Economic and Employment Land Review Study for the Anglesey and Gwynedd Planning Authority area

Main Report

Final Report
July 2012




Prepared for

Isle of Anglesey County Council and Gwynedd Council

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1 Introduction

1.1 Scope of Study

1.1.1 URS Scott Wilson was commissioned along with ESYS Consulting and Williams and Goodwin to prepare an Economic and Employment Land Review on behalf of the Isle of Anglesey County Council and Gwynedd Council. This report provides an assessment of the local economic prospects for the joint Anglesey and Gwynedd Planning Authority Area (which excludes the Snowdonia National Park) and the current and future provision of employment land to meet the needs of the area to 2026.

1.1.2 The approach to the review is consistent with the former Office of the Deputy Prime Minister guidance on conducting Employment Land Reviews[1].

- **Stage 1:** *'Taking stock of the existing situation'* has involved an assessment of existing employment land stock in quantitative and qualitative terms to reach a view on whether any existing employment sites should be considered for non-employment uses.
- **Stage 2:** *'Creating a picture of future requirements'* has involved a critical review of property market trends and prospects for key segments alongside projections of future employment growth sectors. Employment forecasts have been translated into land requirements using a bespoke methodology.
- **Stage 3:** *'Identifying a new portfolio of sites'* has involved an assessment of current supply, as defined in stage 1 with future requirements identified in stage 2 to determine key gaps in provision and the requirement for alignment to the range, quantity and quality of employment sites (to be undertaken following sign off of this report.

1.1.3 This report is structured as follows:

- **Chapter 2** sets out an understanding of the strategic context within the Isle of Anglesey and Gwynedd.
- **Chapter 3** sets out an understanding of the economic context within the Isle of Anglesey and Gwynedd.
- **Chapter 4** provides a thorough set out of stakeholder and development industry consultations which set out views held in respect of the demand and supply of employment land in the two local authority areas.
- **Chapter 5** takes stock of the existing employment land situation and presents an assessment of existing employment land provision through a criteria based site appraisal methodology. It updates the employment land supply position and identifies sites that should be realistically taken forward for more detailed analysis.

1 Office of the Deputy Prime Minister (2004) (now referred to as the Department for Communities and Local Government (DCLG)) "Employment Land Reviews – Guidance Note". Accessed on 11th October 2011 from:
http://www.communities.gov.uk/documents/planningandbuilding/pdf/147540.pdf

- **Chapter 6** develops a forward view of future requirements for employment land on the Isle of Anglesey and in Gwynedd. It achieves this through an assessment of

  - Historic take up trends; and
  - Econometric forecasting, which forecasts future land requirements according to forecasts in employment growth, extrapolation of historic inward investment trends, assessment of needs of small firms and relocation/modernisation needs of existing occupiers;

- **Chapter 7** provides conclusions from previous chapters and summarises the demand/need and supply assessments undertaken to begin to identify where there is a consistency or mismatch, and likely response to inform the development of the Joint Local Development Plan.

- **Chapter 8** provides a detailed assessment of sites and recommends a new portfolio of employment land

- **Chapter 9** considers and outlines appropriate delivery and intervention arrangements suggestions for the new portfolio.

- **Chapter 10** provides a series of policy recommendations

2 Understanding the Strategic Context

2.1 Introduction

2.1.1 This section outlines the strategic context for economic development on the Isle of Anglesey and in Gwynedd. The main focus is on understanding policy and strategy development at different spatial scales. This involves an analysis of relevant UK, national, sub-regional and local policies, strategies and supporting documents.

2.2 National Context

Planning Policy Wales (Edition 4 – February 2011)

2.2.1 Planning Policy Wales (PPW) (Edition 4, published in 2011) sets out the land use planning policies of the Welsh Government. Its purpose is to set the context for sustainable land use planning policy within which local planning authorities' local development plans are prepared and development control decisions on individual applications and appeals are taken. In relation to the use of land for economic and employment purposes, PPW specifically identifies the need for Welsh planning policies and proposals to:

- Promote quality, lasting, environmentally sound and flexible employment opportunities; and
- Provide sufficient land suitable for the development of enterprise and employment uses and in appropriate locations in accordance with sustainability principles.

2.2.2 In designating sites for economic and employment purposes, PPW highlights the need for Local Planning Authorities (LPAs) to select key employment locations in line with sustainable development principles. There is a preference for locating employment sites on previously developed land, within close proximity to existing urban developments, with good accessibility to public transport and the primary road network and with good quality telecommunications.

2.2.3 PPW states that LPAs have a statutory duty to keep under review the desirability of a Simplified Planning Zone scheme for part or parts of their area. A Simplified Planning Zones offers a means to encourage development and to generate private sector interest. PPW also highlights the need for LPAs to support the shift towards a green economy by encouraging the development of clusters of industrial and commercial uses deriving environmental benefit from co-location, especially through the development of waste stream technologies and practices.

2.2.4 PPW highlights that tackling climate change is a fundamental part of delivering sustainable development and sets out the Assembly Government's commitment to take action in terms of tackling its impacts. PPW states identifies two actions in terms of responding to the potential impact of climate change, which are:

- **Planning to minimise the causes of climate change** – taking decisive action to move towards a low carbon economy by proactively reducing the demand for energy, facilitating the delivery of new and more sustainable forms of energy provision at all scales and minimising the emissions of greenhouse gases to the atmosphere.
- **Planning for the consequences of climate change** – recognising that changes to our climate over the next 30 or 40 years caused by past emissions are largely unavoidable.

2.2.5 In terms of development of the economy and climate change, PPW states that Local Planning Authorities should support the shift towards a green economy by encouraging the development of clusters of industrial and commercial uses deriving environmental benefit from co-location, especially through the development of waste stream technologies and practices (i.e. eco-industrial networks).

2.2.6 Furthermore, in determining planning applications for industrial and commercial uses, PPW highlights that local planning authorities should have regard to ways to avoid, mitigate or compensate for negative environmental impacts, including the impacts of climate change.

Technical Advice Note 3 – Simplified Planning Zones (1996)

2.2.7 PPW is supplemented by 22 Technical Advice Notes (TAN). The only relevant TAN to the development of sites for economic and employment is TAN 3 – Simplified Planning Zones (SPZ) published in 1996. An SPZ is one way in which an authority can help secure development or redevelopment of part of its area. An SPZ allows the developer or landowner to avoid delay incurred in determining planning applications for successive stages of development.

2.2.8 The TAN places no restrictions on the size of potential SPZs. An SPZ may be on an individual site or a series of sites with similar characteristics. However, the TAN prohibits the development of SPZs in National Parks, Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest, Green Belts or Conservation Areas. The planning permission attached to an SPZ scheme can vary considerably in scope. Permission can be granted for a wide range of developments on a SPZs scheme or for one predominant use, including change of use, extensions and infill.

Wales Spatial Plan – People, Places, Futures (Update 2008)

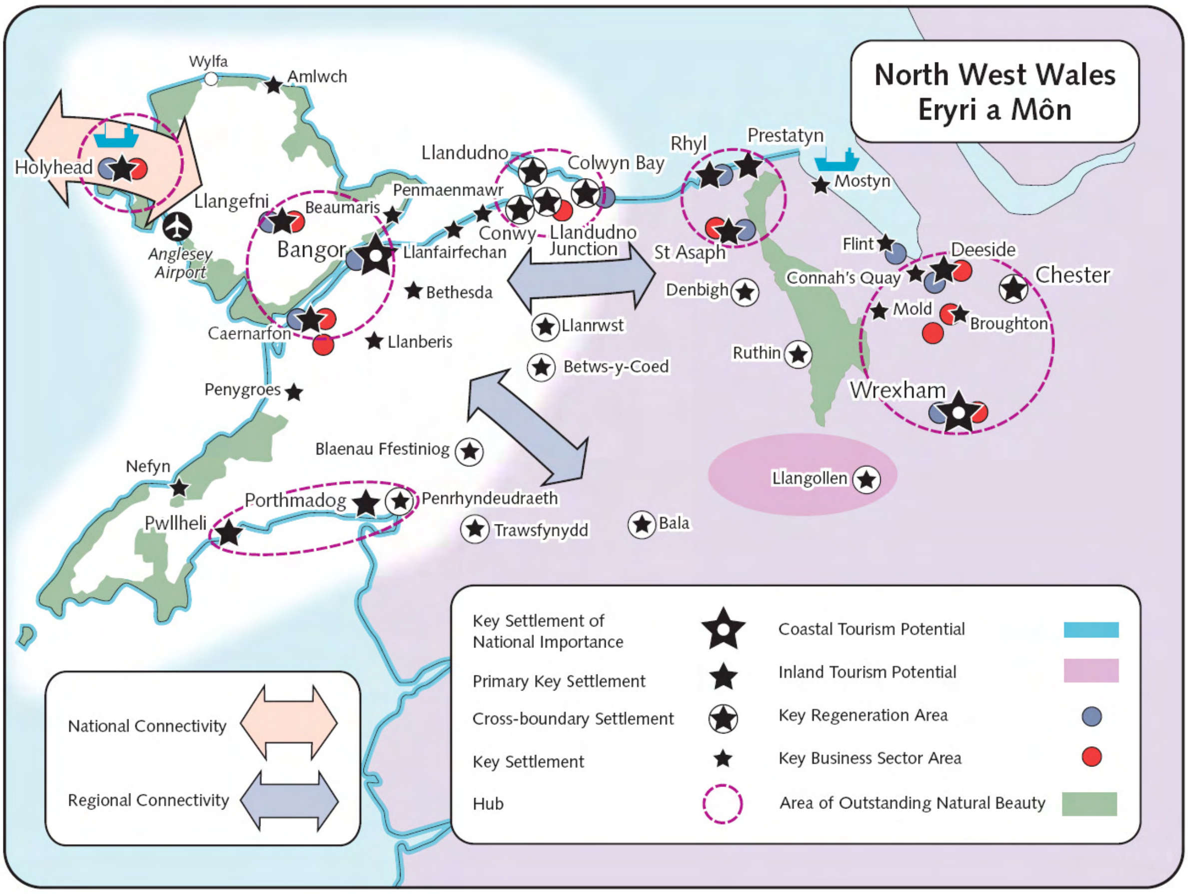
2.2.9 The Wales Spatial Plan (WSP) (updated in 2008) provides a national vision and a framework for developing regional and local policy by setting out overarching planning policies, promoting and facilitating engagement, and aligning investment to spatial priorities. The Planning and Compulsory Purchase Act 2004 (section 62) states that LPAs, in preparing Local Development Plans (LDPs), must have regard to the WSP. However the WSP does not form part of the statutory development plan framework and as such, the LDP does not have to 'conform' in the same way as equivalent plans in England.

2.2.10 The WSP sets out a series of commitments, which includes to adopt an all-Wales approach to economic development to guarantee investment in all regions throughout the country. One of the general principles of the WSP is that employment-related property development should be located near public transport and close to housing and infrastructure developments. It also emphasises the importance of delivering new employment-related development on brownfield sites ahead of Greenfield sites.

North West Wales

2.2.11 The WSP also sets out a series of area strategies for six areas of Wales. The Isle of Anglesey and the northern part of Gwynedd fall within the North West Wales area strategy. Figure 2.2 below shows the North West Wales area covered in the strategy The North West area (Eryri a Môn) is characterised by a high-quality natural and physical environment supporting a cultural and knowledge-based economy. The Menai hub is made up of the region's centres of population (Bangor and Caernarfon in Gwynedd and Llangefni in Anglesey) and the strategy highlights the importance of this area for driving forward the growth in North West Wales. Holyhead and Porthmadog-Pwllheli are identified as secondary hubs in the strategy that will underpin the spread of prosperity and sustainable growth from the principal hubs.

Figure 2.2 – Map showing the North West Wales area covered in the Wales Spatial Plan



2.2.12 Whilst the area has high levels of employment and educational attainment, the strategy highlights that there are a number of underlying structural, infrastructure and functional weaknesses within the local economy. These include generally low levels of economic activity and a prosperity gap, which has arisen in the area as a result of a dependency upon a small number of large, predominantly public sector employees. Another imminent threat to the value of the local economy is the decommissioning of Wylfa and Trawsfynydd nuclear power stations.

2.2.13 The strategy highlights how an assessment of sites across the North West Wales Spatial Plan Area has confirmed their importance, with the need to bring forward new strategic and local sites in synergy with local development plans, with a key role to accommodate future employment growth and spread prosperity throughout the Area. The strategy identifies the importance of enhancing the quantity and quality of premises provision within existing sites and delivering sustainable access and ICT provision to any new sites.

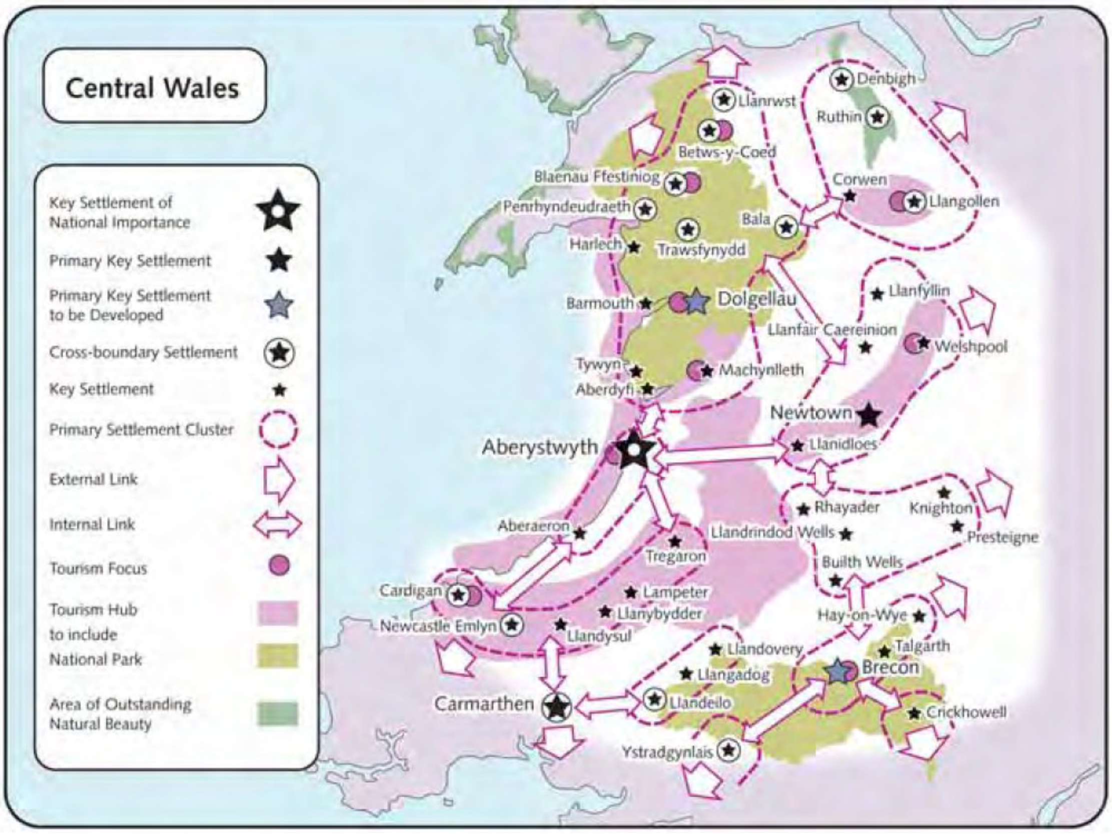
Central Wales

2.2.14 Figure 2.3 below shows the Central Wales area that is covered within the Wales Spatial Plan. The key settlements located within the Central Wales area include Aberystwyth, Camarthen and Newtown. Dolgellau is identified as a primary key settlement to be developed. The plan highlights how the town will provide a link between Central Wales and North West Wales. The southern part of Gwynedd falls within the Central Wales area. The Central Wales area incorporates the towns of Barmouth, Tywyn, Blaenau Ffestiniog and Penrhyndeudraeth, which are located within the Gwynedd Council area. The entirety of Snowdonia National Park is located within the Central Wales area.

2.2.15 The WSP highlights how the creation of a modern economy, which utilises and develops the skills and knowledge of its people, linking economic ambition to rural areas, is vital for the sustainable future of Central Wales.

2.2.16 A key aim for this area is to broaden the economic base, building on the area's higher education infrastructure and introducing new sustainable economic opportunities. A key priority for Central Wales is to promote environmental education and skills development in the area to maximise the emerging environmental opportunities and technologies.

Figure 2.3 – Map showing the Central Wales area covered in the Wales Spatial Plan



Economic Renewal: A New Direction (July 2010)

2.2.17 Economic Renewal: A New Direction prepared by the Welsh Assembly Government in July 2010 sets out the role the Government can play in providing the best conditions and framework to enable the private sector to grow and flourish. The policy outlines the vision for the economic renewal of Wales, which is set out below:

> *"Our vision for economic renewal is of a Welsh economy built upon the strengths and skills of its people and natural environment; recognised at home and abroad as confident, creative and ambitious; a great place to live and work".*

2.2.18 The approach to economic renewal set out within the report is organised under five key priorities, which are set out below:

- Investing in high-quality and sustainable infrastructure;
- Making Wales a more attractive place to do business;
- Broadening and deepening the skills base;
- Encouraging innovation; and

- Targeting the business support we offer.

2.2.19 Furthermore, food products and tourism have recently been added as priority sectors.

Welsh Government – Programme for Government (May 2011)

2.2.20 The Programme for Government prepared by the Welsh Government in May 2011 is the plan of action for the future of Wales. The Programme for Government emphasises the outcomes that the Welsh Government is working towards, including: healthy people living productive lives in a more prosperous and innovative economy; safer and more cohesive communities, with lower levels of poverty and greater equality; a resilient environment with more sustainable use of our natural resources and a society with a vital sense of its own culture and heritage. It sets out specific actions the Welsh Government are taking and how these actions will be monitored.

2.2.21 A key aim of the Programme for Government is to strengthen the conditions that will enable business to create jobs and sustainable economic growth. The key actions the Welsh Government is taking to achieve this aim are set out below.

- *Supporting the economy and business* through: supporting high performing, quality companies in those parts of the economy that can create employment, wealth and a sustainable Wales; promoting trade and investment opportunities through targeted trade missions and offices abroad; building strong links with anchor companies and developing strategic, mutually supportive and beneficial relationships with these key companies; introducing Enterprise Zones to strengthen competitiveness of the Welsh economy; and develop tourism activity and niche markets.

- *Improve Welsh skills for employment* through: establishing Jobs Growth Wales (offering employment or training for young people); and increasing apprenticeship opportunities for young people.

- *Improving infrastructure* by: delivering priorities of the National Transport Plan; and seeking to improve broadband capacity for residential and business premises.

- *Creating a sustainable, low carbon economy* through: implementing the low carbon energy agenda; and continuing to press the UK Government for responsibility for energy consents up to 100MW on both sea and land and for renewable obligation to support delivery of our low carbon energy agenda.

2.2.22 In relation to introducing enterprise zones to strengthen the competitiveness of the Welsh Economy, the Welsh Government recently announced five preferred locations for enterprise zones. One is proposed on the Isle of Anglesey with a focus on the energy sector. Enterprise Zones are designated areas where specific incentives are offered to attract new businesses and industry to the area. The Enterprise zone designation for the Isle of Anglesey provides further impetus and incentives to help balance and grow the Anglesey economy and make a major contribution to the Low Carbon Economy in Wales.

A Low Carbon Revolution – The Welsh Assembly Government Energy Policy Statement (March 2010)

2.2.23 The Welsh Government Energy Policy Statement prepared in March 2010 sets out what the Welsh Government aims to do in order to achieve a low carbon revolution in the future. Firstly, these is a need to maximise energy savings and efficiencies in order to make producing the majority of the energy needed from low carbon sources more feasible and less costly. Secondly, the energy needs in a modern society will remain considerable, and must be met securely from low carbon sources. Thirdly, there is a need to ensure that the transition to low carbon maximises the economic renewal opportunities for practical jobs and skills, strengthens and engages the research and development sectors, promotes personal and community engagement and helps to tackle deprivation and improve quality of life.

Capturing the Potential – A Green Jobs Strategy for Wales (July 2009)

2.2.24 The strategy delivers the commitment made in the One Wales programme of the Government and outlines the proposals to direct the transition to a more sustainable economy. The strategy promotes the greening of existing jobs through more efficient use of resources and aims to stimulate new green jobs by helping to develop skills, innovation and new technologies. It also aims to strengthen the low carbon energy sector in Wales.

Digital Wales

2.2.25 Digital Wales is the Welsh Government's agenda for delivering a brighter digital future for everyone in Wales. To deliver all the benefits of digital technology, WG aims to ensure that all residential premises and businesses in Wales will have access to high speed broadband by 2015.

National Policy Statements for Energy Infrastructure

2.2.26 The National Policy Statements (NPS) for Energy Infrastructure prepared by the Department of Energy & Climate Change (DECC) set out national policy against which proposals for major energy projects will be assessed. The Localism Act 2011 empowers the new Major Infrastructure Planning Unit (within the Planning Inspectorate) with responsibility for major infrastructure projects. Pending its establishment in April 2012, the Infrastructure Planning Commission (IPC) will continue to deal with such projects.

2.2.27 The key messages from each of the six NPSs are set out below, as is the role that Anglesey (more specifically, the proposed new nuclear new build at Wylfa) has in meeting the UK's future energy requirements

Overarching National Policy Statement for Energy – EN-1 (July 2011)

2.2.28 The Overarching NPS for Energy identifies the Government's policy for delivery of all types of major energy infrastructure. It highlights how the Government considers that without significant amounts of new large-scale energy infrastructure, the objectives of its energy and climate change policy cannot be fulfilled. The key assessment principles relating to taking decisions on energy infrastructure are set out within this NPS. These include:

- The IPC are required to start with a presumption in favour of granting consent to applications for energy related Nationally Significant Infrastructure Projects, unless any more specific and relevant policies set out in the relevant NPSs clearly indicate that consent should be refused; and
- In assessing proposed development, the IPC are required to take into account:
    - Its potential benefits including its contribution to meeting the need for energy infrastructure, job creation and any long-term or wider benefits
    - Its potential adverse impacts, including any long-term and cumulative adverse impacts, as well as any measures to avoid, reduce or compensate for any adverse impacts

2.2.29 The Overarching NPS for energy also sets out policy on the assessments of impacts which are common across a range of technologies. The five other NPSs prepared by the DECC set out the specific decision making criteria that will be used by the IPC on applications it receives for specific types of energy infrastructure. Each NPS also sets out the assessment and technology specific information relevant to each type of energy infrastructure. The key aims of each NPS are set out below:

- **National Policy Statement for Fossil Fuel Electricity Generating Infrastructure – EN-2 (July 2011)**
    - The NPS for Fossil Fuel Electricity Generating Infrastructure provides the primary basis (alongside EN-1) for decisions by the IPC on applications it receives for nationally significant fossil fuel electricity generating stations. The types of nationally significant electricity generating infrastructure that are covered within this NPS include: coal fired; gas-fired; integrated coal gasification combined cycle; and oil-fired.
- **National Policy Statement for Renewable Energy Infrastructure – EN-3 (July 2011)**
    - The NPS for Renewable Energy Infrastructure provides the primary basis (alongside EN-1) for decisions by the IPC on applications it receives for nationally significant renewable energy infrastructure. The types of nationally significant renewable energy infrastructure covered by the NPS include: energy from biomass and/or waste (>50 megawatts (MW)); offshore wind (>100 MW); and onshore wind (>50 MW). The NPS does not cover other types of renewable energy generation that are not at present technically viable over 50MW onshore or over 100MW offshore such as schemes that generate electricity from tidal stream or wave power.
- **National Policy Statement for Gas Supply Infrastructure and Gas and Oil Pipelines – EN-4 (July 2011)**

- The NPS for gas supply Infrastructure and gas and oil pipelines provide the primary basis (alongside EN-1) for decisions by the IPC on applications it receives for gas supply infrastructure and gas and oil pipelines. The types infrastructure covered by the NPS include:

  I. Underground gas storage and LNG facilities which need one of the following tests: the storage or working capacity tests; or the maximum flows rate test.
  II. Gas reception facilities with a projected maximum flow rate of at least 4.5 million standard cubic metres of gas per day.
  III. Gas Transporter Pipelines which are (a) expected to be more than 800mm in diameter and more than 40 kilometres in length or (b) likely to have a significant effect on the environment.
  IV. Pipelines over 16.093km (10 miles) long which would otherwise require consent under s.1 of the Pipe-lines Act 1962 together with diversions to such pipelines regardless of length.

- **National Policy Statement for Electricity Networks Infrastructure – EN-5 (July 2011)**

  - The NPS for electricity networks infrastructure provides the primary basis (alongside EN-1) for decisions by the IPC on applications it receives for electricity networks infrastructure. The types of infrastructure covered by the NPS include:

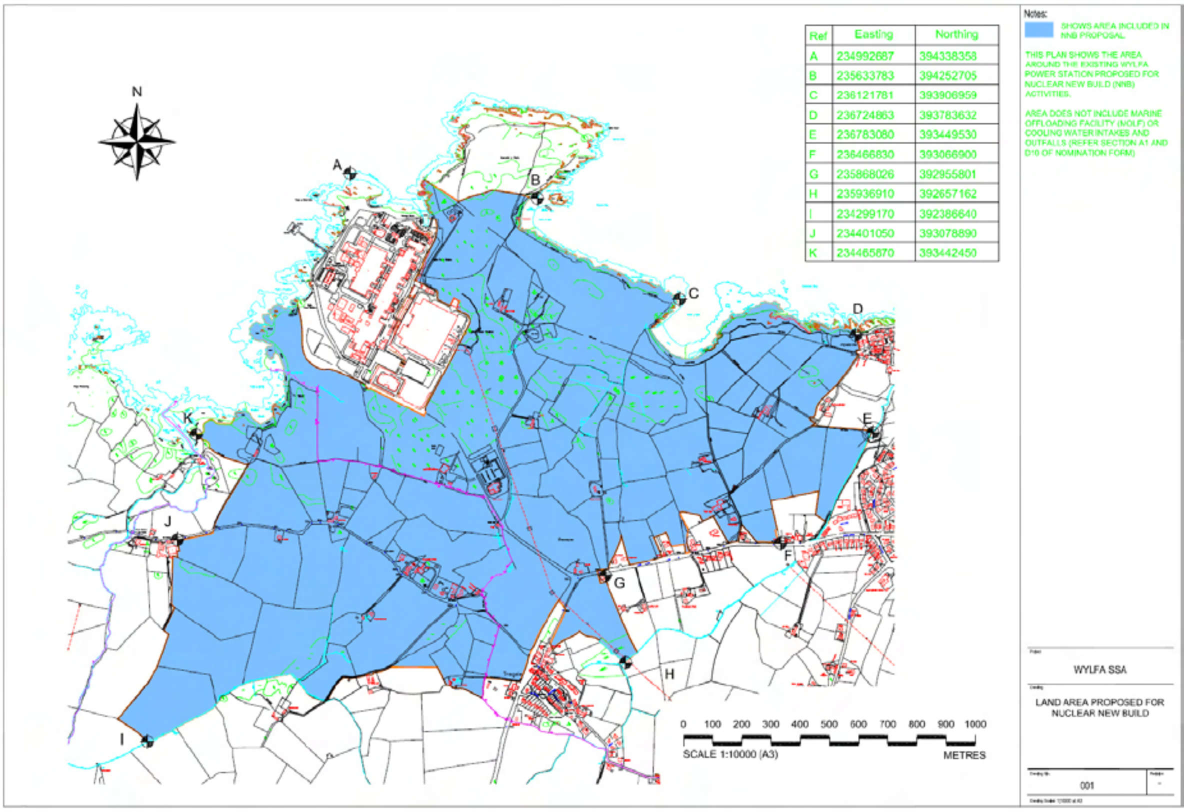
    I. Transmission systems (the long distance transfer of electricity through 400kV and 275kV lines), and distribution systems (lower voltage lines from 132kV to 230V from transmission substations to the end-user) which can either be carried on towers/poles or undergrounded; and
    II. Associated infrastructure, e.g. substations (the essential link between generation, transmission, and the distribution systems that also allows circuits to be switched or voltage transformed to a useable level for the consumer) and converter stations to convert DC power to AC power and vice versa.
    III. The NPS also covers above ground electricity lines whose nominal voltage is expected to be 132kV or above.

- **National Policy Statement for Nuclear Power Generation – EN-6 (July 2011)**

  - The NPS for nuclear power generation provides the primary basis (alongside EN-1) for decisions by the IPC on applications it receives for electricity networks infrastructure. The NPS has effect in relation to nuclear power generation with a capacity of more than 50 megawatts (MW) on a site listed within the NPS. The government determined that a total of eight sites (including Wylfa) are potentially suitable for the deployment of new nuclear power stations in England and Wales before the end of 2025. The map shown below in figure 2.1 shows the location of the proposed new nuclear build at Wylfa. Each site has been assessed by the Government by the way of a Strategic Siting Assessment (SSA)[2]. When assessing an application for a new nuclear power station, the IPC should have regard to the relevant site assessment in addition to the key impacts and general siting considerations set out in the NPS.

- The SSA for the proposed new nuclear build at Wylfa concluded that the site meets the SSA criteria. The assessment outlined that there are a number of areas which will require further consideration by the applicant, the IPC and/or the regulators should an application for development consent come forward, including the AONB and Heritage Coast and the Tre'r Gof SSSI.

Figure 2.1 – Map showing the location of the proposed new nuclear build at Wylfa (Source: NPS for Nuclear Power Generation – EN-6 – Volume II of II (July 2011))



Marine Energy Action Plan 2010

2.2.30 The Marine Energy Action Plan was prepared in by the UK Government in 2010 and is intended to set out an agreed vision for the marine energy sector to 2030. It outlines the actions required by both private and public sectors to facilitate the development

[2] *The Strategic Siting Assessment (SSA) was designed to identify sites in England and Wales that are potentially suitable for the deployment of new nuclear power stations by the end of 2025.*

and deployment of marine energy technology. Covering wave, tidal range and tidal stream energy, the Action Plan has a UK-wide focus while respecting the diversity of policy making roles under the Devolution Settlement.

2.2.31 The key recommendations set out within the Marine Energy Action Plan include:

- Forming a UK-wide strategic coordination group to develop a planning and consenting roadmap for all types of marine renewables;
- Consideration of support levels for marine technologies under the review of banding of the Renewables Obligation;
- Ensuring that the appropriate levels of targeted funding are available to bridge the technology market failures that exist in this developing sector, subject to the budgets in the next public spending round;
- Leveraging private equity, and in the longer term, project capital into the sector;
- Establishing guidelines and best practice in the development of new technologies; and
- Building a UK marine energy supply chain and utilising the current skills base already established from the offshore wind, oil and gas, and maritime industries.

2.3 Sub-Regional Context

North West Wales Spatial Development Strategy (Second Consultation Draft June 2008)

2.3.1 The North West Wales Spatial Development Strategy was prepared by the Isle of Anglesey, Conwy and Gwynedd Councils in partnership with the Welsh Assembly Government. The purpose of the strategy is to build upon and develop the content of the updated Wales Spatial Plan by presenting an agreed local framework for future development in North West Wales. It should be noted, that this strategy covers the whole of Gwynedd across Spatial Plan Boundaries and serves as the economic strategy for the local authority.

2.3.2 Although the Welsh Government looks set to discontinue with the national spatial plan project, the North West Wales Spatial Development Strategy has been formally ratified by Gwynedd Council and serves as the economic strategy for Gwynedd.

2.3.3 The strategy sets out a vision for the development of North West Wales, which is a statement of shared aspirations for the three authorities for what kind of place North West Wales will be in 2020. The vision is set out below:

> *"An outward looking, confident area where the unique cultural and natural assets provide the basis for a high quality of life, enhanced prosperity and the good health and well being of all its residents and communities."*

2.3.4 In order to achieve this vision, the strategy also identifies four objectives. These are set out below:

- To develop key settlements and rural areas in a complementary way to create the appropriate conditions for people to live and work locally supporting prosperity within the environmental capacity of the area;
- To ensure that physical infrastructure and utilities network has the capacity to mitigate against environmental threats and facilitate economic growth and prosperity throughout North West Wales;
- Equip residents with the skills to enable them to take full advantage of economic opportunities and make the local labour force more competitive; and
- To create a positive business environment which increases the impact of key sectors and exploits high value opportunities to generate prosperity.

2.3.5 The strategy highlights that a spatial approach to the development of the region must be adopted to reflect the differing needs and development requirements of areas within the region. There is a need to consider the diverse nature of North West Wales when locating new development in the area and to facilitate access through the physical development of suitable infrastructure.

2.3.6 One of the underlying concerns for the Gwynedd area is to achieve an economic balance throughout the county, and to minimise the possible overheating of the Bangor/Caernarfon area economy whilst stimulating the economy in other parts in order to address traditional market failure.

North West Wales Labour Market Study (2010)

2.3.7 The North West Wales Labour Market Study's was prepared in 2010. The overall objective of the study was to indicate the number, location and timing of new jobs and what skills will be required. The study identified that on Anglesey, from 2008 -2010, employment was estimated to have contracted by 8.9% and could continue to fall by 3.1 % (2010-2015). From this point onwards, whilst the economy stabilises, in the absence of a replacement for power station at Wylfa, the Anglesey economy appears to be one in long term decline. In Gwynedd, the effects of the recession are significant with the loss of around 1,300 jobs (-3.2%). Due to Gwynedd's high dependency on the public sector jobs, employment could continue to fall by 1.5% (2010-2015).

2.3.8 The key conclusions relating to the Isle of Anglesey and Gwynedd that arose from the North West Wales Labour Market Study are set out below:

- Anglesey has been most impacted, where recession has accelerated the process of structural adjustment;
- Whilst the effects on Gwynedd have been substantially mitigated by a significant public sector presence, Looking forward, it looks vulnerable to cuts in public expenditure;
- Measures of job density also indicate a relative deterioration in Gwynedd as the economy falters but the working age population continues to grow;

- The Base Case shows employment falling significantly 2008-2010, with further 'secondary' effects 2010-2015, recovery building thereafter;
- Even for the Base Case, with limited job growth, there are significant skills implications as a consequence of strong occupational effects and general up-skilling of the labour force;
- The scenarios indicate a replacement nuclear plant and/or take up of developments in the 'pipeline' would have major sub-regional economic impacts, and these are especially marked at a local level, particularly for Anglesey and the Môn-a-Menai area;
- The skills implications are marked under the scenarios with skills gaps emerging, reflecting occupational, scale and industrial mix effects;
- The skill gaps for the scenarios are most marked in construction in the (short term) and electricity generation (medium term); and
- Potential skill shortages will be exacerbated by replacement demands as existing workers retire.

2.4 Local Context

Adopted Development Plan for the Isle of Anglesey

2.4.1 The adopted development plan for the Isle of Anglesey County Council is the Gwynedd Structure Plan (1993) and the Ynys Môn Local Plan (adopted in 1996).

Gwynedd Structure Plan (1993)

2.4.2 The Gwynedd Structure Plan was approved by the Secretary of State for Wales in October 1993 and provides the strategic guidance for development on Ynys Môn for the period 1991-2006. Strategic policy 3 of the plan highlights the need to facilitate and promote employment opportunities of a suitable scale and at suitable locations throughout the country.

2.4.3 The Structure Plan sets out a series of policies relating to people and jobs. Policy B1 of the plan identifies the need to deliver employment generating development, which increases employment opportunities in the area. Policy B2 highlights that employment provision should be encouraged by ensuring an adequate supply of land and/pr buildings at suitable locations in Llangefni, Gaerwen, Amlwch, Holyhead, Rhos-goch and Mona.

Ynys Môn Local Plan (adopted in 1996)

2.4.4 The Ynys Môn Local Plan, which was adopted in December 1996, is an island-wide plan that superseded previous plans. The overall aim of the plan is to safeguard and strengthen communities by promoting policies which help to improve the local environment. A key opportunity identified in the plan is the position of Holyhead and the rest of the Isle of Anglesey to exploit the sea link to Ireland.

2.4.5 Policy number 2 (New Jobs) of the local plan highlights that the Council will support job creation on sites allocated on the proposals map. In total, 35 sites are allocated in the local plan incorporating a total area of 314 hectares. These sites are predominantly located in Holyhead, Amlwch, Mona, Llangefni, Rhos-goch, Gaerwen and Menai Bridge. However some of these sites have been developed on since the production of the Local Plan. The policy also states that employment creating development on other sites within or on the edge of existing recognised settlements will be permitted where they are of a scale and type compatible with the surrounding area, and accord with other policies in the plan.

