net Change* B1: 6.45 B2/B8: (2.01) Total: 3.77 *Growth Only* B1: 6.45 B2/B8: 5.32 Total: 11.77	*Net Change* 64.85 *Growth Only* 56.85	Based on *Net Change:* Projected employment change across sectors *Growth Only:* Projected growth sectors Includes 625 additional jobs for Bodelwyddan
Practice Guidance Method Two (B): Labour Demand Forecasting – Revised to Account for Bodelwyddan Strategic Site *Option 2 – Assumes 70 percent of Bodelwyddan Jobs are New to the County*	68.62	*Net Change* B1: 4.53 B2/B8: (3.05) Total: 1.48 *Growth Only* B1: 4.53 B2/B8: 3.62 Total: 8.15	*Net Change* B1: 1.51 B2/B8: N/A Total: 0.49 *Growth Only* B1: 1.51 B2/B8: 1.21 Total: 2.72	*Net Change* B1: 6.04 B2/B8: (3.05) Total: 1.97 *Growth Only* B1: 6.04 B2/B8: 4.83 Total: 10.87	*Net Change* 66.65 *Growth Only* 57.75	Based on *Net Change:* Projected employment change across sectors *Growth Only:* Projected growth sectors Includes 438 additional jobs for Bodelwyddan

Source: DCC/BE Group, 2018
**Realistic land supply*

Employment Land Supply

Recommendation 2 – Employment Land Provision Definition

9.6 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.*"

9.7 For the purpose of this study the current available local land supply in Denbighshire is defined as the six allocated LDP sites, plus 3.10 ha of land with B-Class potential at Ty'n Llidiart, Corwen, but identified for housing in current policy. This supply totals 81.22 ha. Analysis of this supply suggests that some 12.60 ha is constrained, to be retained for other uses or otherwise unavailable. The realistic land supply is therefore judged to be 68.62 ha, although this assumes that land not presently allocated for B1, B2, B8 uses at Ty'n Llidiart, will be adopted for such a use.

Recommendation 3 – Protecting Employment Sites and Employment Land Provision

9.8 With quantitative land needs of 47.60 ha against an estimated supply of 68.62 ha, there is enough land available to meet needs, although this assumes the key sites of Bodelwyddan and St Asaph are retained and available. It also assumes some land is allocated in Corwen.

9.9 Thus, employment allocations above the quantitative need are recommended as specific employment allocations within the replacement LDP. Accordingly, Table 34 provides recommendations on the seven likely employment sites in Denbighshire.

Table 34 – Employment Land Recommendations

Site Ref.	Name	Realistic Land Supply, ha	Allocate/Protect in the new LDP?	Recommendations
1	Bodelwyddan Key Strategic Site (KSS)	26.00	Allocate/protect	Key strategic site for Denbighshire. Along with St Asaph it provides the County's main strategic 'offer' for inward investment. For this reason, the employment site should be protected in the LDP for B1/B2/B8 uses. One advantage of Bodelwyddan was the size of its employment site, which offers 26 ha in a single site area. The draft Outline Business Case as put forward by the NWEAB proposes a minimum target of 2.44 hectares of employment land to be delivered in the short-term. However, the full 26 ha remains consented, and will be available for development once initial infrastructure is in place. Given the range of large property requirements noted in this study, along with inward investment prospects, DCC and other partners should work to ensure this land is marketed and made available to potential occupiers.
2	St Asaph Business Park	23.87	Allocate/protect	Overall, St Asaph remains a high value strategic asset for the County and Wales as a whole. It should be strongly protected in the LDP for relevant uses. There are a mixture of plans and investment prospects across the three plots, with varying prospects for delivery. The differing proposals would benefit from common delivery planning and DCC should consider creation of a combined Delivery Strategy for St Asaph, bringing together the various stakeholders, including Welsh Government and private landowners to create a coherent plan for change given the realistic constraints and opportunities of the location. This should particularly consider overlapping needs for infrastructure and services and how common constraints such as the Pylons can be dealt with. Two sites, Land South of the OpTIC Centre and Green Gates Farm

Site Ref.	Name	Realistic Land Supply, ha	Allocate/Protect in the new LDP?	Recommendations
				Land, are currently allocated for B1 uses only. Market evidence is that demand is for the full range of B1 and B2 uses, plus ancillary B8 for product/part storage. This demand particularly comes from local firms looking to grow plus, over the longer term, larger investment prospects. Flexibility in what uses can be accommodated will allow the maximum number of requirements to be realised here and increase deliverability prospects. It is recommended that any allocation allow B1, B2, B8 uses onto the site. St Asaph does not suit larger B8 warehousing uses, due to the character of the Business Park and the nature of local roads which would not support major HGV traffic. However, there is no evidence of demand for this use at St Asaph and any requirements which do emerge for the A55 Corridor, that would not seek space at Deeside, would more logically go to Bodelwyddan, where larger areas of open land could be made available for single 'big shed' developments. Thus, any restriction on larger B8 placed at St Asaph would not be an issue in market terms. Evidence is that viability remains a constraint to development here, particularly for schemes that will not enjoy public support. To secure viable development, particularly on the unserviced Green Gates plot may require a broader range of uses, including some higher value options. St Asaph has previously attracted interest from the food sector, for both production and sales, with the latter seeking to take advantage of the location's A55 frontage. More generally, St Asaph lacks services such as small-scale retail, a café, pub/restaurant, gym, and similar which are increasingly found on major business parks. Such services could be delivered on the A55 frontage, serving both the Park and passing trade, as appropriate. Such uses could simultaneously increase the attractiveness of the Business Park to businesses, serve the needs of current occupiers and improve the viability of any wider scheme. It is caveated that there are no current identified plans to deliver such uses here, and any development would be broadly ancillary to the wider B1/B2/B8 uses delivered. However, it is recommended that flexibility be maintained in any allocation to allow the prospect for such options, should they be required.
3	Colomendy, Denbigh	8.00	Allocate/protect	Large employment site, the only available land in Denbigh which could meet the various business requirements identified. While no formal agreement has been reached between the landowner and possible occupiers, a 'way forward' for the delivery of this site is clear with development led by a number of businesses already present on Colomendy Industrial Estate. DCC should continue to monitor this site to ensure progress continues to be made and be willing to provide support if development stalls at any point. Assuming ongoing progress to delivery, however, this land should be adopted in the LDP for B1/B2/B8 uses.
4	Glasdir, Ruthin	4.85	Allocate/protect, western half only	With the need to retain the Livestock Market and associated grazing land, the net developable area reduces to 4.85 ha. Given, this reduction in land supply and the likelihood that Site 5 - Ruthin Lon Parcwr cannot be delivered, protection of the remaining land here, for B1/B2/B8 uses, becomes increasingly important, especially given the unmet demand for premises from local businesses, identified in this study. An initial 'way forward' to delivery, is emerging, with prospects for opening up of an existing un-adopted road to the north by local businesses and/or delivery of new access an enabling development in the west, which may also support the development of B-Class uses here. DCC needs to continue to monitor and engage with the relevant stakeholders here to ensure progress is made in the short term, given the urgent nature of many local business land and premises requirements, and to address any issues that emerge
5	Lon Parcwr, Ruthin	0.00	Not a deliverable employment site, do not allocate/protect for B1/B2/B8. Likely undevelopable for any use	Although there is clearly demand for land in Ruthin generally and at Lon Parcwr Industrial Estate specifically, unless a realistic option can be developed for accessing this site, it does not appear to be deliverable. It is therefore not recommended that this site be taken forward in the LDP for B-Class employment development.
6	Cilmedw,	2.80	Allocate/protect	Overall a valuable employment site serving Llangollen and the rural

Site Ref.	Name	Realistic Land Supply, ha	Allocate/Protect in the new LDP?	Recommendations
	Llangollen			south of the County. Reasonable evidence of demand, both for land in Llangollen generally and on this site specifically. On this basis land should be protected in the LDP for B-Class uses. However, abnormal access costs for the southern plot will be a barrier to viable development here. It is recommended that DCC undertake further viability testing to determine the scale and extent of any viability gap caused by this issue. Assuming a gap exists then options to boost value may need to be considered, possibly including provision of higher value enabling uses on part of the site, a Council head lease or public sector infrastructure investment. Consideration of these options is preferred over the de-allocation of the southern plot which would only leave some 1.6 ha of land remaining in the northern plot to serve a very large rural catchment.
7	Ty'n Llidiart, Corwen	3.10 (up to 8.50 with adjacent land)	Allocate	Discussed further below

Source: BE Group, 2019

Recommendation 4 – Allocate Land in Corwen

9.10 It is recommended that the Council do seek to allocate employment land around Ty'n Llidiart, Corwen, which could include the identified 3.10 ha site. However, given the scale and scope of demand for land here, it is recommended that any allocation should exceed that level. As an indicative only measure, if all land extending south west from the B5437 to Fford Ty Cerrig were made available, this would provide some 8.50 ha of supply. This additional land would be on top of the supply identified above which, as noted, does meet forecast needs. However, a larger allocation in Corwen can be justified on several grounds:

- *Providing choice/avoiding overdependence on the A55 Corridor/Providing employment opportunities* – Evidence is that, subject to various owner/occupier/developer agreements, land in Denbigh and Ruthin will be taken up early in the LDP period. If this occurs, the entire County, south of the A55 Corridor, will have only one site to meet its requirements - Cilmedw, Llangollen (2.80 ha) – and Denbighshire will be almost completely dependent on the Bodelwyddan (which will take some years to open up) and St Asaph to meet its future needs. Clearly this would provide local businesses with little choice as to where they expand, provide only a limited offer to inward investors and make delivering new job opportunities to the south of the County more challenging.
- *Large Business Demand* – There is identified demand from local large businesses for expansion and consolidation land in Corwen. While some requirements may be beyond what can realistically be provided in the area, attempts should be made to accommodate major employers locally, to

discourage them from leaving the County, particularly as several of these businesses have, in this Study, indicated their desire to stay in the area and retain their specially trained staff.

- *Other Business Demand* - There is evidence that a wide range of businesses, across Denbighshire, are constrained in their locations and wish to expand, and a good need for land generally in the County
- *Micro Business Space* – There is also a need for micro business space in the Corwen/Rural Denbighshire area. Micro business demand is evidenced by the success of Llys Edeyrnion Business Centre in Corwen town which has been at/near capacity for the last four years. The Corwen/Ruthin area is also a focus for homeworking in the County, which raises the possibility that a range of micro firms might seek to move into space, if it was made available. It remains unlikely that this can be delivered as a purely private sector scheme however, and 'ways forward' for delivery will need to be explored in more detail.
- *Accounting for losses of large local employment sites:* Additional employment land provision would take account of the possible loss of employment land at Ruthin to other uses.

Recommendation 5 – Pursue Delivery Strategies for Key Sites

9.11 Evidence from this study is that business demand, particularly for industrial premises is strong. However, Denbighshire includes some large complex sites where delivery could be potentially challenging. Consequently, the Council should work with landowners/developers, and other parties, on all its potential employment sites:

- *Site 1 - Bodelwyddan Key Strategic Site (KSS)* – Some delivery planning is underway here and the Council should work to ensure this provides a realistic way forward to secure the availability of the whole 26 ha employment site, in a timeframe realistic to the needs of Denbighshire's business base
- *Site 2 - St Asaph Business Park* – There are a range of possible development options for each of the three plots, but no coherent plan for how the site as a whole can be brought forward. Also, for how development on one site can support development on the others, e.g. how could any delivery on land South of the OpTIC, likely to be the first plot to see development, open up Green Gates Farm to the east? And how can access across the three plots be provided (and who would be financially liable for what in that process?)? Finally, given the likely viability issues of the site, can an element of higher

value use (likely retail, services) be realistically delivered in the scheme and how could any value improvement be shared amongst the various partners?

- *Site 3 – Colomendy, Denbigh* – With a range of interested parties, development here is likely in the short-mid term. However, Council oversight is still desirable to ensure negotiations between the landowners and multiple interested parties progress. Overall, masterplanning, to show how the site could be accessed (and how costs for this will be apportioned) and divided up between occupiers, is also important
- *Site 4 - Glasdir, Ruthin* – Again a high-level way forward is emerging, but issues such as site access, the amount of B-Class use deliverable, and the amount of non B-Class use required, and the funding split (and any funding gaps) still need to be agreed
- *Site 6 – Cilmedw, Llangollen* – As noted, viability/deliverability barriers exist on the southern parcel that need to be explored and addressed of development is to be realised here
- *Site 7 – Ty'n Llidiart, Corwen* – If land is to be allocated here then, the case would be far stronger if a plan for delivery can be demonstrated, either how this land can meet the needs of named large businesses in the area or how a scheme of smaller B1, B2,B8 space can be viably realised, by whom, and to meet what needs.

9.12 TAN 23 requires that sites should be fit for purpose and this means that they need to be deliverable. It is recommended that the 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.

9.13 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.

Mechanism	Description
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 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	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. Such a Joint Venture partnership can take a number of forms: • 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 payed 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

Mechanism	Description
	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 6 – Future Reviews

9.14 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.*"

9.15 Locally, this report has shown how market conditions in Denbighshire are evolving, with a shortage of industrial premises, local businesses seeking growth, long term detailed plans for the Site 1 - Bodelwyddan KSS to be agreed, the final land supply at Corwen to be agreed and issues on other employment sites to be addressed. In view of these factors, DCC should continue to review its employment land portfolio on a four-year cycle or where there are significant local changes are identified as part of Plan monitoring.

Recommendation 7 – Maintain Awareness of External Influences

9.16 Welsh planning policy highlights the importance of joint working and 'more than local' planning, to understand the interconnectedness of local authority areas.

9.17 Denbighshire is clearly connected to the rest of North Wales in a range of ways. It has strong commuter links to Conwy, Flintshire and Wrexham (as well as with Cheshire), with linkages only likely to grow through ongoing investment in strategic sites around Deeside, Broughton, Wrexham Industrial Estate and locations in Snowdonia National Park. Conversely future delivery at Bodelwyddan and St Asaph is likely to strengthen Denbighshire's linkages with its neighbours.

Appendix 1 – List of Consultees

Bolton Birch

Complete Tooling Solutions

Cooke and Arkwright

DAS Outdoors

Denbighshire County Council

Fraser Commerical

Hansteen

Henllan Bread

Ifor Williams Trailers

Jones Brothers

Mail Solutions

North Wales Economic Ambition Board

Pebblehill Property

Qioptiq

Richard Baddeley and Company

St Davids Commercial

Welsh Government

Wholebake

Wild Commercial Property

Workplace Worksafe

Appendix 2 – Vacant Property Schedules

Table A2.1 – Vacant Industrial Properties

Address	Settlement	Size (sqm)	Leasehold/ Freehold
Part of Several Factories, Colomendy Industrial Estate	Denbigh	3,395	LH, FH
The Old Bus Depot, Smithfield, Lenten Pool	Denbigh	1,108	FH
Unit 10a, Colomendy Industrial Estate	Denbigh	678	LH, FH
Entire Building, Phoenix House, London Road	Corwen	616	LH, FH
Clwyd House, Colomendy Industrial Estate, Vale Park, Rhyl Road	Denbigh	502	LH
Ground Warehouse, Park Road	Ruthin	391	LH
Unit 6, Glan Aber Trading Estate, Vale Road	Rhyl	315	LH
Former MOT Centre, Birchhouse Business Centre	Ruthin	222	LH
Unit 8, Lon Parcwr Industrial Estate	Ruthin	174	LH
Unit 9, Glan Aber Trading Estate, Vale Road	Rhyl	158	LH
Unit 11, Glan Aber Trading Estate, Vale Road	Rhyl	137	LH
Unit 1, Bridge Business Park, Marsh Road	Rhyl	136	LH, FH
3 and 5, Lenten Pool	Denbigh	129	FH
Unit 4, Colomendy Industrial Estate	Denbigh	86	LH

Source: BE Group, 2019

Table A2.2 – Vacant Office Properties

Address	Settlement	Size (sqm)	Leasehold/ Freehold
64, Brighton Road	Rhyl	2,482	FH
1st Floor Rhewl	Ruthin	1,500	LH
Ground and 1st Floor, Derwen House, Ffordd Derwen	Rhyl	1,339	LH
Llys Anwyl, Churton Road	Rhyl	1,037	LH
Part of Offices, St Asaph Business Park, Bowen Court	St Asaph	995	LH / FH
Warren House, Warren Drive	Prestatyn	929	LH
New Vision Business Park	St. Asaph	776	LH
Part of 1st Floor, St Asaph Business Park, Matthew House	St. Asaph	480	LH