Ynys Môn Stopped Unitary Development Plan (Stopped December 2005)

2.4.6 On 1st December 2005 the Isle of Anglesey County Council resolved to 'stop work' on the Ynys Môn Unitary Development Plan (UDP) and proceed to commence preparation of a Local Development Plan in accordance with the provisions of the Planning and Compulsory Purchase Act 2004. As a result of that decision the Ynys Môn UDP will not progress to adoption. The Stopped UDP is a material consideration in decision making for development control purposes but does not have the status of a fully adopted plan. The weight attached to the various parts of the UPD are required to be determined on a case by case basis in relation to the characteristics of the application, the Inspector's recommendations of July 2004 and outstanding objections.

2.4.7 The overall aim of the Stopped UDP is to fulfil the vision through the shaping of land use decisions. A key objective within the Stopped UDP include: to encourage economic opportunities which will help provide satisfying and secure jobs and therefore reduce the number of people leaving the island in search of work. The UDP identifies that provision will be made for the development of employment land totalling 189 hectares over the period 2001-2016 and emphasises the need to permit employment creating opportunities in sustainable locations across the island.

Withdrawn Isle of Anglesey Pre-Deposit Plan Local Development Plan (LDP) 2006 – 2021 (Withdrawn 2010)

2.4.8 IACC produced a pre deposit LDP in November 2008, but this was formally withdrawn on the 9th December 2010. It therefore has no formal status. The pre deposit plan made a series of economic development recommendations including:-

- To secure the provision of an adequate supply of good quality serviced employment land within the defined development 'hubs' and other key settlements;
- To regenerate the economic base of existing town and settlement centres through i) redevelopment of previously developed land, ii) renewal, conservation and enhancement of the built environment, and iii) improved traffic management, access to public transport;

- To foster the sustainable diversification of the economy, particularly in the rural areas, outside of the development hubs taking advantage of the opportunities offered by the emerging knowledge economy, agricultural diversification and sustainable tourism; and

- To encourage the sustainable development of high quality tourist and maritime products which will strengthen the industry's economic contribution to Anglesey and take benefit from the area's distinctive environment and culture settlements.

2.4.9 The pre deposit plan had identified potential prestige employment sites within the Primary Menai Hub, namely:

- Ty Mawr, Llanfairpwll;

- A55 junction at Gaerwen;

- Land at Lledwigan Farm, Llangefni – site (a) and/or (b); and

- Land at Dafarn Newydd, Llangefni.

2.4.10 Of note in the Progress Report and Update of Evidence Base in April 2008, Anglesey's Head of Planning Service noted :

> '…..there are requirements for basic infrastructure to provide for development across many communities in Anglesey. This includes the provision for waste water and surface water….to overcome deficiencies in the capacity of existing systems. This is also reflected in the capacity of both trunk and local highway networks and electricity supply to accept additional demands. It is known that within the Menai hub there are infrastructure issues around Llangefni, Gaerwen, Menai Bridge and Llanfairpwll. In Holyhead there have been recent improvements but there may be a requirement for extra capacity to provide for the development planned in the period to 2021 (+).'

2.4.11 Given these comments infrastructure issues will need to be explored in the more detailed site appraisal stage.

Anglesey Economic Regeneration Strategy 2004 – 2015 (2004)

2.4.12 The Anglesey Economic Regeneration Strategy was prepared by the Anglesey Economic Regeneration Partnership in 2004 and sets out the strategy for stimulating economic growth in Anglesey. The overarching vision for the area is to create a prosperous future for Anglesey through sustainable economic regeneration. The strategy sets out five key aims that should be met in order to achieve this vision. These are:

- Provide high quality infrastructure, transport and communications;

- Support business growth;

- Create a competitive labour market, supported by a strong skills base;

- Create strong and enterprising communities; and
- Improve the national and international profile of Anglesey.

Anglesey Energy Island Programme – Potential Opportunities and Economic Impacts (May 2010)

2.4.13 The purpose of the Anglesey Energy Island Programme is set out in the final report (2010). The vision for the Energy Island is: *"To create a world renowned centre of excellence for the production, demonstration and servicing of low carbon energy."* The final report highlights that by achieving this vision Anglesey and North West Wales will be in a position where the range of economic activity is more diverse and has shifted towards higher value added activities.

2.4.14 The report highlights the three objectives for the Energy Island Programme relating to the production, demonstration and servicing of low carbon energy opportunities. These are as follows:

- *Objective 1:* Production – New low carbon energy production on the Island.
- *Objective 2:* Demonstration – Establishing world-class facilities to promote Anglesey as a leading location for low carbon energy innovation and demonstration.
- *Objective 3:* Servicing – Local companies taking advantage of opportunities from new energy investment, decommissioning and operation.

2.4.15 Six areas for action are also set out within the report. These are:

- *Skills* – Developing a labour force with the skills required to take maximum advantage of the energy production, demonstration and servicing opportunities.
- *Infrastructure* – Planning and supporting the development of strategic and community level infrastructure to facilitate the Energy Island Framework and create lasting community benefits.
- *Policy* – Facilitating suitable policy development, taking advantage of opportunities and responding to challenges.
- *Supply chain* – Maximising the supply chain opportunities that can be captured locally.
- *Behaviour* – Ensuring that programmes and activities are in place to encourage behavioural change.
- *Community engagement and consultation* – Ensuring that people are at the heart of activity and understand the benefits of Energy Island.

2.4.16 The report sets out a series of recommendations that will help to ensure the potential of Energy Island is harnessed. These recommendations are set out below:

- Nuclear New Build represents the central opportunity within Energy Island with significant direct and indirect benefits in employment and GVA terms for both Anglesey and the wider sub-region;
- Re-training and skilling the potential workforce for new build and wider energy market should be supported;

- Consultation with local communities will be critical to the ongoing success of the new build and wider Energy Island proposals;
- Development of Holyhead Port; and
- Enhancing energy infrastructure.

2.4.17 Demonstration projects offer the opportunity to raise the profile of Energy Island as a premier location for energy research and development. This includes potential for tidal energy, nuclear decommissioning and smart grids. The report highlights that there will be significant levels of investment over the next fifteen years and that it is essential that these opportunities are used to grow, attract and retain businesses and jobs.

Anglesey Energy Island Programme – Potential Outcomes and Performance Measures (August 2011)

2.4.18 The overall purpose of the study is to contribute to the development of the Energy Island Framework to ensure it is realistic, achievable and importantly measurable. The study considered what the Anglesey economy might look like in the absence of the key energy island components (ie the counterfactual case) as a basis for identifying the likely economic impacts. This analysis was used to inform the assessment of anticipated outcomes. The study sets out a series of projections on a number of scenarios from the Energy Island Programme.

2.4.19 The study sets out the key challenges for Anglesey. These are set out below:

- Anglesey has a distinct economy with greater reliance on manufacturing;
- Within manufacturing analysis indicates that a high proportion of employment is relatively low value, food processing is especially important;
- Anglesey contains many high value activities not least nuclear power production making it a relatively high value economy overall;
- Because it is a small economy relative to population, Anglesey has a low level of GVA per head & dependence on other areas for jobs;
- Recent economic development history 2004-2008 underlines longer term problems of performance with Anglesey experiencing decline during a period of overall growth.

Anglesey Enterprise Zone designation

2.4.20 On the 20th September 2011, Edwina Hart, AM (Minister for Business Enterprise, Technology and Science) announced the creation of five EZs (EZs) across Wales including one zone in Anglesey focused on the Energy sector.

2.4.21 The Energy Island EZ is focused on stimulating demand in energy and energy related activities and businesses. The designation provides further impetus and incentives to help balance and grow the Anglesey economy and make a major contribution to the low carbon economy in Wales.

2.4.22 A draft prospectus has recently been prepared setting out potential substance to the Energy Island EZ including ten sites which could benefit from a range of potential financial, planning and softer tools and incentives. The prospectus is currently being reviewed by the Isle of Anglesey County Council prior to submission to Welsh Government and subsequent wider consultation.

2.4.23 The ten sites provisionally selected on the basis of the EZ objectives, relevant assessment criteria adopted and work in this draft Employment Land Review are:

- Anglesey Aluminium - EZ1: Site Area 91 Hectares (gross site area) 54 hectares (development proposal footprint)
- Parc Cybi - EZ2: Site Area: 108 hectares (Gross site area) 53 Hectares (remaining development area)
- Land and Lakes Proposals - EZ4: Site Area: 207 Hectares (subject to planning)
- Holyhead Port, Holyhead - EZ5 Site Area: 98 Hectares (Gross site area) 10 hectares (potential development area)
- Bryn Cefni Industrial Estate - EZ6 Site Area: 57 Hectares (Total Estate Area) 18 hectares (potential development area)
- Creamery Land, Land north of Lledwigan Farm - EZ7 Site Area: 25 Hectares (subject to planning)
- Land at Coleg Menai - EZ8: Site Area: 38 Hectares (potential development area subject to planning)
- Gaerwen Industrial Estate, Gaerwen - EZ9: Site Area: 115 hectares (gross site) 56 hectares (EZ site) 59 hectares (subject to planning)
- Former Shell Tank Farm, Rhosgoch - EZ10: Site Area: 82 Hectares (subject to planning)

2.4.24 The site of the Trawsfynydd nuclear Energy facility has also recently been approved as an Enterprise Zone.

Gwynedd Unitary Development Plan 2001/2016

2.4.25 The current development plan for the Gwynedd Local Planning Authority area is the Gwynedd Unitary Development Plan (UDP) 2001-2016. The UDP establishes a policy framework for Gwynedd and makes provision for development needs for the period from 2001 to 2016. A key responsibility of the UDP in relation to the economy is to ensure that sufficient sites are available for economic purposes in the area.

2.4.26 A key element of the UDP in relation to the development of sites for economic and employment uses is to develop employment opportunities on a scale suitable to the area, with the objective of creating sustainable economic development. The UDP identified a series of employment sites within the key towns and areas in Gwynedd, which totalled an area of 180.75 ha. Table 2.1 below identifies the total hectarage of sites in Gwynedd.

Table 2.1: Employment Land in Gwynedd (as set out in the Gwynedd UDP 2001-2016)

Dependency Catchment Area	Total Site Area (Ha)
Bangor	63.8
Caernarfon	52.05
Llŷn	15.5
Porthmadog	31.56
Ffestiniog	9.84
Tywyn/ Machynlleth	8
Total	**180.75**

Gwynedd Regeneration Strategy 2007-2013

2.4.27 The Gwynedd Regeneration Strategy (published in 2007) forms part of the Gwynedd Regeneration Framework. The strategy aims to establish a strategic background to regeneration in Gwynedd from 2007 – 2013, which gives status to regeneration activity and brings together economic, environmental, community and cultural-linguistic factors.

2.4.28 An intention of the strategy is to target communities of need, giving them priority by supporting their efforts. Communities of need are classified within the strategy as those where income levels are low, long term sickness levels are high and the number of unemployed is high. Some communities are classified as 'communities of need' as they have suffered from major changes to the traditional industries (such as agriculture). Substantial growth and investment is planned in the Môn-Menai Hub and the Porthmadog/Pwllheli/Penrhyndeudraeth hub (as identified in the Wales Spatial Plan). However, the strategy aims to find methods to distribute the growth resulting from the investment across a wider area. The strategy also aims to target communities of opportunity (those areas with sites which have already been identified as strategic, or which have development land or other potential to attract investment) to maximise their benefit for the rest of Gwynedd and more specifically for areas of need.

2.4.29 Gwynedd's key and high value current and future economic sectors as defined in Gwynedd Council 's economic policy is set out in Table 2.2 below:

Table 2.2 Gwynedd Economic Sectors for Growth: Current and Future

Key Sectors	**High Value sectors**
Construction	Environmental – Green sector products and services
Agriculture – produce and food products	Creative Industries – Media and Arts
Care	High Technology and Digital Sectors
Services and Commerce e.g. Retail	Nuclear Energy – Generation, Services and Engineering
Tourism	Alternative Renewable Energy – Generation, Services and Engineering

2.4.30 The Gwynedd Regeneration Framework splits the area into eight smaller areas. Area plans are currently being prepared for these eight areas. These documents will place a local direction to regeneration and will be developed jointly with residents, organisations and communities of the specific areas. It is anticipated that the Area Plans will identify local challenges and opportunities. The eight areas are as follows:

- Ffestiniog Area
- Dolgellau and Barmouth Area
- Bangor Area
- Caernarfon Area
- Corris a Tywyn Area
- Porthmadog Area
- Llŷn Area
- Bala Area

2.4.31 The plan for the Llŷn and Bala Areas are complete and details on these are presented below.

Bala Area Regeneration Scheme (Area Plan) 2008 - 2013

2.4.32 The Bala Area Regeneration Scheme (Area Plan) identifies the main measures and projects for regeneration in the Bala area between 2008 and 2013. The area plan identifies a series of key themes for Bala in terms of regeneration. These themes are to: increase growth and economic prosperity; deliver houses and residential units; protect environmental and natural assets; encourage vibrant communities; and deliver local services.

2.4.33 In relation to the theme of increasing growth and economic prosperity, the plan identifies a series of actions. These include the following:

- Identify development options for strategic sites such as Bala Industrial estate.
- Develop the broadband network and 'fibrespeed' for Meirionnydd.
- Ensure the sustainability of rural communities by creating a provision for work units.
- Build on the expertise and strength of the agriculture and food processing sector in the area and ensure a sustainable future for the sector.
- Develop skills and initiatives based on the local food production and processing sector to offer work opportunities while supporting and encouraging growth in the sector.
- Develop the tourism industry in the area in order to attract visitors throughout the year.

Llŷn Area Regeneration Scheme (Area Plan) 2008 - 2013

2.4.34 The Llŷn Area Regeneration Scheme (Area Plan) identifies the main measures and projects for regeneration in the Llŷn area between 2008 and 2013. The plan identifies a series of key themes for the Llŷn Area in terms of regeneration. These themes are to: increase growth and economic prosperity; deliver houses and residential units; protect environmental and natural assets; encourage vibrant communities; and deliver local services.

2.4.35 In relation to the theme of increasing growth and economic prosperity, the plan identifies a series of actions. These include the following:

- Identify development options for strategic sites such as Hen Ynys/Llanystumdwy Park/Y Ffôr and others.
- Establish an action plan for the marine engineering and service sector
- Create a marketing package to promote the Pwllheli Harbour area, which includes a cluster of coastal villages.

2.4.36 As in the Bala Area Plan (see paragraph 2.4.12), the Llŷn Area Plan identifies those communities that are in need. These areas are Llanaelhaearn, South Pwllheli, Tudweiliog, Aberdaron, Botwnnog, Llanengan, Efailnewydd / Buan and Llanystumdwy.

2.4.37 The Llŷn Area Plan also identifies the Llŷn Coast, Pwllheli Town, employment land at Y Ffôr, Pwllheli catchment area, Porthmadog and Penrhyndeudraeth as 'communities of opportunity'. Communities of opportunity are classified as those that offer prominent growth opportunities due to their favourable location.

Meirionnydd Employment Plan 2010

2.4.38 The purpose of the Meirionnydd Employment Plan is to identify the employment position in Meirionnydd, including the size of the potential workforce and the number of potential jobs, the structure of the economy and the area's prosperity. The Meirionnydd area incorporates five sub-areas, which include Dolgellau, Ffestiniog-Trawsfynydd, Ardudwy, Penllyn and Bro Dysynni. The main employment town in the area is Dolgellau with Barmouth, Bala, Blaenau Ffestiniog and Tywyn also providing substantial employment for the Meirionnydd area.

2.4.39 The plan sets out a series of themed and spatial intervention including a strategic role for Dolgellau as the area's chief employment and service centre. In addition the plan seeks to establish future appropriate sectors including Innovation and Science, Marine, Green and Energy sectors and to maximise the availability and strength of IT infrastructure. The key objectives set out within the plan, including a series of schemes to be pursued as part of them, are set out below:

2.4.40 Objective 1 - To vary and increase the number of jobs available:

- Establish the outdoor sector as a strong economic sector in Meirionnydd.
- Develop initiatives to grow the heritage sector in Meirionnydd.
- Seek to increase employment and self-employment within Meirionnydd.

2.4.41 Objective 2 - To maximise the ability of products and businesses in the area to compete in the marketplace:

- Take steps to maximise the availability and strength of IT such as broadband and fibrespeed in Meirionnydd.
- Strengthen transport links between Meirionnydd and the chief growth centres within and outside the area.
- Make improvements to the Conwy Valley Rail line in order to increase the capacity to carry passengers
- Encourage and support business clusters in specific sectors to develop skills, improve the quality of service and strengthen their ability to work and compete together for contracts.

2.4.42 Objective 3 - To establish future sectors appropriate to the circumstances of Meirionnydd, with emphasis on high quality work opportunities:

- Work proactively with scientific research organisations to identify innovative technologies, and new products and services that could be produced.

- Develop and promote marine science as a new and innovative sector.
- Develop the green sector within Meirionnydd through identifying new economic opportunities for farm businesses in carbon capture
- Skilling the residents of Meirionnydd so they can benefit from the development of the green sector.
- Identify opportunities within Meirionnydd to develop the energy sector.

2.4.43 Objective 4 – To develop sites across the Area, focusing on reclaiming brownfield sites and disused buildings:

- Support the development of the Trawsfynydd Site and the Llanbedr Airfield site (which are both within the Eryri National Park).
- Continue to seek suitable locations for strategic sites to meet employment needs in Barmouth, Blaenau Ffestiniog, Dolgellau and Tywyn.
- Small scale provision reusing redundant buildings with an emphasis in Barmouth, Blaenau Ffestiniog, Dolgellau and Tywyn.
- Mixed use housing, employment and possibly recreation to create more local employment focus especially in Tywyn.

2.4.44 Objective 5 – To further develop the strategic role of Dolgellau as Meirionnydd's chief employment and service centre:

- Undertake a review of public services across the agencies, discussing the possibilities of office co-location and establishing a strong focus for Dolgellau that would support the cluster towns and more local services in Meirionnydd.
- Ensure that public transport between the cluster towns and villages in Meirionnydd and Dolgellau is convenient and regular.

2.4.45 Objective 6 – To maximise the value of national and regional economic and skills programmes, ensuring that intervention is diverted to Meirionnydd:

- Attract resources from strategic employment and skills programmes and delivery them to Meirionnydd targeting communities of Need, including Tywyn.

Digital Gwynedd

2.4.46 Digital Gwynedd is a new initiative which is part of Gwynedd Council's Three Year Plan 2011-2014.

2.4.47 The aim of the project is to establish Gwynedd as a fully digital area. This is key to address peripherality and rurality in Gwynedd and enable more sustainable working in dispersed communities to support employment and regeneration strategies.

Snowdonia National Park Authority – Eryri Local Development Plan (Adopted July 2011)

2.4.48 The Snowdonia National Park is located adjacent to the Gwynedd Council Boundary. The Eryri Local Development Plan was adopted by the Snowdonia National Park Authority on 13th July 2011. One of the key duties of the Snowdonia National Park Authority is to foster the economic and social well-being of local communities within the area. One of the key objectives of the plan is to encourage sustainable economic growth by supporting the economic and social well-being of local communities within the National Park.

2.4.49 The Local Development Plan incorporates a number of policies that focus on supporting a sustainable rural economy. The overarching economic policy is Strategy Policy H (A Sustainable Rural Economy). The policy identifies that the National Park Authority will support: new employment development in the local service centres; the agricultural sectors and opportunities for rural diversification; tourism and recreation activity; and proposals that would provide appropriate supportive infrastructure to sustain and promote the local economy. The plan also promotes the re-use of land and buildings to support small-scale employment and training.

2.4.50 There are two large employment sites located in The National Park – Trawsfynydd former atomic site and Llanbedr Airfield. These sites represent important opportunities for the Gwynedd economy and are detailed further in section 5.5.

2.4.51 It should be recognised that the Snowdonia National Park Authority statutory functions are limited primarily to planning, conservation, community development and environment. Economic development is largely therefore the domain of Gwynedd Council.

Môn a Menai Strategy Programme 2011 – 2014 (September 2010)

2.4.52 The purpose of the Môn a Menai Strategy Programme is to set out the main themes and priorities of the Môn a Menai Regeneration Area from April 2011 to March 2014. The strategy sets out the intention to redefine the nature of the economy in North West Wales by embracing a sustainable social market economy, a smarter, greener economy, where prosperity comes from innovations, more efficient use of resources and where the key input will be knowledge.

2.4.53 The Môn a Menai area incorporates the area shown in figure 2.4 below. It incorporates the Isle of Anglesey and the northern part of Gwynedd (including the post-industrial areas of the Ogwen, Peris and Nantlle slate valleys).

2.4.54 The document outlines the objectives of the new strategy and the types of projects which are being sought from potential delivery partners in order to meet them. These are set out below:

- **Objective 1 – To increase low carbon energy generation.** The key projects being sought are the Energy Island/Wylfa Decommissioning/New Build.
- **Objective 2 – To establish the skills and technology needed to drive a low carbon economy.** Innovation, knowledge and skills project being sought include: raising awareness of the importance of a low carbon economy; and exploring how a low carbon economy can be achieved through use of pilot and exemplar projects.
- **Objective 3 – To develop a sustainable infrastructure and more sustainable means of movement.** The key projects being sought include: green tourism projects; integrated public transport; and town centre improvements.

- **Objective 4 – To ensure that the natural environmental and local heritage are managed and developed as assets to encourage low carbon economic development.** The key projects being sought include: carbon sinks; and woodland & green corridors.

- **Objective 5 – To continue to support the development of assets that serve the community in a more sustainable way.** The key projects being sought include: enhancing the leisure offer; and developing cultural distinctiveness.

Figure 2.4: The Môn a Menai Programme Area

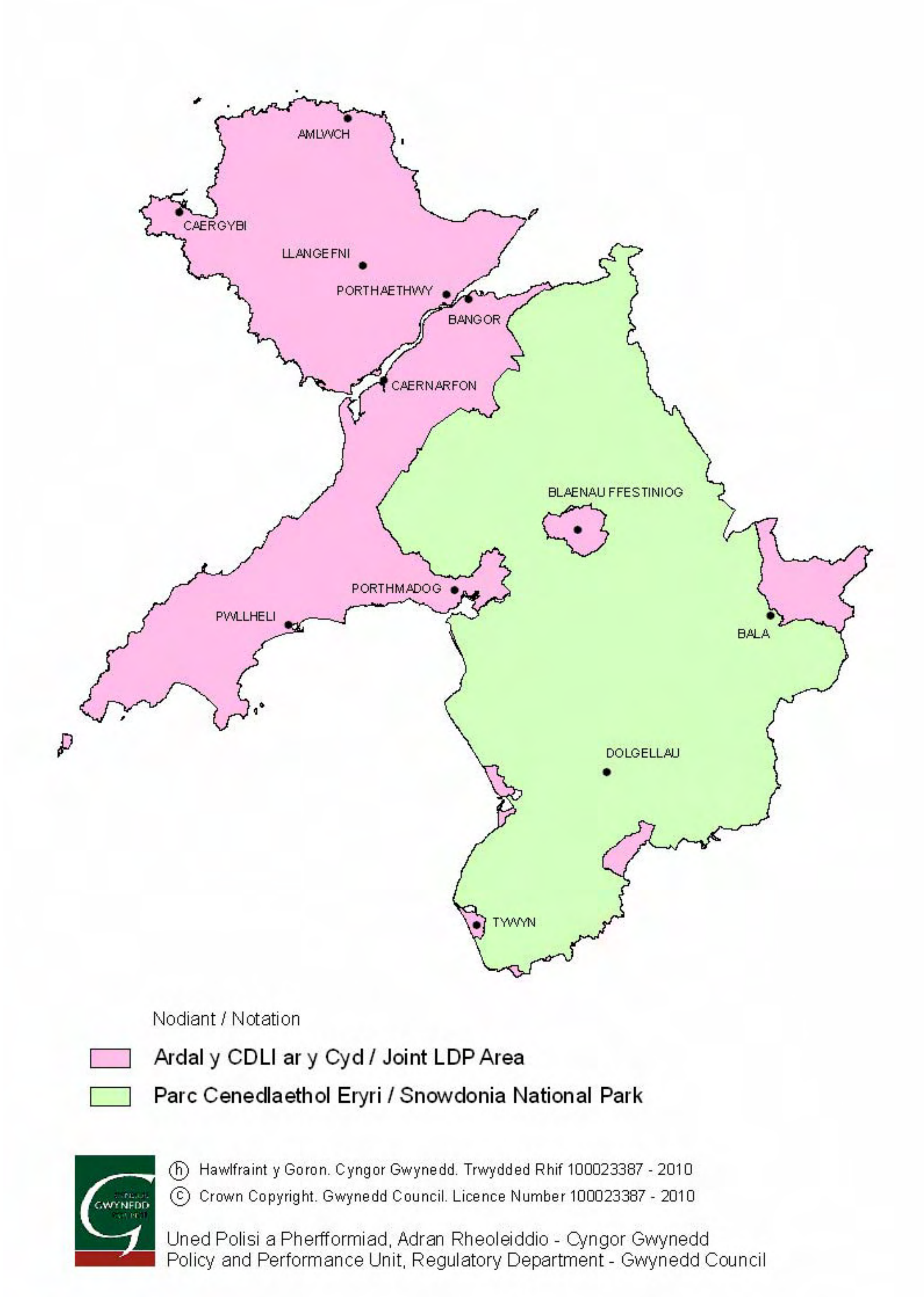
Joint Local Development Plan

2.4.55 In Wales, every local planning authority must prepare a local development plan (LDP) for its area. The LDP will be the statutory development plan for the local planning authority area (i.e. of the county or county borough council and national park authority). On adoption it will supersede the existing development plan which will either be the adopted unitary development plan, structure or local plan(s).

2.4.56 The Isle of Anglesey County Council and Gwynedd Council are in the early stages of preparing a Joint Local Development Plan (LDP) for the two planning authority areas. Once adopted, the Joint LDP will supersede the current development plans for both areas and will set out policies and proposals for the future development and use of land within Anglesey and Gwynedd planning areas.

2.4.57 The study boundary for this Employment Land Review is set out below in figure 2.5 and corresponds with the area for the JLDP.

Figure 2.5: The Study Boundary (purple area)



2.5 Strategic Context Conclusions

2.5.1 The Gwynedd Regeneration Strategy 2008 to 2013 (and the Gwynedd Community Strategy) supports the use of eight Gwynedd Regeneration Areas as a spatial basis for planning key interventions, concentrating particularly on communities of need. The strategy promotes substantial growth and investment in the Môn-Menai Hub and the Porthmadog/Pwllheli/Penrhyndeudraeth area. It also aims to target communities of opportunity (such as Pwllheli catchment area, Porthmadog and Penrhyndeudraeth), strategic sites, development land or other potential to help distribute economic growth particularly to areas of need.

2.5.2 For Gwynedd, the Meirionnydd Employment Plan provides a strategic role for Dolgellau as the area's chief employment and service centre and seeks to maximise the availability and strength of IT infrastructure. A key policy aim in Gwynedd is spatial targeting and specifically to channel economic development in Meirionnydd but there is a desire also to achieve economically balanced, sustainable communities across the whole of Gwynedd.

2.5.3 In both authority areas the reality of limited resources is likely to mean that investment in sites will need to be prioritised and key factors which will need to be assessed as part of this study will include the deliverability and strategic economic and planning fit (sub regional or local strategic) of these sites which sit in the pipeline.

2.5.4 Making the most effective use of the combined resources and powers available from the public sector including EU programmes, Enterprise Zone status, prudential borrowing powers alongside land and property assets is essential to lever in private investment, new jobs and value added created across Anglesey and Gwynedd.

2.5.5 Despite limited public and private sector resources this section has highlighted the opportunities that the proposed nuclear new build at Wylfa and wider Energy Island Programme offers the North Wales region. The following section also highlights potential growth from a range of other sectors of the economy that will create demand for land and premises.

2.5.6 In both authorities there are clear plans and ambitions for the future which can help to steer investment from the private sector and de-risk potential investments. This is critical in an area that has suffered from a lack of speculative development from the private sector.

3 Understanding the Economic Context

3.1 Introduction

3.1.1 Current demand and future provision of employment land and floor space must be seen in the context of the local authorities' economic structure and performance and the relationship with the wider sub-region and Wales as a whole.

3.1.2 To this end this section of the report sets out the economic and social characteristics of North West Wales to frame the wider assessment of historic and future demand within the area. This is derived from the North West Wales Labour Market Study, Welsh Assembly Government, April 2010, ESYS Consulting updated as appropriate. This section sets out the overall economic structure and labour market profile whilst outlining the constraints and opportunities for economic growth. The end of the chapter presents a series of profiles which provide further detail on key sectors in North West Wales.

3.2 Economic Profile

Economic Output

3.2.1 There is a lack of high-value added employment in North West Wales which is clearly reflected by Gross Value Added (GVA) data. The North West Wales economy is worth approximately £5bn, which is just over 10% of the Welsh total. GVA per head is substantially below the national average in each of the three local authorities. The rate of GVA growth per head between 1998 and 2008 has been higher in Anglesey and Gwynedd than in Wales albeit from a low starting position. In effect the economy in much of North Wales has been catching up in productivity terms with the rest of the country as structural economic change has seen the loss of more low technology manufacturing activity and growth in service sector employment, particularly in the public sector.

Table 3.1: GVA per Head (1998 to 2008)

	Anglesey	Gwynedd	Conwy and Denbighshire	Wales
GVA per head (2008)	£11,333	£13,664	£12,218	£15,222
Change (1998 to 2008)	66.5%	51.2%	41.3%	47.4%

Source: ONS Regional accounts (2008)

Economic Structure

3.2.2 The unique environment of the sub-region is very much reflected in the economy of North West Wales. In particular the remoteness of the area means that certain financial and business services are not well represented, particularly so in Anglesey.

3.2.3 Employment within manufacturing is significantly under-represented in Conwy and Gwynedd, as compared to Wales. In Anglesey the reverse was true with manufacturing accounting for a larger share then the Welsh average. Due to delays in the publication of data the figures for 2009 includes employment at Anglesey Aluminium which were subsequently lost in the month preceding publication. Previous analysis undertaken as part of the North West Wales Labour market[3] work identified the vulnerability of Anglesey's economy given the current concentration of employment in sectors with a low GVA which includes low technology manufacturing activities.

3.2.4 Influenced once again by the natural environment North West Wales is dominated by employment in tourism, such as hotels and restaurants, particularly in Gwynedd and Conwy. However, employment in other tourism-related industries, such as entertainment and recreation, is only marginally above the Welsh average.

3.2.5 Table 3.2 presents the employment structure breakdown in more detail.

Table 3.2: Broad Industrial Structure (% of total employment)

	Anglesey	Gwynedd	Conwy	North West Wales	Wales
Agriculture, mining & utilities	4.7%	2.8%	1.0%	2.5%	2.7%
Manufacturing	12.8%	5.8%	3.1%	6.1%	11.6%
Construction	6.2%	4.6%	4.7%	4.9%	5.0%
Retail (inc. wholesale and motor trades)	17.8%	17.1%	19.8%	18.2%	16.0%
Transport & storage (inc postal)	7.2%	2.4%	3.0%	3.5%	3.5%
Accommodation & food services	9.6%	13.6%	14.1%	13.0%	7.0%
Financial, property & communication services	2.4%	4.5%	4.3%	4.0%	5.6%
Professional, scientific & technical	4.6%	3.1%	4.1%	3.8%	3.9%
Business administration & support services	4.4%	3.0%	3.3%	3.4%	6.1%
Public administration & defence	6.6%	9.9%	5.6%	7.7%	8.0%
Education	9.5%	11.8%	13.7%	12.1%	10.7%
Health	11.1%	16.9%	16.6%	15.7%	15.7%
Arts, entertainment, recreation & other services	3.1%	4.5%	6.5%	4.9%	4.1%

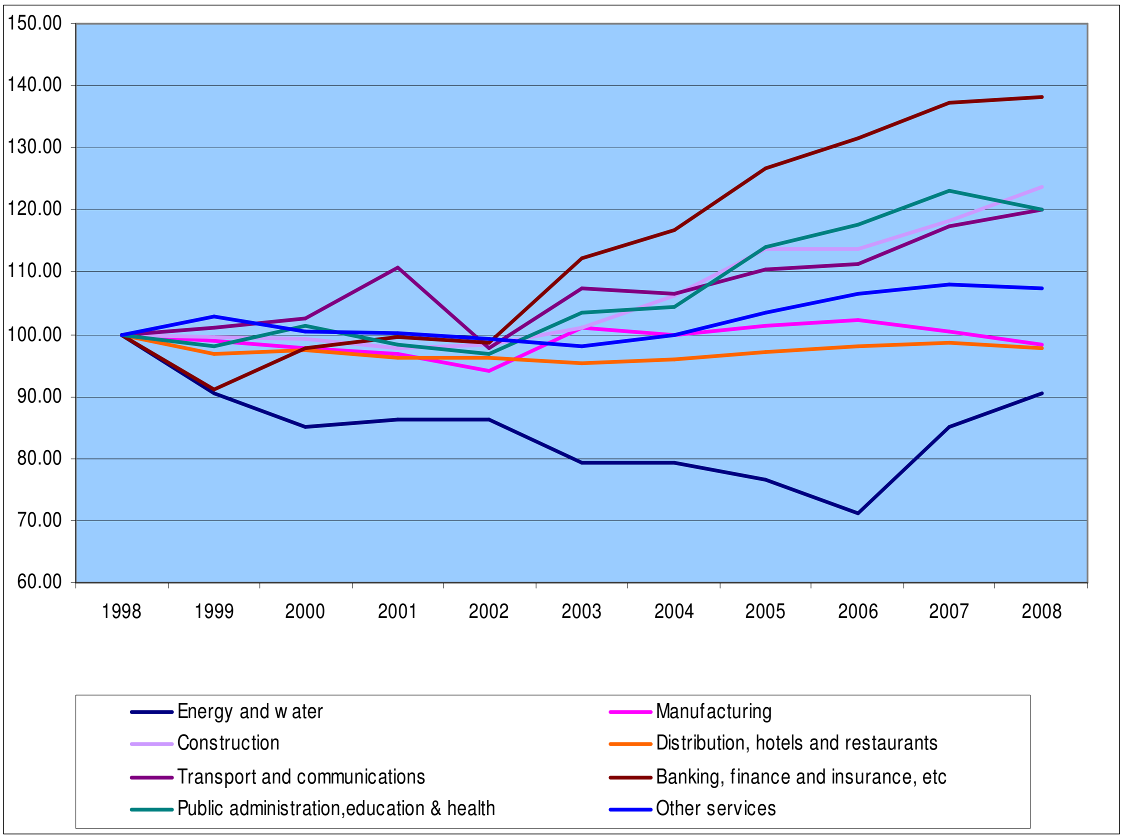
Source: ONS, Business Register and Employment Survey (2009)

3.2.6 Between 1998 and 2008 North West Wales experienced employment growth in the construction, transport and communications, banking, finance and insurance and public admin, education and health sectors. However, it also saw a decline in more traditional industries such as manufacturing and distribution. This data only relates to

[3] North West Wales Labour Market Study, Welsh Assembly Government, April 2010, ESYS Consulting

employment up until 2008[4] and therefore does not take into account the full extent of the recession and the current economic climate which has had negative impacts particularly in terms of the construction, manufacturing and public administration, banking, finance and insurance sectors.