Address	Settlement	Size (sqm)	Leasehold/ Freehold
Ground and 1st Floor, New Vision Business Park, Glascoed Road	St. Asaph	390	LH
Ground and 1st Floor, New Vision Business Park, Glascoed Road,	St. Asaph	386	LH
63 Llys Gwyn, Vale Street	Denbigh	250	LH
Part of Ground Floor, St Asaph Business Park, Matthew House	St. Asaph	232	LH
Unit 3, St Asaph Business Park,	St. Asaph	218	LH
1st and 2nd Floors 1-2, St Peters Square	Ruthin	216	LH
Ground and 1st Floors, St Asaph Business Park, Bowen Court	St Asaph	209	LH /FH
Ground Floor, St Asaph Business Park, Matthew House	St Asaph	209	LH
Office, St Asaph Business Park, Bowen Court	St Asaph	203	LH /FH
Office, St Asaph Business Park, Bowen Court, Ffordd Richard Davies,	St Asaph	151	LH
Ground and 1st Floor, 29-29a Russell Road	Rhyl	115	LH
Unit 82b, St Asaph Business Park, Bowen Court	St Asaph	112	LH / FH
Unit 95b, St Asaph Business Park, Bowen Court	St Asaph	111	LH / FH
Ground Floor, St Asaph Business Park	St Asaph	109	LH
98B, St Asaph Business Park, Bowen Court	St Asaph	93	LH
1st Floor and 2nd Floor, 15-19 High Street,	Denbigh	88	LH
Unit 84b St Asaph Business Park, Bowen Court	St Asaph	85	LH / FH
Part of Unit 98, St Asaph Business Park, Bowen Court	St Asaph	77	LH
1st Floor 53-55, High Street	Rhyl	77	LH
Unit 84a, St Asaph Business Park, Bowen Court	St Asaph	69	LH / FH
Unit 86a, St Asaph Business Park, Bowen Court	St Asaph	69	LH / FH
Unit 96a, St Asaph Business Park, Bowen Court	St Asaph	69	LH
14 Clwyd Street	Rhyl	66	FH
1st Floor, 16 Well Street	Ruthin	63	LH

Address	Settlement	Size (sqm)	Leasehold/ Freehold
Unit 96B, St Asaph Business Park, Bowen Court	St Asaph	54	LH / FH
Part of 1st Floor, The Old Bank, Berwyn Street	Llangollen	48	LH
Part of 2nd Floor, The Old Bank, Berwyn Street	Llangollen,	48	LH
Unit 97c, St Asaph Business Park, Bowen Court	St Asaph	31	LH

Source: BE Group, 2019

Denbighshire County - Employment Land

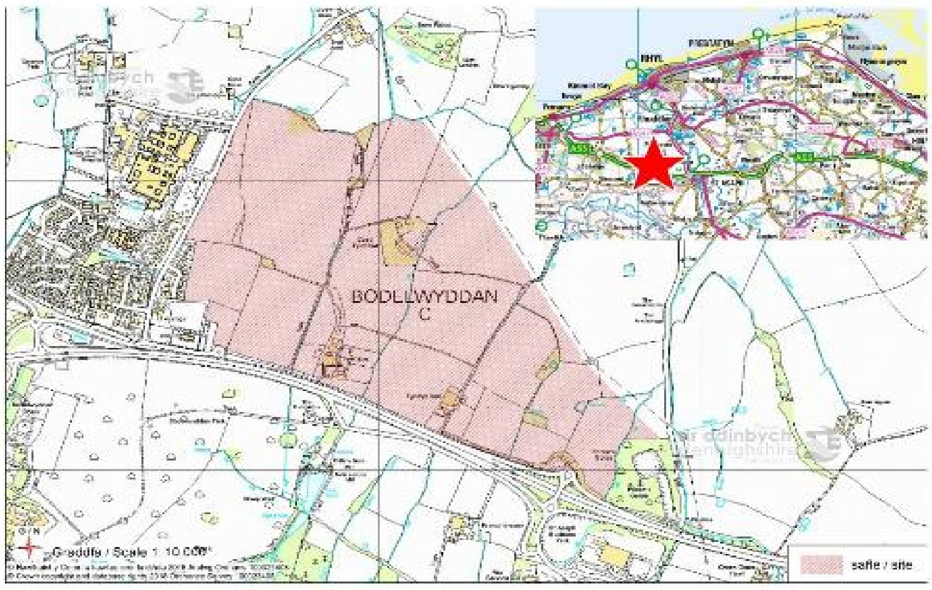
Potential Development Sites - Qualitative Site Information

Site Details

Site Name:	Bodelwyddan Key Strategic Site (KSS)
Site ID:	Site 1 (Part of DDC Emp. Site 32)
Location:	Bodelwyddan, LL18 5UY

Photo:

Map:



Site Description:	Strategic scale site comprising a large area of flat agricultural land north of the A55, currently accommodating various farms and farm buildings. Bodelwyddan settlement, Glan Clwyd Hospital and a historic church are located to the west.

Site Overview

Site Status:	Agricultural land inside the Development Boundary of Bodelwyddan. In 2016 the KSS secured Outline consent (App. No. 40/2013/1585) for the development of: •“ 1,715 dwellings including affordable housing (C3 use) •Up to 80 bed care home and 50 close care flats (C2 use) •A hotel (C1 use) (up to 100 bedrooms); •A new primary school (D1) •Two local centres (A1, A2, A3, D2 uses) •26 ha of serviced employment land and units (B1, B2 and B8) •New highway infrastructure including the formation of a new access and a link between A55 Junction 26 and Sarn Road, pedestrian and cycle routes •Areas of formal and informal open space, greenspace and structural landscaping •Drainage infrastructure.”
Designations:	Designated Employment Area in existing LDP (Policy BSC 5).
Constraints:	Multiple ownerships The site contains a wooded area, which is protected by Tree Preservation Order No.1 (Coed Ty Mawr, Bodelwyddan 1981). It identifies that there are a number of hedgerows and some substantial oak trees that stand within the enlarged fields. Various farms onsite There are two listed buildings at Tyddyn Isaf and St Margaret’s Church adjacent to the site. Existing housing to the west
Describe Intended Development:	Site has established developer interest, including an option to Barwood, who submitted the Outline Consent. The development offer, proposed in the Outline Application, was for a broader range of B-Class uses than at St Asaph, including: •“Micro offices and starter units for new start-up businesses; •Self-contained offices - 250 - 3,000 sqm., mostly in the range of 250 - 1,000 sqm •High tech/light industry/workshops/warehouse units with relatively high office content designed to attract high tech companies mostly in the size range 250 - 3,000 sqm in terraces •Smaller scale warehousing in the size range 500 – 2,500 sqm •The opportunity to accommodate larger manufacturing/distribution units on a bespoke basis - this location is not for national scale warehousing.” Bodelwyddan is part of the wider North Wales Growth Vision funding bid to UK/Welsh Governments. Funding is required in order to support up-front infrastructure costs, for the wider Key Strategic Site. This funding provides a 'way forward' to deliver the site, a joint venture development with Barwood (or similar partner) who would contribute £4 million of direct private sector investment into the Project. The Project will be completed by 2021 at a cost of £22 million. At the time of writing, the overall Growth Vision pot of money (£240 million) had been allocated by the UK Government and Welsh Government. The North Wales Economic Ambition Board (NWEAB) is now preparing an Outline Business Case (OBC) for the project specific funds, and to show how the site can be delivered in the near future. Given a willing developer partner and the availability of funds, delivery of the wider Key Strategic Site is not expected to be problematic compared to some other Growth Vision projects. A Joint Venture (details to be agreed) with a developer partner, assumed to be Barwood, would be the way forward. It is the view of the NWEAB, in its Draft OBC, that a minimum target of some 9,500 sqm of floorspace, which equates to 2.44 ha of land at 3,900 sqm/ha, could be delivered in the short-term. This employment space would provide 625 FTE jobs, with development of the wider Key Strategic Site providing 2,000 temporary construction jobs. However, the OBC has not been finalised or approved by the Growth Vision Authority and thus remains indicative only at this time. 26 ha of B1/B2/B8 land was consented and will be available for development once initial infrastructure is in place through the Growth Vision/private funding.
Site Size (ha):	26 (103 total)

Site Type:	Development site

Proposed Floorspace Change on Site

	Gross Gain:	Gross Loss:
B1 Office (sqm)		
B1 Other (sqm)	*2375	
B2 (sqm)	*3562	
B8 (sqm)	*3563	
Other Uses (sqm)	**62,000	

*9,500 sqm of floorspace, as currently envisioned in the OBC, indicatively split between use classes. **Other non-residential floorspace identified in the Outline Planning Application.

Market Potential

Accessibility

Description:	Site has A55 frontage and will have direct A55 access. Rhyl train station can be reached within 15 minutes. Location currently served by a range of bus routes associated with Glan Clwyd Hospital/Rhudddlan Road. Services to Denbigh, Rhyl, Llandudno approx. every 20 min. Development will provide cycle lanes and footpaths. As noted above, providing specific site access, internal road infrastructure and required upgrades to existing roads has yet to be implemented and is presently dependant on Growth Vision funding to realise.
Overall Accessibility Score:	4

Environmental Factors

Description:	Good quality greenfield site. Proposed development is for a high quality mixed-use scheme with screening between uses and protecting St Margaret Of Antioch's Church/existing housing to the west. Employment uses would front the A55.
Overall Internal Environment Score:	
Overall External Environment Score	5

Market Attractiveness

Description:	Bodelwyddan is being actively marketed by three agents, relevant comments provided include: • Location is receiving enquiries, which comprise a mix of inward investment interest and enquiries from large local companies across the Denbighshire/Conwy/Flintshire area looking for large expansion sites •Requirements are primarily for B2 uses, with ancillary B8, most of 5,000 sqm or larger. Location not in demand for logistics uses which would mostly look to locate in Deeside/North West England for more direct access to the Motorway network •However, none will make commitments until the future delivery of the site is more secure •The site represents the only location in Denbighshire which can meet the largest property requirements from local businesses, in the long term this may include Ifor Williams who have a requirement for some 20 ha to consolidate its operations •Smaller businesses will not show interest in this site until the property offer is more developed •Some competition between Bodelwyddan and St Asaph appears inevitable, particularly for small/mid-sized requirements and for key B1 sectors. This could be minimised however, if Bodelwyddan was focused more on larger B2 requirements with a more limited micro-small business offer.
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:	Greenfield land, assumed no 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.)	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:	As noted above, site viability is currently dependant on Growth Vision funding to develop key infrastructure.

Further Comments

Any further comments?	

Recommendations

Recommendations on the future of the site:	Key strategic site for Denbighshire. Along with St Asaph it provides the County's main strategic 'offer' for inward investment. For this reason, the employment site should be protected in the LDP for B1/B2/B8 uses. One advantage of Bodelwyddan was the size of its employment site, which offers 26 ha in a single site area. The draft Outline Business Case as put forward by the NWEAB proposes a minimum target of 2.44 hectares of employment land to be delivered in the short-term. However, the full 26 ha remains consented, and will be available for development once initial infrastructure is in place. Given the range of large property requirements noted in this study, along with inward investment prospects, DCC and other partners should work to ensure this land is marketed and made available to potential occupiers. .
Any other actions:	
Should the site be safeguarded or identified for employment uses?	Yes

Denbighshire County - Employment Land

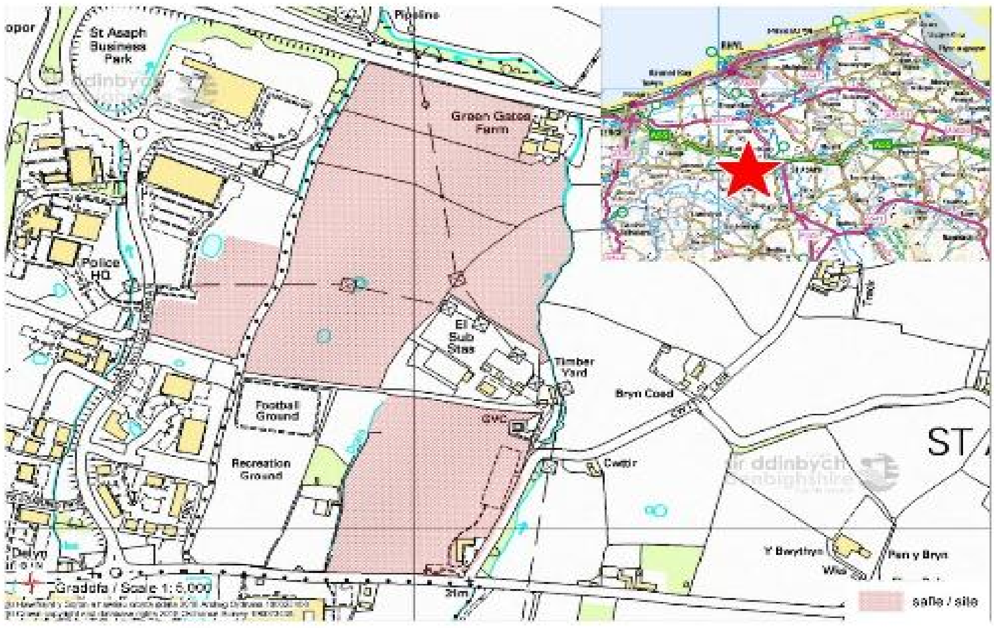
Potential Development Sites - Qualitative Site Information

Site Details

Site Name:	St Asaph Business Park
Site ID:	Site 2 (Part of DDC Emp. Site 13)
Location:	St Asaph, LL17 0LP

Photo:

Map:



Site Description:	Large area of greenfield expansion land for an existing high quality B1 Business Park, in three defined plots, extending east to adjoin several farms and large electricity substation. The three plots include - Land South of the OpTIC Centre (west) , Green Gates Farm Land (north and east) and the Former Pilkington's Site (marketed as Vista, south east)

Site Overview

Site Status:	Allocation in LDP, outside of settlement boundary
Designations:	Wider site is part of LDP Allocation PSE2 for B1 uses. Former Pilkington's Site is allocated under Policies PSE2 and VOE7 for B1/B2 uses and waste
Constraints:	Pylons cross the site Electricity substation to the east Various waterbodies on the site Farm to the north east Likely contamination on the Former Pilkington's Site/Vista
Describe Intended Development:	**Land South of the OpTIC Centre - Welsh Government Owned, with a licence to DCC** DCC is looking to deliver grow on space, which will allow SMEs on the Business Park, particularly from the OpTIC Centre, to expand locally. DCC currently looking for EU funding, with DCC match finance, although this would need to be realised before a final Brexit deal is enacted. Welsh Government is supportive of this project, especially given the importance of St Asaph in the Welsh economy, an is understood to be willing to accept a higher degree of risk on any project here, assuming the scheme could be 50 percent let rapidly and will at least break even in terms of returns. Given the strength of demand from existing firms looking to grow, this appears readily achievable. Proposal is for a facility of 1,236 sqm. Multiple requirements are noted for this property, the largest being for some 743 sqm. **Green Gates Farm Land – DCC Owned** •Multiple interests from investors, at least one with experience in delivering high tech business park facilities •Historic interest from Snowdonia Cheese for a production/wholesale/retail facility with A55 frontage •Historic interest from a mineral water bottling company, currently based in Europe, for facilities including bore hole drilling into the Bodelwyddan Aquafer (although this company has now taken up facilities in Bedfordshire) **Former Pilkington's Site/Vista – Owners Stretton Estates/Anne Walls** Land on the market, for sale, with Legat Owen. Have received interest from potential occupiers in sectors including food production, plumbing supplies and construction. Value aspirations of the owners are understood to be a barrier to completing a sale, however.
Site Size (ha):	23.87
Site Type:	Development site

Proposed Floorspace Change on Site

B1 Office (sqm)	Gross Gain: 23,550	Gross Loss:
B1 Other (sqm)	Gross Gain: 23,550	Gross Loss:
B2 (sqm)	Gross Gain: 34,398	Gross Loss:
B8 (sqm)	Gross Gain: 11,466	Gross Loss:
Other Uses (sqm)	Gross Gain:	Gross Loss:

*Indicative only estimate of floorspace, based on known plans and available land at 3,900 sqm/ha, allowing for the below recommendations re. flexibility across the B-Class uses. No allowance for Non B-Class uses is made at this time.

Market Potential

Accessibility

Description:	The Business Park as whole has strong access to the A55 from a junction to the north, although some development land is in the backlands. The Business Park access roads are wide but currently constrained by on-street parking. Rhyl train station can be reached within 15 minutes. St Asaph Business Park is served by bus services to Denbigh and Rhyl on an approx. hourly basis. Various cycle routes pass through the Business Park.
Overall Accessibility Score:	5

Environmental Factors

Description:	Greenfield/brownfield land in a high quality modern business park. Existing developed uses are high quality B1 premises. Land adjoins several farms and a recreation ground. Electricity pylons cross the site, linking to a major substation to the south east. South East area of development land is brownfield and foundations of previous use remain on the site.
Overall Internal Environment Score:	
Overall External Environment Score	3

Market Attractiveness

Description:	Commercial agents, contacted for this study made the following comments: •St Asaph Business Park is a key high-tech business park in North Wales, currently accommodating some 3,500 employees •Key occupiers are in the opto-electronics sector. While the largest occupiers are in the public sector, there is better private sector representation amongst the smaller firms and park is around 50/50 public private occupancy, although smaller private firms may be at St Asaph specifically to provide services to larger public firms •St Asaph has seen no speculative development in the last 5 years. Spec development remains unlikely moving forward, with supported multi-let schemes most likely to be realised. Opportunities for design and build have been marketed at the Former Pilkington's/Vista site for some years, but viable schemes which also deliver value for the landowners have proved impossible. •At the larger end of demand, inward investment is expected to be limited for the foreseeable future, for several reasons: oUncertainty in the wider economy because of Brexit oCompetition from a range of other high-tech business parks, across the UK. North Wales competition from Enterprise Zones in Flintshire and Anglesey specifically and Deeside, Wrexham Industrial Estate and Chester more generally oA lack of services and facilities, both on the Park and in the local area oAlthough only a consultation, agents emphasised the negative impact prospects for a Gypsy and Traveller Site to the east has had on demand with two developers putting their plans for investment on hold and two potential occupiers have pulled out of deals •Demand at the local scale is higher, with strong growth aspirations amongst local businesses. Local requirements range up to 200 sqm. The normal rental range, for unserviced space is £8-10/ sqft •High quality workshops and general industrial space is most in demand, along with smaller B8 options for storage of goods and parts. Good quality small serviced office and laboratory space is also needed to allow tenants of the OpTIC centre to grow and, in turn, free up space in the Centre for other Start-Ups/micro firms.
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?	No
Overall Market Attractiveness Score:	4

Other Site Considerations

Adverse Impacts

Description:	Likely contamination on the Former Pilkington's Site/Vista. Other land is Greenfield/agricultural and assumed uncontaminated.
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:	Although the site has no large abnormal costs, historically, high construction costs, against achievable values have hindered speculative development.