Figure 3.1: Industry Structure Change1998-2008, North West Wales (1998 = index 100)*



Source: ONS, Annual Business Inquiry (1998 to 2008)
Data for 'agriculture and fishing' is not presented as the method for collecting this data changed in 2001 and as such is not comparable over this time period

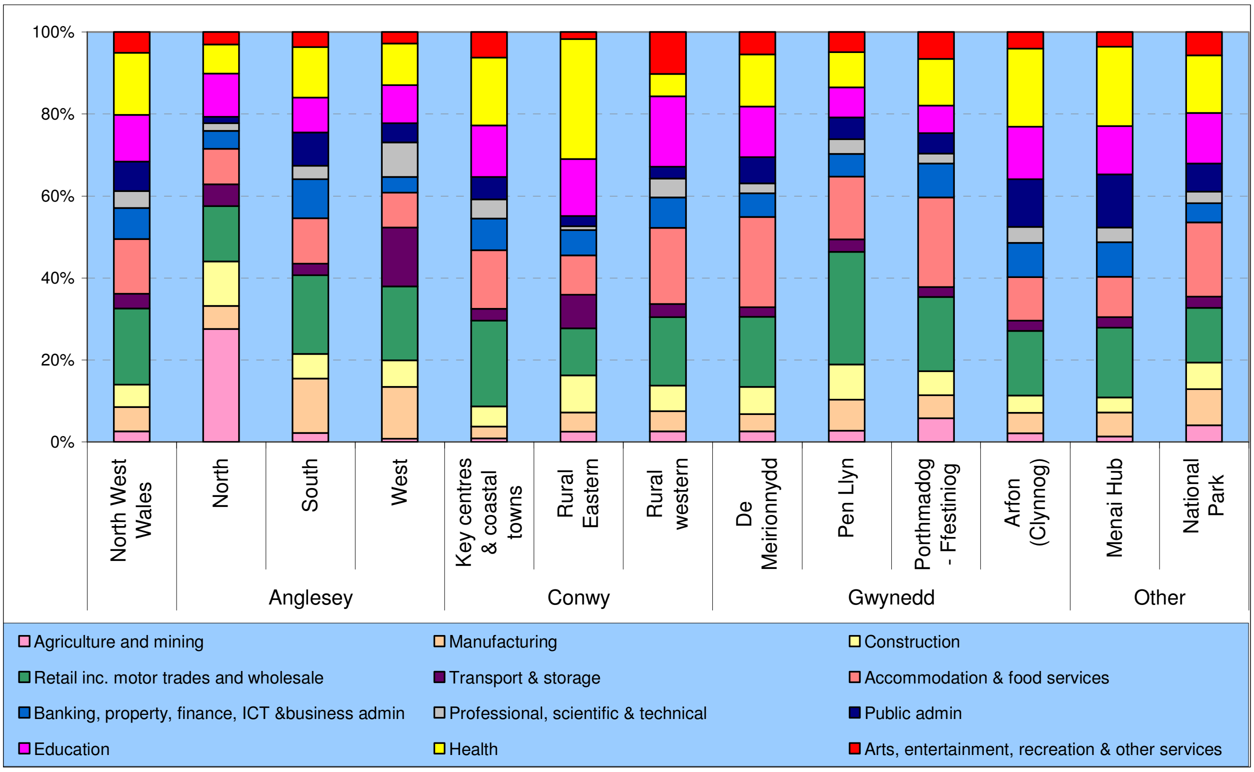
3.2.7 The following chart illustrates the differing industrial structure by sub-area. Significant differences include:

- Agriculture and mining employment in North Anglesey with 27.6% of employment in this sector compared to 2.6% across North West Wales on average;
- Manufacturing employment in Anglesey South (13.2%) and Anglesey West (12.7% compared to 6.0% across the sub-region);
- There is a cluster of retail employment in Gwynedd Pen Llyn (27.5% of employment compared to an average of 18.6%);

4 The Annual Business Inquiry was replaced with the Business Register and Employment Survey (BRES)y in 2009. The two datasets are not strictly comparable over time. Time-series analysis is not possible with BRES at present

- Anglesey West has a high concentration of transport & storage employment (14.4% compared to an average of 3.6%);
- There is a high presence of accommodation & food services in Gwynedd De Meirionnydd (22.0%) and Gwynedd Porthmadog (21.8%);
- The Menai Hub (13.0%) and Gwynedd Arfon (11.7%) have a high concentration of public admin;
- Conwy Rural West has the highest proportion of employment in education and arts & recreation but the lowest in health.

Figure 3-2 Industry Structure breakdown by sub-area (2009)



Source: ONS Business Register and Employment Survey (2009)

Employment Trends

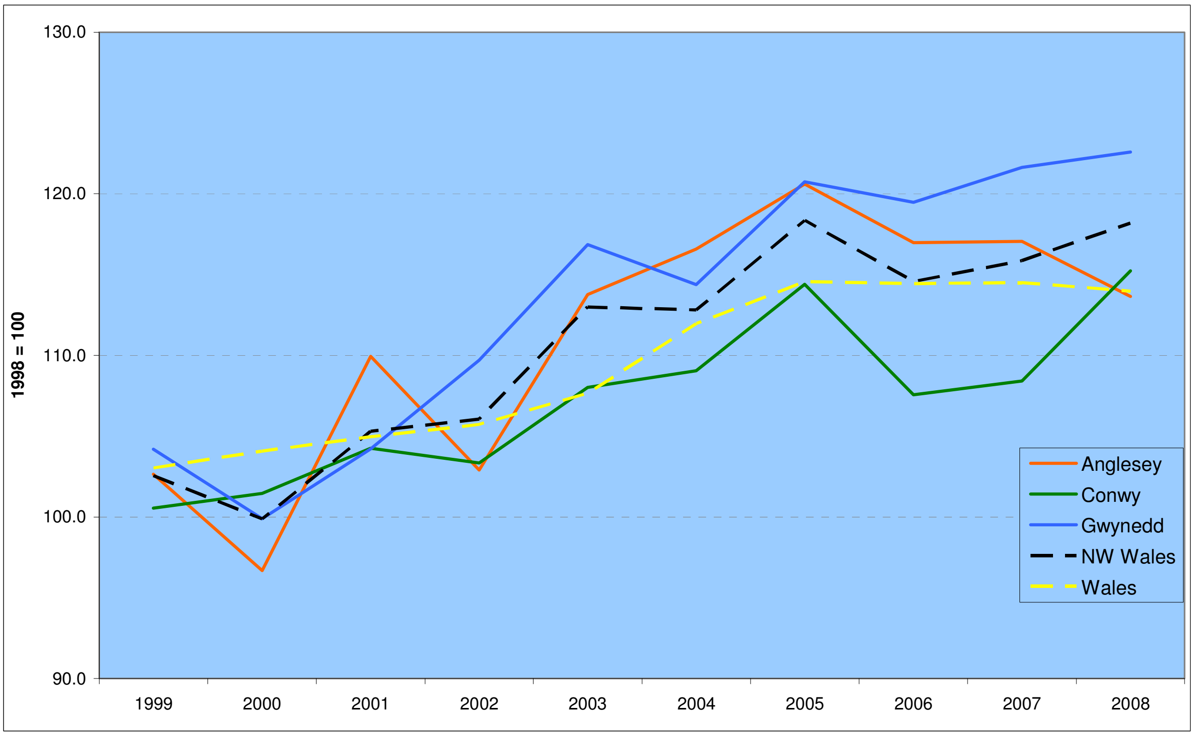
3.2.8 When using 1998 as a base the general trend has been of employment growth in North West Wales over the ten years to 2008. The rate of growth over this period equates to 18.2% which is substantially higher than the growth experienced across Wales as a whole (14.0%). Over this period approximately 16,150 jobs have been created, half of which are in Gwynedd (8,850), 5,050 in Conwy and 2,250 in Anglesey.

3.2.9 The largest employment generating sector over this period has been the public sector with over 6,000 employment opportunities created. However, this data is for 2008 and as such does not take into account any of the recent public sector cuts and economic recession. It is important to note ‘peripheral regions tend to suffer greater job loss during downturns in the economic cycle'[5] and noting the fragilities of the Anglesey economy in particular.

3.2.10 Another significant growth area over this period has been in the tourism sector, specifically accommodation & food services generating 5,500 new jobs. The majority (three-fifths) have been created in Gwynedd.

3.2.11 Wales as a whole has a dependency (27.4% of employee jobs) on public sector jobs as compared to England (19.5%). North West Wales (27.2%) has a similar proportion to Wales but almost 30% of the jobs in Gwynedd are in the public sector.

Figure 3.3: Employment Change (1998 = index 100)



Source: ONS, Annual Business Inquiry (1999 - 2008)

Business Formation

3.2.12 There are almost 10,500 enterprises across North West Wales with over two-fifths (42.9%) in Gwynedd. The business formation rate (births) is lower in North West Wales (8.5%) than Wales (9.1%) as a whole. Gwynedd (7.7%) is lower than both Anglesey (9.0%) and Conwy (9.1%).

3.2.13 On the other hand the business closure rate is lower in North West Wales (10.4%) than Wales (11.1%). Gwynedd, although suffering from the lowest business registrations, has the greatest business survivability rates. Whereas, the opposite is true for Conwy. Business birth and closure rates are set out in Table 3.3

5 North West Wales Labour Market Study, Welsh Assembly Government, April 2010, ESYS Consulting

Table 3.3: Business Demography: Enterprise Births & Deaths

	Stock	Birth Rate	Death rate	% change in stock 2008-2009
Anglesey	2,065	9.0	10.4	-1.2
Gwynedd	4,500	7.7	9.3	-1.2
Conwy	3,905	9.1	11.5	-1.4
NW Wales	10,470	8.5	10.4	-1.3
Wales	91,125	9.1	11.1	-0.7

Source: ONS, Neighbourhood Statistics, 2009

3.2.14 The size of businesses, in terms of employees, is similar across North West Wales and follows broadly the same profile as Wales as a whole. However, there is a marginally higher proportion of larger businesses (50+ employees) in Wales

Table 3.4: Employment Size of Business

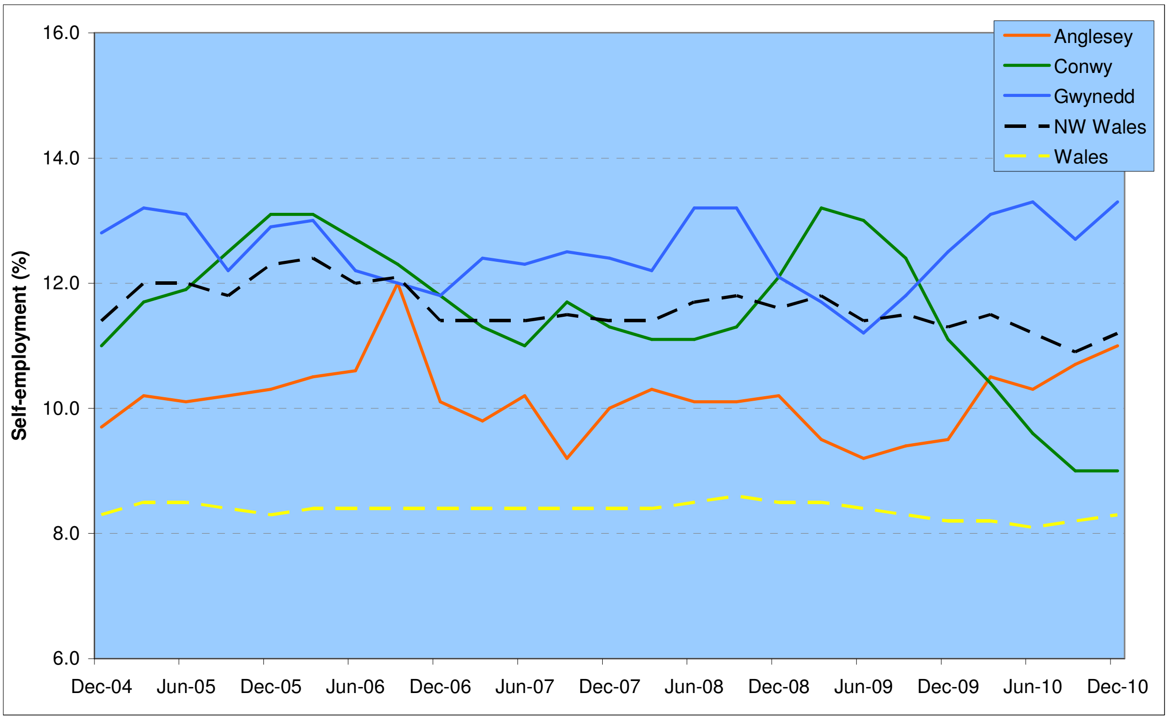
	1-10 employees	11-49 employees	50-199 employees	200 or more employees
Anglesey	85.2	12.3	2.0	0.4
Gwynedd	83.6	13.8	2.4	0.3
Conwy	85.7	12.0	2.0	0.4
NW Wales	84.8	12.7	2.1	0.4
Wales	83.8	12.5	3.0	0.7

Source: ONS, Annual Business Inquiry, 2008

3.2.15 Self-employment is a good proxy for measuring levels of enterprise. Anglesey has a self-employment rate (11.2%) substantially higher than the national average (8.3%). Within North West Wales the rates range from 9.0% in Conwy to 11.0% in Anglesey and 13.3% in Gwynedd.

3.2.16 Over the last 6 years self-employment in Anglesey and Gwynedd has followed broadly the same pattern fluctuating by a couple of percentage points. However, both areas have experienced gradual increases in the last 18 months or so. Conversely, self-employment has fluctuated more widely in Conwy and the rate has steadily declined since March 2009 (Figure 3.4).

Figure 3.4: Self-Employment Rates (% of working age population)



Source: ONS, Annual Population Survey, 2004 to 2010

3.3 Labour Market Profile

3.3.1 There are just under 300,000 people residing in North West Wales, equating to approximately a tenth of the total Welsh population. Population growth has occurred in Anglesey, Conwy and Gwynedd between 2000 and 2010, however, growth in North West Wales (1.8%) as a whole has not grown at the rate seen nationally (3.4%).

3.3.2 The largest growth over this time period was seen in those aged over 65 demonstrating an ageing population (10.3%). All areas saw growth in the working age population (those aged 16-64) apart from Anglesey, which saw a decrease of 1.0%. However, over the last five years the proportion of the total population in North West Wales that is of working age has declined due to the faster growth in those aged 65 and above.

3.3.3 The trend across Wales as a whole has been a decline in those aged less than 15 years old. This trend is replicated across North West Wales.

Table 3.5: Population Change, 2000 - 2010

Area	Total		Aged 0 - 15		Aged 16 - 64		Aged 65 and over	
	2000	2010	2000	2010	2000	2010	2000	2010
Anglesey	67,900	68,600	13,400	12,300	41,700	41,300	12,800	15,000
Gwynedd	116,700	119,000	22,500	20,800	72,000	74,100	22,200	24,100
Conwy	108,700	110,900	20,100	19,100	63,400	64,600	25,200	27,200
North West Wales	293,200	298,500	56,000	52,100	177,100	180,000	60,100	66,300
Wales	2,906,900	3,006,400	591,400	548,000	1,811,900	1,900,300	503,600	558,100

ONS: Population estimates, 2000 to 2010

Economic Activity

3.3.4 Economic activity in North West Wales (73.0%) is higher than the national average (72.6%) as is the employment rate. Economic activity is highest in Gwynedd.

Table 3.6: Economic Activity (% of working age population), 2010

Area	Economic activity rate	Employment rate	Unemployment rate
Anglesey	72.9	69.4	4.8
Gwynedd	73.4	69.1	5.9
Conwy	72.6	68.4	5.8
North West Wales	73.0	68.9	5.6
Wales	72.6	66.4	8.5

ONS: Annual Population Survey, 2010

Skills

3.3.5 There is a higher percentage of working age people within North West Wales (29.4%) with NVQ level 4 and above qualifications than nationally (28.4%). However, the proportion with no qualifications is similar.

Table 3.7: Qualification Profile of Working Age Population (%)

	Anglesey	Gwynedd	Conwy	North West Wales	Wales
NVQ4+	29.2	29.0	30.0	29.4	28.4
NVQ3	23.8	22.3	16.1	20.4	20.1
NVQ2	16.6	17.9	19.0	18.0	17.9
NVQ1	10.3	11.0	12.2	11.3	13.0
Other qualifications	7.8	6.4	9.2	7.7	7.3
No qualifications	12.3	13.4	13.5	13.2	13.3

Source: ONS - Annual Population Survey, 2010

Occupational Profile

3.3.6 Anglesey and Gwynedd both have a higher proportion of people employed in associate professional and technical occupations than nationally. However, both have below the national average of residents in employment in this profession, suggesting that a proportion of these jobs are filled by people from outside of the area. There are also a significantly higher proportion of people in Anglesey employed within a skilled trade occupation with 18.3% compared to national average of 11.8%. This is outlined in more detail in the following table.

Table 3.8: Occupational Profile (% of those in employment), Workplace analysis

	Anglesey	Gwynedd	Conwy	North West Wales	Wales
Managers and senior officials	12.1	12.4	16.2	13.5	12.9
Professional occupations	8.9	12.6	12.3	11.8	12.9
Associate professional & technical occupations	16.2	16.0	12.0	14.8	14.6
Administrative and secretarial occupations	7.5	9.0	8.7	8.6	10.6
Skilled trades occupations	18.3	12.8	13.5	14.1	11.8
Personal service occupations	10.3	13.1	12.3	12.3	10.5
Sales and customer service occupations	6.8	6.2	8.1	6.9	7.6
Process, plant and machine operatives	7.3	6.2	3.8	5.6	7.6
Elementary occupations	11.8	11.7	13.1	12.2	11.3

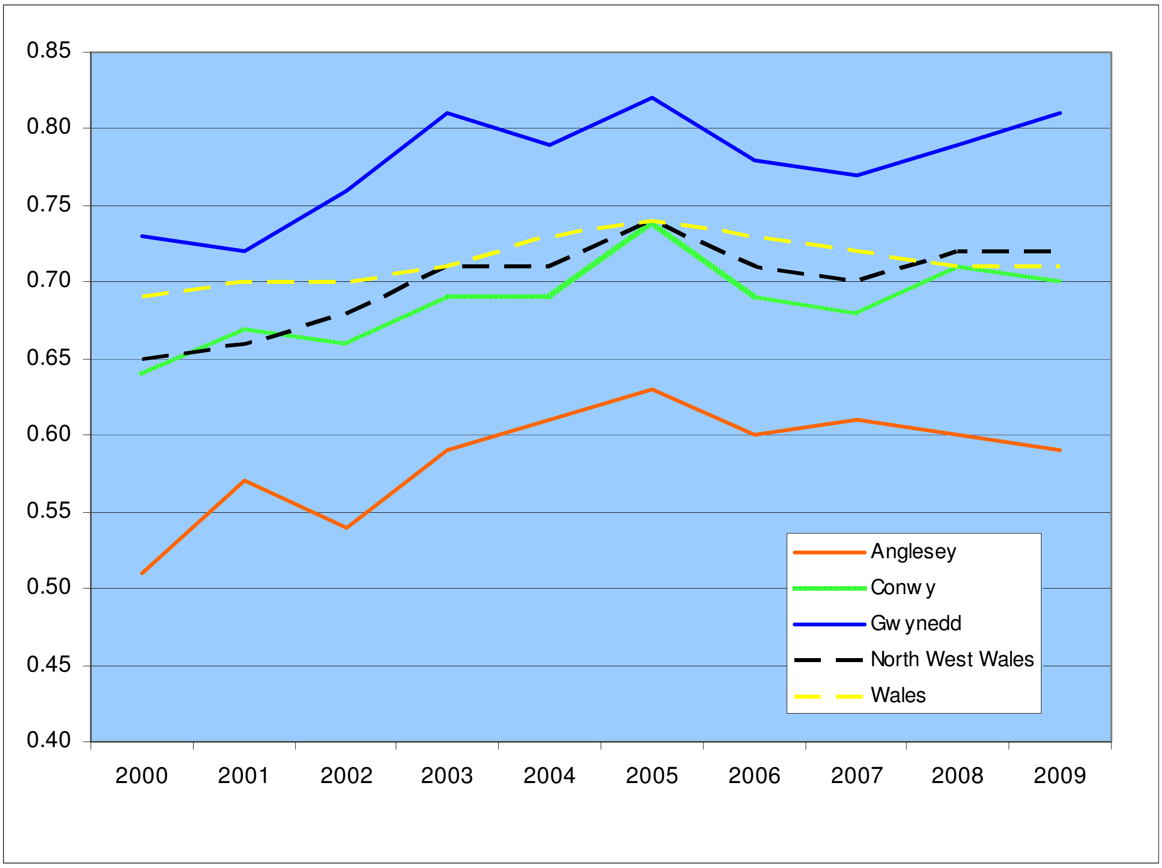
Source: ONS Annual Population Survey, 2010

3.3.7 The Annual Population Survey shows that Anglesey, Conwy and Gwynedd have all seen an increase in employment at the Associate Professional and Technical level between the years 2005 and 2010. With Anglesey (72.7% growth over the period) and Conwy (27%) growing quicker than the national average of 10.8%. However, jobs at the lower end of the skills level such as process, plant and machine operatives and elementary occupations have decreased in North West Wales at a quicker rate than the national average.

Job Density

3.3.8 Job density figures illustrated the number of jobs available as a percentage of the working age population. Job density in Anglesey (0.59) is significantly below the North West Wales (0.72) and the national average (0.71). This suggests that Anglesey suffers from levels of out-commuting due to a lack of employment opportunities. Whilst the job density in Gwynedd is higher than the national average at a rate of 0.81 there is significant variation across Gwynedd.

Figure 3.5: Job Density Rates



Source: ONS, Job Densities via NOMIS, 2000 to 2009

Deprivation

3.3.9 The Welsh Index of Multiple Deprivation measures deprivation at Lower Super Output Area (LSOA) level. There are 1,896 LSOAs in Wales, the index ranks these LSOAs from one (most deprived) up to 1,896 (the least deprived).

3.3.10 The following map illustrates levels of deprivation across North West Wales. The region, in the main, is less deprived than a lot of other parts of Wales. However, there are pockets of deprivation. There are 9 LSOAs (out of 190) within North West Wales that fall within the 10% most deprived in Wales. The most deprived LSOA in North West Wales is Glyn in Conwy which is ranked as 50th most deprived in Wales. The least deprived ward in North West Wales is also in Conwy; Penrhyn 3 is ranked at 1,841 out of 1,896.

Figure 3.6: Deprivation in North West Wales

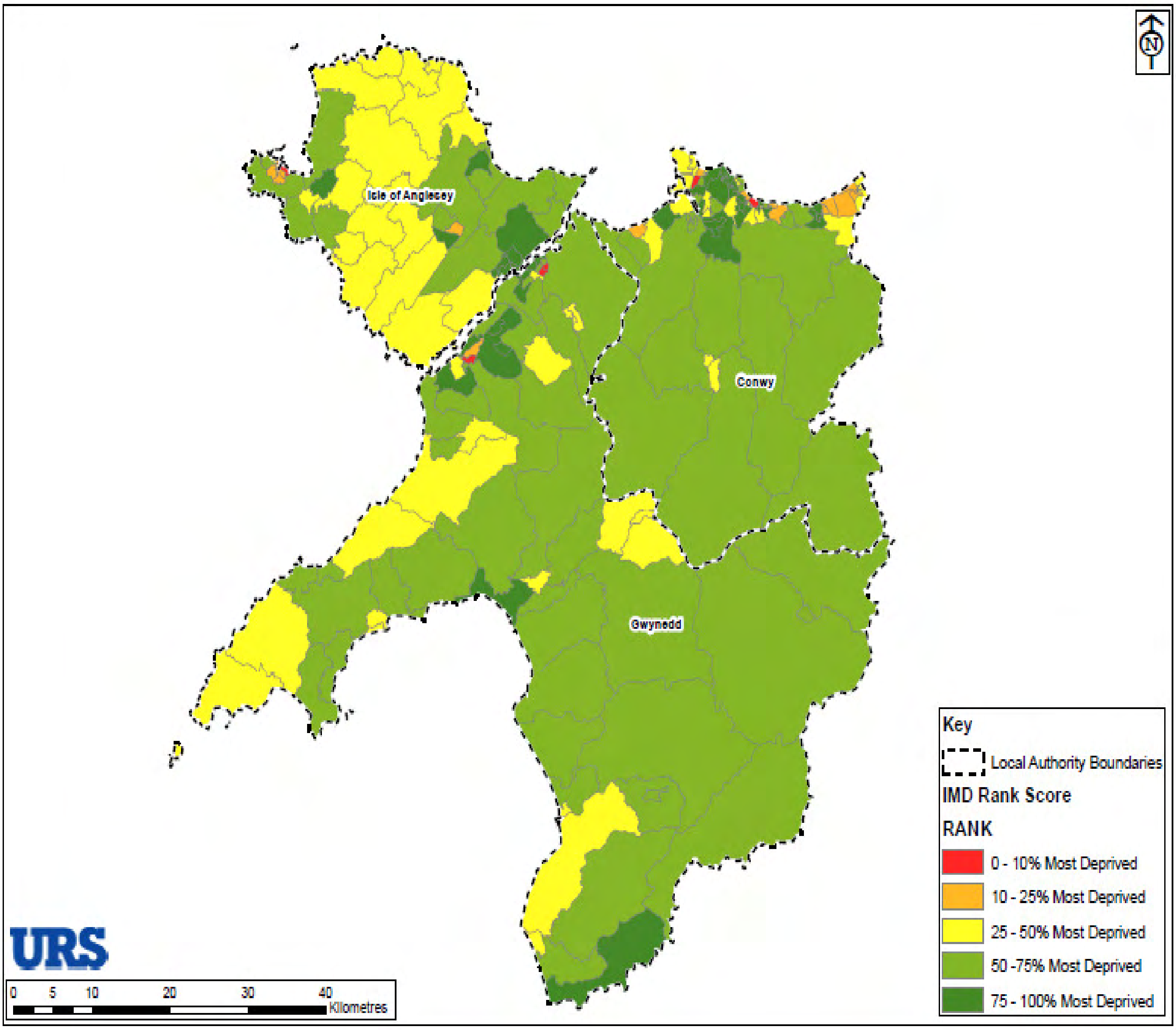


Table 3.9: LSOAs that are in the top 10 per cent most deprived in North West Wales.

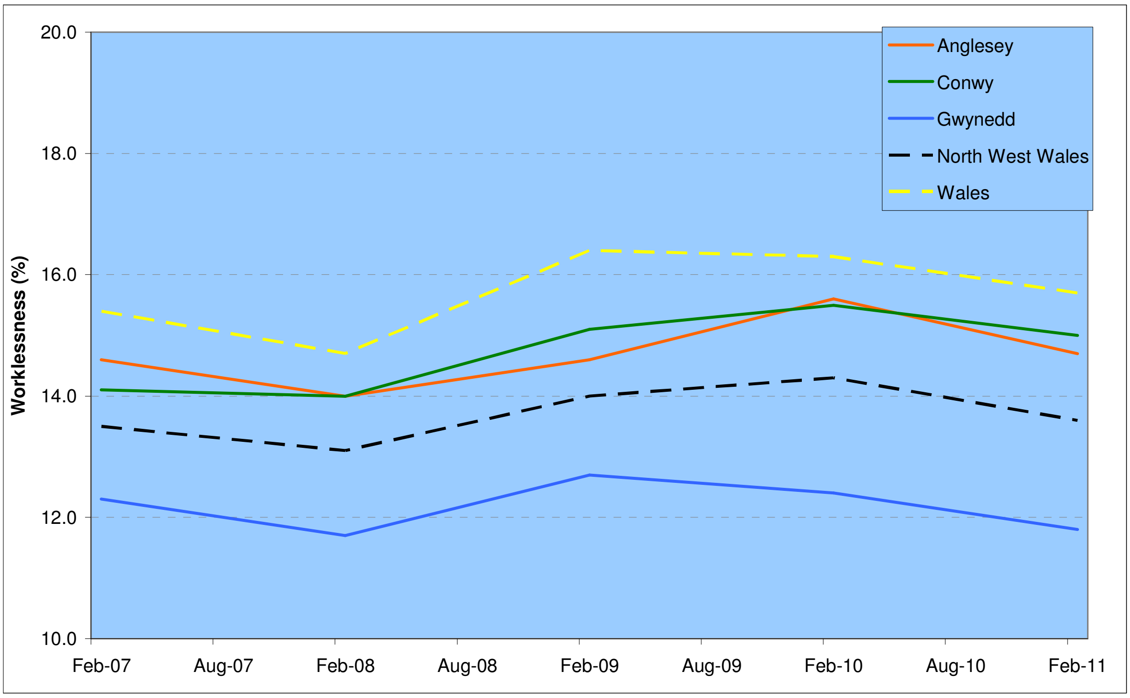
LSOA	Local Authority	IMD Rank
Morawelon	Anglesey	146
Marchog 1	Gwynedd	136
Marchog 2	Gwynedd	143
Peblig (Caernarfon)	Gwynedd	119
Glyn (Conwy) 2	Conwy	50
Tudno 2	Conwy	116

Source: Welsh Index of Multiple Deprivation, 2011

Worklessness

3.3.11 Department for Work and Pensions data for February 2011 shows that levels of worklessness are lower in North West Wales (13.6%) than Wales (15.7%). Gwynedd (11.8%) has the lowest levels with Anglesey (14.7%) and Conwy (15.0%) similar. The worklessness trend for the period 2007 -2011 is similar across North West Wales and mirrors the national trend.

Figure 3.7: Working Age Population Claiming an Out-Of-Work Benefit



Source: DWP 2007 to 2011

3.3.12 On average Anglesey, Conwy, and Gwynedd have less people claiming out of work benefits than the national average there are particular sub-areas where benefit claimants are particularly high. This includes; Anglesey West (18.2%) and Conwy Key Centres and Coastal towns (15.9%). However, Conwy Rural Eastern has the least amount of claimants seeking out of work benefits at just 8.2% of the working age population.

Table 3.10 Out of work claimants by sub-area

Sub-area	2007	2008	2009	2010	2011
Anglesey North	16.9	15.3	15.6	16.5	14.9
Anglesey South	11.5	11.3	11.8	11.9	11.3
Anglesey West	17.3	16.7	17.2	19.0	18.2
Conwy key centres & coastal towns	15.1	14.9	16.1	16.3	15.9
Conwy Rural Eastern	8.0	7.8	8.3	8.5	8.2

Conwy rural western	10.2	10.6	10.7	10.7	10.5
Gwynedd - De Meirionnydd	10.9	10.4	11.5	11.4	11.4
Gwynedd - Pen Llyn	11.1	10.6	11.4	11.2	11.2
Gwynedd - Porthmadog - Ffestiniog	11.7	11.6	12.2	11.9	11.2
Gwynedd Arfon (Cynon)	13.0	12.4	13.4	13.1	12.5
Menai Hub	12.9	12.5	13.3	13.0	12.5
National Park	11.0	10.5	11.4	11.0	10.7

Source: ONS, DWP 2011

Earnings

3.3.13 Residents of Anglesey, Conwy and Gwynedd earn more on average than those that work within the three areas, suggesting that residents out-commute to seek employment in higher paid jobs. However, both resident and workplace average earnings in all three areas are below the national average.

Table 3.11 Earnings – Resident analysis, median gross weekly pay for full time employment.

Date	Anglesey	Conwy	Gwynedd	North West Wales	Wales
2006	-	-	-	-	404.2
2007	-	-	-	-	414.8
2008	428.5	437.7	383.9	416.7	424.8
2009	436.7	417.0	397.7	417.1	444.6
2010	440.0	449.1	417.5	435.5	456.4

Source: ONS Annual Survey of Hours and Earnings

Table 3.12: Earnings – Workplace analysis, median gross weekly pay for full time employment.

Date	Anglesey	Conwy	Gwynedd	North West Wales	Wales
2006	-	-	-	-	400.0
2007	-	-	-	-	404.3
2008	433.3	416.3	386.0	411.9	420.1
2009	441.2	361.3	397.5	400.0	440.4
2010	430.8	418.0	414.9	421.2	451.1

Source: ONS Annual Survey of Hours and Earnings

3.3.14 Average workplace earnings experienced a decline in Anglesey between 2009 and 2010, despite growth elsewhere. The Annual Population Survey suggests strong decline in the employment rate, with a loss of around 800 jobs. A significant proportion of these jobs were lost in manufacturing which can be explained by the closure of Anglesey Aluminium around the same time. A number of these jobs were highly paid which could explain the drop in average earnings.

3.4 Sector Profiles

3.4.1 The following section illustrates a number of sectors that are key to the North West Wales economy. It is important to explore these in more detail as there are likely to be important considerations in terms of the future demand for land and premises. The sectors reviewed are based on a sample of sectors which are either important in terms of having a large share of overall employment or where there is future potential growth. The list is not intended to be exhaustive but includes the following:

- Environmental goods and services
- Marine technology
- Tourism
- Public sector
- Manufacturing
- Energy
- Nuclear

3.4.2 Where local employment figures are provided the sector definitions are set out in Appendix 1.

Environmental Goods and Services

3.4.3 The value of the UK Environmental Goods and Services sector was £117 billion in 2010[6]. In terms of size, this puts the low carbon and environmental economy somewhere between the UK's healthcare and construction sectors. The UK is the world's sixth largest low carbon and environmental economy, with 3.5% of global market share. The sector employed an estimated 910,000 people in 2009/10.

3.4.4 Even taking account of some dampening of expectations from the current economic slowdown the UK LCEGS sector is forecast to increase in value by up to £45 billion to 2015. Positive growth is forecast across all LCEGS industries in the UK with initial forecasts on some of the key international markets showing a similar trend. This will create new domestic and international opportunities for both new and existing UK companies.

3.4.5 The sector employs almost 2,000 people in North West Wales, equating to just under a tenth of the total across Wales. Almost half (46.1%) of the employment is in

6 Source: Department for Business, Enterprise and Regulatory Reform ((2010)

Gwynedd, a third (30.3%) in Conwy, and a quarter (23.6%) in Anglesey. Over the last five years there has been a somewhat surprising decline in this sector across Wales (approximately 5.0%). However, the North West of Wales has seen an increase of 3.6% over the same period.

3.4.6 Both Authorities have significant ambitions in relation to the sector both relating to Gwynedd's Green Initiatives and the Energy Island Programme both of which will have significant benefits for North Wales.

Marine Technology

3.4.7 The UK's marine industries contribute to £3.7 billion to the UK economy each year[7]. There are over 5,000 companies employing around 120,000 people. The sector experienced growth of around 20% in shipbuilding and marine and leisure industries between 2006 and 2008, meaning that future growth in the sector is expected to amount to billions of pounds for the UK through expanding international markets and marine renewable energy.

3.4.8 The sector supports a relatively modest 400 jobs in North West Wales but generates £12.2m for the local economy[8]. This equates to about a fifth of the output across Wales. As the sector is relatively small in terms of number of employees it is difficult to provide an accurate picture of change over time as a small number of employees can have a significant impact on percentage change.

3.4.9 The key market drivers relate to opportunities with tidal power and include the availability of grants for Research & Development (R & D), demonstration of marine energy technologies (such as the Marine Renewables Deployment Fund) and the double Renewable Obligations Certificates (ROCs) available for tidal as well as wave energy.

3.4.10 The Marine Energy Action Plan (2010) states that marine renewable energy could play an important role in the period to 2020 as the sector begins to roll out larger arrays of devices. This will be followed by large scale deployment in the period beyond 2020. The development of marine technologies will lead not only to a substantial marine energy generation industry in the UK, but more importantly to a substantial supply chain. If the UK's technological lead is maintained, a large part of that supply chain will be based in the UK resulting in an attractive environment for domestic or inward investment in manufacturing facilities.

3.4.11 The Renewable Energy Route Map for Wales estimates that between 2.5 and 5TWh/year of renewable energy could be produced from marine sources by 2025 excluding the Severn barrage (i.e. wave, tidal stream, lagoons etc). Welsh Government estimates that there is roughly 40GW of wave and tidal stream/lagoons potential off the Welsh coast of which about 10% (i.e. 4GW) could be exploited by 2025.

7 Source: Marine Industries Leadership Council, February 2011
8 Based on the average output per employee at a national level , ONS, 2011.

Tourism

3.4.12 According to a recent Deloitte study 'The Economic Contribution of Visitor Economy – UK and the nations' tourism was worth £115bn to the UK economy in 2009 once the direct and indirect impacts are taken into account, equivalent to 8.9% of UK Gross Domestic Product.

3.4.13 Tourism contributes £96.7bn to the economy in England (8.6% of GDP), £11.1bn in Scotland (10.4%), £6.2bn in Wales (13.3%) and £1.5bn in Northern Ireland (4.9%). The Deloitte study found that tourism would account for a similar proportion of the overall UK economy in 2020 as it did in 2008 (8.8%). The number of jobs that tourism supports is forecast to increase by 250,000 between 2010 and 2020, from 2.645 million to 2.899 million. One in twelve jobs in the UK is currently either directly or indirectly supported by tourism.

3.4.14 The GVA growth rate of the visitor economy is forecast to be 3.5% per annum over the period 2010 to 2020, well ahead of the 2.9% forecast for the economy as a whole. Tourism expenditure is forecast to grow at an annual real growth rate of 3.0% per annum over the period 2010 to 2020 according to Deloitte, with spending by inbound visitors forecast to grow at a faster rate than spending by domestic residents (4.4% versus 2.6%).

3.4.15 Tourism is the UK's third highest export earner behind Chemicals and Financial Services, with inbound visitors spending more than £16bn annually and contributing over £3bn to the Exchequer.

3.4.16 There were just over 17,000 people employed within tourism related industries in North West Wales in 2009. This equated to 15.0% of the total people employed in the tourism industry for Wales as a whole.