Further Comments

Any further comments?	

Recommendations

Recommendations on the future of the site:	Overall, St Asaph remains a high value strategic asset for the County and Wales as a whole. It should be strongly protected in the LDP for relevant uses. There are a mixture of plans and investment prospects across the three plots, with varying prospects for delivery. The differing proposals would benefit from common delivery planning and DCC should consider creation of a combined Delivery Strategy for St Asaph, bringing together the various stakeholders, including Welsh Government and private landowners to create a coherent plan for change given the realistic constraints and opportunities of the location. This should particularly consider overlapping needs for infrastructure and services and how common constraints such as the Pylons can be dealt with. Two sites, Land South of the OpTIC Centre and Green Gates Farm Land, are currently allocated for B1 uses only. Market evidence is that demand is for the full range of B1 and B2 uses, plus ancillary B8 for product/part storage. This demand particularly comes from local firms looking to grow plus, over the longer term, larger investment prospects. Flexibility in what uses can be accommodated will allow the maximum number of requirements to be realised here and increase deliverability prospects. It is recommended that any allocation allow B1, B2, B8 uses onto the site. St Asaph does not suit larger B8 warehousing uses, due to the character of the Business Park and the nature of local roads which would not support major HGV traffic. However, there is no evidence of demand for this use at St Asaph and any requirements which do emerge for the A55 Corridor, that would not seek space at Deeside, would more logically go to Bodelwyddan, where larger areas of open land could be made available for single ‘big shed’ developments. Thus, any restriction on larger B8 placed at St Asaph would not be an issue in market terms. Evidence is that viability remains a constraint to development here, particularly for schemes that will not enjoy public support. To secure viable development, particularly on the unserviced Green Gates plot may require a broader range of uses, including some higher value options. St Asaph has previously attracted interest from the food sector, for both production and sales, with the latter seeking to take advantage of the location’s A55 frontage. More generally, St Asaph lacks services such as small-scale retail, a café, pub/restaurant, gym, and similar which are increasingly found on major business parks. Such services could be delivered on the A55 frontage, serving both the Park and passing trade, as appropriate. Such uses could simultaneously increase the attractiveness of the Business Park to businesses, serve the needs of current occupiers and improve the viability of any wider scheme. It is caveated that there are no current identified plans to deliver such uses here, and any development would be broadly ancillary to the wider B1/B2/B8 uses delivered. However, it is recommended that flexibility be maintained in any allocation to allow the prospect for such options, should they be required.
Any other actions:	
Should the site be safeguarded or identified for employment uses?	Yes

Denbighshire County - Employment Land

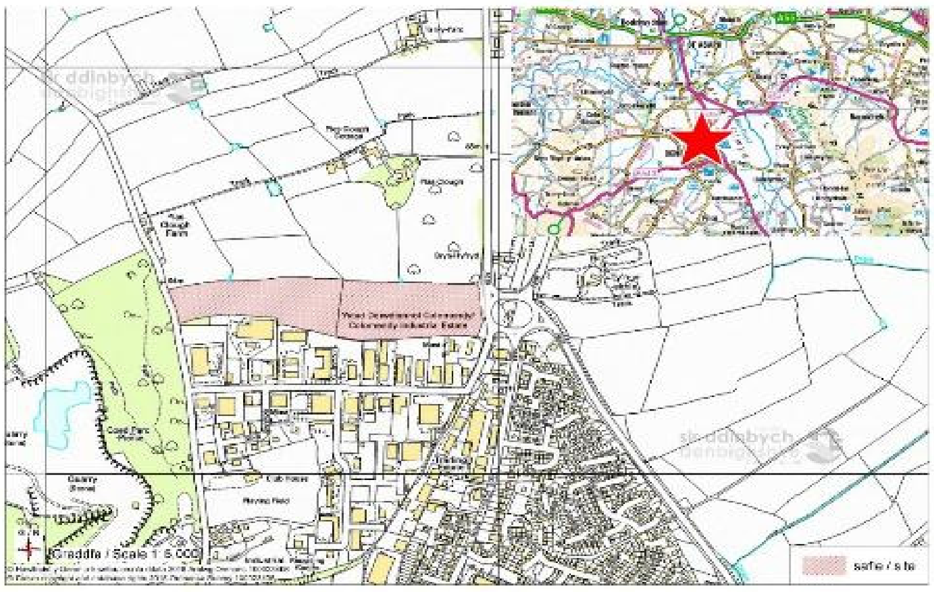
Potential Development Sites - Qualitative Site Information

Site Details

Site Name:	Colomendy
Site ID:	Site 3 (Part of DDC Emp. Site 22)
Location:	Colomendy Industrial Estate, Denbigh, LL16 5TA

Photo:

Map:



Site Description:	Linear, area of flat development land, located north of Colomendy Industrial Estate. Site extends west from major A525 roundabout, across three fields to the edge of the Coed Parc-Pierce Woodland.

Site Overview

Site Status:	Agricultural land inside the Development Boundary of Ruthin
Designations:	Part of Designated Employment Area in existing LDP (Policy PSE2).
Constraints:	Trees around and on the site
Describe Intended Development:	Four businesses on Colomendy Industrial Estate, which back onto this site have expressed an interest in expanding northward onto this site, taking up 2-4 ha. They have formed a consortium to negotiate with the landowner on this matter. One of the businesses has expressed an interest in purchasing the remaining land for development. Two businesses, currently located elsewhere on Colomendy Industrial Estate, also have requirements for expansion/relocation land here.
Site Size (ha):	8.00
Site Type:	Development site

Proposed Floorspace Change on Site

B1 Office (sqm)	Gross Gain:		Gross Loss:	
B1 Other (sqm)	Gross Gain:	10400*	Gross Loss:	
B2 (sqm)	Gross Gain:	10400*	Gross Loss:	
B8 (sqm)	Gross Gain:	10400*	Gross Loss:	
Other Uses (sqm)	Gross Gain:		Gross Loss:	

*Indicative only development split at 3,900 sqm/ha

Market Potential

Accessibility

Description:	Site enjoys local prominence on the A525 road into Denbigh from the north. Site fronts a major roundabout and providing access from that roundabout would add extra costs to the scheme. Previously it was considered that an enabling development of higher value uses would be required, on the A525 frontage, to finance the additional costs. It is now understood that a more affordable access could be provided from the west (Ffordd Y Graig), with an initial enabling development opening up the land from the west. A range of bus routes pass along the A525 and A543 with services to Mold, Rhyl, Ruthin, Henllan approx. every 20 min. No dedicated cycle routes on adjacent streets.
Overall Accessibility Score:	4

Environmental Factors

Description:	Good quality greenfield land. Existing employment uses to the south include some lower quality open storage sites. Large woodland, Coed Parc-Pierce, to the west.
Overall Internal Environment Score:	
Overall External Environment Score	4

Market Attractiveness

Description:	Evidence of demand here comes from the six businesses actively looking to expand north onto this site. Demand from industrial businesses looking to grow is strong in Denbigh generally.

Does the site have a reasonable prospect of being developed/re-developed?	Yes
Is the market currently investing in the area?	Maybe
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:	Primarily greenfield agricultural land so 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?	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?	Maybe
If yes to the above, please elaborate:	Access was previously a constraint although the option of access from the west makes site access more affordable. It would still need to be agreed who would fund opening up the site and how the costs of the west-east access will be apportioned amongst the businesses that ultimately invest in the site.

Further Comments

Any further comments?	