3.4.17 Tourism generates £1.8bn for the North Wales economy each year, supports an estimated 37,500 jobs and is a lifeline for numerous small businesses.

3.4.18 North Wales accounts for a third of Wales' tourism, attracting 8m staying visitors and an estimated 17m day trips in 2007. The majority of the visitors are from the UK and holiday tourism predominates. Tourism is not evenly distributed across the region, the North West (Anglesey, Conwy, Gwynedd) accounts for 75% of staying visits and 60% of day visits,[9]

3.4.19 Anglesey's tourism industry attracts over 1 million visitors per year; generating revenue of £234 million and providing employment for 4,600 people.

Public Sector

3.4.20 Public sector employment decreased by 24,000 in the first quarter of 2011 to 6,162 million. The majority of losses came from local government with a decrease in 27,000 jobs, central government and the civil service saw increases but this figure may be

[9] Tourism Strategy North Wales 2010 - 2015

slightly skewed due to the number of temporary vacancies made available through the 2011 Census.

3.4.21 However, when these temporary employees are removed from the headcount estimates, total public sector employment is expected to decrease by 39,000 to 6,147 million, central government employment to decrease by 10,000 to 2,793 million and civil service employment by 7000 to 499,000.

3.4.22 Compared with the previous year, there was a decrease of 143,000 (2.3%) in public sector employment. The largest decrease was in local government (88,000; 3%), followed by central government, which decreased by 37,000 (1.3%). The industries within the public sector that were hit the hardest with regards to employment loss were education followed by public admin.

3.4.23 In 2009, North West Wales had approximately 8,000 people employed within the public sector, equating to 9% of the total number of people employed in the public sector in Wales. The highest proportion of jobs was in Gwynedd, providing over half the public sector employment for the sub-region. Anglesey provided the least amount of jobs, approximately 1,300 representing just over 16% of the total public sector employment in North West Wales.

3.4.24 The financial challenges for the public sector are unlikely to ease in the next spending review period. The impacts of public sector budget cuts and redundancies are likely to have a significant negative impact on economic activity in Anglesey and Gwynedd over the next few years.

Manufacturing

3.4.25 In 2009, manufacturing was the third largest sector in the UK after businesses services and the wholesale/retail sector in terms of UK GVA. It generated some £140bn representing just over 11% of the UK economy. It also employed some 2.6 million people, representing over 8% of total UK employment. The UK economy has seen a decline in manufacturing industries.

3.4.26 Manufacturing is a vast industry covering a variety of different types of businesses with different needs and floorspace requirements. North West Wales' manufacturing industry has followed national trends and slowly declined in the recent years. However, it has seen a slight increase in the Transport Equipment and the Optical and Electrical Equipment sectors. In particular, Anglesey has seen growth in the Transport Equipment and the Timber, Rubber, Plastic and Other sectors. Gwynedd has seen growth in Transport Equipment. Whilst Conwy has seen growth in the Optical and Electrical equipment and food, drink and tobacco sector. However, it is the Timber, Rubber, Plastic and other sector that still provides the largest amount of jobs throughout Wales and in particular North West Wales despite the sector declining nationally.

3.4.27 It is useful to break employment in this sector down into a number of sub-groups; 'hi-tech', 'medium to high-tech', 'medium to low-tech', and 'low tech'. There are approximately 400, 1,900, 2,600 and 3,300 people employed in these sectors respectively across North West Wales. Gwynedd has the largest number of employees in each of these four groupings.

Nuclear

3.4.28 The nuclear industry provides the country with about 20% of its electricity, and produces negligible amounts of greenhouse gases. Many of the UK's nuclear power stations are coming to the end of their life and are moving into the decommissioning phase. In the UK the industry employs a workforce of 56,000, in mainly professional and technical occupations. Approximately 1,500 people are employed by the sector in Wales. There are 19 nuclear reactors at nine locations across the UK. The Government believes that nuclear energy must play a central role in meeting the energy challenges of the twenty first century. It is seen as a long term energy solution for the UK and eight sites have now been nominated to host new nuclear power stations.

3.4.29 There are two nuclear facilities in the study area. Trawsfynydd in Gwynedd is currently being decommissioned, whilst Wylfa A in Anglesey has had power production extended and the defueling and decommissioning process is expected to complete by 2025. The British government has announced that Wylfa is one of the eight sites it considers suitable for future nuclear power stations. Horizon Nuclear Power is considering building either Areva EPR or Westinghouse AP1000 reactors at a new site to the south of the existing Wylfa station. If new build programmes proceed, there will be an increasing need for skills in the manufacturing, engineering, construction and construction supply chains providing numerous jobs for North West Wales in the nuclear sector.

3.4.30 The Energy Island Programme provides a range of support and development services to help manage the impacts of the decommissioning process and ensure the benefits of the nuclear new build at Wylfa on Anglesey are maximised at the local level including the mainland The programme workstreams include inward investment, supply chain, consents and infrastructure, skills development, policy development and legacy benefits.

Energy

3.4.31 Alongside the nuclear power related opportunities there is also significant potential for the wider development of renewable energy. In keeping with the overall UK policy position, the Welsh Government is keen to encourage the development of large and small-scale renewable energy generation. This includes:

- small hydro projects – these are already substantially developed in Wales.
- photovoltaic (PV), micro wind and other small scale generation technologies
- biomass and biofuels
- large scale renewables – principally offshore and onshore wind
- marine renewables – principally marine current technologies

Summary

3.4.32 What is clear from the economic profile is that despite a relatively positive period of employment and productivity growth prior to 2008, the effects of the recession have had a major detrimental impact on North West Wales. Anglesey in particular has seen major job losses in manufacturing; and whilst Gwynedd has faired slightly better, the impacts of public sector budget cuts and redundancies are likely to have a significant negative impact on economic activity in the authority area over the next few years.

3.4.33 Despite the widespread negative implications of the recession and subsequent low growth, there are some positive opportunities including the Energy Island Programme which will play a major role in the Welsh Government's Energy policy going forward. Similarly investment in Bangor by organisations including the University, alongside other private sector proposals such as Land and Lakes and Lateral Power at the Anglesey Aluminium site provide evidence of private and public interest in the area.

4 Stakeholder Consultations

4.1 Introduction

4.1.1 The ODPM Guidance Note for Employment Land Reviews 2004 emphasises the value in consulting with stakeholders within the business sector and non local authority public sector to seek consensus on essential issues in relation to market aspirations and realities.

4.1.2 We held a series of discussions with a number of stakeholders to derive a broad picture of:

- Economic intelligence about the area and its competitors and key strategies;
- The overarching direction for economic development;
- Value and strength of sectors;
- Key projects which have been supported and the rationale behind this; and
- Priorities for the future.

4.1.3 We consulted with the following bodies:

- IOACC and Gwynedd Economic Development Units
- Welsh Government
- Bangor University – Estates and Facilities Department
- Snowdonia National Park Authority – Planning Policy Department
- Federation of Small Businesses
- Developers and commercial property agents

4.1.4 A summary of the findings of the consultation with these bodies is presented below.

4.2 Economic Development and Small Businesses

4.2.1 The following individuals were interviewed and a summary of responses in relation to specific issues is set out below:

Name	Organisation
Sasha Wynn Davies	Energy Island Programme, Isle of Anglesey County Council

Dylan Williams	Acting Head of Economic Development, Isle of Anglesey County Council
Llyr B Jones	Head of Economy Regeneration, Gwynedd Council
Ann Owen	Strategic Policy Manager – Economy, Regeneration and Skills Gwynedd Council
Dylan Griffiths	Strategy and Development Manager, Gwynedd Council
Ian Nesbitt	Federation of Small Businesses
Raymond Evans	Federation of Small Businesses
John Humphreys	Welsh Government
David Hughes	Welsh Government

Main investments – past 18 months

4.2.2 There have been a relatively limited number of new investments in the to authority areas over the past 18 months. 2010 saw the opening of the £6m Energy and Fabrication Centre in Llangefni with courses available including skills for nuclear decommissioning as well as installation of sustainable and renewable energy systems.

4.2.3 Most of the other investment has come through the public sector (Isle of Anglesey County Council, Welsh and European Government funding).There has been some investment in Parc Menai in Bangor but the majority of new investments have been on established business park sites rather than new developments. Private sector activity has been very limited.

Future demand for employment land

4.2.4 Over the next five years the main focus of investment is anticipated to relate to Energy Island investments and related infrastructure improvements including the planned nuclear new build at Wylfa, Biomass power plant and related energy investments at the Anglesey Aluminium site.

4.2.5 There are also potential Energy sector supply chain opportunities which could create additional demand. At the present time it is unclear as to the exact nature, scale and specific requirements from supply chain companies. There should be greater clarity here once the decision on the preferred reactor design is made and development proposals from other investors are worked up.

4.2.6 In both Anglesey and Gwynedd there is a broad consensus based on enquiries and anecdotal evidence that there is an unmet demand for smaller scale incubation and start up premises typically in the order of 350 – 1,000 sq ft.

4.2.7 The recent announcement of Enterprise zone status is designed to help create additional demand for employment sites on Anglesey. Work is ongoing to determine what measures and incentives should be offered to increase the number and scale of investments on the Island and consultation is currently in progress.

Main recent disinvestments / closures

4.2.8 There have been a range of high profile business closures over the past three years the most significant being that of Anglesey Aluminium's smelting operation resulting in the loss of 550 jobs within the manufacturing sector in late 2009. Other key closures include:

- Eaton Electrical, (Holyhead)l - circa 260 staff
- Redileads (Llangefni) - circa 35 staff
- Welsh Country Foods (Gaerwen) - circa 200 staff

4.2.9 Public sector budget cuts and redundancies have also adversely affected the two authority areas where public sector employment dominates and is over represented relative to Wales as a whole. This trend is likely to continue in the short term.

4.2.10 The service sector has also been affected with specific examples including Gelert who are currently consulting with staff members after plans to close their Porthmadog distribution centre were announced. Redundancies have also come from two media production companies based in Caernarfon totalling 60 jobs:

- Barcud Derwen; and
- Antena.

Main trends in the employment land market over the past three years

4.2.11 There have been an increasing number of vacant units across the area on industrial sites in particular. Enquiries for land and premises have dropped in Anglesey and Gwynedd and anecdotal evidence suggests many businesses are not investing or putting expansion plans on hold. There are examples however of private sector investment such as Siemens which has recently invested in its plant at Glyn Rhonwy, Llanberis but has reduced its workforce.

4.2.12 A lack of demand has created an over supply of premises in the Menai and Bangor areas. There is also an oversupply of units in Gaerwen with a number of available industrial units of differing sizes. Anecdotal evidence suggests that the reasons for this include high rental prices and the poor condition of some units.

4.2.13 It is felt there are not enough small incubator style units available to business start ups. Some of those interviewed felt there was a shortage of industrial units in Llangefni since the demolition of the Pen-yr-Orsedd site with no new provision. Being the administrative hub of the island and centrally located with good transportation links, starter units ranging in size from 1,000 - 2,000sq ft would be ideally suited.

Specific geographic areas where there is an under or over supply of land or property

4.2.14 A number of specific issues were raised including:

- There is a lack of available commercial and industrial premises in the Pwllheli catchment area and there is interest here (not necessarily huge demand)
- Bryn Cegin's distorting effect on the employment land supply context in Gwynedd. The under-development of the site distorts the figures within the UDP allocation. There are currently no premises on this site despite the provision of site infrastructure for several years.
- Gwynedd is a large geographic area with historic high demand for small premises in towns such as Pwllheli, Porthmadog, Blaenau Ffestiniog, Bala, and Tywyn. These serve localised markets and demand for premises and land here will only be locally based given remoteness and lack of major investment projects. It is important however to achieve a balance across Gwynedd and address the endemic market failure across the County by continuing projects such as Adwy by Galeri Caernarfon, by providing good internet connectivity to support a digital economy and to continue to engage with local communities including young people, farmers to foster and support business creation which will lead to increased need for business premises. Dolgellau has the highest concentration of those of employment age in Meirionnydd. The town is liable to flooding, however, there are a number of redundant buildings which could provide a future supply of employment premises to help achieve economic policy objectives. This would help to retain the Park's character and overcome the sensitivity of building on new Greenfield sites in the National Park.
- Next generation broadband is to be made available by 2015 for all of Wales and Welsh Government has made commitments to achieve this. This will be potentially transformative to facilitate enterprise and business creation in more remote areas and tackle rural depopulation.
- One of Gwynedd Council's objectives is to rebalance economic growth from Menai Hub to Meirionnydd and to achieve this it was felt that provision of small and medium scale mixed use B1, B2 and B8 sites and re-use of redundant buildings would be appropriate to meet a state of under supply and local demand in locations such as Porthmadog, Pwllheli, Penrhyndeudraeth, Bala, Tywyn, Barmouth, Dolgellau, Blaenau Ffestiniog and Nefyn to actively intervene and develop native demand supporting economic policy objectives and if necessary cross subside development by accepting mix of uses including higher value uses such as residential. It should be recognised that it can be difficult to establish demand in more remote areas but that identification of locations (highlighted above) which align with the emerging spatial planning framework and settlement hierarchy is important to ensure a joined up approach between planning and economic development.
- The Menai area and the north coast of Gwynedd is felt by a number of those consulted to have potential due to its close proximity to Anglesey and Bangor allied with the A55 linking it with the rest of North Wales and North West England.
- One of the key messages emerging here was the lack of private sector demand and speculative development. The public sector was identified as the main player in terms of both employment land and premises development and ownership.

Key sites which will meet need/demand

4.2.15 Those interviewed felt that there were a number of potential sites which could meet demand based on their deliverability, location, infrastructure provision and the nature of the local market. These included:

- Coleg Menai in Anglesey has potential development land at the Llangefni campus and has the potential for further investment building on the fabrication centre. There are proposals to promote a complementary science park and expanded training facilities on the potential development land to support the nuclear and low carbon energy sector.
- Existing business parks in Caernarfon and Bangor provide a range of development opportunities across the B1 business use classes and the proposed bypass to Caernarfon could also encourage further investment.
- Hirael Bay, Bangor is felt to have medium to longer term potential building on the existing masterplan work.
- Glyn Rhonwy site, Llanberis –the infrastructure to service the site has recently been provided. The site is being actively marketed and there are potential developers interested. Target markets include outdoor activity, marketing and energy sectors.
- In Tywyn Welsh Government has land holdings and an extension of an industrial park was mooted and later dropped but there could be an opportunity to look at additional land designations. Ultimately any development here is highly dependent on identifying specific local demand/occupiers given the risks associated with development in more remote locations.
- The site at Rhosgoch, Anglesey is potentially important for Energy Island investments.
- Anglesey Aluminium – A number of developments are coming forward here including the Biomass plant, Lateral Power associated developments and tourist/holiday park.
- Parc Cybi, Holyhead should play a key role in providing space for Energy Island related investment due to location and quality.
- Trawsfynydd decommissioning site – this is identified as a strategic site for Gwynedd in the Meirionnydd Employment Plan although the site falls within the Eryri National Park. Application has been made to create an Enterprise Zone at the site and a decision is expected from Welsh Government during 2012.
- Llanbedr Airfield - Llanbedr Airfield Estates is in the process of completing a long lease from Welsh Government now that a certificate of lawful use has been granted. This will enable the site to be used to test and develop unmanned aerial vehicles.

Vacancy rate in the existing stock of premises

4.2.16 The evidence from Council owned properties suggests that until recently the vacancy rate in their property portfolios have been relatively low. Gwynedd Council owns around 140 units across the council area and had 100% occupancy rate until the latter half of the year. A lot of these units were built in the 60s/70s and have had modest investment since but this has not stopped them being occupied – probably indicative of a lack of quality smaller scale premises across the county generally. For Gwynedd there are some limited vacancies in council owned stock notably at the Cooke's Site, Penrhyndeudraeth (3 units – 2,200 sq ft), (4 units -3,900 sq ft) at Parc Menai (5 units – 5600 sq ft) and at Glanypwll Workshops, Blaenau Ffestiniog.

4.2.17 In IACC owned stock vacancy has ranged between 12% and 5% within the last three years. Currently there are low levels of vacant floor-space with 94% occupation.

Welsh Government (WG)

4.2.18 Historically the WG and the former Welsh Development Agency (WDA) have been prime deliverers of employment land in both authorities. Investment has brought forward Parc Cybi, Parc Menai, Cibyn Industrial Estate, Parc Bryn Cegin, Bryn Cefni Industrial Estate, Coed y Parc at Bethesda, Agri Food Park at Llanystumdwy, Parc Brittania, Parc Busnes at Penrhyndeudraeth, Mona and Gaerwen Industrial Estates, Tywyn Industrial Estate and Llandygai Industrial estate.

4.2.19 The Môn a Menai Action regeneration framework governs the direction and content for economic intervention for Anglesey and N. Gwynedd. It is recognised that the Energy Island programme is the mainstay of the framework.

4.2.20 The main initiative is the planned nuclear new build at Wylfa and the key aim is to capture and maximise the economic benefits and wealth creation therein in terms of job creation, skills development, supply chain et cetera.

4.2.21 The framework is responding to recent job losses at Wylfa A, Anglesey Aluminium and Eaton Electrical. The Enterprise Zone announcement for Anglesey is welcomed. Investment through the framework has resulted in the recent opening of the Energy and Fabrication Centre in Llangefni.

4.2.22 This building on Coleg Menai's Llangefni campus in North Wales provides training and education facilities for students to gain employment in three main parts of the energy sector for engineering and fabrication, in particular welding and steel fabrication. The building also provides training for the nuclear industry covering defence, decommissioning, operations, fuel cycle, waste management and new nuclear build.

4.2.23 Other key partners to the economic fortunes of the area include Bangor University who represent opportunity to increase the number of high value added and skilled jobs through for example the electronics sector.

4.2.24 Parc Cybi is seen as the flagship site to meet the requirements from suppliers to the planned nuclear new build at Wylfa given its location. WG advises that approximately 80% of archaeological issues have been dealt with at the site. This provides a good level of comfort that the majority of future development is unlikely to be constrained in terms of cost and delay due to archaeological issues. The scheme which is 130 acres (53 hectares) gross has outline planning consent and an agreed masterplan/planning brief. The site is considered to be appropriate for Enterprise designation.

4.2.25 WG has approved EU convergence grant to Conygar to develop 100,000 sq ft of B8 space in two separate units, 45,000 sq ft of B1 space in three separate units and a lorry park at Parc Cybi. This funding is time limited and must be committed by end of 2013 and development must be completed by end 2015.

4.2.26 WG is also processing convergence funding for a small industrial unit scheme at Gallows Point near Beaumaris and this is an example of where grant can overcome the lack of viability in speculative development. Here, Anglesey Boat Company (ABC) have a planning consent for a comprehensive redevelopment involving the replacement of the existing sheds on the northern side of the Point for the existing tenants and the provision of around ten new units in the existing ABC yard and reclamation area. All current tenants are to be offered new units in the scheme.

4.2.27 This could be replicated at other locations where there is insufficient value in development of employment land versus costs (i.e. market failure) including Gaerwen Industrial Estate which needs new road infrastructure. In light of budget restraint there is recognition of the need to be as commercially minded as possible in considering cross subsidy from higher vale uses to secure new business premises and land. In particular it was felt that there was a need to provide more small units in the study area.

4.2.28 WG confirmed that typical industrial rents for new space are around £3 sq ft meaning that there can be up to a 50% shortfall between scheme value and scheme cost underlining the lack of commercial viability for speculative and often pre-let schemes.

4.2.29 The requirement to build to BREEAM excellent standard on WG funded schemes was seen as a barrier to securing development i.e. higher build cost and reduced land value. Exceptions to this can be made although a case has to be made. It was also felt that infrastructure costs always seem to exceed initial estimates when considering sites - particularly Greenfield.

4.2.30 Overall it was felt that both Gwynedd and Anglesey ideally need to have an offer of different sized premises across the employment use classes although the lack of viability is a serious barrier to achieving this. EU funding programmes i are available such as JESSICA (a EU fund set up in 2008 of up to £250m to channel sums into large-scale regeneration projects in urban areas of North Wales).

4.2.31 The key messages from the WG consultation were therefore:

- The importance of the new nuclear build and wider Energy Island programme to economic development in both Anglesey and Gwynedd
- BREEAM excellent increases costs and affects viability
- Lack of capital funding to support market failure although EU sources offer opportunity as do mixed use consents to create value to enable employment floorspace at appropriate locations.

Snowdonia National Park Authority – Planning Policy Department

4.2.32 As part of preparing their Local Development Plan, the Snowdonia National Park Authority recently prepared a background paper that provided an assessment of available employment land within the National Park (published in May 2010). The background paper highlighted the current employment land position within the National Park.

4.2.33 The Eryri Local Development Plan adopted 13th of July, 2011 identified three sites for employment use in Dolgellau, Bala and Harlech. Of these three allocations, only Bala had land remaining available for development. However, the National Park authority has been informed that the site at Bala is at risk of flooding and that, in the absence of a Flood Consequences Assessment, the Local Development Plan may be considered unsound if this site is included.

4.2.34 The broad thrust of policy for employment land is contained within Development Policy 19 of the adopted local plan:

4.2.35 'It is the Authority's priority therefore to focus new, small scale employment opportunities in local service centres, service settlements and in secondary settlements where business services and facilities already exist. For land to be suitable for new employment purposes, it should be within or adjacent to the main built up area of a local service centre, service settlements and secondary settlements and the development should take account of prevailing environmental circumstances and in particular avoid harming the amenity of the area in which it is proposed '.

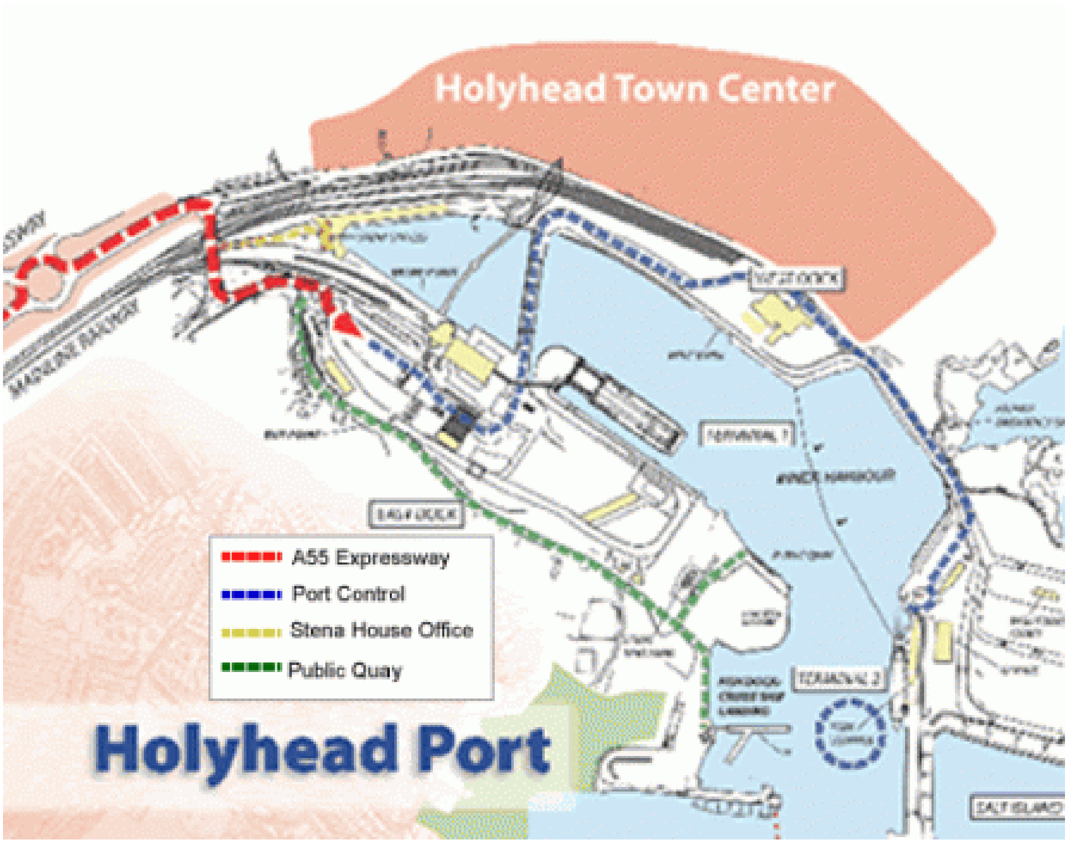
4.2.36 The conversion of existing buildings is also supported subject to a number of development principles.

4.2.37 Interrogation of the WG commercial property database has revealed that there is a plentiful supply of land and industrial buildings in the immediate vicinity (within 5km) of the National Park boundary. Some of the sites identified in the document fall within the Gwynedd Boundary, within Tywyn, Llandygai, Porthmadog and Penrhyndeudraeth. Because of this availability it is considered that there is no need for large serviced employment sites and industrial estates within Snowdonia. Therefore, the Snowdonia National Park Authority does not intend to allocate any land for employment uses within their LDP.

Stena

4.2.38 The Port of Holyhead is owned and operated by Stena Line Ports Ltd, who are the statutory Harbour Authority. Holyhead is a 24 hour, deep water, lock–free port, centrally located on the Irish Sea coast within easy reach of several major conurbations both in the UK & Ireland.

Figure 4.1: Diagram of Holyhead Port



4.2.39 Stena has confirmed that it intends to commission a new masterplan for the port which considers a number of factors including:

- Volume of visiting vessels
- Berthing arrangements
- Freight
- Passengers
- Landside facilities to improve the visitor experience
- Other projects – Wylfa, other developments planned by Lateral Power, Land & Lakes

4.2.40 Stena supported the planned development of a truck stop facility at nearby Parc Cybi by Conygar as this would reduce the need for parking at the port increasing scope to consider better visitor facilities. It was confirmed that there are 18 cruise ships already booked for 2012.

4.2.41 Stena is considering new offices for its own occupation although the location and timing of the provision of these is subject to the masterplan and business planning.

4.2.42 Stena believe that there is sufficient terminal capacity to deal with the increased freight as a result of the planned Lateral Power biomass scheme at the former Anglesey Aluminium site which will receive a large proportion of its fuel source by sea.

4.2.43 In terms of commercial freight the port offers:

- Deepwater berths less than one mile from the open sea, providing secure, lock-free access for deep-sea and coastal vessels.
- A large area of modern, purpose-built storage areas for cargo lay-down, situated within a secure port estate with 24 hour manned security guarding and extensive CCTV coverage.
- Ideally situated on the Trans European network (Euroroute 22), with good road and rail connections.
- A portfolio of land availability, with the possibility to expand to suit market needs.

4.2.44 In respect of the potential future offshore wind energy farms by Centrica, Stena has considered that there is insufficient land at the port to provide built space for the manufacture, assembly and storage of wind turbine equipment.

4.2.45 The regeneration of Holyhead Waterfront is a joint venture between Stena Line and the Conygar Investment Company PLC and concerns. An outline planning application was submitted in late 2010 proposing 380 apartments and town houses, a 500 berth marina, 43,470 square feet of office, commercial and retail/leisure facilities and a hotel. There are also a number of amenities such as a maritime museum, a visitor centre, a youth sailing club marine workshop and apprenticeship training facilities.

Coleg Menai

4.2.46 Coleg Menai is a further education college with five locations in the study area with its main campus located in Bangor. The other locations include Holyhead, Parc Menai, Caernarfon and Llangefni. Coleg Menai offers a wide range of learning courses including Further and Higher Education, skills programmes, and apprenticeships.

4.2.47 The college provides a range of academic and vocational courses including A levels, Apprenticeships, Educational Services Overseas programmes and Access courses. It also offers some higher education courses in conjunction with Bangor University, Glyndŵr University and the University of Glamorgan.

4.2.48 Linc Menai is a new service from Coleg Menai, supporting all employer engagement activities. The service provides a one-stop-shop for businesses with specific emphasis on Short Courses, Apprenticeship programmes and two product development centres – Food Technology Centre and the Innovation Centre (CAM). The Innovation Centre is a design and manufacturing consultancy which works with industry on product design projects with emphasis on design for manufacture, prototyping, and engineering. Clients are often SMEs or entrepreneurs that have become new business start-ups during the course of working with the college.

4.2.49 The Llangefni site has benefited from huge investment in new facilities such as the Care Studies Centre, Construction Skills Centre and the Energy Centre which opened in November 2011. The Energy Centre offers specialised training courses to work in the energy industry and houses the most advanced welding and fabrication facilities in Wales, a business innovation department and conference amenities. It is hoped the

Centre will help to ensure Anglesey is at the forefront of skills provision to support the growing energy sector. The Centre will provide the specialist welding & steel fabrication skills that are needed for nuclear decommissioning at the nearby Wylfa Power Station and also for the construction of new nuclear build.

4.2.50 The college has further plans to develop additional land at the Llangefni campus to create an energy related science park. This is subject to current masterplanning work and is understood to involve an additional 50 acres of land which could be linked to Parc Bryn Cefni via new road infrastructure routed to the east of the town. The vision involves incubator units and business park type development based on the creation of a nuclear skills hub at the campus. The new Energy Skills centre is an important first step and the committed move of Magnox Learning and Development staff to the campus will also help develop links with the nuclear industry.

Menter Môn

4.2.51 Menter Môn Cyf was incorporated in 1996 to administer the EU LEADER II programme. Since that time it has grown into a leading programme and project delivery agent, designing, implementing and evaluating European and other public sector programmes. It employs 70 staff across two companies.

4.2.52 Menter Môn is a well established enterprise agency which helps businesses in Anglesey, Arfon and Dwyfor to start up successfully and to successfully grow. It has contributed to substantial business and employment development on Anglesey over the past 13 years.

4.2.53 Through its programmes it supports community development and enterprise. It manages local delivery of programmes in the Rural Development Plan for Wales 2007 – 2013. It delivers the existing Intermediate Labour Market contract across Anglesey, Gwynedd and Conwy providing supported temporary employment for unemployed or economically active people. It is currently refurbishing Llangefni Town Hall to create a social enterprise centre which will become the organisation’s new base and which will also offer office accommodation for new or existing social enterprises.

4.2.54 Menter Môn has a proven track of working to foster and support start up businesses and established businesses to encourage sustainability, growth and development since its inception, working successfully across all sectors and in particular within the tourism and agriculture sectors. The organisation is an integral part of the business support network in Wales and has well-established links with all the main providers of services. Close working links with these providers are sustained at both a strategic and operational level. The advice and guidance provided covers a wide range of business issues.

4.2.55 The consultation concentrated on the provision of business premises. Menter Môn considered that of the businesses which had started up on Anglesey and Gwynedd in the past 12 months, approximately 20% had not found suitable business premises and that the majority of business incubation takes place within the homes of proprietors. The organisation has recently witnessed increased start up activity (welding, lifting, property maintenance ventures) from individuals made redundant from Anglesey

Aluminium although the lack of suitable business premises has acted as a barrier. It was suggested that start ups and newly developed small enterprises have need for premises across a range of business types which are:

- Affordable
- Flexible in use (hybrid premises offering a combination of office, workshop and storage space)
- Available on easy in/easy out terms – quick occupational arrangements avoiding long lease commitments
- Offer collaborative environments which foster transfer of knowledge and provide shared business mentoring, administration and support services
- Located in recognised business locations, in centres of main population including Caernarfon, Bangor, Porthmadog, Pwllheli and Penrhyndeudraeth.

4.2.56 Menter Môn felt that there is insufficient supply of premises with the above characteristics which if addressed would improve start up activity. The new Enterprise Centre in Botwnnog, developed by Cymdeithas Tai Eryri, incorporates twelve office units, two workshops and two computer suites was thought to represent a good example of the type of space companies prefer although the location between Nefyn and Abersoch was considered on the periphery of preferred location. Here a one person office is available at £27 per week including business rates.

Figure 4.2: The new Enterprise Centre in Botwnnog

4.2.57 Menter Môn also noted the role of Galeri Caernarfon Cyf in providing small sized work space. To date, the Trust has renovated and refurbished over twenty neglected and vacant properties in Caernarfon, now occupied by tenants. In 2000 Galeri Caernarfon Cyf won a commercial contract to manage a new company called Cwmni Adwy, which renovates properties in the former Slate Mining Valleys of Ogwen, Peris, Nantlle, Ffestiniog and Corris. Since the company was established, Adwy has undertaken and completed 11 building renovations and 5 environmental projects within the five Slate Valleys. These include the former Capel Salem in Talysarn, the former Co-op in Llanberis and Liptons in Deiniolen. These are now mostly occupied. Galeri Caernarfon recently tendered for and won a contract for Adwy II, a scheme to further develop the Slate Valleys.

4.2.58 In 2005 the Galeri opened a new development for the arts and creative industries in North Wales and this houses a 400 seat theatre/cinema, two rehearsal studios, art space, bar, cafe, offices and several meeting/conference rooms.

4.2.59 Menter Môn suggested that Anglesey needed to replicate the successful Parc Menai business park development near Bangor to attract good covenant occupiers and that the most likely location for this was close to the A55 e.g. Parc Cybi and Llangefni. Menter Mon considered that historically there has been a north/south divide in Anglesey with the north being the area of less wealth and demand for higher quality business space.

4.2.60 Menter Môn recognise that the forward provision of sites and particularly premises can act as a stimuli for business investment although securing development finances without confirmed occupiers is also particularly challenging. It was also recognised that businesses seek competitively priced space but that this leads to recycling of increasingly outdated stock rather than quality new build particularly in the third sector. The viability question is therefore key and Menter Môn would be interested in taking a bigger role in provision.

Nuclear Skills Academy

4.2.61 The National Skills Academy (NSA) for Nuclear is an employer led organisation established to ensure that the UK Nuclear Industry and its Supply Chain has the skilled, competent and safe workforce it needs to deal with the current and future UK nuclear programme, including all sub sectors: Defence, Decommissioning, Operations, Uranium Supply, Enrichment & Manufacture, Waste Management & Disposal and New Nuclear Build.

4.2.62 The Skills Academy has established a high quality training provider network which is tasked with delivering excellence in nuclear skills. The provider network has been developed to encompass a range of high quality provision that geographically cover the whole of the UK Nuclear Industry.

4.2.63 One example of NSA's role in the study area is the Menai Consortium Apprenticeship. The Skills Academy developed a working group which produced an outline programme for a Level 2 apprenticeship. This introductory phase is now delivered by one of the Skills Academy's local Quality Assured training providers, Coleg Menai, providing fundamental craft skills and knowledge during a year in college. The second phase is a Level 3 apprenticeship delivered through work based learning and part time in college. This scheme is different from other apprenticeships in that the consortium comprises three different employers with similar skills needs.

4.2.64 In addition NSA's Regional Manager for Wales working for Magnox North Wylfa is based in the Learning and Development department with a focus on education and sustainability.

4.2.65 NSA recognises the opportunities presented by the planned new nuclear build and the decommissioning of the existing nuclear plant. The phasing of decommissioning and the transfer and retention of skills is a priority as is the development of more apprenticeships for local people. It is expected that once the main supplier is known for Horizon there will be greater opportunity to develop more training and skills programmes with the Horizon supply chain.

4.2.66 It is anticipated that much of the focus will be on construction skills with an emphasis on quality assurance. Links will be maximised with Coleg Menai's facilities including the flow loop simulator at the new Energy Skill Centre which measures human performance.

4.2.67 Although there is much more work to do on supply chain opportunities NSA anticipate that there will be significant opportunity for local businesses and locations such as Amwlch and Llangefni to derive direct and spin off economic and employment benefits from the decommissioning and new build activity. Raising awareness of commercial opportunities will be a future priority. Discussions have recently been held with ex-Anglesey Aluminium employees in transferring fabrication, welding, lifting and maintenance skills to the nuclear sector.

4.2.68 NSA recognises the value and role of local organisations in facilitating and contributing to improving relevant skills. This includes Coleg Menai and Menter Môn.

4.2.69 Potential initiatives such as replicating the Constructionarium[10] based at King's Lynn, Norfolk in the provision of a scaled nuclear build facility at the Coleg Menai site are supported as is Menter Môn's Shaping the Future programme which signposts and promotes entrepreneurial activity in conjunction with Magnox North.

4.2.70 NSA agree that in its local experience there is a lack of affordable smaller workspace on Anglesey which could accommodate future business set up or expansion in association with the nuclear sector. In this regard NSA considered that planning for future provision of premises provision would be worthwhile.

Magnox North

4.2.71 The existing Wylfa A nuclear power station at Cemaes is owned by the Nuclear Decommissioning Authority and operated by Magnox North Ltd, the Nuclear Licensee. Wylfa A began commercial operation in 1971. It has two reactors and associated turbo-generators with a generating capacity of up to 980 megawatts (electrical) [MW(e)] and supplies approximately 40% of the electricity demand of Wales. The

[10] a hands-on construction experience for students and young professionals where students following civil engineering, built environment or construction management courses learn practically to establish working links with industry - their future employers.

power station was due to cease generation in 2010 but its life has been extended for a further two years (to December 2012) and recent reports suggest that the plant could generate up to 2014 under plans that may see one reactor closed and the fuel left used to power the remaining one. Adding another two years to the operational life of Wylfa will delay the start of de-fuelling work until 2017, and de-commissioning complete by 2025.

4.2.72 In order for a further extension to be approved a safety case would have to be approved by the Nuclear Installations Inspectorate (NII). The original extension bid took nearly a year to prepare.

4.2.73 A further extension would close the gap between the end of the working life the plant and the planned construction of Wylfa B.

4.2.74 There are 650 Magnox employees at Wylfa A with a constant additional 100 contractors on site with an additional 300 or more on site on periodic occasions when shut down takes place for maintenance. The retention and transfer of skilled staff is considered a priority for any future nuclear new build at Wylfa.

4.2.75 Magnox has confirmed that in the period of decommissioning and Horizon Nuclear Power's new build there may well be value making use of parts of the current Wylfa A site and buildings on a temporary basis for future nuclear new build proposals. The Wylfa A site should therefore be considered as an employment site, recognising that it would be a specialist use for this use.

4.2.76 Magnox is also overseeing the decommissioning of the Trawsfynydd power station in which is located in the Snowdonia National Park only 20 km west of Porthmadog. The site is also owned by the NDA and by 2016 works will be completed to take the site to care maintenance stage, The site employs 500 workers (200 Magnox and 300 contractors) and it is recognised that there is opportunity for transfer of employment and skills to the planned new build although there may be a time gap between closure of Trawsfynydd and employment opportunities at the new site for Wylfa B.

4.2.77 The Trawsfynydd site will therefore be available for re-use in due course and work is ongoing involving Gwynedd Council considering potential new uses. It is anticipated that the site will continue to be used for energy purposes given its existing power infrastructure and connections, but this has yet to be determined. The Trawsfynydd site is a significant potential opportunity as an employment site close to the Gwynedd planning authority area and although not formally within the portfolio of employment sites it is a potentially important as an employment site for both Snowdonia National Park and Gwynedd residents.

Bangor University

4.2.78 The university is currently undergoing a review of its estate as required by its funding parent and as part of a comprehensive review by July 2012. It is likely that this will lead to a strategy of consolidation not expansion with the expectation that surplus land be earmarked for student residential needs. The estates strategy will support the Academic Strategy.

4.2.79 Previously the University had considered a new health technology campus at Hirael Bay, Bangor and Bryn Cegin, Llandegai however the appetite for this has disappeared. The university is a partner in the Technium CAST building at Parc Menai however this has now been subject to funding cuts and the building is now – known as Menai House and the university is working with WG on a transition plan.

4.3 Private sector

Horizon Nuclear Power

4.3.1 Horizon Nuclear Power (HNP), a joint venture between E.ON and RWE NPower, was up until March 2012 developing plans for a new 3200MW nuclear power station adjacent to the existing nuclear power station at Wylfa. The site is one of eight new build nuclear sites proposed by the Nuclear National Policy Statement published in July 2011. In March 2012 the HNP joint venture stopped working on the plans blaming the global economic crisis, developments in the nuclear industry in Germany and what they called the "significant ongoing costs" of running the Horizon joint venture for the decision.

4.3.2 Efforts are ongoing to secure another company to take the project forward and the opportunity remains and should still be planned for.

4.3.3 HNP has undertaken a significant body of work which will serve to inform future proposals, including initial transport studies to assess the impact of the movement of construction workers and to assess potential delivery strategies for both abnormal loads and bulk materials to the Wylfa site by road, rail and sea.

4.3.4 IACC commissioned DTZ, supported by Aecom, to identify the accommodation needs of construction workers associated with the nuclear new build work. The study culminated in the publishing of a Position Statement supported by an Evidence Base Report and Options Paper. The preferred strategy, which has been formulated from stakeholder input and evidence from other areas, is set out in the Position Statement.

4.3.5 The strategy is for one third of workers to be accommodated in purpose built accommodation (a minimum on site to meet operational requirements but the majority off site), one third in private rented accommodation (a mix of new and existing) and one third in tourist accommodation (a mix of new and existing). The Position Statement has been approved by IACC and will be utilised to influence the developer and inform future policy and decision making. It should be noted that large worker accommodation centres are likely to provide some level of employment (catering, cleaning etc) and that part of the centre used for employment purposes could therefore be legitimately considered as a quasi employment site on a temporary basis.

4.3.6 A Transport Position Statement has been formulated to communicate the Isle of Anglesey County Council's preferred position with regard to highways and transportation issues associated with the proposed new build nuclear power station at Wylfa. The Transport Position Statement identifies IACC's preferred approach to managing the movement of freight and people to Wylfa B. The main elements of the Transport Position Statement are set out below:

- A sea based freight handling facility or Marine Off-Loading Facility (MOLF) should be constructed near to the Wylfa site to enable direct delivery of abnormal loads by sea. The primary method of transport for workers who travel to the sites on a daily basis should be Park and Ride. This should be supported by Park and Share sites on the mainland
- At least one corporate hub should be established at or near to a key transport interchange such and Park and Ride site. The construction and operation of the new build nuclear power station at Wylfa B will involve a number of activities that do not need to take place on the site itself. Such activities could include design work, meetings with suppliers, approving authorities and third parties, staff training or providing information for the public. These activities could take place within a corporate hub at an off site location which is easier to access than the Wylfa site.
- Park and Ride sites should be located at any purpose-built accommodation for workers that is not adjacent to the main site. Park and Ride sites should also be located near to key residential hubs on the Island, such as at Llangefni and Valley

4.3.7 We have held direct discussions with the company to understand what implications the proposed nuclear new build and associated accommodation workers and transport strategy arise in relation to employment land and premises. The main findings are set out below:

4.3.8 At the time of consultation HNP was not in a position to provide definitive information on many of the Associated Development Components. HNP advised that the technology choice would play a significant part in the selection of options for Associated Development. With regard to supply chain development, HNP anticipated a step change in the level of activity associated with this once the technology choice was made.

4.3.9 Until such time as new investors com forward and until such time as the appropriate statutory consultation process is undertaken which considers options it is premature to be specific about need for land premises that will be needed to support proposals.

4.3.10 The new Energy Skills centre at the Coleg Menai campus in Llangefni provides significant training capacity, potentially related to the requirements of Wylfa B and its contractor(s) for industrial skills training and apprentice training. It is adjacent to a similarly substantial Construction Skills centre, which opened last year. The Energy Skills Centre includes workshops, classrooms and offices.

4.3.11 Discussions with the College over the last year have identified the possibility of various additions to the Energy Skills Centre to provide a location for an academy in North Wales, and to further enhance the training capacity and the range of nuclear-related training that could be made available at the Llangefni campus. It is understood that sufficient land is available near to the Energy Skills Centre to accommodate any such extension or new build. At this point in time however, any such extension or new build is conceptual only, discussions have been preliminary, and no commitments have been made by either party to develop or progress plans.

Manx2

4.3.12 Manx2 operate a commercial passenger service between Anglesey Airport at Valley and Cardiff. At present all its requirements are met at Anglesey. All facilities required to support the operation are provided by Anglesey CC.

4.4 Commercial Property Market

4.5 A Local Commercial Property Agent's Perspective from Williams and Goodwin

4.5.1 With the current difficult economic climate we have seen a significant reduction in enquires and developer activity throughout the Anglesey and Gwynedd regions. Fundamentally this is down to a lack of confidence which has affected the whole of the commercial sector together with a considerable lack of funding on realistic terms, being available to speculators, and occupiers. This has seen a shift, with enquires relating to development activity being more focused on leasing properties rather than acquiring freehold interest.

4.5.2 The vast majority of purchaser enquires received in the last 12 months have been from owner occupiers. Due to the fact that there is a degree of distressed stock available certain purchasers have been acquiring excess accommodation as properties are often being offered for sale at a fraction of their value in the peak of the property boom. Often these purchasers will then be prepared to offer this surplus accommodation or land as available for let to other occupiers, therefore acquiring property they require and also obtaining additional income. With the historically low interest rates presently being experienced we have also seen the return of the occasional investor looking to purchase distressed stock, or prime accommodation fully let to established tenants, as these properties can show a better income return than other investments.

4.5.3 Whilst there was an upward trend in rental values on both the industrial and office sector up to 2007, this has shown a rapid decline in recent years by an average of around 30% and with extreme examples as much as 50% as demand for space has declined. This reduction in values has also been reflected even greater for freehold development sites with very limited demand for these opportunities due to the economic climate.

4.5.4 It has been noted that in recent years there has been a decline in demand for the industrial sector with many units which have previously been used for manufacturing purposes being redeveloped into trade counter units, showrooms or retail warehousing. Demand in the last 12 months has continued to be seen. The entrance to the Llandegai Industrial Estate in Bangor has been converted to provide trade retail outlets and the redevelopment has been proposed on the Peboc site in Bryn Cefni, Llangefni to provide car showrooms and workshops.

4.5.5 Whilst there has been a decline in demand for all sectors in recent years this has been more noticeable in the industrial sector with the office and retail sector having performed more favourably.

4.5.6 The demand for office premises has largely been concentrated on modern premises which not only provide attractive buildings with modern facilities but which are compliant with the Disability Discrimination Act. These are usually located in prime locations such as Parc Brittania and Parc Menai in Bangor or Parc Busnes Porthmadog and are invariably small purpose built units. Whilst demand for these modern units has increased it has invariably been to the detriment of historical units, usually in secondary locations and non purpose built sites.

4.5.7 Whilst demand for speculative build sites in the area has never been high there is a reluctance to even consider such industrial or office developments at present with margins being so tight due to the present economic climate, in addition to the supply of units available, and current extremely limited demand.

4.5.8 It should also be noted that many large sites remain undeveloped and whilst it is accepted that it can take some time before employment sites become established extensive land has been available for some considerable time at the Parc Bryn Cegin Site in Bangor and Parc Cybi in Holyhead both of which are prominently located development sites on the entrance to the major towns of Gwynedd and Anglesey and within easy access of the A55 artery road, with infrastructure in place but which remain unoccupied. Whilst it is accepted it took some considerable time before Parc Menai in Bangor became a location of choice for locally based professional practices in addition to university and technology based business, and Parc Bryn Cefni in Llangefni which saw an influx of car dealerships in the mid 2000’s, it is concerning that so little interest has been shown in the Bryn Cegin, and Parc Cybi sites to date.

4.5.9 It is also worthy of note that two potentially huge employment sites exist in the west of Anglesey.

4.5.10 Firstly the old Anglesey Aluminium site in Holyhead is currently being considered as an eco park, with the potential to create 400 jobs. The site has already gained approval for the construction of a £600M biomass plant to provide sustainable electricity to the national grid, with waste heat being used for a fish farm and grow vegetables. It is proposed that the outlying land will also be developed into a separate tourism park by developers Land & Lakes. In order to maximise on these opportunities it is essential that the infrastructure, training and facilities are in place to ensure these employment opportunities are fulfilled locally and the younger generation remain on the island rather than having to consider employment elsewhere.

4.5.11 Secondly the Wylfa power station in Cemaes Bay which extends to 232 hectares has been identified as a potential site for the new generation of nuclear power stations although the final decision on the proposed site and planning consent has yet to be obtained. If this is ultimately granted to Wylfa then housing, training and transport issues will need to be considered.

4.5.12 It is also likely that if both these projects become a reality that 'green' development continues on the island and ancillary business and opportunities arise which will be potentially enhanced with the status of an Enterprise Zone for the energy sector, with sites such as Parc Cybi and Penrhos Estate in Holyhead, and Bryn Cefni together with potential expansion into the Creamery Land and Lledwigan Farm which have been identified as key employment sites are well placed to take advantage of this.

4.5.13 One of the biggest difficulties in considering land employment issues across Anglesey & Gwynedd is the considerable geographic spread of these regions, with different locations in these areas having different needs. The area covers both rural and urban centres, with wide demographic and economic variants, and having demands ranging from modern office accommodation through to small industrial units for agricultural needs.

4.5.14 The need for access to the main communication links is essential with the A55 making the area more and more accessible from the Conwy and Denbighshire areas, as well as across the border into Cheshire, Manchester and Merseyside, and enabling the area to compete with these regions.

4.5.15 The A55 also provides access via Holyhead to Ireland, and the potential to take advantage of this market should not be ignored, if the economic turmoil recedes in this country.

4.5.16 It should however be remembered that economic development is a competitive process with areas in these regions often competing against each other to attract employers to their location, although developers, and employers moving into the area will often consider the whole of the Anglesey and Gwynedd region as one, and the decision on where to locate can often rest on economic advantages, manpower availability, ease of accessibility or proximity to suppliers or market places.

Legat Owen

4.5.17 Chester based Legat Owen is a medium sized practice with over 30 surveyors and has recently been appointed to the property panel for WG. The firm acts for Pochin in respect of Parc Bryn Cegin. A summary of views from one of the firm's partners is set out below.

4.5.18 There is virtually no commercial property in North Wales that is under construction at present. Demand for employment floor space and land tails off the further west in to north Wales and demand in the study area is generated primarily at a local level and the general pattern of demand is geared towards small space occupiers. This is not surprising given that 94% of businesses in Wales employ less than 10 people.

4.5.19 There is a healthy supply of offices at Parc Menai with 27 office suites currently available providing over 70,000 sq ft in total excluding the CAST Technium building.

4.5.20 Industrial (B1 and B2) is weak at present with limited prospects for a material improvement in the next 12 to 18 months although there is less supply available.

4.5.21 In the B8 warehousing and distribution category there is limited demand from larger space occupiers with Llandudno Junction representing the main B8 distribution location in North Wales.

4.5.22 Overall the current picture is one of falling quoted rents, increasing incentives and falling capital values. It is worth saying though that this picture is replicated over most of England and Wales including popular sites such as St Asaph Business Park.

4.5.23 The key constraint in bringing forward new development is viability – development costs far exceed the value of completed development meaning funding new development or securing developer commitment is impossible. It is also very difficult at present to secure bank funding for pre let schemes in North Wales.

4.5.24 The requirement for BREEAM excellent on WG funded sites pushes construction costs higher. An existing industrial unit at Deeside could be acquired at £30 sq ft capital value where as new build will exceed £55 sq ft once land acquisition and profit are factored in. WG has recently confirmed serious funding constraints.

Pochin's PLC – Parc Bryn Cegin, Bangor

4.5.25 UK Land and Property (UKLP) (Bryn Cegin) applied under the Official Journal of the European Union (OJEU) procurement procedure to be the Development Partner during 2005. UKLP (Bryn Cegin) entered into a Development Agreement on January 2006. WDA commenced the infrastructure works, and UKLP (Bryn Cegin) paid in the region of £1,000,000 m as a contribution to WDA. The Gross cost was in the region of £7m - £8m. Pochin acquired UKLP in 2009.

4.5.26 The Development Agreement allowed for repayment of the infrastructure monies to UKLP (Bryn Cegin) as sites were developed, amounts proportionate to land sold.

4.5.27 Jones Lang LaSalle (JLL) (formerly King Sturge) and Legat Owen are the joint agents for the site. There has been a multi-channel and comprehensive approach to market the site over the last four years. Regular marketing meetings have been held with WG Inward Investment. Detailed discussions have been held with various potential occupiers although these have not come to fruition as detailed below:

- Countryside Council for Wales – lack of funding and policy decision to consolidate instead of new build
- Probation Service – government decision not to proceed – preference for a town centre location
- Paul Kelly (Irish biscuit manufacturer) - looking at existing premises in Deeside which are far cheaper than new build

4.5.28 Demand for use of the site has been limited. Marketing was commenced, expenditure incurred and regular meetings held in 2006 and is continuing. The expectation was that the site would be 'kick started' by the Countryside Council for Wales enquiry and several other 'strong' enquiries were pursued.

4.5.29 As the 2008 financial crisis took hold, the investment market came under pressure. This stymied enquiries post 2008/9 proceeding with any form of viability due to the collapsed property investment market and relative absence of 'gap' funding. WG has been asked to consider alternative uses on the site. A University/medical campus enquiry was explored with WG in 2009/10 but nothing has transpired.

4.5.30 A mixed use development opportunity was also discussed with WG (including leisure) and an indicative scheme was put forward 2010/11. This proposed a review of the site user class in light of market conditions and a response is awaited from WG.

4.5.31 There are a series of development constraints associated with the site, which are set out below:

- The cost of construction exceeds the potential value of the completed development
- There is a requirement for BREEAM excelled development on the site. This pushes up construction costs for potential developers;
- There is a lack of amenity provision on the site, which detracts potential occupiers; and
- There is also nervousness amongst potential occupiers to be the first occupier on the site.

4.5.32 Our discussions with WG suggest that it would be prepared in principle to consider cross subsidy through alternative uses on part of the site if a justifiable case could be made. WG did confirm that there would be procurement issues to consider as UK Land and Property (UKLP) (Bryn Cegin) was procured through OJEU for an employment scheme and any change of use might trigger the need for a new OJEU procurement. In addition WG understand that the site has restrictive covenants which limit the range of uses other than employment which would be permitted at the site.

Other consultation approaches

4.5.33 Unsuccessful attempts were made to consult with:

- RAF Valley
- Welsh Government regional business support centres at Bangor and Newtown

5 Taking Stock of the Existing Situation – Stage 1

5.1 Introduction

5.1.1 Having assessed the strategic context, economic and planning policy backdrop, public and private sector views, we now turn to take stock of the existing employment land situation on the Isle of Anglesey and in Gwynedd. This section presents an assessment of existing employment land provision through an agreed criteria based site appraisal methodology which emphasises market attractiveness and deliverability. It seeks to update the employment land supply position and to identify sites that should be realistically taken forward for more detailed analysis.

5.1.2 In addition to market attractiveness the assessment of the value and worth of sites and their inclusion for consideration as part of the portfolio of employment land for the study area also considers sectoral and geographical drivers and opportunities as set out in the national, sub regional and local strategic economic and planning policy context reviews.

5.2 Stage 1 Site Appraisals

5.2.1 The ODPM guidance on undertaking Employment Land Reviews recommends that a simple assessment of the 'fitness for purpose' of the existing employment land portfolio should be undertaken. The guidance highlights how the principle outcome of the stage 1 site appraisals is the identification of the 'best' employment sites and the potential release of the existing or allocated sites that do not meet the relevant criteria and would be unlikely to meet future market demand. This section of the report outlines the work that was undertaken during the stage 1 site appraisals and identifies those sites that should undergo further appraisal to determine function relative to need, relative attractiveness, hierarchy, deliverability and accessibility.

5.2.2 Stage 1 site appraisals were carried out on a total of 52 sites (18 on the Isle of Anglesey and 33 in Gwynedd) that had been identified by representatives from the Isle of Anglesey County Council and Gwynedd Council. The stage 1 site appraisals provided an opportunity to confirm the 'high quality' employment allocations which should be safeguarded for further employment use. This will help to ensure that the most appropriate sites are safeguarded for the future employment use. The site appraisals also helped to identify the sites that should be discounted after stage 1.

5.2.3 During the stage 1 site appraisals, most of the sites were visited and a site pro forma was completed. General information relating to each site was gathered, including a description, size and distance to the A55/A5/A487/A470 (the major trunk roads in the study area). During the site visits, a visual assessment of the site was also carried out. This consisted of scoring the site on a scale of 1 to 5 (1 being poor and 5 being excellent) in relation to five different criteria, including its availability, internal environment and approaches, road accessibility, non-car access and neighbouring uses. These scores were then totalled to provide a score out of 25 for each site.

5.2.4 The full set of pro formas are included within a separate report, which accompanies the main economic and employment land review study.

Sites not to be taken forward to stage 3 analysis

5.2.5 Based on the pro forma scoring and discussions with respective local authorities, it was agreed that a total of 7 sites on the Isle of Anglesey and 12 sites in Gwynedd incorporating 35.48 hectares) should be discarded at stage 1. A full list of sites discounted after stage 1 is set out in Appendix 2.

5.3 Sites to undergo Stage 3 Appraisal (as defined in ODPM 2004 guidance on undertaking Employment Land Reviews)

5.3.1 A total of 33 sites on the Isle of Anglesey and in Gwynedd (incorporating 565.4 hectares) are adjudged to merit stage 3 appraisal. Of these sites 13 are located on the Isle of Anglesey and 21 in Gwynedd. The proposed new nuclear build at Wylfa (site reference A2) is also adjudged to merit stage 3 appraisal, but is given special consideration within the Isle of Anglesey supply due to the unique nature of the site (in terms of energy infrastructure of national significance).

5.3.2 The sites are divided into prime and secondary sites located in the two authorities. The prime sites are those that are thought to be most attractive to the market and are more likely to be developed in the short term. Secondary sites may be in inferior locations in terms of access/market presence compared with prime sites but they retain an important role as they represent opportunities that are highly relevant to the Energy Island Programme or serve a local need in more remote or rural areas. Appendix 4 identifies the sites considered worthy for further more detailed consideration to form the new portfolio of employment land for Gwynedd and Anglesey.

5.4 Summary of Stage 1 Appraisal Findings

5.4.1 Table 4.1 and 4.2 below summarises the sites that are recommended to undergo further consideration in a stage 3 appraisal and those that should be discarded following the stage 1 appraisal.

Table 4.1: Sites that are recommended to undergo stage 3 appraisal

Local Authority	Total No. of sites	Prime sites (ha)	Secondary sites (ha)	Total Hectarage
Isle of Anglesey	11	98.9	125.5	224.4
Gwynedd	21	72	36	108
Nationally Significant Proposed new nuclear build at Wylfa (Site A2)	1			233
Total for both authorities	**33**			**565.4**

Table 4.2: Sites to be discarded following stage 1 appraisal

Local Authority	Total Number of Sites	Total Hectarage
Isle of Anglesey	7	18
Gwynedd	12	17.5
Total for the two authorities	**19**	**35.5**

5.5 Conclusion from Stage 1

5.5.1 In light of the stage 1 site appraisals and the consultations set out in Chapter 3, we are able to draw some initial conclusions about future supply of employment land on the Isle of Anglesey and within Gwynedd.

5.5.2 The majority of employment sites located on the Isle of Anglesey are within the main towns of Holyhead and Llangefni. Within Gwynedd, the sites are mainly spread out towards the north of the study area. Three of the nine prime sites are located on the outskirts of Bangor, close to the A55. There are also four sites that are located in Pwllheli.

5.5.3 Within Gwynedd, there are 72 hectares of prime development land and in Anglesey there are 98.9 hectares. Much of the prime supply of land in Gwynedd is at Parc Bryn Cegin which accounts for almost 60% of prime employment land in Gwynedd. Gwynedd is served by a greater number of established sites although the availability of land in the Porthmadog/Pwllheli/Penrhyndeudraeth hub which is a focus for growth in the Gwynedd Regeneration Strategy 2007 to 2013 is not conducive to achieving this.

5.5.4 Anglesey has 125.5 hectares of secondary employment land compared to Gwynedd's 36 hectares. This imbalance is caused due to the large site at Anglesey Aluminium.

Proposed Nuclear New Build, Wylfa B, Cemaes Bay

5.5.5 233.14 hectares for the proposed new nuclear build is treated separately given the scale and economic significance. Within the Stage 2 appraisal consideration should also be given to include part or all of the existing Wylfa A nuclear power site operated by Magnox as consultation with Magnox suggested that there may be value in reusing existing buildings or land here during then construction phase of the proposed new nuclear plant.

5.5.6 The proposed new nuclear plant and other EIP initiatives coupled with Enterprise Zone status provide significant employment opportunities up to 2026 and beyond both in Anglesey and North Gwynedd. A number of initiatives also already referred to in this report such as Lateral Power's biomass station, Centrica's offshore wind potential and Marine Current Turbine's tidal power array are also key to EIP objectives. The Employment Land Review's role is to ensure that sites already identified within the EIP are recognised but also to promote other sites across Anglesey and Gwynedd which may be suitable for EIP investment.

5.5.7 A number of studies undertaken to support the EIP have found that:

- Provision will need to be made to cater for the thousands of construction workers anticipate in relation to the new nuclear plant
- Park and ride facilities will be required to facilitate movement of construction workers
- It is likely that a well located corporate hub to serve the proposed new nuclear build and key supply chain companies will be necessary
- A sea based freight handling facility will be required close to the new nuclear build at Wylfa.

5.5.8 Items 3 and 4 above clearly relate to the need to identify suitable employment land and items 1 and 2 relate indirectly but nevertheless critical residential/transport infrastructure to the successful delivery of the new nuclear facility. The focus of this Employment Land Review will be to ensure that sufficient and appropriately located land is identified for investment involving employment creating development.

5.5.9 The key sites identified that provide key potential employment land identified in stage 1 are set out below:

Anglesey

Parc Cybi (Site Reference S1)

5.5.10 Parc Cybi, due to its location, availability and possible Enterprise Designation has significant potential to support the supply chain need associated with the proposed new nuclear build at Wylfa. There is a first phase by Conygar being considered by WG for grant. This is understood to comprise 50,000 sq ft B8 and 10,000 sq ft B1 and container storage. The area of the open storage is unknown however this needs to be located so as not to prejudice the attractiveness of the site.

5.5.11 The site has recently been sold by the Welsh Government to Conygar Investment Company PLC. There are plans to develop a transport hub and lorry park on a 9 acre site for approximately 140 heavy goods vehicles, with facilities for drivers, a fuel stop and an HGV service centre.

Bryn Cefni and sites at Llangefni

5.5.12 Land is still available at Bryn Cefni (Site Reference S10), Llangefni (18 ha approximately).

5.5.13 Other prime sites at Llangefni – the Creamery (S11) and land north of Lledwigan Farm (S23) – are located close to the Bryn Cefni site and these sites are potentially important to serve the medium/long term and deliverability will need to be considered to determine infrastructure requirements and costs.

Proposed new nuclear build at Wylfa (Site Reference A2)

5.5.14 The site for the proposed new nuclear build at Wylfa has been identified and is clearly a special or sui generis employment use and will require extensive planning and other statutory permissions. As highlighted in section 2.2.4, the site is identified as being potentially suitable for the development of a new nuclear power station in the NPS for nuclear power generation.

Land owned by Anglesey Aluminium

5.5.15 This is the site owned by Anglesey Aluminium, near Holyhead. The site is 81.66 hectares and is currently the subject of the following development proposals:

- Lateral Power's biomass power station will generate electricity from the thermal degradation of biomass and utilise the waste bi-products from the process to create development opportunities for other green technologies and food production processes. The power station is a unique modular design and will run at 299MW, continually supplying the grid. There is additional remaining development land for employment purposes
- Land and Lakes proposals for a leisure complex which would accommodate Wylfa new build construction workers and following completion would become a leisure/tourism attraction

Gwynedd

Parc Bryn Cegin (Site Reference G21)

5.5.16 The site at Parc Bryn Cegin remains undeveloped several years following the provision of enabling infrastructure. This is due to a range of issues including market conditions and cost/value differential which impact on viability. It is however a well located site and is key supply in Gwynedd. Consultations have raised the prospect of introduction of leisure uses to kick start development, although this might in principle be possible, there are likely to be procurement, planning and third party ownership issues to overcome.

Parc Menai (Site Reference G12)

5.5.17 Parc Menai is an established business park located off the A55. At present, there are existing businesses and educational establishments located on the site including Coleg Menai, the Environment Agency Wales and Natwest Bank. There are a number of potential development plots remaining on the site, totalling 6.33 hectares.

Cibyn Industrial Estate, Caernarfon

5.5.18 There are 7.31 hectares of prime employment land left at this established employment site.

Trawsfynydd former nuclear power station site

5.5.19 The Trawsfynydd Nuclear Decommissioning Site is located in Meirionnydd in the county of Gwynedd, and is situated on an inland lake (Trawsfynydd Lake) and lies within the Snowdonia National Park. The site is adjacent to the A470 trunk road. The Decommissioning Site itself is part of a larger 774 hectares holding (including operational and non operational assets) which is entirely within the public ownership of the Nuclear Decommissioning Authority (NDA).

5.5.20 The primary assets identified[11], include:

- Sites with development potential, including brownfield sites
- Nationally significant electricity grid connection and site infrastructure
- Diverse and specialist skills and experience of the established workforce
- Infrastructure to support a variety of new enterprises including, good road access, ICT connectivity and a high level of on site security
- Buildings with potential for adaptation and conversion for new enterprises
- High quality natural environment and diverse natural assets for new enterprises and leisure
- Trawsfynydd Lake with potential to act as major heat sink to provide cooling for developments such as data centres, thermal power stations etc and its associated lakeside facilities and leisure activities

5.5.21 Within the wider NDA holding, specific allocations of land - inclusive of the former power station site and adjoining land to the west and east - have been identified for future employment purposes. These allocations measures approximately 50ha and served by the existing access road are within close proximity to existing infrastructure and utilities.

[11] *Trawsfynydd Resource and Asset Masterplan* - Hyder Consulting, September 2010

5.5.22 The site has significant potential to meet Gwynedd's economic objective to spatially target and channel chief economic programmes to Meirionnydd and is likely to be used within a high value sector. The site is under Ministerial consideration for Enterprise Zone status. If granted it is envisaged that an initial marketing campaign will be undertaken during the spring of 2012 and a Planning Brief will be prepared.

5.5.23 Enterprise Zone designation in respect of the Trawsfynydd site also links to key improvements in the strategic transport infrastructure of the region. The Snowdonia Enterprise Zone will also crucially require further development of its links to strategic ICT infrastructure through prioritisation with in the Next Generation Broadband Wales programme and potential extension to the Fibrespeed network.

5.5.24 This focus is aimed towards utilising the strengths of Snowdonia Enterprise Zone to develop the key emerging and growth sectors (ICT and Energy and Environment) and their integration into various fields such as environmental goods and services, waste, bio, geo and marine science, renewable and low carbon energy.

5.5.25 The site is within the Snowdonia National Park Authority who have not allocated any land for employment uses within their LDP. Although the Snowdonia National Park Authority is a key partner organisation within the Trawsfynydd Transition Oversight Board. In order for the site to be allocated there will need to be an agreement reached between Gwynedd Council and the National Park Authority.

Llanbedr Airfield

5.5.26 Llanbedr Airfield is within the Gwynedd Boundary and the Snowdonia National Park. The road network leading to the site is considered to be substandard for increased industrial/employment use. The site is in a peripheral location away from existing centres of population but its re-use as an 'unmanned aerial vehicle' (UAV) site has potential to meet economic development objectives as the use is within the High Technology and Digital Sector which is considered as a High Value Sector by the Council. In order for the site to be allocated there will need to be an agreement reached between Gwynedd Council and the National Park Authority.

6 Creating a Picture of Future Requirements – Stage 2

6.1 Introduction

6.1.1 Chapter 6 presents evidence of market enquiries for land and premises and forecasts the future demand for employment land using econometric modelling and historic take up trend analysis.

6.2 Enquiries - evidence of market enquiries for land and premises

6.2.1 This section presents relating to the supply and demand for industrial/warehouse properties, office accommodation and land for employment use between 2009/10 and 2010/11 throughout the Isle of Anglesey and Gwynedd. The figures are calculated based on the supply (the number of properties/site available) and the demand (the number of enquiries made for employment space) for specific sizes of property and land throughout the area. The full tables are presented in appendix 5.

6.2.2 Table 6.1 below sets out the supply and demand figures for the Isle of Anglesey. It demonstrates that the demand for industrial/warehouse, office accommodation and land has been higher than the supply during both time periods. The figures demonstrate that the demand for land and premises is largely the same between 2009/10 and 2010/11.

6.2.3 Overall the demand is highest for industrial/warehouse units, which are spread out over a range of sizes. However, the current supply is mostly of units ranging from 5,000 sq ft to 10,000 sq ft. The demand for larger sized units (20,000 sq ft – 100,000 sq ft) is greater than the current supply.

Table 6.1: Supply and Demand Figures for the Isle of Anglesey

	Industrial/Warehouse		Office Accommodation		Land	
	Supply	Demand	Supply	Demand	Supply	Demand
2009/10	16	25	4	6	3	9
2010/11	12	24	5	8	4	7

Source: Wales Property Database

6.2.4 The supply and demand figures for Gwynedd are set out in table 6.2 below. Overall, the table demonstrates that demand for land and premises has decreased significantly between 2009/10 and 2010/11.

6.2.5 In the 2009/10 period, the demand was highest for industrial/warehouse space in the area with 33 enquiries. However, this decreased to 11 enquiries in 2010/11. In terms of office accommodation, the supply was greater than the demand in both 2009/10 and 2010/11. The demand (10) for premises was higher than the supply (2) in 2009/10. However, the demand decreased significantly to 2010/11.

Table 6.2: Supply and Demand Figures for Gwynedd

	Industrial/Warehouse		Office Accommodation		Land	
	Supply	Demand	Supply	Demand	Supply	Demand
2009/10	10	33	44	20	2	10
2010/11	26	11	21	3	3	1

Source: Wales Property Database

6.3 Econometric forecasting method to assess need for employment land

6.3.1 Our forecasting method corresponds with the Employment Land Reviews: Guidance Note (CLG, 2004).

6.3.2 There are various forecasting approaches that can be used and each approach has its relative strengths and weaknesses. The study provides forecasts at a local authority level. Although employment land forecasts are frequently undertaken at this spatial level it is important to note that they do not always take account of specific circumstances affecting local economic development such as transportation, the availability and nature of sites, local regeneration and job creation initiatives, or locally sensitive or specific demand, for example the growth plans of major local businesses. However, the employment forecasts undertaken at a local level by ESYS Consulting (see appendix 6) take into account a number of these factors including recent developments in economic and financial markets and their implications for employment growth; the possible effects of a double – dip recession; and also Enterprise Zone designation.

6.3.3 The method we adopt is more robust than employment land forecasts that use regional employment projections for the reasons stated above. However, it is still notoriously difficult to make economic predictions based on 'what if' assumptions. This is because there are so many inter-related and unanticipated factors affecting the economy, which is becoming increasingly prone to sudden shifts. The speed and scale of the current recession is a prime example of the unpredictability of the economy. It is for this reason 4 alternative scenarios have been produced and our results illustrate a range of employment land forecasts.

6.3.4 Our method takes account of the following factors:

- Historic floorspace trends (1998 to 2008, VOA data)
- Historic employment trends (1998 to 2008, ABI data)
- Future employment projections undertaken by ESYS Consulting Limited (2009 to 2025) building on previous work for the Welsh Assembly

6.3.5 The approach to estimating employment land demand has a sequence of broad steps as follows:

- Stage 1: Define geographical area of analysis, this needs to reflect a functional economic/market geography and in this instance reflect previous modelling and forecasting work.

- Stage 2: Identify and understand historic employment trends and translate employment by Standard Industrial classifications into B1 (Business-Office and R&D), B2 (Industrial) and B8 (storage/distribution) categories.

- Stage 3: Identify historic floorspace trends to give an idea of the direction, scale and scope of demand for floorspace by use class within the study area over the same time period as used for the historic employment analysis.

- Stage 4: Agree existing base case and potential future development scenarios in order to estimate future employment demand. Here different growth rates and timings are produced which take into account different potential futures. The process provides a set of year on year change in employment for broad sectors for each scenario.

- Stage 5: Using the historic floorspace data, alongside historic and future employment demand data we can then estimate future floorspace demand. The analysis also takes into account a range of other considerations including vacancy levels, frictional demand etc. Ultimately the floorspace figures are converted into land requirements using relevant plot ratios.

6.3.6 In the following section we run through each of the key inputs to the method for estimating employment land demand and provide more detail on each of the steps.

Historic floorspace trends

6.3.7 The Valuation Office Agency records floorspace for B1, B2 and B8 use classes. There is a continuous record of data from 1998 to 2008, which can be said to represent a full business cycle (HM Treasury)[12 13]. We measure the average annual change over this period.