Recommendations

Recommendations on the future of the site:	Large employment site, the only available land in Denbigh which could meet the various business requirements identified. While no formal agreement has been reached between the landowner and possible occupiers, a 'way forward' for the delivery of this site is clear with development led by a number of businesses already present on Colomendy Industrial Estate. DCC should continue to monitor this site to ensure progress continues to be made and be willing to provide support if development stalls at any point. Assuming ongoing progress to delivery, however, this land should be adopted in the LDP for B1/B2/B8 uses.
Any other actions:	
Should the site be safeguarded or identified for employment uses?	Yes

Denbighshire County - Employment Land

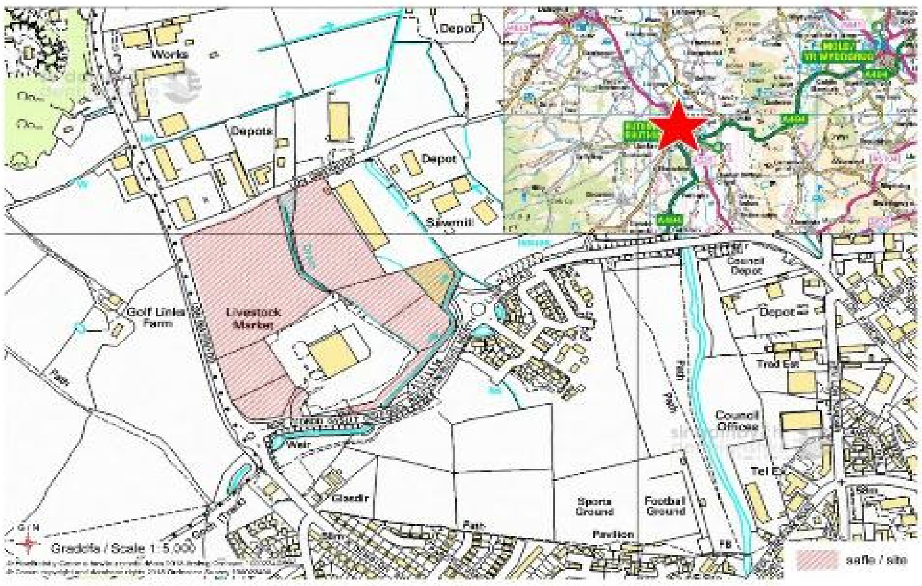
Potential Development Sites - Qualitative Site Information

Site Details

Site Name:	Glasdir
Site ID:	Site 4 (Part of DDC Emp. Site 23)
Location:	Parc Glasdir, Ruthin, LL15 1PB

Photo:

Map:



Site Description:	Area of slightly sloping development land extending round the Ruthin Livestock Market and located south and west of the existing industrial estate, at a main road junctions north of the Ruthin settlement area.

Site Overview

Site Status:	Agricultural land inside the Development Boundary of Ruthin
Designations:	Part of Designated Employment Area in existing LDP (Policy PSE2)
Constraints:	Sloping in places Area of woodland in the east and extending north Badger activity on site Watercourse crosses the site Active livestock market and infrastructure in south Area in centre of the site, running north-south is in flood Zone B. North East corner of the site is in Flood Zone C2.
Describe Intended Development:	It is first noted that the Livestock Market is successful and serves a wide rural catchment in the Clwyd Valley and beyond. There are no plans to relocate this facility. The Market will also need to retain the three eastern fields to graze animals kept at the site for extended periods. This land, 4.10 ha (if the adjacent areas of woodland are also included), is assumed not developable, reducing the net site area to 4.85 ha. Discussions are ongoing with an enabling developer with an interest in developing the western A525 frontage. Although retail and services, opening up the site, are its priority their remains a prospect it will support the development of employment premises.
Site Size (ha):	8.95 (4.85 net)
Site Type:	Development site

Proposed Floorspace Change on Site

B1 Office (sqm)	Gross Gain:	Gross Loss:
B1 Other (sqm)	Gross Gain: *5499	Gross Loss:
B2 (sqm)	Gross Gain: *5499	Gross Loss:
B8 (sqm)	Gross Gain: *5499	Gross Loss:
Other Uses (sqm)	Gross Gain: **1672	Gross Loss:

*Indicative only development split at 3,900 sqm/ha **Minimum size of an Aldi foodstore would be 1672 sqm (up to 1858 sqm, with 100+ car park spaces) on 0.60 ha

Market Potential

Accessibility

Description:	Site enjoys local prominence on the A525 road into Ruthin from the north. A range of bus routes pass along the A525 with services to Denbigh, Wrexham and Trefnant. No dedicated cycle routes on adjacent streets. Although there is a access spur off the A525 Ruthin North Link Road to the South East, this access is blocked by woodland to the north and delivering an access from this point is not considered viable. It is understood that the most deliverable access option for the site will be from the Parc Glasdir estate access road running north of the site. This road is narrow, unadopted and unsurfaced at this time. To convert it to a viable access route would require the take up of a 4 metre strip of land from the south. It is proposed that the existing businesses which also use this route would fund this infrastructure development. As noted above, development of an Aldi foodstore is also a prospect to open up the site.
Overall Accessibility Score:	2

Environmental Factors

Description:	Greenfield land. Main issue is livestock market sitting in the centre of the site area. Also some lower quality open storage uses to the north. Issues with Livestock Market, flood risk and ecology, as noted above.
Overall Internal Environment Score:	
Overall External Environment Score	3

Market Attractiveness

Description:	Business consultations indicate unmet demand from a number of established local businesses in Ruthin, while market assessment suggests strong demand for industrial expansion space across the County.
Does the site have a reasonable prospect of being developed/re-developed?	Yes
Is the market currently investing in the area?	Maybe
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:	Primarily greenfield land. Possible contamination issues linked to Livestock Market but assumed to be confined to Market site only.
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?	Yes
If yes to the above, please elaborate:	Access is likely to be the main abnormal site cost, with options for access including the widening of an unadopted road to the north. Development options are being considered which would address this issue although none are formally agreed at this time.

Further Comments

Any further comments?	

Recommendations

Recommendations on the future of the site:	With the need to retain the Livestock Market and associated grazing land, the net developable area reduces to 4.85 ha. Given, this reduction in land supply and the likelihood that Site 5 - Ruthin Lon Parcwr cannot be delivered, protection of the remaining land here, for B1/B2/B8 uses, becomes increasingly important, especially given the unmet demand for premises from local businesses, identified in this study. An initial 'way forward' to delivery, is emerging, with prospects for opening up of an existing un-adopted road to the north by local businesses and/or delivery of new access an enabling development in the west, which may also support the development of B-Class uses here. DCC needs to continue to monitor and engage with the relevant stakeholders here to ensure progress is made in the short term, given the urgent nature of many local business land and premises requirements, and to address any issues that emerge.
Any other actions:	

Should the site be safeguarded or identified for employment uses?	Yes

Denbighshire County - Employment Land

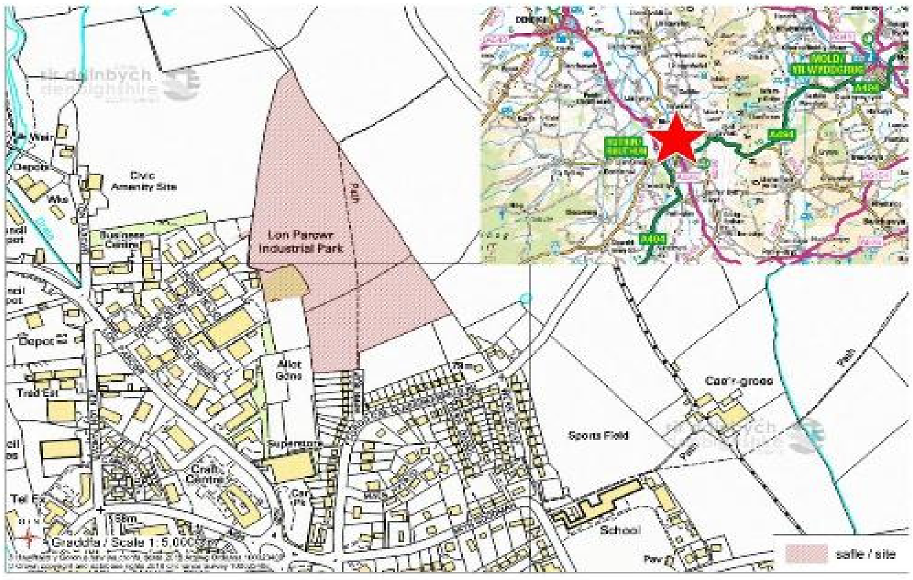
Potential Development Sites - Qualitative Site Information

Site Details

Site Name:	Lon Parcwr
Site ID:	Site 5 (Part of DDC Emp. Site 24)
Location:	Lon Parcwr Industrial Estate, Ruthin, LL15 1NJ

Photo:

Map:



Site Description:	Area of expansion land to rear of existing industrial estate and to the north of housing estate. Land is in agricultural use and irregularly shaped in the north.