6.3.8 The following table illustrates the key trends:

Table 6.3 Floorspace Change (m^2, thousands)

	Office (B1)			Manufacturing (B2)			Warehousing (B8)		
	1998	2008	AAC*	1998	2008	AAC*	1998	2008	AAC*
Anglesey	33	41	2.2%	164	250	4.3%	101	102	0.1%
Gwynedd	107	142	2.9%	294	325	1.0%	203	237	1.6%
NW Wales	234	300	2.5%	671	759	1.2%	463	512	1.0%

Source: VOA 1998 to 2008 and URS Scott Wilson calculations
**AAC = Average Annual Change*

12 *Evidence on the economic cycle (HM Treasury; November 2008)*
13 The most up to date VOA data dates to 2008 - pre-dating the impact of the economic downturn, which began in the UK in quarter two of 2008, and the ongoing period of weak economic growth. However the impact of the economic downturn is captured as part of the employment forecasts

6.3.9 Table 6.4 presents a useful snapshot of economic activity using volume of employment floorspace in 2008 in both areas. This shows a far higher concentration of B1 and B8 floor space in Gwynedd with a more balanced picture for B2 use:

Table 6.4 Concentrations of floorspace in Anglesey and Gwynedd - 2008

	B1 - Concentration of floorspace (%)	B2 - Concentration of floorspace (%)	B8 - Concentration of floorspace (%)
Anglesey	*22*	*43*	*30*
Gwynedd	*78*	*57*	*70*
Total	*100*	*100*	*100*

Source: VOA

Historic employment trends

6.3.10 Four digit SIC (2003) code[14] data was collected from the ABI for the period 1998 to 2008. Each of the 515 industrial classifications were assigned to either one of the three employment land uses or ignored. Broad examples of the classifications are set out below:

- Office includes financial services, real estate and other business activities
- General industrial relates primarily to manufacturing but also includes employment in the 'electricity, gas, steam and air conditioning supply' sector
- Warehousing includes wholesale and storage

6.3.11 We measure the average annual change over this period. The following table illustrates the key findings:

Table 6.5 FTE Employment Trends by Employment Land Use Type

	Office (B1)			Manufacturing (B2)			Warehousing (B8)		
	1998	2008	AAC*	1998	2008	AAC*	1998	2008	AAC*
Anglesey	800	1,600	6.5%	2,900	3,600	2.3%	300	500	4.9%
Gwynedd	2,100	3,500	5.5%	3,500	4,200	1.8%	1,100	1,200	1.1%
NW Wales	5,800	8,100	3.4%	8,300	10,100	2.0%	2,200	2,800	2.1%

Source: ABI 1998 to 2008 and URS Scott Wilson calculations
**AAC = Average Annual Change*
Figures may not sum due to rounding

14 A Standard Industrial Classification (SIC) was first introduced into the UK in 1948 for use in classifying business establishments and other statistical units by the type of economic activity in which they are engaged

6.4 Employment projections

6.4.1 This sub-section sets out the background to the employment projections which are used as the basis for forecasting future employment land demand. We firstly set out the current context in which these projections are based and how these impact upon employment land.

Context

6.4.2 Whilst the global economy is slowing, demand in the UK economy is being impacted by the government's deficit reduction programme together with falling levels of consumer confidence and spending. Both of the economic drivers of the last decade – private borrowing and public spending – are now 'dead in the water'.

6.4.3 Not surprisingly most growth projections for the UK economy have been revised downwards. George Osborne recently warned that the recovery would be difficult and expectations would have to be lowered confirming that growth forecasts are downgraded in his autumn statement on 29 November 2011, that there are likely to be another 750,000 job losses in the public sector and that public borrowing will need to be higher. This underlines the fragility of the recovery and limited level of employment growth that can be expected as a consequence.

Impact on employment land

6.4.4 The expectation is that levels of future employment growth will be limited by the slow pace of national recovery. The general rule is that 2% growth is required before net additional employment is created. Given the wider economic uncertainties it is clear that a double dip recession cannot be ruled out and even if this is avoided there may be further quarters of low or even negative growth.

6.4.5 However, there are a number of other factors that are likely to bear down on the level of employment growth in the short and medium term, namely:

- The loss of labour productivity over the course of the recession implies a degree of labour 'hoarding' as the drop in output has not been matched by a similar fall in employment. As a result, when the economy picks up it can be expected that the increase in labour demand may lag this somewhat.

- The new pension duty on employers being introduced by the government may well reduce labour demand. The (phased) introduction of auto-enrolment for pensions and National Employment Savings Trust (NEST), will increase overall labour costs and hence reduce labour demand.

- The abolition of the Default Retirement Age (DRA), will mean that employees will no longer automatically retire at 65. Unless firms agree a justifiable retirement age employees will decide when to retire. This has the benefit of retaining skills in industry, but may also reduce the level of recruitment of younger people.

- The increasing cost and difficulties of accessing credit especially impacting SMEs will tend to restrain investment and longer term growth prospects.

6.4.6 It is not clear where new jobs and growth will be generated from. Whilst sterling depreciation has assisted manufacturing and the sector has shown limited growth between 1998 and 2008, since then there has been a number of company closures (e.g. Eaton Electrical/Anglesey Aluminium) which have not been replaced by any significant new investments. Manufacturing alone is unlikely to be able to generate sufficient growth to compensate for the loss of jobs elsewhere in the economy.

6.5 Interpreting the results

6.5.1 Whilst the low level of employment growth forecast suggests that the overall aggregate demand for new land and premises may be limited a number of considerations need to be borne in mind in interpreting the results:

- Rebalancing of the economy: The impetus to growth provided by Enterprise Zone designations which is reflected in the scenarios (3 and 4) suggests the potential for additional demand in manufacturing related activity. This is likely to be combined with lower rates of growth for service sector activities.

- Geographical considerations: The model provides some estimate of how demand may break down geographically. However, it may be that some allocations are not well located within these areas and hence of limited attractiveness to the market.

- Quality of sites and premises: Beneath the overall aggregate figures there is the issue of quality, which almost certainly implies a level of provision sufficient to ensure choice.

- Market failure: there are certain areas where the market traditionally fails to meet in light of the low and / or uncertain nature of returns. This includes for example the availability of incubation space where supply is normally limited.

- Enterprise Zone status for Anglesey. It will be important to ensure that there is adequate supply on the Isle in order to maximise the benefits of EZ designation.

- Existing site capacity: A (significant) proportion of this growth will take place within existing sites and premises as firms expand and grow. Many of these firms will have some degree of spare capacity on site, hence only a proportion of the new jobs created will generate additional space demands.

- Currently available land supply, or supply due to come on stream which needs to be netted off against the overall land requirement.

Scenarios

6.5.2 Five employment forecasts were modelled. These were based on the scenarios produced for the Energy Island potential outcomes and performance measures study (August 2011) with updates to reflect the changes in economic conditions.

- **Base case:** this is largely consistent with what was set out in the Labour Market Study of 2006. However the projections (based on 2009 employment data) have been adjusted for the following known changes; closure of Anglesey Aluminium in

2008; decommissioning of Trawsfynydd to care/maintenance stage by 2016); decommissioning of Wylfa delayed, commencing in 2013; other known manufacturing closures post 2008 on Anglesey/ the Menai Hub, plus WG move to Llandudno Junction. Although termed the 'base case' this should not be necessarily taken to imply that they form the most likely scenario. The results should be seen as a range of outcomes with the scenario providing a degree of sensitivity testing. The implications for land supply should be considered with this in mind, and especially bearing in mind the high degree of volatility in economic circumstances.

- **Scenario 1:** This is the Base Case plus a two unit replacement for Wylfa being built.
- **Scenario 2:** As Scenario 1 PLUS additional jobs over and above projected growth, are created by: Bryn Cegin (Menai Hub) & Parc Cybi (Holyhead) business parks; and the Energy Island initiative. This scenario is based on a partial achievement of Energy Island outcomes and is based on likelihoods rather than maximum potential.
- **Scenario 3:** As Scenario 2 but assuming Energy Island potential is fully realised. In other words, this scenario provides an indication of the maximum benefits which could be realised by the Energy Island Framework. The designation of Anglesey as an Enterprise Zone increases the feasibility of this being realised.
- **Scenario 4:** As Scenario 3 but with the impact of double-dip recession built in. This scenario uses slightly different growth/decline rates from those used for the other scenarios above to reflect a more positive performance for manufacturing (reflecting the benefits of sterling depreciation) and less vigorous performance for services.

6.5.3 Appendix 7 illustrates the employment forecasts relating to each of these scenarios.

6.6 Synthesis analysis

6.6.1 Our synthesis approach uses historic floorspace trends as a base for forecasting future demand for employment floorspace and land. The historic floorspace trends are then adjusted to incorporate wider economic changes by applying an 'adjustment term'. The adjustment term takes into account the relative changes in historic employment across the same period as historic floorspace and applies that rate of change to the projected future changes in employment (ESYS Consulting Limited Model).

6.6.2 The three elements of the synthesis used in the table below (expressed in average annual percentage changes for each employment land type) are described above in the tables set out in appendix 7. The adjustment term is calculated as follows:

Adjustment Term = Historic Floorspace X (Forecast Employment / Historic Employment)

6.6.3 The adjustment term is then multiplied by the historic annual floorspace to obtain the adjusted average annual floorspace demand. The results for the base employment forecast scenario are set out in the table below. The final column represents the additional floorspace demand per annum.

Table 6.6 Synthesis Forecast (Base Employment Forecast)

		Rate of Change (Per Annum) in Floorspace 1998 – 2008 (%)	Rate of Change (Per Annum) in Employment (relevant sectors)		Adjustment Term	Adjusted Rate of Annual Floorspace Demand
			1998 - 2008	2009-2025		
Office	Anglesey	2.2%	6.5%	0.3%	0.1	0.1%
	Gwynedd	2.9%	5.5%	0.4%	0.1	0.2%
Manufacturing	Anglesey	4.3%	2.3%	-3.7%	-1.6	-6.9%
	Gwynedd	1.0%	1.8%	-2.4%	-1.3	-1.3%
Warehousing	Anglesey	0.1%	4.9%	0.2%	0.0	0.0%
	Gwynedd	1.6%	1.1%	0.4%	0.3	0.5%

Source: VOA, ABI, ESYS Consulting and URS Scott Wilson calculations

6.7 Summary of Employment Floorspace Forecasts

6.7.1 The following table shows the projected future floorspace for each of the employment use types. The projections are calculated by multiplying the most recent floorspace figures by the adjusted average annual percentage change (as shown in Table 6.5) for each land use type over the sixteen year period to 2025. Key findings include:

- ***Office (B1 uses)* – All five scenarios demonstrate additional demand for B1 employment land uses up to 2025.** In Anglesey the net demand ranges from 800m^2 to 3,800m^2; Gwynedd ranges from 5,300m^2 to 20,400m^2.

- ***Manufacturing (B2 uses)* – Both Anglesey and Gwynedd demonstrate a decline in demand for B2 employment land uses up to 2025, with the exception of scenario 4.** In Anglesey the net decline in demand ranges from -60,600m^2 to -176,400m^2, however scenario 4 suggests a net increase of 33,300m^2 over this period; Gwynedd ranges from -65,300m^2 to -42,400m^2 but with a net increase demonstrated in scenario 4 of 26,300m^2.

- ***Warehousing/industrial (B8 uses)* – All five scenarios demonstrate additional demand for B8 employment land uses up to 2025, although in Anglesey it is marginal.** In Anglesey the net demand ranges from 50m^2 to 300m^2; Gwynedd ranges from 5,400m^2 to 33,100m^2.

Table 6.7 Gross Employment Floorspace Forecast in 2025 (m^2)

		Current floorspace (m^2)	Gross Future Floorspace (m^2) in 2025				
			Base	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Office	Anglesey	41,000	41,802	43,332	44,777	43,332	43,332
	Gwynedd	142,000	147,308	147,308	155,853	162,448	162,448
Manufacturing	Anglesey	250,000	73,560	162,104	189,395	189,395	283,271
	Gwynedd	325,000	259,683	259,683	282,590	282,590	351,307
Warehousing	Anglesey	102,000	102,055	102,055	102,110	102,265	102,163
	Gwynedd	237,000	258,898	258,898	270,093	264,475	242,412
Total Employment Land	**Anglesey**	**393,000**	**217,417**	**307,492**	**336,282**	**334,992**	**428,765**
	Gwynedd	**704,000**	**665,889**	**665,889**	**708,536**	**709,512**	**756,166**

Source: Valuation Office Agency, Annual Business Inquiry, ESYS Consulting and URS Scott Wilson calculations

6.7.2 The CLG ELR Guidance, states that where possible employment floorspace should be converted to employment land using plot ratios. Indicative plot ratios by use class are set out in the ELR Guidance. In addition, the calculation of land quantum also requires estimating the conversion from gross internal area (as presented by VOA data) to gross external area, typically set at ratio of 0.92:1; and an estimate of frictional vacancy. In order for a commercial property market to function properly there is a need to retain an appropriate level of vacant or derelict land for developers to build new industrial buildings. This factor is termed frictional vacancy and is normally accepted as being 5% of total stock.

6.7.3 The following table shows the employment land demand up to 2025 taking into account all of the above factors. In other words it shows the total quantum of employment land that is projected to be necessary to meet demand over the planning period. It shows:

- **Office (B1 uses) –** The additional B1 employment land demand in Anglesey is forecast to be between 0.3ha and 1.3ha by 2025; whereas, in Gwynedd it ranges from 1.8ha to 7.1ha.

- **Manufacturing (B2 uses) –** B2 employment land demand is forecast to decline in both Anglesey and Gwynedd, with the exception of scenario 4. In the former it is forecast to drop between 17.3ha and 50.3ha by 2025; whereas, in Gwynedd it ranges from -12.1ha to -18.6ha. However, under scenario 4 B2 employment land demand is forecast to grow by 9.5ha in Anglesey and 7.5ha in Gwynedd.

- **Warehousing/industrial (B8 uses) –** There is no forecast B8 employment land demand in Anglesey up to 2025 across any of the scenarios, whereas in Gwynedd there is additional demand ranging from 5.0ha to 7.6ha.

6.7.4 Additional demand for employment land in 2010, 2015, and 2020 is presented in Appendix 8.

Table 6.8 Additional Demand for Employment Land in 2025 (ha)

		Plot Ratio*	Additional Land Demand up to 2025 (ha)				
			Base	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Office	Anglesey	0.33	0.3	0.8	1.3	0.8	0.8
	Gwynedd		1.8	1.8	4.8	7.1	7.1
Manufacturing	Anglesey	0.4	-50.3	-25.1	-17.3	-17.3	9.5
	Gwynedd		-18.6	-18.6	-12.1	-12.1	7.5
Warehousing	Anglesey	0.5	0.0	0.0	0.0	0.1	0.0
	Gwynedd		5.0	5.0	7.6	6.3	1.2
Total Employment Land	**Anglesey**		**-50.1**	**-24.3**	**-16.0**	**-16.4**	**10.3**
	Gwynedd		**-11.8**	**-11.8**	**0.2**	**1.2**	**15.8**

Source: URS Scott Wilson calculations, 2011
** Includes building footprint and average storey height ODPM ELR Guidance*

6.8 Historic take up trend analysis

Anglesey

6.8.1 Based on data provided on 21\9\11 comprising extracts from a report prepared for the former Anglesey LDP Panel titled Evaluation of Current Requirements & Development Rates it is calculated that for Anglesey based on take up figures between 1996 and 2009 the average historic take up is 3.87 ha. p.a.

Gwynedd

6.8.2 Take up information was received and comprised a table initially prepared as part of the former ELR Study undertaken in 2004/05 on behalf of Gwynedd Council by DTZ Pieda and updated by The Planning Policy Unit who surveyed the sites again in 2009. Based on take up figures between 2001 and 2009 the average historic take up is 3.97 ha. p.a.

6.9 Conclusions

Anglesey

6.9.1 For B1 use the econometric forecasting to 2025 across the 5 scenarios suggests a range of 0.3 ha to 1.3 ha for B1 use or 0.02 ha to 0.09 ha p.a.

6.9.2 For B2 use the econometric forecasting to 2025 across the 5 scenarios suggests a range of – 50.3 ha to 9.5 ha for B1 use or – 3.6 ha to 0.68 ha p.a.

6.9.3 For B8 use the econometric forecasting to 2025 across the 5 scenarios suggests a range of 0.00 ha to 0.1 ha for B8 use or 0.00 ha to 0.007 ha p.a.

6.9.4 For all B use class employment uses the econometric forecasting to 2025 across the 5 scenarios suggests a range of – 48.9 ha to 10.9 ha or – 3.49 ha to 0.77 ha p.a.

Gwynedd

6.9.5 For B1 use the econometric forecasting to 2025 across the 5 scenarios suggests a range of 1.8 ha to 7.1 ha for B1 use or 0.13 ha to 0.5 ha p.a.

6.9.6 For B2 use the econometric forecasting to 2025 across the 5 scenarios suggests a range of – 18.6 ha to 7.5 ha for B2 use or – 1.3 ha to 0.54 ha p.a.

6.9.7 For B8 use the econometric forecasting to 2025 across the 5 scenarios suggests a range of 1.2 ha to 7.6 ha for B8 use or 0.08 ha to 0.54 ha p.a.

6.9.8 For all B use class employment uses the econometric forecasting to 2025 across the 5 scenarios suggests a range of – 15.6 ha to 22.2 ha or – 0.25 ha to 1.58 ha p.a.

6.9.9 Ultimately each forecasting method has strengths and weaknesses and can only be used as a guide to an informed judgement on future position. The econometric forecasting predicts a sizeable (skewing) effect from a contracting manufacturing base which results in negative figures for B2 uses. Depending on what actually happens i.e. which scenario occurs, B2 land falling out of use over the plan period may need to be considered for alternative use. Forecasting should always be balanced by a reality check and consultation results should always be considered in determining the approach to setting targets.

6.9.10 From an economic development perspective there will continue to be a need to provide attractive affordable business space for inward investment and local need. There is likely to be a shift away from older poorer quality floorspace due to preference and operational requirements towards new and higher quality floorspace (Enterprise Zone status will act as catalyst) and it is therefore concluded that each authority should place weight in respect of historic take up.

6.9.11 Although there are risks in planning for future provision based on historic take up, the alternative in relying on econometric modelling (best case for Anglesey is 10.9 ha (0.77 ha p.a.) and best case for Gwynedd is 22.2 ha (1.58 ha p.a.) would not meet strategic policy objectives across national/regional and sub regional levels nor would it facilitate delivery of corporate objectives of either authority e.g. Energy Island Programme, Gwynedd Regeneration Strategy, Meirionnydd Employment Plan.

6.10 Recommendations for Employment Land Provision up to 2026.

Minimum and enhanced quantum of land

6.10.1 Based on historic take up we would recommend that as a minimum each authority should provide for 4 ha p.a. of employment land in accordance with an adopted spatial planning approach over the plan period equating to 56 ha respectively or 112 ha combined. It is recommended that both authorities should aim to build in a 50% additional target as a buffer measure to provide an enhanced offer, which equates to 6 ha p.a.

5 year supply of development ready land across B use classes

6.10.2 It is further recommended that each authority should maintain as a minimum a continuous (i.e. rolling arrangement) 5 year supply (i.e. 20 hectares of genuinely deliverable, development ready land capable of use across the range of B use classes in accordance with an adopted spatial planning approach. It is recommended that both authorities should aim to build in a 50% additional target as a buffer measure to provide an enhanced offer – i.e. a 5 year supply of 30 hectares of genuinely deliverable, development ready land capable of use within all B use classes.

Monitoring and Review

6.10.3 It is recommended that the joint authority puts in place annual review to ensure that the portfolio of land as calculated above is appropriate in terms of quality and location to meet strategic policy direction and that a full Employment Land Review is undertaken every 5 years.

Nuclear new build by Horizon

6.10.4 The site for the nuclear new build at Wylfa should be given special consideration within the Isle of Anglesey supply due to the unique nature of the site (in terms of energy infrastructure of national significance).

Reserve List of sites to support EIP

6.10.5 Consultations with nuclear industry stakeholders conclude that the decommissioning of Wylfa A and the new nuclear build will give rise to additional need for sites and premises and a direct supply chain and also indirectly for a range of other local businesses.

6.10.6 At this stage, however it is not possible to be precise about the number, size/scale, typology or location of employment sites which will be required to adequately meet the needs of the new nuclear build proposal. This is also true in respect of other EIP potential projects or initiatives such as marine renewables or offshore/onshore wind energy.

6.10.7 Mindful of the strategic importance of the HNP proposals IOACC should seek to ensure that sufficient potential sites to support the HNP and wider EIP proposals are identified to provide a flexible supply of sufficient sites with the potential to meet potential needs and opportunities. One of the clear planning issues however is that there is insufficient evidence at this stage to be categorical about which sites are appropriate for inclusion in the new portfolio.

6.10.8 In order to address this situation it is proposed to adopt a tiered approach to inclusion of sites potentially needed to support the new nuclear build proposal and EIP. Essentially those sites for which there is deemed insufficient evidence or justification to be included in the new portfolio of employment land but which are identified as potentially important to meet EIP objectives including the new nuclear build proposals are to be considered as reserve employment land supply (and not counted in the main supply). If in due course sufficient evidence or justification is achieved then these reserve sites can be promoted to sit within the main portfolio.

Strategic sites in the Snowdonia National Park

6.10.9 Re-use and some redevelopment of both the Trawsfynydd Nuclear Power Station and the Llanbedr Airfield sites have been identified by Gwynedd Council as strategically important to the economic well being of its area. Following a review the strategic economic value of these sites is strongly supported and these sites are adjudged to merit further consideration. Although these sites are not within the Anglesey and Gwynedd planning authority area the use of these sites to support economic objectives is considered important. Given the scale and specialist use it is recommended however that these sites are not counted towards the minimum target supply figure of 4 hectares p.a. in Gwynedd. This approach would need to be agreed with the Snowdonia National Park Authority as planning authority.

7 Stages 1 and 2 - Summary and Conclusions

7.1 Introduction

7.1.1 What is clear from the economic profile is that despite a relatively positive period of employment and productivity growth prior to 2008 the effects of the recession have had a major detrimental impact on North West Wales. Anglesey in particular has seen major job losses in manufacturing and whilst Gwynedd has faired slightly better the impacts of public sector budget cuts and redundancies are likely to have a significant negative impact on economic activity in the authority area over the next few years.

7.1.2 Despite the widespread negative implications of the recession and subsequent low growth there are some positive opportunities including the Energy Island Programme which will play a major role in the Welsh Government's Energy policy going forward. Similarly investment in Bangor through organisations including the University alongside other private sector proposals including Land and Lakes and Lateral Power's proposals at the Anglesey Aluminium site provide evidence of private and public interest and good news for the wider area.

7.1.3 Market failure in provision of business premises across the business use classes is set to continue across both planning authority areas and this will be exacerbated by reduction in public sector budgets and uncertainty in financial markets.

7.1.4 Delivering the Energy Island Programme and the new nuclear new build will be critical for economic wellbeing in Anglesey and the wider region. The designation of Enterprise Zone status to Anglesey to help deliver the Energy Island Programme and grant of similar status for the Trawsfynydd Nuclear Decommissioning Site is welcome news.

7.1.5 In Gwynedd, rebalancing economic growth from the Menai Hub to Meirionnydd, identification of locations which align with the emerging spatial planning framework and settlement hierarchy, the targeting of growth sectors and an adequate supply of land and premises to meet native demand as well as more strategic sites are all key overreaching themes which should be used to help determine the new portfolio of employment land.

7.1.6 Next generation broadband is to be made available by 2015 for all of Wales and Welsh Government has made commitments to achieve this. This will be potentially transformative to facilitate enterprise and business creation in more remote areas and tackle rural depopulation.

7.1.7 Overall in quantitative terms, based on available evidence, it is considered that Anglesey has sufficient supply of employment land up to 2026. The portfolio is mixed in quality and deliverability however – some sites are fully accessed whilst others are in need of new or improved access and site infrastructure or suffer from other site constraints such as need for demolition and promotion through the joint LDP. It is clear based on consultations that even those sites which are ready to develop suffer from viability issues (cost exceeding value) and that incentives provided under Enterprise

Zone designation and other delivery mechanisms will be extremely important to help secure investment in an ever increasing uncertain economic climate.

7.1.8 In Gwynedd also in quantitative terms it is considered that overall there is sufficient supply of employment land up to 2026, however, based on consultations, existing supply and considering the strategic economic and employment policy context there are some quantitative and qualitative gaps in current and future provision of sites and premises particularly in Meirionnydd and in the Porthmadog/Pwllheli/Penrhyndeudraeth hub.

7.1.9 With the policy thrust towards a digital economy there is potential for an increase in the set up and growth of new small scale enterprises. Provision of small scale sites or re-use of existing buildings within existing settlement boundaries will in Gwynedd in particular provide a strategic fit with economic policy direction and will complement the larger more traditional employment sites. Small scale provision will be important to foster entrepreneurial activity and Small Medium Enterprise SME growth. Chapter 8: Site Appraisals and the New Employment Land Portfolio will articulate this in greater detail.

7.1.10 In both authority areas the reality of limited resources is likely to mean that investment in sites and premises will need to be prioritised and guided by deliverability and strategic economic and planning fit.

7.1.11 Making the most effective use of the combined resources and powers available from the public sector including EU programmes, Enterprise Zone status, prudential borrowing powers alongside land and property assets is essential if private investment is to be levered in and jobs and value added created across Anglesey and Gwynedd. Cross subsidy derived from introducing higher value non B use class employment should be positively considered to improve viability and prospects for delivery of employment space alongside such other higher value uses. These delivery mechanisms are detailed further in Chapter 9 Delivery and Intervention Strategy for the New Portfolio.

7.1.12 In both authorities there are clear plans and ambitions for the future which can help to steer investment from the private sector and de-risk potential investments. This is critical in an area that has suffered from a lack of speculative development from the private sector

7.2 Demand for employment land

7.2.1 In terms of predicting demand for employment land the econometric forecasting predicts a sizeable (skewing) effect from a contracting manufacturing base which results in negative figures for B2 uses with limited demand for B1 and B8 uses.

7.2.2 From an economic development perspective there will continue to be a need to provide attractive affordable business space for inward investment and local need. There is likely to be a shift away from older poorer quality floorspace due to preference and operational requirements towards new and higher quality floorspace (Enterprise Zone status will act as a catalyst here)

7.2.3 Based primarily on historic take up it is concluded that each authority should look to provide for a minimum of 4 ha of employment land p.a. over the plan period equating to 56 ha respectively or 112 ha combined.

7.2.4 Additional recommendations aiming for enhanced provision and a 5 year development ready supply land capable of use across the range of B use classes are made based on the imprecise nature of forecasting, on strategic policy and corporate objectives and consultations.

7.2.5 In addition the site for the proposed nuclear new build at Wylfa should be given special and separate consideration within the Isle of Anglesey.

7.2.6 It is proposed to adopt a tiered approach to inclusion of sites potentially needed to support the new nuclear build proposal and EIP. Essentially those sites for which there is deemed to be insufficient evidence or justification to be included in the new portfolio of employment land but which are identified as potentially important to meet new nuclear build proposals and EIP objectives are to be considered as reserve employment land supply

7.2.7 Following review of the strategic economic value of the sites at Trawsfynydd Nuclear Power Station and the Llanbedr Airfield are adjudged to merit further consideration, however given the scale and specialist use it is recommended that these sites are not counted towards the minimum target supply figure of 4 hectares p.a. in Gwynedd.

7.3 Supply of employment land

7.3.1 The sites are divided into prime and secondary tiers located in the two authorities. Prime sites are those that are considered to be most attractive using market criteria and are more likely to be developed in the short term. Secondary sites may be in inferior locations in terms of access/market presence compared with prime sites but they retain an important role as they represent opportunities that are highly relevant to the Energy Island Programme or serve a local need in more remote or rural areas.

7.3.2 The majority of employment sites located on the Isle of Anglesey are within the main towns of Holyhead and Llangefni. Within Gwynedd, the sites are mainly spread out towards the north of the study area. Three of the nine prime sites are located on the outskirts of Bangor, close to the A55.

7.3.3 There is broadly a similar amount of prime development land in Gwynedd (61 hectares) and Anglesey (74). Much of the prime supply of land in Gwynedd is at Parc Bryn Cegin which accounts for almost 60% of prime employment land in Gwynedd. Gwynedd is served by a greater number of established sites.

7.3.4 Anglesey has 121 hectares of secondary employment land compared to Gwynedd's 39 hectares. This imbalance is caused due to the large site at Anglesey Aluminium.

Anglesey

7.3.5 The site for the proposed new nuclear build at Cemaes Bay has special consideration within the Isle of Anglesey supply due to the unique nature of the site in terms of energy infrastructure of national significance.

7.3.6 The sites identified on Anglesey that form the potential employment land portfolio identified in stage 1 are set in Appendix 3.

7.3.7 The Reserve sites to support EIP and the Energy Enterprise Zone that make a potentially significant contribution to the potential employment land identified in stage 1 are:

- Holyhead Port, Holyhead - EZ5 Site Area: 98 Hectares (Gross site area) 10 hectares (potential development area)
- Land at Coleg Menai - EZ8: Site Area: 38 Hectares (potential development area subject to planning)
- Gaerwen Industrial Estate, Gaerwen - EZ9: This is additional land over and above the site area covered in S19 (subject to planning)
- Former Shell Tank Farm, Rhosgoch - EZ10: Site Area: 82 Hectares (subject to planning)
- The site of the current nuclear power station at Wylfa A (subject to planning)

Gwynedd

7.3.8 The sites identified in Gwynedd that form the potential employment land identified in stage 1 are set out in Appendix 3.

7.3.9 Strategic sites in the Snowdonia National Park that make a significant contribution to the potential employment land identified in stage 1 are:

- Trawsfynydd Nuclear Power Station decommissioning site (subject to planning)
- Llanbedr Airfield site (subject to planning)

8 Stage 3 - Detailed Site Appraisal and the New Employment Land Portfolio

8.1 Introduction

8.1.1 This stage builds on the assessment of sites undertaken as part of the stage 1 site appraisal process. This assessment identified the development potential of sites within the existing portfolio and sites which should be released from employment use provision. Taking into account the conclusions from the previous chapter, in terms of the likely forward requirements for employment land within Anglesey and Gwynedd, this section more rigorously assesses the sites to identify the adequacy of the supply of employment land and the extent of any gaps in the portfolio.

8.1.2 The outcome of the Stage 3 site appraisal is a new portfolio of sites that will seek to meet local and strategic planning objectives and serve business needs. This stage represents the completion of the employment land review and the New Portfolio of sites to be taken forward as a basis for the emerging JLDP.

8.2 Stage 3 Site Appraisals

8.2.1 A total of 33 sites on the Isle of Anglesey and in Gwynedd were adjudged to merit stage 3 appraisal. The purpose of the stage 3 site appraisal was to undertake a detailed assessment of each site, to enable a judgement as to the attractiveness, deliverability and the most appropriate employment use(s) (B1, B2 or B8) for each of the sites.

Part A – Locational Factors

8.2.2 Part A of the stage 3 site appraisal entailed carrying out an assessment of the locational factors of each site. A number of locational factors were explored including:

- Proximity to key markets
- Proximity to A55/A5/A487 and A497 – in making a judgement on the time it takes to access key trunk roads in the study area, an average speed of 60km/hour was used.
- Proximity to a Railway station – in making a judgement on the time it takes to access railway stations located throughout the study area, an average speed of 60km/hour was used.
- Proximity to labour pool – a judgement was made in terms of the sites location in relation to surrounding settlements.
- Site Image – Local commercial agents Williams and Goodwin provided advice on the market potential of each of the sites in order to inform the scoring for this factor.

- Environs Image – Local commercial agents Williams and Goodwin provided advice on the immediate location of each of the sites in order to inform the scoring for this factor.

8.2.3 A score of between 1 and 5 was given for each of the different locational factors explored, in relation to each of the employment uses that could be delivered. This led to a final part A score for each employment use. Only those employment use(s) that scored the highest were then taken through and scored for part B of the stage 3 site appraisal.

Part B – Basic Deliverability Issues

8.2.4 Part B of the stage 3 site appraisal involved assessing the preferred employment use(s) for each of the sites against a set of deliverability issues. The deliverability issues considered included:

- Land Ownership
- Owner/Developer Track Record
- Future Tenure
- Site Access
- Strategic Planning
- Local Planning
- Utility Infrastructure
- Potential for locating priority sector developments
- ICT infrastructure
- Physical Constraints – Remediation
- Physical Constraints – Demolition
- Funding

8.2.5 The scores for part A and B were combined to give a final score for the preferred use(s) as part of the stage 3 appraisal. An overall summary was provided on each pro forma to summarise any key issues associated with each site. A judgement on the realistic timescale for redevelopment of each of the sites for employment uses was also made (0-5 years, 5-10 years or 10-15 years). In some instances (e.g. Parc Cybi), the timescale for delivery was judged to be between 0-10 years. In general, those sites that scored highest were judged to be deliverable in the short term and those that scored lowest (and had significant delivery constraints), in the long term.

8.2.6 The full set of pro formas are included within a separate report, which accompanies the main economic and employment land review study.

Assumptions

8.2.7 In undertaking the stage 3 site appraisals, a number of assumptions were made. These are set out below:

- Where sufficient information was unavailable for a specific factor investigated as part of the detailed assessment, a score of 2.5 was assigned. This was a particular issue when looking at 'Future Tenure' and 'Owner/Developer Track Record' as land ownership details were unknown for some of the sites.
- A judgement was made on whether a site would require remediation through observing the current state of the land (e.g. whether it was heavily tipped). However, further investigation would be required in order to gain an accurate answer as to whether remediation would be required.

8.3 Stage 3 Site Appraisal Findings

8.3.1 Appendix 9 summarises the findings for each of the sites for which a stage 3 site appraisal was undertaken. The table identifies the total overall score from the stage 3 site appraisal for each employment use to establish the preferred use for each site.

8.3.2 The table splits the sites into prime sites and secondary sites.

Analysis of Existing Supply

8.3.3 Tables 8.1 and 8.2 below summarise the results of the stage 3 site appraisals for the Isle of Anglesey and Gwynedd. The tables show the gross supply of employment for the two areas. The tables divide the sites into the different timescales for delivery. Where the timescale for delivery on a particular site is judged to be between 0-10 years, the total hectarage is split between the 0-5 year timescale and the 6-10 year timescale. It is considered that 332.4 hectares of potential employment land exist across the study area (224.4ha on the Isle of Anglesey and 108ha in Gwynedd).

8.3.4 A number of the sites scored highly for more than one employment use. To account for this, the tables below show a range of scores for the prime and secondary sites. The lowest figure represented in the range has been calculated by allocating a single preferred use for each site. Where a site has scored highly for more than one use the whole site area is allocated to each of the highest scoring employment uses to calculate the higher figure in the range.

8.3.5 It should be noted that the higher figures do not accurately represent the total amount of employment land available as the total hectarage available on each site has been included in the supply for a number of uses. Once a site is developed for a particular employment use, there will be a consequential impact on other uses as that site will no longer be available for alternative employment uses.

8.3.6 When calculating the 'Total Gross Supply for each use', in tables 8.1 and 8.2, the lower figure has been used.

Table 8.1: Isle of Anglesey: Gross supply of employment land versus demand/need forecast- summary of expected timescales for delivery up to 2026 (Figures shown as ranges not absolutes)

Use	Demand/Need Forecast (based on 6 hectares per annum)	Gross Supply of Land (Ha) 0-5 Years (Shown as a range)	Gross Supply of Land (Ha) 5-10 Years (Shown as a range)	Gross Supply of Land (Ha) 10-15 Years (Shown as a range)	Total Supply (Calculated using lower figure in the range)	Potential over supply or under supply (Calculated using lower figure in range)
B1 (office, research and development and/or light industrial)	30	14.42 – 81.7	34.07 – 93.7	25.3 – 25.3	73.79	+43.8
B2 (Medium and Heavy Industrial)	30	9 – 88.9	0 –101.47	7 – 32.2	16	-14
B8 (Logistics)	30	67.3 – 87.9	67.3 – 101.47	0 – 25.3	134.6	+104.6
Sui Generis (Proposed Nuclear New Build at Wylfa)	N/A	233.14	N/A	N/A	233.14	N/A
Total excluding the Proposed Nuclear New Build at Wylfa (Calculated using the lowest figure in the range)	90	90.8	93.6	32.3	224.4	+134.4

8.3.7 Overall, figure 8.1 shows that there is a total supply of 224.4ha of employment land on the Isle of Anglesey. In comparison to the demand/need forecast, which is based on 6 hectares per annum (see paragraph 6.10.1), there is an over supply of 134.4 hectares of employment land on the Isle of Anglesey.

Table 8.2: Gwynedd: Gross supply of employment land versus demand/need forecast - summary of expected timescales for delivery up to 2026 (Figures shown as ranges not absolutes)

Use	Demand/Need Forecast (based on 6 hectares per annum)	Gross Supply of Land (Ha) 0-5 Years (Shown as a range)	Gross Supply of Land (Ha) 5-10 Years (Shown as a range)	Gross Supply of Land (Ha) 10-15 Years (Shown as a range)	Total Supply (Calculated using lower figure in the range)	Potential over supply or under supply (Calculated using lower figure in range)
B1 (office, research and development and/or light industrial)	30	29.9 – 52.6	16 – 40	6.7 – 6.7	52.6	+22.6
B2 (Medium and Heavy Industrial)	30	1.7 – 30.6	13.3 – 33.4	0 – 1.4	15	-15
B8 (Logistics)	30	21 – 35.6	18 – 43.6	1.4 – 1.4	40.4	+10.4
Total (Calculated using first figure in the range)	90	52.6	47.3	8.1	108	+18

8.3.8 Overall, figure 8.2 shows that there is a total supply of 108ha of employment land within Gwynedd. In comparison to the demand/need forecast, which is based on 6 hectares per annum (see paragraph 6.10.1), there is an over supply of 18 hectares of employment land within Gwynedd.

8.4 Sectoral Provision

8.4.1 An important element of the stage 3 process is to ensure that the new portfolio of sites provides for a sufficient supply of employment land to meet the requirements of each of the identified key growth sectors for the Isle of Anglesey and Gwynedd. The extent to which these requirements are met by the site portfolio is addressed below.

Isle of Anglesey

B1 (office, research and development and/or light industrial)

8.4.2 Up to 2026, there is an oversupply of 66.1 hectares in terms of B1 use. Key sites in the short term include Penrhos Industrial Estates, Holyhead (S2) and Bryn Cefni Industrial Estate, Llangefni (S10). All are well serviced by existing road network and are development ready.

8.4.3 Bryn Cefni Industrial Estate is likely to be suitable to meet key sector development needs for the Isle of Anglesey including public sector and environmental Goods and Services. The location of Penrhos Industrial Estate close to Holyhead suggests that it would be suitable to meet needs of Marine technology key sector.

8.4.4 In long term, the supply of B1 land is dependent on two vacant sites in Llangefni, Creamery Land (S11) and Land to the North of Lledwigan Farm (S23). However, neither site is currently serviced by road infrastructure and a new access point and infrastructure would be needed to service each of the sites.

B2 (medium and heavy industrial)

8.4.5 Table 8.1 suggests that there may be a shortage of B2 land over the plan period if there is more substantial take up for B1 and/or B8 uses. In the medium term, none of the sites were identified to have B2 as their preferred use. However, it is likely that an element of B2 development will be delivered on other sites located throughout the Isle of Anglesey including Parc Cybi, Holyhead (S1) Anglesey Aluminium, Holyhead (A4) and Bryn Cefni Industrial Estate (S10).

8.4.6 The two sites identified for B2 as preferred use are land adjoining Mona Airfield (S9) and the Former Shell Site, Amlwch (S6). Both sites could provide development to meet key sector requirements in the area. Given its location in close proximity to the A55 and away from residential development, Mona Airfield could provide manufacturing related development. The location of the former Shell site at Amlwch close to Camaes Bay could also provide development relating to the new nuclear new build at Wylfa including energy and nuclear uses.

B8 (logistics)

8.4.7 A potential over supply of land has been identified for B8 use over the plan period. The majority is predicted to come forward in the short to medium term (0-10 years). In terms of the preferred use, the entirety of the B8 use is restricted to two sites in the area. Parc Cybi provides a significant proportion of land for B8 use in the 0-10 years time period and significant infrastructure is already in place. The site has the potential to contribute towards energy and environmental goods and services growth sector.

8.4.8 The other contributor to B8 land as the preferred use is the Anglesey Aluminium site. However, proposals already exist for a bio mass power plant and high-tech aquaponic centre on the site, which may reduce the potential for B8 use on the site.

Gwynedd

B1 (office, research and development and/or light industrial)

8.4.9 Table 8.2 suggests that there is a sufficient supply of B1 space over the plan period. A number of sites located throughout Gwynedd are appropriate for B1 use, including Cibyn Industrial Estate, (G3) Parc Menai, Bangor (G12) Porthamdog Business Park (G11) and Stad Pendre in Tywyn (G14). All of these sites have existing employment uses and vacant land is well served by existing infrastructure.

8.4.10 These Sites will contribute towards meeting key sector requirements of public sector and manufacturing (light industrial) There are deliverability issues relating to sites located in Pwllheli (except for Adwy'r Hafan – G1), which could lead to an undersupply in this area of Gwynedd.

B2 (medium and heavy industrial)

8.4.11 There is a potential under supply of land appropriate for B2 use in Gwynedd. In the long term, no sites have B2 identified as their preferred use. Key sites that make up the supply of B2 land in Gwynedd include Glyn Rhonwy: Llanberis (G22), Stad Diwydiannol: Penygroes (G16) and the Former Dynamex site: Caernarfon (G6). All of these sites are serviced by existing road infrastructure. Key sectors which could be delivered on these sites include manufacturing.

8.4.12 An element of B2 development could be delivered on Parc Bryn Cegin, Bangor (G21).

B8 (logistics)

8.4.13 There appears to be a good supply of B8 land available in Gwynedd. However, this supply is generally available in the short to medium term. The prime site in terms of B8 use is Parc Bryn Cegin, Bangor (G21) located on the outskirts of Bangor. The infrastructure and road network is already in place on the site although no built development has taken place. Furthermore, the site is located in close proximity to the A55. The site has potential to contribute towards energy and environmental goods and the service growth sectors.

8.5 The Proposed Portfolio

8.5.1 The proposed portfolio of sites is shown at Appendix 9 and in map form in figures 8.3 and 8.4 in Appendix 4. To help as a guide for developers and potential investors the map distinguishes between the timeframes within which sites are likely to be developed.

- Green = Delivery within 0 to 5 years
- Amber = Delivery within 5 to 10 years
- Red = Delivery within 10 to 15 years

8.6 Gap Analysis

8.6.1 The assessment suggests a reasonably healthy picture in terms of supply of employment land meeting demand for employment land over the 15 year JLDP period. There are however some caveats, namely:

Existing Portfolio

8.6.2 Given that the supply of employment land is to cover a 15 year period it is not unusual for sites identified in the medium and long term (5 to 15 years) to be currently constrained. In order though that constrained sites have a prospect of being delivered it will be important that constraints are addressed. More detail of this is set out in Chapter 9.

Provision and availability of small unit workspace

8.6.3 There are low levels of vacancy reported in Council-owned stock and a broad consensus based on consultations, on enquiries and anecdotal evidence that there is an unmet demand for smaller scale incubation (offices) and start up manufacturing premises typically in the order of 350 – 1,000 sq ft. in several locations across the study area including Llangefni, Holyhead, Porthmadog, Pwllheli, Penrhyndeudraeth, Bala, Twyn, Barmouth, Dolgellau, Blaenau Ffestiniog and Nefyn.

8.6.4 The economic profiling shows how important the small business sector is to the local economy with 84.8 % of businesses in NW Wales with fewer than 10 employees.

8.6.5 Consultations with local economic development players have revealed a recent increase in start up activity in a range of businesses although the lack of suitable business premises has acted as a barrier. It was suggested that start ups and newly developed small/medium enterprises have need for premises across a range of business types which are:

- Affordable
- Flexible in use and lease terms (hybrid premises offering a combination of office, workshop and storage space)
- Offer collaborative environments
- Located in recognised business locations

8.6.6 The evidence to support this under provision is not clear cut, however in order to support the likely JLDP spatial strategy (promoting proportionate distribution of housing growth to both urban and rural areas) there should be consideration of providing space for employment purposes and community enterprise support across the area. This will also help to stem the loss of economically active young residents.

9 Delivery and Intervention Strategy for the New Site Portfolio

9.1 Introduction

9.1.1 Providing public sector funding and support are critical to lever in private sector investment to bring forward development and enabling investment in specific sites. One of the key difficulties that the area has faced has been generating demand and job growth. Part of the problem here has been the lack of private sector investment in new development due to lack of commercial viability.

9.1.2 There is a need to utilise existing programmes and funding alongside additional or enhanced incentives that could be utilised across the new portfolio and within the new Enterprise Zones both on Anglesey and at Trawsfyndd to address market failure to support new development.

9.1.3 Site specific delivery observations and issues to address are set out in tables 9.1 and 9.2 at paragraph 9.5 onwards. Many of the sites in the portfolio are ready now for built development having previously been serviced and accessed predominantly using Welsh Government funding. It is to these sites that development should be directed using public investment where necessary. Securing development of sites such as Bryn Cegin will continue to be a challenge however there is an obligation to secure a return from these sites and it may be necessary to consider some enabling development to kick start the site.

9.1.4 There is value in presenting an economic area approach encompassing both Gwynedd and Anglesey which would assist in marketing and securing new investment. Joint working in planning, economic development and inward investment with neighbouring authorities in North Wales should also be pursued to provide a stronger voice in arguing the case for scarce resources.

9.1.5 Existing programmes and the emerging EZ tools are set out below. Utilising both of these will be essential to help deliver the new portfolio and to secure private sector investment.

9.2 EU Structural Funding

9.2.1 There are a range of EU funds available which could be utilised to support firms and investment in EZ sites. These include financial instruments such as JEREMIE and JESSICA.

9.2.2 JEREMIE is designed to help regions address directly the funding gap experienced by SMEs in securing finance in the market. The JEREMIE model comprises a holding fund into which the EIB, ERDF and domestic private and public resources can be placed to provide SMEs with a range of financial products through appointed financial intermediaries. The mix of products and size of the overall fund is dependent on the evidence of market failure. The fund 'revolves' to provide legacy funding for SMEs.

9.2.3 In Wales the JEREMIE fund is managed by Finance Wales and could potentially offer assistance to companies within the low carbon energy supply chain.

9.2.4 More recently the Wales Economic Growth and Wales SME investment funds have been announced which also offer good opportunities to access grant, loan, equity and mezzanine finance to support economic growth.

9.2.5 At the same time funding available through the current EU funding programme (2007-2013) could also be directed toward zone sites and qualifying companies.

9.2.6 Within the next round of funding there will be a significant emphasis on low carbon and renewable energy and this offers another good opportunity to enhance the existing investment and demand created through the Energy Island programme and EZ.

9.2.7 Regeneration Investment Fund for Wales (RIFW) is an investment fund developed under the JESSICA framework utilising European and Welsh Government funding. The fund totals £55 million and typically provides finance of £3 to £10 million per project. The fund is a revolving investment fund that focuses on the convergence area and looks to fund commercial development projects in urban areas that have significant regeneration potential. Renewable energy is also a key criterion for the fund.

9.3 Welsh Economic Stimulus Package

9.3.1 In late November 2011 the Welsh Government made a series of announcements as to the Economic stimulus package and its emphasis over the next two years. This has included a recent announcement of an additional £3.5m investment in 2011-12 to support road enhancements required to secure the “right platform for growth in the private sector”.

9.4 Enterprise Zones

9.4.1 The EZ at Trawsfynydd has recently been approved and will focus on the energy and environment and ICT sectors and will form part of a wider strategy to rejuvenate the site. Details of the proposed measures are in development and are being led by the site owner and Gwynedd County Council.

9.4.2 The proposed incentives for the Anglesey EZ take into account current policy, local conditions, existing evidence on incentives and initial discussions with stakeholders are set out below. They represent measures which aim to attract new businesses to Anglesey.

Business rates discount

9.4.3 The rationale is to encourage investment from small and medium sized business in the EZ and to incentivise investment in new jobs. The business rate discounts would be offered to new and existing businesses operating within the low carbon energy sector and supply chain.

9.4.4 Discounts are limited by EU state aid law, up to a de minimis threshold of €200,000 over a rolling three-year period, the equivalent of approximately £55,000 per year.

Enhanced Capital allowances

9.4.5 The rationale is to provide enhanced capital allowances on plant and machinery to attract large scale, high value added manufacturing, research and development activity from energy sector and supply chain companies. The focus here is on attracting larger inward investment projects to boost supply chain opportunities and complement the business rate discount incentive.

9.4.6 There is a need to provide a package for Anglesey which is as attractive to inward investors, if not more so, than competing locations (including other EZs in Wales and England). This means at least matching the incentives available elsewhere.

9.4.7 There is also a need to consider the potential to include capital allowances for the development of industrial and commercial buildings to help stimulate land and property development on the Island given the identified market failures. Further discussion with Welsh Government and the Treasury would be required to investigate the possibilities here.

Deferred payment on land sales

9.4.8 Where sites are in public ownership there should be a drive to encourage and bring forward development by deferring payment for land. At the same time developer agreements should ensure a clear basis for the development going forward and a set of relevant quality standards to ensure all EZ development contributes to the low carbon economy. This approach would help share risk and reduce on development and reduce the initial costs of development to the private sector. At the same time this offers some control to the public sector in relation to standards and design. Given the issues around lack of private sector property development activity and the presence of publically owned sites this approach fits local circumstances and the wider economic strategy well.

Local development orders

9.4.9 LDOs would enable development to be delivered in a shorter time frame with reduced planning requirements. This will help de-risk investment and lead to a quicker realisation of the economic benefits.

9.5 Site specific delivery recommendations

9.5.1 Site specific assessment is set out below which summarises anticipated delivery issues and next steps for the sites in the new portfolio.

Anglesey

Table 9.1 The new portfolio: Delivery observations and issues to address

Site	Reference	Size in Hectares (Gross developable)	Description	Delivery observations and issues to address
Parc Cybi, Holyhead	S1	53	Prime site available for period 0 to 10 years	Delivery reliant on demand and additionality from EZ tools.
Bryn Cefni Industrial estate, Llangefni	S10	17.97	Prime site available for period 0 to 10 years	Delivery reliant on demand and EZ success and additionality from EZ tools.
Creamery land, Llangefni	S11	4.94	Prime site for period 10 to 15 years	Feasibility required to determine deliverability and viability.
land north of Lledwigan farm, Llangefni	S23	20.33	Prime site for period 10 to 15 years	Feasibility required to determine deliverability and viability.
Penrhos Industrial Estate, Holyhead	S2	2.69	Prime site available for period 0 to 5 years	Delivery reliant on demand and additionality from EZ tools.
Site of former Anglesey Aluminium, Holyhead	A4	81.66 (54.6 taken up by Lateral Power proposals)	Secondary site available in period 0 to 10 years	Delivery reliant on demand and additionality from EZ tools
Parc Mona Industrial Estate, Mona	S9	8.94	Secondary site available in period 0 to 5 years	Delivery reliant on demand
Former Shell land, Amlwch	S6	6.96	Secondary site available in period 10 to 15 years	Feasibility required to determine deliverability and viability.
Extension to Gaerwen Industrial Estate, Gaerwen	S19	25.2	Secondary site available in period 10 to 15 years	Poor access will need addressing. Feasibility required to determine deliverability and viability
Former Eaton Electrical Site, Holyhead	A6	1.97	Secondary site available in period 0 to 5 years	Delivery reliant on demand

Kingland Enterprise Park, Holyhead	A7	0.77	Secondary site available in period 0 to 5 years	Delivery reliant on demand
TOTAL		224.43		

Gwynedd

Table 9.2 The new portfolio: Delivery observations and issues to address

Site	Reference	Size in Hectares (Gross developable)	Description	Delivery observations and issues to address
Adwy'r Hafan, Pwllheli	G1	1.5	Prime site available for period 0 to 5 years	Delivery reliant on demand
Stad Diwydiannol Cibyn, Caernarfon	G3	7.31	Prime site available for period 0 to 10 years	Delivery reliant on demand
Parc Brittania, Caernarfon	G9	0.25	Prime site available for period 0 to 5 years	Delivery reliant on demand
Parc Menai, Bangor	G12	13.18	Prime site available for period 0 to 5 years	Delivery reliant on demand
Parc Busnes, Penrhyndeudraeth	G10	3.1	Prime site available for period 0 to 5 years	Delivery reliant on demand
Parc Busnes, Porthmadog	G11	4	Prime site available for period 0 to 5 years	Delivery reliant on demand
Stad Pendre, Twyn	G14	2.67	Prime site available for period 0 to 10 years	Delivery reliant on demand
Parc Bryn Cegin, Bangor	G21	35.97	Prime site available for period 0 to 10 years	Delivery reliant on demand
Llandygai Industrial	G23	3.97	Prime site available for	Delivery reliant on demand

Estate, Llandygai			period 0 to 5 years	
Feilin Fawr, Bethesda	G5	0.43	Secondary site available in period 0 to 5 years	Delivery reliant on demand
Peblig, Near Caernarfon	G13	2.23	Secondary site available in period 5 to 10 years	Feasibility required to determine deliverability and viability to retain site for employment use
Stad Diwydiannol, Y Ffor	G17	2.76	Secondary site available in period 5 to 10 years	Feasibility required to determine deliverability and viability to retain site for employment use
Wynnstay Farmers Site, Rhosfawr	G25	1.42	Secondary site available in period 10 to 15 years	Feasibility required to determine deliverability and viability to retain site for employment use
Glyn Rhonwy, Llanberis	G22	3.32	Secondary site available in period 0 to 10 years	Delivery reliant on demand
Stad Diwydiannol, Penygroes	G16	4.35	Secondary site available in period 5 to 15 years	Delivery reliant on demand
Parc Amaeth, Llanystumdwy	G8	1.48	Secondary site available in period 0 to 5 years	Delivery reliant on demand
Former Dynamex, Caernarfon	G6	7.36	Secondary site available in period 5 to 10 years	Feasibility required to determine deliverability and viability to retain site for employment use
Stad Diwydiannol, Nefyn	G15	1.73	Secondary site available in period 5 to 10 years	Delivery reliant on demand
Tanygrisiau, Blaenau Ffestiniog	G18	2.71	Secondary site available in period 10 to 15 years	Feasibility required to determine deliverability and viability to promote site for employment use
Ysbyty Bron y Garth, Penrhyndeudraeth	G27	1.52	Secondary site available in period 5 to 10 years	Feasibility required to determine deliverability and viability to promote site for employment use
Hirael Bay, Bangor	G34	6.72	Secondary site available in period 10 to 15 years	Feasibility required to determine deliverability and viability to promote site for employment use

TOTAL		108		

Energy Island Programme

9.5.2 A number of sites within the new portfolio have also been identified for designation within the recently announced Enterprise Zone for Anglesey. These include:

- Parc Cybi, Holyhead;
- Bryn Cefni Industrial estate, Llangefni;
- Creamery land, Llangefni;
- land north of Lledwigan Farm, Llangefni;
- Penrhos Industrial Estate, Holyhead;
- Site of former Anglesey Aluminium, Holyhead;
- Extension to Gaerwen Industrial Estate, Gaerwen

9.5.3 Delivery observations and issues to address these sites are set out in Table 9.1 above.

9.5.4 The planned new nuclear build is subject to new investors following the withdrawal of Horizon but in due course if resurrected nuclear new build proposals will be considered by the Infrastructure Planning Commission or successor. The Energy Island Programme (EIP) team at IOACC are heavily involved in these plans to identify impacts, needs and opportunities arising and the promotion and delivery of wider EIP's initiatives and projects.

9.5.5 In addition to the proposed energy Enterprise Zone sites there are a number of additional sites which are recommended as reserve sites to sit within the new employment land portfolio to potentially support new nuclear build and wider EIP proposals. For these sites however there is insufficient evidence at this stage to be categorical about inclusion in the new portfolio, although the sites could be converted to prime or secondary status once sufficient justification or evidence is provided.

9.5.6 Delivery observations and issues to address for these reserve sites are set out below:

- Holyhead Port, Holyhead (subject to planning) – Stena are shortly to commission a masterplan of its landholdings and previously there has been some limited work undertaken to assess potential to form new land for development. The location may be suitable for energy supply chain businesses however there is no identified land for this at this stage.
- Land at Coleg Menai and Dafarn Newydd site (subject to planning) – a potential new energy science park on Greenfield agricultural land which is at a preliminary

stage and without any formal allocation for such use. The location is attractive but the demand and need case will need to be developed by the respective owners

- Gaerwen Industrial Estate, Gaerwen (subject to planning) - this is additional land over and above the site area covered in S19 measuring 7.2 hectares. Again the demand and need case will need to be successfully argued and the impact on the existing settlement and highway network will need to be assessed and mitigated.
- Former Shell Tank Farm, Rhosgoch (subject to planning) – it is understood that interest has been shown for the site and feasibility will be required to determine deliverability and viability to promote site for employment use
- The site of the current nuclear power station at Wylfa A (subject to planning) – the site may be valuable in supporting the new nuclear build in due course. Discussions between the site owner and investors will determine the scale of such use.

10 Policy considerations and recommendations

10.1 Alignment with National and Regional Policies

10.1.1 It is recommended that changes to national and sub regional policy should be monitored to ensure that the findings of this study remain consistent with what is being proposed at a national and sub regional level. Key policy documents to monitor include Planning Policy Wales and the Wales Spatial Development Strategy.

10.2 Cross boundary collaboration

10.2.1 There is value in presenting an economic area approach encompassing both Gwynedd and Anglesey which would assist in marketing and securing new investment. Joint working in planning, economic development and inward investment with neighbouring authorities in North Wales should also be pursued to provide a stronger voice in arguing the case for scarce resources.

10.3 A hierarchical approach to employment land provision

10.3.1 In order to provide a balanced portfolio of land which addresses the employment needs and opportunities of the area and which is in alignment with economic strategy it is recommended that the following hierarchy is adopted:

- **Site of National significance for infrastructure** – the site identified for the planned new nuclear build at Cemaes Bay
- **Prime Sites** - those that are thought to be most attractive to the market and are more likely to be developed in the short term
- **Secondary sites** - in inferior locations in terms of access/market presence compared with prime sites but they retain an important role as they represent opportunities that are highly relevant to the Energy Island Programme or serve a local need in more remote or rural areas
- **Reserve sites within the Energy Island Programme** - potential sites to support the HNP and wider EIP proposals to provide a flexible supply of sufficient sites with the potential to meet potential needs and opportunities. One of the clear planning issues however is that there is insufficient evidence at this stage to be categorical about which sites are appropriate for inclusion in the new portfolio.

10.3.2 In order to address this situation it is proposed to adopt a tiered approach to inclusion of sites potentially needed to support the new nuclear build proposal and EIP. Essentially those sites for which there is deemed insufficient evidence or justification to be included in the new portfolio of employment land but which are identified as potentially important to meet EIP objectives including the new nuclear build proposals are to be considered as reserve employment land supply. Once sufficient justification is provided then the reserve sites can be uprated to prime or secondary status.

10.3.3 The reserve list should be reviewed annually within the Annual Monitoring Review so it continues to meet the potential needs of the EIP.

10.3.4 **Sites in the Snowdonia National Park Authority** - Re-use and some redevelopment of both the Trawsfynydd Nuclear Power Station and the Llanbedr Airfield sites have been identified as strategically important to the economic well being of Gwynedd. Although these sites are not within the Anglesey and Gwynedd planning authority area the use of these sites to support economic objectives is considered important. Given the scale and specialist use it is recommended however that these sites are not counted towards the minimum target supply figure of 4 hectares p.a. in Gwynedd.

10.4 Re-use of existing vacant land and buildings for employment uses

10.4.1 In relation to key settlements and cross boundary settlements as defined by the North West Wales spatial plan it is appropriate to consider first the re-use of existing under utilised, vacant or derelict land and buildings in settlements for employment use as they may be appropriate for business needs and would help stem the decline in the vibrancy and vitality of town centres.

10.5 New Provision of Employment Land

10.5.1 In order to safeguard and enhance the role of the primary settlements of Porthmadog and Pwllhelli and based on the quality and deliverability of the existing portfolio in these locations it is felt appropriate to make for additional provision in terms of new sites in the primary settlements of Porthmadog and Pwllheli.

10.5.2 The search criteria for new provision in these locations should be land which:

- Is preferably brownfield but potentially greenfield if suitable brownfield is not available
- Has good road access
- Within or adjacent to settlement boundaries
- Be for 2 to 3 sites of circa 1 to 5 hectares in size.
- Be available for development within the next 3 years.

10.6 Delivery

10.6.1 New development should wherever possible be directed towards sites which have been the subject of previous public investment (e.g. reclamation, accessing, servicing). Further public investment may be necessary to secure private sector investment and positive consideration should be given to enabling development of a non employment nature on sites to secure new built work space.

10.6.2 A number of sites within the portfolio will require feasibility study to properly assess viability and deliverability.

10.6.3 The fiscal tools and incentives available in the two Enterprise Zones will serve to maximise private sector investment. Joint marketing should be instigated to help achieve this.

10.6.4 Infrastructure needs to deliver the portfolio should be identified and addressed e.g. improvements to the A5025 on Anglesey to serve the planned new nuclear build at Cemaes Bay.

10.7 Sites to be considered for release for alternative uses

10.7.1 Based on the assessments which set out a relatively healthy supply of employment land over the plan period the following sites should be considered for alternative uses as they represent the least attractive and deliverable employment sites within the portfolio:

- Caeau'r Ddol, Blaenau Ffestiniog (Site Reference G26)
- North Quay, Pwllheli (Site Reference G31)
- Cardiff Road, Pwllheli (Site Reference G32)

10.8 Community Infrastructure Levy

10.8.1 This study has not sought to place a value on development and its potential to attract Community Infrastructure Levy. However, consideration should be given to preparation of a strategy to identify and capture benefits from Community Infrastructure Levy. Similarly, opportunities for maximising s.106 contributions relating to significant developments in Anglesey and Gwynedd should be identified and sit within a policy framework to the wider benefit of the community.

10.9 Development Management

10.9.1 Development management policies should reflect and align with the policy direction as set out in this study. In particular, opportunities to achieve efficiencies in the planning process should be anticipated and acted upon. Proactive preparation of site specific development briefs, or the establishment of Local Development Orders within an Enterprise Zone are methods which should be explored as means of promoting sites and development, and stimulating the market.

10.10 The New Portfolio

10.10.1 That the sites identified in Appendix 9 form the new portfolio of employment land.

Glossary of Terms

BRE Environmental Assessment Method (BREEAM)	BREEAM is a voluntary measurement rating for green buildings that was established in the UK by the Building Research Establishment (BRE).
Enterprise Zone	An impoverished area in which incentives such as tax concessions are offered to encourage investment and provide jobs for residents.
GVA	Gross Value Added
JESSICA	An EU fund set up in 2008 of up to £250m to channel sums into large-scale regeneration projects in urban areas of North Wales. The fund requires private sector investment to form the JESSICA investment fund for Wales.
LCEGS	Low Carbon Environmental Goods and Services
Lower Super Output Area (LSOA)	Lower Super Output Area (LSOAs) are geographic areas developed by the Office for National Statistics as a basis for presenting the 2001 census at a consistent size based on household numbers and population . These statistical geographies are now being used to present other data
MOLF	Marine Off-Loading Facility
NSAN	National Skills Academy for Nuclear (NSAN)
Official Journal of the European Union (OJEU)	The Official Journal (OJ) of the European Union is the official gazette of record for the European Union (EU). It is published every working day in all of the official languages of the member states. Only legal acts published in the Official Journal are binding.
SME	Small Medium Enterprises
UDP	Unitary Development Plan
VOA	Valuation Office Agency

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Appendices

Appendix 1 – Sector Definitions

Sector definitions by SIC code.

The sectors used within the sector profile sector of this report can be defined by the following SIC codes:

Low Carbon and Environmental Goods and Services: (SIC 2003)

- 3710 : Recycling of metal waste and scrap
- 3720 : Recycling of non-metal waste and scrap
- 4100 : Collection, purification and distribution of water
- 4524 : Construction of water projects
- 4532 : Insulation work activities
- 5157 : Wholesale of waste and scrap
- 5250 : Retail sale of second-hand goods in stores
- 6010 : Transport via railways
- 7310 : Research and experimental development on natural sciences and engineering
- 7320 : Research and experimental development on social sciences and humanities
- 7430 : Technical testing and analysis
- 7513 : Regulation of and contribution to more efficient operation of business
- 9001 : Collection and treatment of sewage
- 9002 : Collection and treatment of other waste
- 9003 : Sanitation, remediation and similar activities
- 9253 : Botanical and zoological gardens and nature reserve activities

Marine Technology: (SIC 2003)

- 3512 : Building and repairing of pleasure and sporting boats
- 731 : Research and experimental development on natural sciences and engineering

Tourism: (SIC 2003)

- 551: Restaurants
- 552: Camping sites and other provision of short-stay accommodation
- 553: Restaurants
- 554: Bars
- 633: Activities of travel agencies and tour operators; tourist assistance activities not elsewhere classified
- 925: Library, archives, museums and other cultural activities
- 926: Sporting activities

- 927: other recreational activities

Public Sector: (SIC 2007)

- O: Public administration and defence; compulsory social security
- P: Education
- Q: Human health and social work activities

Manufacturing: (SIC 2003)
Hi-tech:

- 30 : Manufacture of office machinery and computers
- 32 : Manufacture of radio, television and communication equipment and apparatus
- 33 : Manufacture of medical, precision and optical instruments, watches and clocks
- 244 : Manufacture of pharmaceuticals, medicinal chemicals and botanical products
- 353 : Manufacture of aircraft and spacecraft

Medium to hi-tech:

- 24 : Manufacture of chemicals and chemical products
- 29 : Manufacture of machinery and equipment not elsewhere classified
- 31 : Manufacture of electrical machinery and apparatus not elsewhere classified
- 34 : Manufacture of motor vehicles, trailers and semi-trailers
- 223 : Reproduction of recorded media
- 352 : Manufacture of railway and tramway locomotives and rolling stock
- 354 : Manufacture of motorcycles and bicycles
- 355 : Manufacture of other transport equipment not elsewhere classified
- 3512 : Building and repairing of pleasure and sporting boats

Medium to low-tech:

- 23 : Manufacture of coke, refined petroleum products and nuclear fuel
- 25 : Manufacture of rubber and plastic products
- 26 : Manufacture of other non-metallic mineral products
- 27 : Manufacture basic metals
- 28 : Manufacture of fabricated metal products, except machinery and equipment
- 362 : Manufacture of jewellery and related articles
- 363 : Manufacture of musical instruments
- 364 : Manufacture of sports goods
- 365 : Manufacture of games and toys
- 366 : Miscellaneous manufacturing not elsewhere classified

- 3511 : Building and repairing of ships

Low-tech:

- 15 : Manufacturing of food and beverages
- 16 : Manufacture of tobacco products
- 17 : Manufacture of textiles
- 18 : Manufacture of wearing apparel; dressing and dyeing of fur
- 19 : Tanning and dressing of leather; manufacture of luggage, handbags, saddlery, harness and footwear
- 20 : Manufacture of wood and products of wood and cork, except furniture; manufacture of articles of straw and plaiting materials
- 21 : Manufacture of pulp, paper and paper products
- 37 : Recycling
- 221 : Publishing
- 222 : Printing and services activities related to printing
- 361 : Manufacture of furniture

Appendix 2 – Sites Discounted after Stage 1 Appraisal

Site Number	Address	Town	Size of Vacant Land (Hectares)	Stage 1 appraisal Score (Out of 25)	Comment
Isle of Anglesey					
S4	Tyddyn Lantern	Holyhead	2.42	12	Site has poor access from the primary road network. Also, there are topographical issues associated with the site, which would need to be overcome to enable development.
S8	Morisons Close	Holyhead	0.6	11	Site accessed through a residential area and has neighbouring residential area. There is currently no vehicular access to the site. Likely that alternative sites in Holyhead will be more appealing to the market.
S16	Extension for Industrial Estate	Llanerchymedd	0.89	11	Site has numerous vacant units present. Unlikely that there would be demand for additional units on the site.
S18	Extension for Industrial Estate	Newborough	0.35	11	Site has vacant units present. It is unlikely that there would be demand for additional units on the site. Alternative sites located throughout the Isle of Anglesey likely to be more appropriate for employment use.
S20	Former Lairds	Llanfaes	10.24	8	Numerous derelict buildings on the site and possible contaminated land requiring remediation works. Site also has poor access from the primary road network. It is anticipated that this will be a mixed use residential/leisure led redevelopment which may deliver some limited employment space.

S25	Bryn Cwr	Gwalchmai	3.01	13	Site unlikely to attract employment use as more prominent employment sites located close by including land adjoining Mona Airfield.
A5	Holyhead Waterfront	Holyhead	0.5	10	Part of the Holyhead Waterfront proposal by Conygar Stena. Anticipated that this will be a mixed use residential/leisure/retail led redevelopment which may deliver some limited employment development.
Gwynedd					
G2	Blythe Farm	Llandwrog	0.16	10	Access to the site from the primary road network is poor. Roads leading up to the site also not suited to employment use. There are some current employment uses operating from the site, but these are very small-scale. Alternative sites in Gwynedd will be more appealing to the market.
G4	Bus Depot	Trefor	0.08	12	Access to the site from the primary road network is poor. Roads leading up to the site also not suited to employment use. Site currently in use as a bus depot.
G19	Trefor		0.56	11	Access to the site from the primary road network is poor. Roads leading up to the site also not suited to employment use. Site also currently in use.
G7	Gwethdai Glanpwll	Blaenau Ffestiniog	0.3	14	The site is split into 2 separate parcels with poor access and limited development potential. Potentially appropriate for open storage.
G20	Stad Diwydiannol	Bryncir	0.02	12	Existing units present on the site and not all are currently in use.
G28	Land adjacent to Bryncir Workshops		0.75	12	Vacant units adjacent to the site are not currently in use. It is unlikely that there would be a demand for additional units

					on the site.
G24	The Former Island Site	Pwllheli	7.13	14	Site not located within a prominent employment area and has restrictive covenants which would not permit employment use. Site more likely to be appropriate for residential use.
G35	Beach Road	Y Felinheli	1.42	11	The site has very poor access. There are buildings present on the site that currently in use and there is no obvious development site.
G29	Near Glandon Garage,	Pwllheli	1.41	12	Site has significant topographical Issues as site is sloping. It is unlikely that this site would come forward for employment development in the plan period.
G31	North Quay	Pwllheli	1.78	13	Majority of site already occupied by existing uses. Likely to be alternative sites in Gwynedd that are more appealing to the market.
G32	Cardiff Road	Pwllheli	0.69	14	Site surrounded by existing town centre uses e.g. retail and parking. Not considered to be an employment site in its own right.
G26	Caeau'r Ddol	Tanygrisiau	3.17	16	Large open space located on outskirts of Tanygrisiau. It is understood there is significant local objection for employment use on the site. It is likely that alternative sites within Gwynedd would be more appropriate for employment use.
		Total Number of Hectares to be discarded	**35.5**		

Appendix 3 – Scoring of Sites Passing from Stage 1 to Stage 3 Appraisal

Site Number	Address	Town	Size of Vacant Land (Hectares)	Stage 1 appraisal Score (Out of 25)	Suggested Use Class at Stage 1 (B1a/b, B1c or B8)	Comment
Isle of Anglesey						
Site of National Significance						
A2	Proposed new nuclear build at Wylfa	Cemaes Bay	233.14	17	Sui Generis	The site is considered unique in terms of energy infrastructure of national significance. Therefore, it is considered alone.
Prime						
S1	Parc Cybi	Holyhead	53	21	B1, B2, B8	Although total area of site is 108.54 hectares, the total developable area is considered to be 28 hectares.
S2	Penrhos Industrial Estate	Holyhead	2.69	17	B2, B8	
S10	Bryn Cefni Industrial Estate	Llangefni	17.97	22	B1, B2, B8	
S11	Creamery Land	Llangefni	4.94	17	B1, B2, B8	
S23	Land to the North of Lledwigan Farm	Llangefni	20.33	17	B1, B2, B8	
		Sub-Total Prime	***98.93***			
Secondary						
S9	Land adjoining Mona Airfield	Mona Area	8.94	22	B2, B8	
S6	Former Shell land	Amlwch	6.96	10	B2/B8	Site has poor access and topographical issues.
S19	Extension to Gaerwen Industrial Estate (plot to south of site) and (2 plots either side of Vion Foods)	Gaerwen	25.2	15	B1a/b/c, B2, B8	Sites have restricted access.