Site Overview

Site Status:	Agricultural land inside the Development Boundary of Ruthin
Designations:	Part of Designated Employment Area in existing LDP (Policy PSE2). Northern portion is identified as a Waste Allocation (VOE7). Allotments to the South West are designated for Recreation and Open Space (Policy BSC11)
Constraints:	Public Right of Way crosses the site Allotment Gardens to the South West Housing to the south Trees on site
Describe Intended Development:	None currently proposed
Site Size (ha):	8.50
Site Type:	Development site

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:	Wider industrial estate has local prominence on the A525, however, the site is located in the backlands as an extension to the Industrial Estate. Various open storage and car parking uses block the site's most direct access onto Lon Parcwr Industrial Estate, via Ffordd Helyg access road. Access to the south is onto residential streets. A range of bus routes pass along the A525 with services to Denbigh, Wrexham and Trefnant. No dedicated cycle routes on adjacent streets.
Overall Accessibility Score:	1

Environmental Factors

Description:	Development land in backlands to moderate quality industrial estate. Allotment gardens to the south west. Housing to the south.
Overall Internal Environment Score:	
Overall External Environment Score	3

Market Attractiveness

Description:	Lon Parcwr Industrial Estate is of a reasonable quality and well occupied, with only one self contained industrial unit available. Business consultations indicate unmet demand from a number of established local businesses in Ruthin, while market assessment suggests strong demand for industrial expansion space across the County. However, this backland site is not attracting interest due to the lack of access and not considered by firms looking to grow within Ruthin.

Does the site have a reasonable prospect of being developed/re-developed?	No
Is the market currently investing in the area?	Maybe
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:	Primarily greenfield agricultural land so 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?	No
Is there benefit in retaining the site for employment purposes?	No

Viability

Are there considered to be any viability issues in bringing the site forward?	Yes
If yes to the above, please elaborate:	With no clear way to link the site to the existing industrial estate and existing access being via a narrow, unmade residential street to the south (Wern Isaf), access is clearly a significant barrier to viable development.

Further Comments

Any further comments?	

Recommendations

Recommendations on the future of the site:	Although there is clearly demand for land in Ruthin generally and at Lon Parcwr Industrial Estate specifically, unless a realistic option can be developed for accessing this site it does not appear to be deliverable. It is therefore not recommended that this site be taken forward in the LDP for B-Class employment development.
Any other actions:	
Should the site be safeguarded or identified for employment uses?	No

Denbighshire County - Employment Land

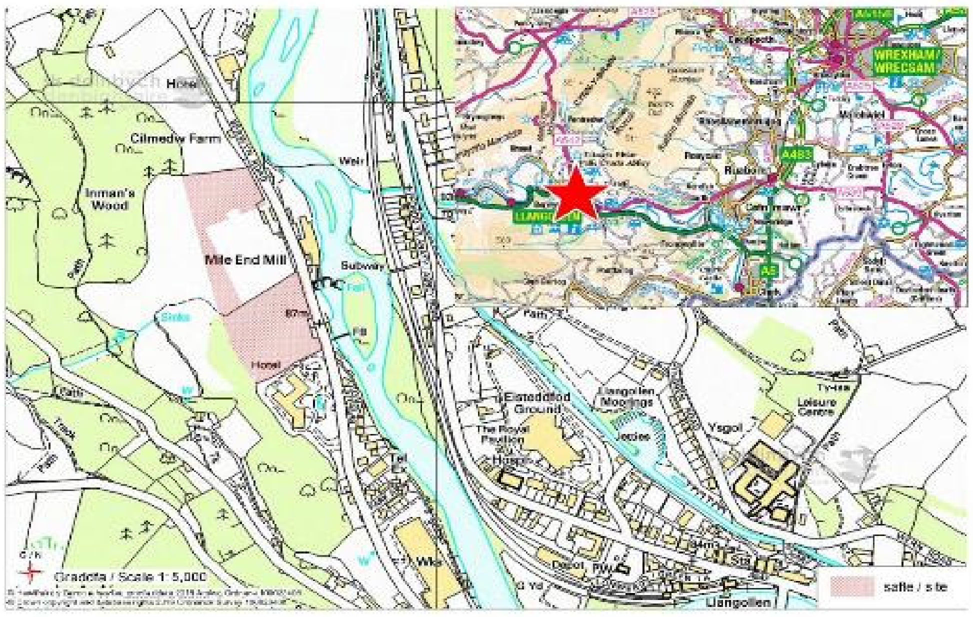
Potential Development Sites - Qualitative Site Information

Site Details

Site Name:	Cilmedw
Site ID:	Site 6 (Part of DDC Emp. Site 29)
Location:	Cilmedw Way, Llangollen, LL20 8AG

Photo:

Map:



Site Description:	Expansion Land surrounding an existing developed B8 unit for Mail Solutions, with an access road off the A5 in place. The land is at the foot of a hill to the west and sloping and uneven in places.

Site Overview

Site Status:	Agricultural land on the edge of the Development Boundary of Llangollen
Designations:	Designated Employment Area in existing LDP (Policy PSE2).
Constraints:	Site uneven and sloping in places, especially on the northern development plot Site now split in two by Mail Solutions building In multiple ownerships Level difference between northern and southern development plots Constraints on some services, e.g. site lacks mains foul water drainage Site not in flood risk area but large scale run off from the hills to the west is an issue Constraints on power supply may make the site unsuitable for some users with high power consumption needs Private houses on A5 frontage to the southern site, hotel to the south which has shown previous concern about any industrial development here.
Describe Intended Development:	Site was previously considered for a supported living scheme. Current reported interest with a developer/occupier for a development, of undisclosed size, of industrial premises for their own use. Discussions with the landowners are ongoing.
Site Size (ha):	2.80
Site Type:	Development site

Proposed Floorspace Change on Site

B1 Office (sqm)	Gross Gain:	Gross Loss:
B1 Other (sqm)	Gross Gain:	Gross Loss:
B2 (sqm)	Gross Gain: *10,920	Gross Loss:
B8 (sqm)	Gross Gain:	Gross Loss:
Other Uses (sqm)	Gross Gain:	Gross Loss:

*Indicative only development split at 3,900 sqm/ha

Market Potential

Accessibility

Description:	Land sits on a prominent position on the A5 accessing Llangollen from the north west. Access road off the A5 developed, but this only serves the northern plot. The southern plot is cut off from this access by the Mail Solutions building. Creating a second access for the south will be made more difficult and costly by a level difference between the southern plot and the A5. Providing access to the main A5 carriageway will also require a sizable junction. Range of bus routes pass along the A5, to Corwen, Barmouth, Melin-y-wig, Ruthin, Wrexham approx. every 30 min. No dedicated cycle routes on adjacent streets.
Overall Accessibility Score:	2

Environmental Factors

Description:	Good quality out of town greenfield (partly brownfield) employment land. One good quality B8 unit already in area. No incompatible uses adjacent.
Overall Internal Environment Score:	
Overall External Environment Score	5

Market Attractiveness

Description:	As the only employment land in Llangollen, the site has received interest from a range of local businesses looking to grow. In consultation, current occupier Mail Solutions confirmed that it has no present expansion plans. However, if it did wish to grow locally it would look to take up land on this site. The 2015 Business Demand Study noted that agents marketing space in Llangollen do receive regular enquiries for workshops of up to 500 sqm and, most commonly, storage space. Demand comes almost exclusively from local business looking to grow, upgrade their premises or acquire storage space to support trading activity elsewhere. At the time of that study there were some 20 unmet requirements for space. There is a modest office market in Llangollen driven primarily by local business start-up, expansion and relocation. . Agents marketing office space reported receiving slow but steady level of office enquiries, at the rate of 1-2 every couple of months, primarily for suites of around 20/sqm. In the view of one stakeholder at least, this level of demand has not changed in a decade. This market picture appears broadly unchanged in 2018
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:	4

Other Site Considerations

Adverse Impacts

Description:	Primarily greenfield agricultural land so 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?	Yes
If yes to the above, please elaborate:	The need to provide a separate access, across a level difference, to the main A5 carriageway, to access the southern plot will add considerable costs to any development here, particularly relative to the amount of development land available here - 1.2 ha gross.

Further Comments

Any further comments?	