A4	Land at Anglesey Aluminium	Holyhead	81.66	12	B1, B2, B8	
A6	Former Eaton Electrical Site, Turkeyshore Road	Holyhead	1.97	12	B1, B2	
A7	Kingland Enterprise Park	Holyhead	0.77	15	B1, B2,B8	
		Sub-Total Secondary	***125.5***			
Gwynedd						
Prime						
G1	Adwy'r Hafan	Pwllheli	1.5	23	B1, B8	
G3	Stad Diwydiannol Cibyn	Caernarfon	7.31	20	B1, B2, B8	
G9	Parc Brittania	Bangor	0.25	22	B1	
G12	Parc Menai	Bangor	13.18	24	B1	
G10	Parc Busnes	Penrhyndeudraeth	3.1	19	B1	
G11	Parc Busnes	Porthmadog	4	22	B1, B2	
G14	Stad Pendre	Tywyn	2.67	21	B1, B2	
G21	Parc Bryn Cegin	Bangor	35.97	20	B1, B2, B8	
G33	Llandygai Industrial Estate	Llandygai	3.97	19	B1, B2, B8	
		Sub-Total	***72***			
Secondary						
G5	Feilin Fawr	Bethesda	0.43	12	B2	
G13	Peblig	Near Caernarfon	2.23	11	B2	
G17	Stad Diwydiannol	Y Ffor	2.76	14	B2	
G25	Wynnstay Farmers Site	Rhosfawr	1.42	12	B2	
G22	Glyn Rhonwy	Llanberis	3.32	20	B1, B2, B8	
G16	Stad Diwydiannol	Penygroes	4.35	20	B1, B2, B8	
G8	Parc Amaeth	Llanystumdwy	1.48	23	B1 B2, B8	
G6	Former Dynamex	Caernarfon	7.36	13	B2, B8	
G15	Stad Diwydiannol	Nefyn	1.73	15	B1, B2, B8	

G18	Tanygrisiau	Blaenau Ffestiniog	2.71	16	B1c, B2, B8	
G27	Ysbyty Bron y Garth	Penrhyndeudraeth	1.52	17	B1	
G34	Hirael Bay	Bangor	6.72	14	B1	Site identified as potential redevelopment site. Therefore, only third of site area proposed to be included for employment use at this stage. (total site area is 20.16)
		Sub-Total	***36***			
		Total Number of Hectares to take forward to Stage 3	**565.4**			
Significant Sites in the Snowdonia National Park						
G23	Llanbedr Airfield	Snowdonia National Park	257.77			
G36	Trawsfynydd Power Station	Snowdonia National Park	50			

Appendix 4 – Map of the new Portfolio of Employment Sites

NOTES

- National Significance Sites
- Prime Sites
- Secondary Sites

Revision Details	By	Check	Date	Suffix

Purpose of Issue
DRAFT

Client
ISLE OF ANGLESEY COUNTY COUNCIL AND GWYNEDD COUNCIL

Project Title
ISLE OF ANGLESEY COUNTY COUNCIL AND GWYNEDD COUNCIL ECONOMIC AND EMPLOYMENT LAND REVIEW STUDY

Drawing Title
MAP OF THE NEW PORTFOLIO OF EMPLOYMENT SITES

Drawn	Checked	Approved	Date
BB	SR	MP	06.07.12

URS Internal Project No.	Scale @ A3
47059915	1:150,000 / 1:50,000

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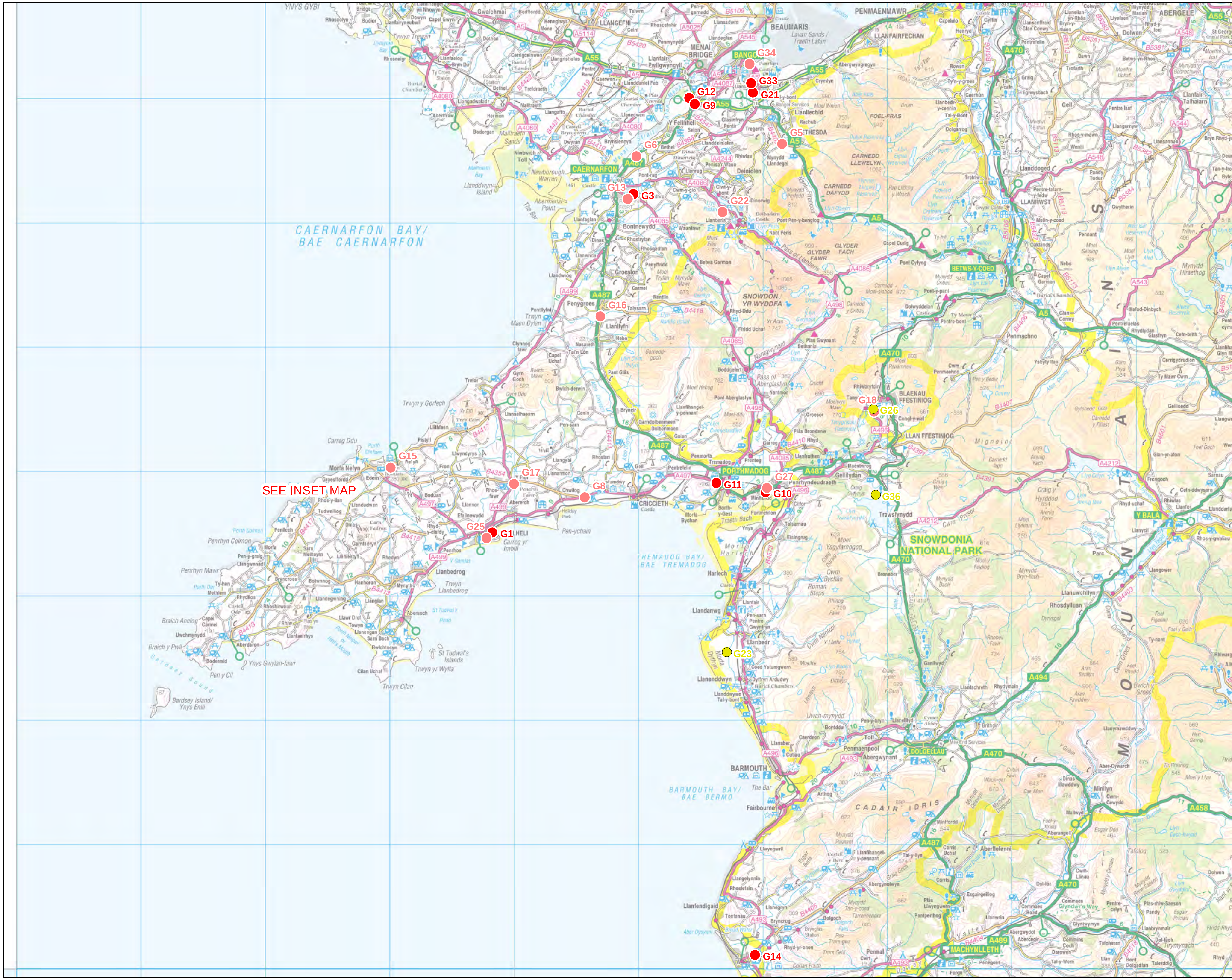
URS

Drawing Number	Rev
FIGURE 4	1

Plot Date: 06 Jul 2012
File Name:I:\5004 - Information Systems\47059915_Gwynedd_Anglesey\MXDs\Anglesey Primary Secondary Emp Sites.mxd



NOTES

- Prime Sites
- Secondary Sites
- Significant Sites in the Snowdonia National Park

Revision Details	By / Check	Check Date	Suffix

Purpose of Issue: FINAL

Client: ISLE OF ANGLESEY COUNTY COUNCIL AND GWYNEDD COUNCIL

Project Title: ISLE OF ANGLESEY COUNTY COUNCIL AND GWYNEDD COUNCIL ECONOMIC AND EMPLYOMENT LAND REVIEW STUDY

Drawing Title: MAP OF THE NEW PORTFOLIO OF EMPLOYMENT SITES

Drawn	Checked	Approved	Date
BB	SR	MP	06.07.12

URS Internal Project No.	Scale @ A3
47059915	1:280,000

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Drawing Number	Rev
FIGURE 4	1

Plot Date: 06 Jul 2012
File Name: I:\5004 - Information Systems\47059915_Gwynedd_Anglesey\MXDs\Gwynedd Primary Secondary Emp Sites.mxd

Appendix 5 – Supply and Demand Figures (2009/10 - 2010/11) for employment space in the Isle of Anglesey and Gwynedd

North West Wales – Anglesey
Supply and Demand Figures 2009 / 2010

Table One : Industrial / Warehouse

	Supply		Demand	
	North West Wales	Anglesey	North West Wales	Anglesey
General Searches	n/a	n/a	169	26
0.01 to 5,000 Sq Ft	21	8	34	4
5,001 - 10,000 Sq Ft	11	7	19	4
10,001 - 15,000 Sq Ft	3	0	26	2
15,001 - 20,000 Sq Ft	6	0	19	2
20,001 - 25,000 Sq Ft	1	1	8	4
25,001 - 50,000 Sq Ft	2	0	28	3
50,001 - 100,000 Sq Ft	1	0	17	6
100,001 Sq Ft +	0	0	22	0
Check Total	45	16	342	51

Table Two : Office Accommodation

	Supply		Demand	
	North West Wales	Anglesey	North West Wales	Anglesey
General Searches	n/a	n/a	59	7
0.01 to 5,000 Sq Ft	34	3	41	5
5,001 - 10,000 Sq Ft	7	0	10	0
10,001 - 15,000 Sq Ft	1	1	4	0
15,001 - 20,000 Sq Ft	0	0	5	0
20,001 - 25,000 Sq Ft	0	0	1	0
25,001 - 50,000 Sq Ft	0	0	5	0
50,001 - 100,000 Sq Ft	2	0	1	1
100,001 Sq Ft +	0	0	0	0
Check Total	44	4	126	13

Table Three : Land

	Supply		Demand	
	North West Wales	Anglesey	North West Wales	Anglesey
General Searches	n/a	n/a	160	9
0.01 to 5 Acres	5	1	23	5
5.01 to 10 Acres	0	0	7	1
10.01 to 15 Acres	0	0	1	0
15.01 to 20 Acres	0	0	3	1
20.01 to 25 Acres	1	1	2	0
25.01 to 50 Acres	0	0	11	1
50.01 to 100 Acres	2	1	3	1
100.01 Acres +	0	0	4	0
Check Total	8	3	214	18

Please Note:

Figures are based on the maximum size of properties and sites requested by clients. Supply of floorspace and land availability figures have been produced as at 1st April 2010. Demand Figures have been produced for the period 1st April 2009 to 31st March 2010.

North West Wales covers the following areas: Anglesey, Conwy and Gwynedd (Part).

Source: Wales Property Database

Anglesey
Supply and Demand Figures 2010 / 2011

Table One : Industrial / Warehouse

	Supply		Demand	
	North West Wales	Anglesey	North West Wales	Anglesey
General Searches	n/a	n/a	28	21
0.01 to 5,000 Sq Ft	23	4	12	5
5,001 - 10,000 Sq Ft	14	6	8	1
10,001 - 15,000 Sq Ft	3	1	10	6
15,001 - 20,000 Sq Ft	8	0	6	3
20,001 - 25,000 Sq Ft	2	0	7	2
25,001 - 50,000 Sq Ft	8	0	5	4
50,001 - 100,000 Sq Ft	2	0	7	1
100,001 Sq Ft +	1	1	11	2
Check Total	61	12	94	45

Table Two : Office Accommodation

	Supply		Demand	
	North West Wales	Anglesey	North West Wales	Anglesey
General Searches	n/a	n/a	14	7
0.01 to 5,000 Sq Ft	47	4	9	5
5,001 - 10,000 Sq Ft	5	0	2	2
10,001 - 15,000 Sq Ft	1	1	0	0
15,001 - 20,000 Sq Ft	2	0	1	0
20,001 - 25,000 Sq Ft	0	0	1	0
25,001 - 50,000 Sq Ft	0	0	0	0
50,001 - 100,000 Sq Ft	0	0	1	1
100,001 Sq Ft +	0	0	0	0
Check Total	55	5	28	15

Table Three : Land

	Supply		Demand	
	North West Wales	Anglesey	North West Wales	Anglesey
General Searches	n/a	n/a	15	13
0.01 to 5 Acres	6	1	13	6
5.01 to 10 Acres	0	0	0	0
10.01 to 15 Acres	0	0	0	0
15.01 to 20 Acres	1	1	0	0
20.01 to 25 Acres	0	0	0	0
25.01 to 50 Acres	1	1	1	0
50.01 to 100 Acres	2	1	1	1
100.01 Acres +	0	0	3	0
Check Total	10	4	33	20

Please Note:

Figures are based on the maximum size of properties and sites requested by clients.
Supply of floorspace and land availability figures have been produced as at 1st April 2011.
Demand Figures have been produced for the period 1st April 2010 to 31st March 2011.
North West Wales covers the following areas: Anglesey, Conwy and Gwynedd (Part).

Source: Wales Property Database

Gwynedd (Part Only)
Supply and Demand Figures 2010 / 2011

Table One : Industrial / Warehouse

	Supply		Demand	
	North West Wales	Gwynedd (Part Only)	North West Wales	Gwynedd (Part Only)
General Searches	n/a	n/a	28	0
0.01 to 5,000 Sq Ft	23	10	12	1
5,001 - 10,000 Sq Ft	14	7	8	1
10,001 - 15,000 Sq Ft	3	2	10	3
15,001 - 20,000 Sq Ft	8	2	6	3
20,001 - 25,000 Sq Ft	2	2	7	1
25,001 - 50,000 Sq Ft	8	2	5	1
50,001 - 100,000 Sq Ft	2	1	7	1
100,001 Sq Ft +	1	0	11	0
Check Total	**61**	**26**	**94**	**11**

Table Two : Office Accommodation

	Supply		Demand	
	North West Wales	Gwynedd (Part Only)	North West Wales	Gwynedd (Part Only)
General Searches	n/a	n/a	14	0
0.01 to 5,000 Sq Ft	47	18	9	2
5,001 - 10,000 Sq Ft	5	1	2	0
10,001 - 15,000 Sq Ft	1	0	0	0
15,001 - 20,000 Sq Ft	2	2	1	0
20,001 - 25,000 Sq Ft	0	0	1	0
25,001 - 50,000 Sq Ft	0	0	0	0
50,001 - 100,000 Sq Ft	0	0	1	1
100,001 Sq Ft +	0	0	0	0
Check Total	**55**	**21**	**28**	**3**

Table Three : Land

	Supply		Demand	
	North West Wales	Gwynedd (Part Only)	North West Wales	Gwynedd (Part Only)
General Searches	n/a	n/a	15	0
0.01 to 5 Acres	6	2	13	1
5.01 to 10 Acres	0	0	0	0
10.01 to 15 Acres	0	0	0	0
15.01 to 20 Acres	1	0	0	0
20.01 to 25 Acres	0	0	0	0
25.01 to 50 Acres	1	0	1	0
50.01 to 100 Acres	2	1	1	0
100.01 Acres +	0	0	3	0
Check Total	**10**	**3**	**33**	**1**

Please Note:

Figures are based on the maximum size of properties and sites requested by clients.
Supply of floorspace and land availability figures have been produced as at 1st April 2011.
Demand Figures have been produced for the period 1st April 2010 to 31st March 2011.
North West Wales covers the following areas: Anglesey, Conwy and Gwynedd (Part).

Source: Wales Property Database

North West Wales – Gwynedd (Part)
Supply and Demand Figures 2009 / 2010

Table One : Industrial / Warehouse

	Supply		Demand	
	North West Wales	Gwynedd	North West Wales	Gwynedd
General Searches	n/a	n/a	169	34
0.01 to 5,000 Sq Ft	21	4	34	11
5,001 - 10,000 Sq Ft	11	3	19	3
10,001 - 15,000 Sq Ft	3	1	26	4
15,001 - 20,000 Sq Ft	6	0	19	2
20,001 - 25,000 Sq Ft	1	0	8	4
25,001 - 50,000 Sq Ft	2	1	28	3
50,001 - 100,000 Sq Ft	1	1	17	5
100,001 Sq Ft +	0	0	22	1
Check Total	45	10	342	67

Table Two : Office Accommodation

	Supply		Demand	
	North West Wales	Gwynedd	North West Wales	Gwynedd
General Searches	n/a	n/a	59	20
0.01 to 5,000 Sq Ft	34	20	41	15
5,001 - 10,000 Sq Ft	7	0	10	0
10,001 - 15,000 Sq Ft	1	0	4	2
15,001 - 20,000 Sq Ft	0	0	5	0
20,001 - 25,000 Sq Ft	0	0	1	0
25,001 - 50,000 Sq Ft	0	0	5	3
50,001 - 100,000 Sq Ft	2	2	1	0
100,001 Sq Ft +	0	0	0	0
Check Total	44	22	126	40

Table Three : Land

	Supply		Demand	
	North West Wales	Gwynedd	North West Wales	Gwynedd
General Searches	n/a	n/a	160	10
0.01 to 5 Acres	5	1	23	8
5.01 to 10 Acres	0	0	7	1
10.01 to 15 Acres	0	0	1	0
15.01 to 20 Acres	0	0	3	1
20.01 to 25 Acres	1	0	2	0
25.01 to 50 Acres	0	0	11	0
50.01 to 100 Acres	2	1	3	0
100.01 Acres +	0	0	4	0
Check Total	8	2	214	20

Please Note:

Figures are based on the maximum size of properties and sites requested by clients. Supply of floorspace and land availability figures have been produced as at 1st April 2010. Demand Figures have been produced for the period 1st April 2009 to 31st March 2010.

North West Wales covers the following areas: Anglesey, Conwy and Gwynedd (Part).

Source: Wales Property Database

Appendix 6 – Full Econometric Analysis and Economic Forecasting Report

Appendix 7 – Employment Projections

Table: Employment Forecasts 2009 to 2025, Base Case

		2009	2011	2012	2016	2021	2025	2009 to 2025
Anglesey	Primary Industries	500	500	500	400	300	300	-200
	Production Industries	4,400	3,700	3,700	6,100	4,200	4,100	-300
	Service Industries	11,600	11,200	11,200	11,900	11,900	12,300	700
	All Sectors	16,500	15,400	15,400	18,400	16,400	16,700	200
Gwynedd	Primary Industries	1,400	1,300	1,300	1,000	900	800	-600
	Production Industries	5,500	5,100	5,100	4,800	4,800	4,700	-800
	Service Industries	32,100	31,500	31,500	32,200	32,800	33,700	1,600
	All Sectors	39,000	37,900	37,900	38,000	38,500	39,200	200

Source: ESYS Consulting, 2011

Scenario 1: The detailed results of this scenario are not reported here given that construction of a replacement reactor should stimulate investment in the wider Energy Island initiatives.

Table: Employment Forecasts 2009 to 2025, Scenario 2

		2009	2011	2012	2016	2021	2025	2009 to 2025
Anglesey	Primary Industries	500	500	500	400	300	300	-200
	Production Industries	4,400	3,800	3,800	6,200	4,300	4,300	-100
	Service Industries	11,600	11,300	11,400	12,100	12,200	12,700	1,100
	All Sectors	16,500	15,600	15,700	18,700	16,800	17,300	800
Gwynedd	Primary Industries	1,400	1,300	1,300	1,000	900	800	-600
	Production Industries	5,500	5,100	5,100	5,000	5,000	5,000	-500
	Service Industries	32,100	31,500	31,700	32,500	33,400	34,500	2,400
	All Sectors	39,000	37,900	38,100	38,500	39,300	40,300	1,300

Source: ESYS Consulting, 2011

Table: Employment Forecasts 2009 to 2025, Scenario 3

		2009	2011	2012	2016	2021	2025	2009 to 2025
Anglesey	Primary Industries	500	500	500	400	300	300	-200
	Production Industries	4,400	3,900	3,800	6,200	4,400	4,300	-100
	Service Industries	11,600	11,500	11,600	12,200	12,500	13,000	1,400
	All Sectors	16,500	15,900	15,900	18,800	17,200	17,600	1,100

Gwynedd	Primary Industries	1,400	1,300	1,300	1,000	900	800	-600
	Production Industries	5,500	5,100	5,200	5,000	5,000	5,000	-500
	Service Industries	32,100	31,500	31,700	32,400	33,400	34,800	2,700
	All Sectors	39,000	37,900	38,200	38,400	39,300	40,600	1,600

Source: ESYS Consulting, 2011

Table Employment Forecasts 2009 to 2025, Scenario 4

		2009	2011	2012	2016	2021	2025	2009 to 2025
Anglesey	Primary Industries	500	500	500	400	300	300	-200
	Production Industries	4,400	3,900	3,800	6,300	4,800	4,800	400
	Service Industries	11,600	11,500	11,400	12,000	12,300	12,800	1,200
	All Sectors	16,500	15,900	15,700	18,700	17,400	17,900	1,400
Gwynedd	Primary Industries	1,400	1,300	1,300	1,000	900	800	-600
	Production Industries	5,500	5,100	4,900	5,000	5,500	5,900	400
	Service Industries	32,100	31,500	31,400	32,000	32,900	34,300	2,200
	All Sectors	39,000	37,900	37,600	38,000	39,300	41,000	2,000

Source: ESYS Consulting, 2011

Appendix 8 – Additional Demand for Employment Land at Five Year Intervals

Table Additional Demand for Employment Land in 2010 (ha)

		Plot Ratio*	Additional Land Demand up to 2010 (ha)				
			Base	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Office	Anglesey	0.33	0.0	0.1	0.1	0.1	0.1
	Gwynedd		0.2	0.2	0.5	0.8	0.8
Manufacturing	Anglesey	0.4	-9.6	-3.5	-2.3	-2.3	1.1
	Gwynedd		-2.4	-2.4	-1.5	-1.5	0.9
Warehousing	Anglesey	0.5	0.0	0.0	0.0	0.0	0.0
	Gwynedd		0.6	0.6	0.8	0.7	0.1
Total Employment Land	**Anglesey**		**-9.5**	**-3.5**	**-2.1**	**-2.2**	**1.2**
	Gwynedd		**-1.6**	**-1.6**	**-0.1**	**0.0**	**1.8**

Source: URS Scott Wilson calculations, 2011
** Includes building footprint and average storey height ODPM ELR Guidance*

Table Additional Demand for Employment Land in 2015 (ha)

		Plot Ratio*	Additional Land Demand up to 2015 (ha)				
			Base	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Office	Anglesey	0.33	0.1	0.3	0.5	0.3	0.3
	Gwynedd		0.7	0.7	1.9	2.8	2.8
Manufacturing	Anglesey	0.4	-28.2	-11.7	-7.7	-7.7	3.8
	Gwynedd		-8.2	-8.2	-5.2	-5.2	3.0
Warehousing	Anglesey	0.5	0.0	0.0	0.0	0.0	0.0
	Gwynedd		2.0	2.0	3.0	2.5	0.5
Total Employment Land	**Anglesey**		**-28.1**	**-11.3**	**-7.2**	**-7.4**	**4.1**
	Gwynedd		**-5.4**	**-5.4**	**-0.3**	**0.1**	**6.3**

Source: URS Scott Wilson calculations, 2011
** Includes building footprint and average storey height ODPM ELR Guidance*

Table Additional Demand for Employment Land in 2020 (ha)

		Plot Ratio*	Additional Land Demand up to 2020 (ha)				
			Base	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Office	Anglesey	0.33	0.2	0.6	0.9	0.6	0.6
	Gwynedd		1.3	1.3	3.3	4.9	4.9
Manufacturing	Anglesey	0.4	-41.3	-18.8	-12.7	-12.7	6.6
	Gwynedd		-13.6	-13.6	-8.7	-8.7	5.2
Warehousing	Anglesey	0.5	0.0	0.0	0.0	0.0	0.0
	Gwynedd		3.5	3.5	5.2	4.4	0.9
Total Employment Land	**Anglesey**		**-41.0**	**-18.2**	**-11.8**	**-12.1**	**7.2**
	Gwynedd		**-8.8**	**-8.8**	**-0.2**	**0.5**	**11.0**

Source: URS Scott Wilson calculations, 2011
** Includes building footprint and average storey height ODPM ELR Guidance*

Appendix 9 – Summary of Stage 2 Site Appraisals (The Proposed Portfolio)

Isle of Anglesey

Site Reference	Address	Overall size of site (Hectares)	Total overall score following stage 2 appraisal to establish preferred use(s) out of a maximum of 135 (N.B. Some uses score low as they were not subjected to Part B of the Stage 2 Appraisal)				Suggested total Hectarage available for preferred use(s) (N.B. Where a site has scored well for a number of uses during the stage 2 appraisal, a market informed view has been taken in relation to the preferred use. However, the table also accounts for where a site may be appropriate for an alternative use(s). The preferred and alternative use(s) are distinguished using the key below)				Comment on Deliverability (N.B. Where a site is appropriate for other uses in addition to the preferred use, this is noted)	Likely Realistic Timescale for Redevelopment
							Key	Preferred Use	Alternative Use			
			B1 (office, research and development and/or light industrial)	B2 (Medium and Heavy Industrial)	B8 (Logistics)	Sui Generis	B1 (office, research and development and/or light industrial)	B2 (Medium and Heavy Industrial)	B8 (Logistics)	Sui Generis		
Site of National Significance												
A2	Proposed new nuclear build at Wylfa	233.14	N/A	N/A	N/A	84.5	N/A	N/A	N/A	233.14	Site of proposed nuclear new build at Wylfa. The site is considered unique in terms of energy infrastructure of national significance and is therefore considered alone.	0-15 years
Prime												
S1	Parc Cybi, Holyhead	53	125	125	125	0	53	53	53	0	Parc Cybi, due to its location, availability and possible Enterprise Designation has significant potential to support the supply chain need associated with the proposed new nuclear build at Wylfa. The site is serviced by new infrastructure (including new roads, foul and surface water drainage systems	0-10years

											and utility supplies). Outline planning consent was gained on the site in May 2010 for distribution and warehousing uses. There are currently plans in place to develop a transport hub and lorry park on 3.5ha. Site appropriate for all B1 uses.	
S2	Penrhos Industrial Estate, Holyhead	2.69	113	113	113	0	2.69	2.69	2.69	0	The site is highly accessible as it is located close to the A55 (junction 2). Works have already taken place on the site by the Isle of Anglesey County Council to deliver 400sqm business units, four 150sqm units and a number of development plots. Some of the units are currently occupied whereas others are vacant. The vacant development plots are serviced by the road infrastructure in place on the site. In terms of B1, the site is appropriate for office and light industrial uses.	0-5 years
S10	Bryn Cefni Industrial Estate, Llangefni	17.97	93.5	93.5	93.5	0	17.97	17.97	17.97	0	The site is located close to junction 6 of the A55. The available land located within the site appears to be well serviced by road infrastructure. The site is also located close to Llangefni town centre and there are a range of other existing uses	0-10 years

											already present on the site. In terms of B1 use, site most appropriate for offices.	
S11	Creamery Land, Llangefni	4.94	90	90	90	0	4.94	4.94	4.94	0	The site is located in close proximity to junction 6 of the A55. There is currently no infrastructure present on the site and a new access point and infrastructure would need to be created in order to service the site. The site is also located close to Bryn Cefni Industrial Estate and Llangefni town centre. In terms of B1, the site is most appropriate for office use.	10-15 years
S23	Land to the North of Lledwigan Farm, Llangefni	20.33	88	88	88	0	20.33	20.33	20.33	0	The site is located in close proximity to junction 6 of the A55. There is currently no infrastructure present on the site and a new access point and infrastructure would need to be created in order to service the site. The site is also located close to Bryn Cefni Industrial Estate and Llangefni town centre. In terms of B1 use, site most appropriate for offices.	10-15 years

Secondary

S9	Land adjoining Mona Airfield	8.94	19	96	96	0	0	8.94	8.94	0	There are a number of vacant plots currently present on the site, which are available for employment uses. The site is fairly well accessed from both the A5 and the A55 and there is existing road infrastructure in place to service these plots. However, additional utility infrastructure would be required to service the site in order to bring development forward on the site. The site is owned and run by the Isle of Anglesey County Council. The site suffers from a poor visual environment and is some distance away from the nearest settlement. It is in an inferior location compared to sites accessed directly from the A55.	0-5 years
S6	Former Shell land, Amlwch	6.96	13	57.5	13	0	0	6.96	0	0	The site is not easily accessible from the primary road network as it is located around 27km from the A55. There are also localised access issues relating to the site as traffic would have to pass through a residential area in order to access the site. However, employment development on the site would	10-15 years

											serve a localised purpose in terms of providing new jobs for the local community of Amlwch. In its favour, the site is approximately 7.5km from the proposed nuclear new build at Wylfa.	
S19	Extension to Gaerwen Industrial Estate (plot to south of site) and (2 plots either side of Vion Foods)	25.2	93	93	93	0	25.2	25.2	25.2	0	The site is easily accessible from the A55. However, there are issues relating to the internal access of the plot towards the south of the site as it is currently accessed via a narrow dirt track. Development of the site would serve both a local purpose (creating jobs for people in Gaerwen and surrounding settlements). Light industrial is most appropriate B1 use for the site.	5-10 years
A4	Land at Anglesey Aluminium , Holyhead	81.66	101	101	101	0	81.66	81.66	81.66		Site is easily accessible from the primary road network and would be suitable for employment uses. Proposals already exist to develop a bio-mass power plant on the site along with a series of high-tech aquaponics centres.	0-10 years

A6	Former Eaton Electrical Site, Turkeyshore Road, Holyhead	1.97	86.5	25	25	0	1.97	0	0	0	Site is located in close proximity to the A55, although the road access from the primary road network to the site would mean that traffic would pass through residential areas and narrow streets. Light industrial or offices would be most appropriate B1 use.	0-5 years
A7	Kingsland Enterprise Centre, Holyhead	0.77	81.5	26	26	0	0.77	0	0	0	Well located site close to the centre of Holyhead and the A55. Site potentially suitable for B1 use. Given its location in a predominantly residential area, the site lends itself to a restricted B1 use (light industrial/office use) and potentially in the longer term, residential use may be appropriate.	0-5 years

Gwynedd

Site Reference	Address	Overall size of site (Hectares)	Total overall score following stage 2 appraisal to establish preferred use(s) (N.B. Some uses score low as they were not subjected to Part B of the Stage 2 Appraisal): B1 (office, research and development and/or light industrial)	B2 (Medium and Heavy Industrial)	B8 (Logistics)	Suggested total Hectarage available for preferred use(s) (N.B. Where a site has scored well for a number of uses during the stage 2 appraisal, a market informed view has been taken in relation to the preferred use. Key: Preferred Use / Alternative Use): B1 (office, research and development and/or light industrial)	B2 (Medium and Heavy Industrial)	B8 (Logistics)	Comment on Deliverability (N.B. Where a site is appropriate for other uses in addition to the preferred use, this is noted)	Likely Realistic Timescale for Redevelopment
Prime										
G1	Adwy'r Hafan, Pwllheli	1.5	99.5	19	99.5	1.5	0	1.5	The vacant plot is located on a prominent site on the Glan Y Don Industrial Estate, Pwhelli. The site itself does not have any significant deliverability issues associated with it. The site is accessible from the internal road network present on the industrial estate.	0-5 years
G3	Stad Diwydiannol Cibyn, Caernarfon	7.31	119	119	119	7.31	7.31	7.31	Cibyn Industrial Estate is the premier site in Caernarfon. Vacant development plots on the site are well serviced by the existing road infrastructure currently in place and there is potential for utilising the utilities infrastructure currently in place on the site. The Fibrespeed broadband connection links directly into the site, which will ensure that high broadband speeds can be achieved on the site.	0-10 years
G9	Parc Brittania, Bangor	0.25	114	26	26	0.25	0	0	Vacant plot located on Parc Brittania. Excellent links to primary road network and site ready for development. Site currently owned by the Welsh Government.	0-5 years
G12	Parc Menai, Bangor	13.18	118	26	26	13.18	0	0	Vacant plots located on Parc Menai. Excellent links to primary road network and site ready for development. Site currently owned by the Welsh Government. Fibrespeed Broadband connects directly to the site.	0-5 years

G10	Parc Busnes, Penryndeudraeth	3.1	103	26	26	3.1	0	0	Vacant plots located on Parc Busnes, Penryndeudraeth. Good links to A487 on the site, but site significant distance from A55. Site likely to be appropriate for B1 use.	0-5 years
G11	Parc Busnes, Porthmadog	4	93.5	93.5	93.5	4	4	4	Vacant plots available on Parc Busnes, Porthmadog. Site is well located in terms of access to the A487 and plots would not require significant works on the development plots in order to make them deliverable.	0-5 years
G14	Stad Pendre, Tywyn	2.67	95.5	95.5	95.5	2.67	2.67	2.67	Vacant plots located on Pendre Industrial Estate. The site is most likely to be appropriate for local businesses. Vacant plots on the site are easily accessible from existing road network on the industrial estate and no demolition would be required.	0-10 years
G21	Parc Bryn Cegin	35.97	124	124	124	35.97	35.97	35.97	Premium employment site located in close proximity to the A55. Infrastructure and road network already in place on the site as well as a fibrespeed broadband connection. Site owned by the Welsh Government with UK Land and Property selected as the development partner. No employment uses currently on the site.	0-10 years
G33	Llandygai Industrial Estate, Llandygai	3.97	105.5	105.5	105.5	3.97	0	3.97	Well located site with numerous vacant development plots. Road infrastructure is in place on the site and there is likely to be scope to link any new development to existing utilities infrastructure of surrounding uses.	0-5 years

Secondary

G5	Feilin Fawr, Bethesda	0.43	70.5	70.5	22	0.43	0.43	0	Vacant land located on existing industrial estate in Bethesda. Existing buildings are currently in a state of disrepair and there is a culvert running through the site. Could be potential for locating localised employment uses on the site. Light industrial likely to be most appropriate B1 use.	0-5 years

G13	Peblig, Caernarfon	2.23	72.5	72.5	20	2.23	2.23	0	Vacant land located on existing industrial estate in Caernarfon. Existing buildings are currently in a state of disrepair and would need to be either repaired/demolished to accommodate new development. Viability for employment development is highly likely to prevent redevelopment in the short to medium term. Potential for residential development exists on the site.	5-10 years
G17	Stad Diwydiannol, Y Ffor	2.76	66.5	66.5	66.5	2.76	2.76	2.76	Vacant land located on existing industrial estate in Y Ffor. Flat vacant site as previous building has been demolished. Likely that site will be available for localised employment uses. Light industrial most appropriate B1 use.	5-10 years
G25	Wynnstay Farmers Site	1.42	21	66.5	66.5	0	1.42	1.42	Vacant land located on an existing farmyard in Rhosfawr. Flat vacant site as previous building has been demolished. Likely that site will be available for localised employment agriculture uses.	10-15 years
G22	Glyn Rhonwy, Llanberis	3.32	99	99	99	3.32	3.32	3.32	Employment site located close to Llanberis, which is well serviced by new road infrastructure put in place on the site. Sites located closer to the A55 are likely to be more attractive to the market.	0-10 years
G16	Stad Diwydiannol, Penygroes	4.35	96	96	96	4.35	4.35	4.35	Vacant plot located towards the south of the Stad Diwydiannol site in Penygroes. Site is accessible from the A487 and employment use on the vacant plot would be consistent with neighbouring uses. However, it is likely that alternative sites in Gwynedd would be more appealing to the market in the short to medium term.	5-10 years
G8	Parc Amaeth, Llanystumdwy	1.48	96	96	96	1.48	1.48	1.48	Vacant plot located on Parc Amaeth. Likely that site will come forward in the medium term as other sites located throughout Gwynedd are more attractive to the market. Site most likely to be appropriate for agricultural and food purposes.	0-5 years

G6	Former Dynamex, Caernarfon	7.36	21	78.5	78.5	0	7.36	7.36	Site of former Dynamex factory located on A487 close to Caernarfon. Site well located, but more likely that alternative sites in Gwynedd (for example Bryn Cegin) will come forward for employment development before. There are potentially remediation issues associated with the site and demolition would be required if new buildings are to be developed on the site.	5-10 years
G15	Stad Diwydiannol, Nefyn	1.73	70.5	70.5	70.5	1.73	1.73	1.73	Vacant plot located on an existing employment estate in Nefyn. Site most likely to be appropriate for localised employment uses. Site located a significant distance from primary road network in Gwynedd.	5-10 years
G18	Tanygrisiau, Blaneau Ffestiniog	2.71	65.5	65.5	65.5	2.71	2.71	2.71	Vacant plot located adjacent to the Renhau unit in Blaenau Ffestiniog. Likely that other site throughout Gynwedd will come forward for employment development before this one. Site does not currently have sufficient access from the main road and land is of poor quality.	5-10 years
G27	Ysbyty Bron y Garth, Penryndeudraeth	1.52	73.5	24	24	1.52	0	0	Former hospital site. Site lies close to the A487 and has good access onto the main road. However, demolition of existing buildings on the site may be required. Provision of bypass to link Penryndeudraeth to Porthmadog increases the accessibility of the site. There are ecological issues currently relating to the site (bat roosting).	5-10 years
G34	Hirael Bay, Bangor	6.72	88.5	23	21	6.72	0	0	Site covers Hirael Bay area located towards the east of Bangor. Site most appropriate for B1 use due to its proximity to Bangor Town Centre. Entirety of site unlikely to be available for employment use. It is assumed that the site could provide a round 1ha for B1 use, Site likely to be a longer term prospect.	10-15 years