Recommendations

Recommendations on the future of the site:	Overall a valuable employment site serving Llangollen and the rural south of the County. Reasonable evidence of demand, both for land in Llangollen generally and on this site specifically. On this basis land should be protected in the LDP for B-Class uses. However, abnormal access costs for the southern plot will be a barrier to viable development here. It is recommended that DCC undertake further viability testing to determine the scale and extent of any viability gap caused by this issue. Assuming a gap exists then options to boost value may need to be considered, possibly including provision of higher value enabling uses on part of the site, a Council head lease or public sector infrastructure investment. Consideration of these options is preferred over the de-allocation of the southern plot which would only leave some 1.6 ha of land remaining in the northern plot to serve a very large rural catchment.
Any other actions:	
Should the site be safeguarded or identified for employment uses?	Yes

Denbighshire County - Employment Land

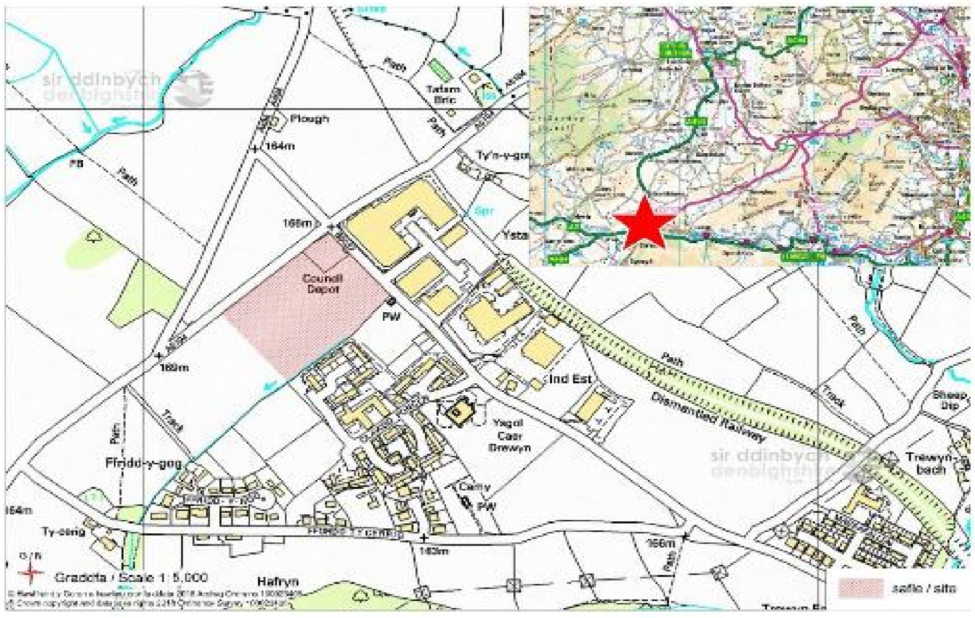
Potential Development Sites - Qualitative Site Information

Site Details

Site Name:	Ty'n Llidiart
Site ID:	Site 7
Location:	Ty'n Llidiart Industrial Estate, Corwen, LL21 9RR

Photo:

Map:



Site Description:	Flat rectangular area of land at a main road junction, incorporating an open area of aggregate storage, to the south west of an existing industrial estate and north of housing.

Site Overview

Site Status:	Greenfield/brownfield land inside the Development Boundary of Ty'n Llidiart
Designations:	Designated Housing Allocation in existing LDP (Policy BSC1).
Constraints:	Active Council depot on the site Small watercourse on the southern boundary In Area of Outstanding Natural Beauty
Describe Intended Development:	The Landowner broadly continues to aspire for housing here but has made no attempt to secure a residential consent. Evidence is that there is a need for land here to meet the growth requirements of major local businesses in the area, although the plot identified appears too small to meet identified needs. Neighbouring occupier Ifor Williams was contacted for this study. Its detailed response is confidential; however, the company has a long-term large scale requirement, to grow and consolidate its Deeside and Flintshire operations. The company wishes to stay in the Corwen but will need a nearby large land allocation to support its growth. The requirement significantly exceeds 3.10 ha however. If all land extending south west from the B5437 to Fford Ty Cerrig were made available, this would provide some 8.5 ha of supply which might be closer to requirements. Regarding the DCC depot it is understood this could be relocated but would need to be replaced elsewhere
Site Size (ha):	3.10
Site Type:	Development site

Proposed Floorspace Change on Site

B1 Office (sqm)	Gross Gain:	Gross Loss:
B1 Other (sqm)	Gross Gain:	Gross Loss:
B2 (sqm)	Gross Gain: 12,090	Gross Loss:
B8 (sqm)	Gross Gain:	Gross Loss:
Other Uses (sqm)	Gross Gain:	Gross Loss:

*Indicative only development split at 3,900 sqm/ha

Market Potential

Accessibility

Description:	Site is close to the A5 and A494 junction, some 700 metres to the south west, via A5104. Site links to the rest of Ty'n Llidiart Industrial Estate via the B5437. Ty'n Llidiart Industrial Estate is served by bus serves to Llangollen and Wrexham approx. every 1-2 hours. No dedicated cycle routes on adjacent streets.
Overall Accessibility Score:	4

Environmental Factors

Description:	Mixed greenfield/brownfield development plot adjacent to a reasonable quality industrial estate. Only environmental issue is that part of the site was used for aggregate storage by the Council, plus some housing to the south.
Overall Internal Environment Score:	
Overall External Environment Score	4

Market Attractiveness

Description:	As noted, there is demand from major occupiers for expansion land here, although specific requirements identified in this study may be of scale beyond that which can likely be provided locally. Agents report some smaller scale demand but is primarily for smaller developed premises rather than land. Micro business demand is evidenced by the success of Llys Edeyrnion Business Centre in Corwen town which has been at/near capacity for the last four years. Micro business units could perform well in Corwen, attracting rents of £5-6/sqft, but at present there is little private sector appetite to deliver a speculative scheme and viability is still felt to be a barrier. Site is currently allocated for housing. A detailed analysis of the housing market is beyond the scope of this study. However, it is worth noting that current average house prices in the estates south of Ty'n Llidiart are around £108,000, well below Denbighshire averages of £170,000. There is also a further allocated housing site to the south, which has not been taken up, suggested limited demand for large scale residential development locally
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?	No
Overall Market Attractiveness Score:	3

Other Site Considerations

Adverse Impacts

Description:	Possible contamination on Depot land from past uses but unlikely to be extensive
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.)	Maybe

Alternative Uses

Is the site in demand or needed for alternative uses?	Maybe
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?	Yes
If yes to the above, please elaborate:	Site is unconstrained but market view is that local demand and the likely rents achieved are still insufficient to allow a speculative scheme to be developed here.

Further Comments

Any further comments?	

Recommendations

Recommendations on the future of the site:	It is recommended that the Council do seek to allocate employment land around Ty'n Llidiart, Corwen, which could include the identified 3.10 ha site. However, given the scale and scope of demand for land here, it is recommended that any allocation should exceed that level. As an indicative only measure, if all land extending south west from the B5437 to Fford Ty Cerrig were made available, this would provide some 8.50 ha of supply. This additional land would be on top of the supply identified above which, as noted, does meet forecast needs. However, a larger allocation in Corwen can be justified on several grounds: •Providing choice/avoiding overdependence on the A55 Corridor/Providing employment opportunities – Evidence is that, subject to various owner/occupier/developer agreements, land in Denbigh and Ruthin will be taken up early in the LDP period. If this occurs, the entire County, south of the A55, will have only one site to meet its requirements - Cilmedw, Llangollen (2.80 ha) – and Denbighshire will be almost completely dependent on the Bodelwyddan (which will take some years to open up, and is only expected to provide a couple of hectares of B-Class land in the next 5-10 years) and St Asaph to meet its future needs. Clearly this would provide local businesses with little choice as to where they expand, provide only a limited offer to inward investors and make delivering new job opportunities to the south of the County more challenging. •Large Business Demand – There is identified demand from local large businesses for expansion and consolidation land in Corwen. While some requirements may be beyond what can realistically be provided in the area, attempts should be made to accommodate major employers locally, to discourage them from leaving the County, particularly as several of these businesses have, in this Study, indicated their desire to stay in the area and retain their specially trained staff. •Other Business Demand - There is evidence that a wide range of businesses, across Denbighshire, are constrained in their locations and wish to expand, and a good need for land generally in the County •Micro Business Space – There is also a need for micro business space in the Corwen/Rural Denbighshire area. Micro business demand is evidenced by the success of Llys Edeyrnion Business Centre in Corwen town which has been at/near capacity for the last four years. The Corwen/Ruthin area is also a focus for homeworking in the County, which raises the possibility that a range of micro firms might seek to move into space, if it was made available. It remains unlikely that this can be delivered as a purely private sector scheme however, and 'ways forward' for delivery will need to be explored in more detail. •Accounting for losses of large local employment sites: Additional employment land provision would take account of the possible loss of employment land at Bodelwyddan and Ruthin to other uses.
Any other actions:	
Should the site be safeguarded or identified for employment uses?	Yes

Appendix 4 - Site Scoring Criteria to Accompany Proformas

Criteria	Issues to Consider	1 – Poor	5 – Excellent
Accessibility	Links to major roads (A55, A5, A494); local and strategic access; public transport and pedestrian cycle access; internal circulation and parking.	Over five miles away from major 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 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).
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.

Source: Welsh Government, SEWSPG, 2018