



Monmouthshire Local Development Plan
Employment Land Background Paper
September 2020

MONMOUTHSHIRE COUNTY COUNCIL
CYNGOR SIR FYNWY

Monmouthshire Local Development Plan
2011-2021

Employment Land Background Paper
September 2020

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1. Introduction

- 1.1** The Monmouthshire Local Development Plan (LDP) was adopted on 27 February 2014, covering the period 2011 – 2021. The purpose of this Background Paper is to collate information on employment land supply across designated employment sites in Monmouthshire, excluding that part within the Brecon Beacons National Park area.
- 1.2** This Employment Land Background Paper provides the latest data available using a base date of April 2020.
- 1.3** Due to COVID-19 lockdown restrictions imposed by both the UK and Welsh Governments', officers were unable to survey the various allocated sites in the Adopted Local Development Plan. This element of the annual survey is usually conducted in April. Utilising information collated from development management officers, agents and applicants, an employment land take up figure has nonetheless been calculated. Please note that due to the COVID-19 lockdown restrictions this report does not contain an 'Employment Land Summary incorporating use classes, sectors and vacancy rates' which is usually included as an appendix, as officers were unable to gain this data. This data will be collated to feed into the 2021 paper.
- 1.4** Identified Industrial and Business Sites are allocated in Policy SAE1 of the Monmouthshire LDP and are monitored within this Paper accordingly. The LDP also contains a Policy for Strategic Mixed Use sites (SAH2 – 5) and Protected Employment Sites SAE2. Whilst the Strategic Mixed Use and SAE2 sites were not previously monitored, in order to provide an overall picture of employment land uptake in Monmouthshire it is considered appropriate to monitor these sites moving forward.
- 1.5** The national context is provided by Welsh Government planning policy guidance, technical advice and best practice guidance. This includes guidance in relation to Economic Development set out in Chapter 5 of Planning Policy Wales Edition 10, December 2018, Technical Advice Note 23 'Economic Development', February 2014 and Practice Guidance 'Building an Economic Evidence Base to Support a LDP', August 2015.

2. Methodology

- 2.1 The purpose of the Employment Background Paper is to collate information on employment land take up across sites in the Monmouthshire Local Development Plan. This includes the Identified Industrial and Business Sites (SAE1), Protected Employment Sites (SAE2) and Identified Mixed Use sites (SAH2-5).
- 2.2 As noted in paragraph 1.3 the survey of the SAE1, SAE2 sites and strategic mixed-use sites has not taken place this year. In order to obtain an overall take up figure for this period, planning applications have been monitored for progress through liaison with development management officers, applicants and agents. The data has been compiled and added to three separate tables, specific to the SAE1, SAE2 and strategic mixed use sites. These are set out in **Appendix 1**.
- 2.3 Basic information relating to the sites is found in the first three columns of each of the tables; the site name/LDP reference and site use class. A full description of use classes is based on the Town and Country Planning (Use Classes) Order 1987 which can be found at **Appendix 2**. However, the survey and Background Paper focuses on the following use classes:

Table 1 – Use Classes

Use Class	Description
B1	Business Use
B2	General Industrial
B8	Storage and Distribution

While the SAE1 and strategic mixed use sites have specific use classes assigned to each of the sites, the SAE2 sites do not as they contain a mix of B1, B2 and B8 uses.

- 2.4 The site area column relates to the overall size of the SAE1 and SAE2 sites. However, for the strategic mixed use sites it relates to the proportion of the overall site that is allocated for employment. The remaining land available on the overall site column provides detail of the potential land available for development. It relates to implemented or built development only and does not account for areas that have been granted planning permission but are yet to commence development. It does not

account for small infill type opportunities or redevelopment that may occur on the SAE2 sites. This type of development would however be picked up in the latter columns.

- 2.5 Planning applications are referenced in the related planning applications column. This provides the core data for the Background Paper and helps inform the site planning status column. The planning application column provides a summary of planning applications relating to each site. Applications such as advertisement consent are excluded as the details of this type of application do not relate directly to the take up of employment land, nor does it help inform the monitoring of the LDP through the Annual Monitoring Report (AMR).
- 2.6 For each of the planning applications approved on SAE1, SAE2 and strategic mixed use sites, the units under construction and units completed are monitored. This data is collated to determine both supply¹ and take-up² of employment land, which is also a requirement of the AMR.
- 2.7 Loss of existing B1, B2 and B8 uses across the employment sites is also of significance. While some uses may be common on modern day industrial estates e.g. gyms and soft play centres, the primary industrial and business (B1, B2, B8) function of the site may be lost. It is imperative that this is monitored in order to maintain a balance of employment land across the County. The collation of this information provides a valuable source of data to help inform the AMR.
- 2.8 The relevant LDP employment policies are contained in an extract of Chapter 7 of the LDP in **Appendix 3**. The data collated will also feed into the LDP Annual Monitoring Report (AMR) the employment monitoring section of which is included at **Appendix 4**.

South East Wales Strategic Planning Group Employment Paper

- 2.9 As noted in paragraph 1.3 officers were unable to survey sites in person over this survey period. Unfortunately, the data required in accordance with the regional approach could not be obtained by other methods. This will be collated in time for the 2021 paper.

¹ Employment Land supply relates to land available, it includes sites with extant planning permission but excludes sites that are currently under construction.

² Employment Land take up relates to sites completed over the monitoring period.

3. Survey Data

- 3.1** The full survey data is presented in the tables set out in **Appendix 1** of this paper. The information in sections 4-8 provide a summary of the survey data on a town/settlement basis.

Identified Industrial and Business Sites (SAE1)

- 3.2** Policy SAE1 identifies a total of 50.12ha of land allocated for Identified Industrial and Business purposes in Monmouthshire. However, some of this land is no longer available as it is either currently under construction or has since been completed (9.96ha in total). The summaries set out in sections 4 - 8 provide further detail.

Protected Employment Sites (SAE2)

- 3.3** The Protected Employment Sites designated in Policy SAE2 amount to a total area of 181.89ha, of which approximately 181.32ha are developed. The only remaining area is located in the Wales One site at Magor. The low amount of land available is to be expected as the vast majority of the sites are built out, which is the reason they are designated as Protected Employment Sites. Small portions of land may be available for infill opportunities, extensions or redevelopment but these on the whole are not generally large enough for new developments.

Identified Mixed Use Sites (SAH2-5)

- 3.4** Four of the LDP Strategic Sites are identified as Strategic Mixed Use sites (SAH2-5). These strategic mixed-use sites provide for a total of 10.15ha³ of serviced land for industrial and business development over the plan period.

³ Reduced from 12.3ha as allocated in the Monmouthshire County Council Adopted Local Development Plan (LDP) to account for the reduction from 2.8ha to 0.65ha at the Fairfield Mabey SAH3 mixed-use site.

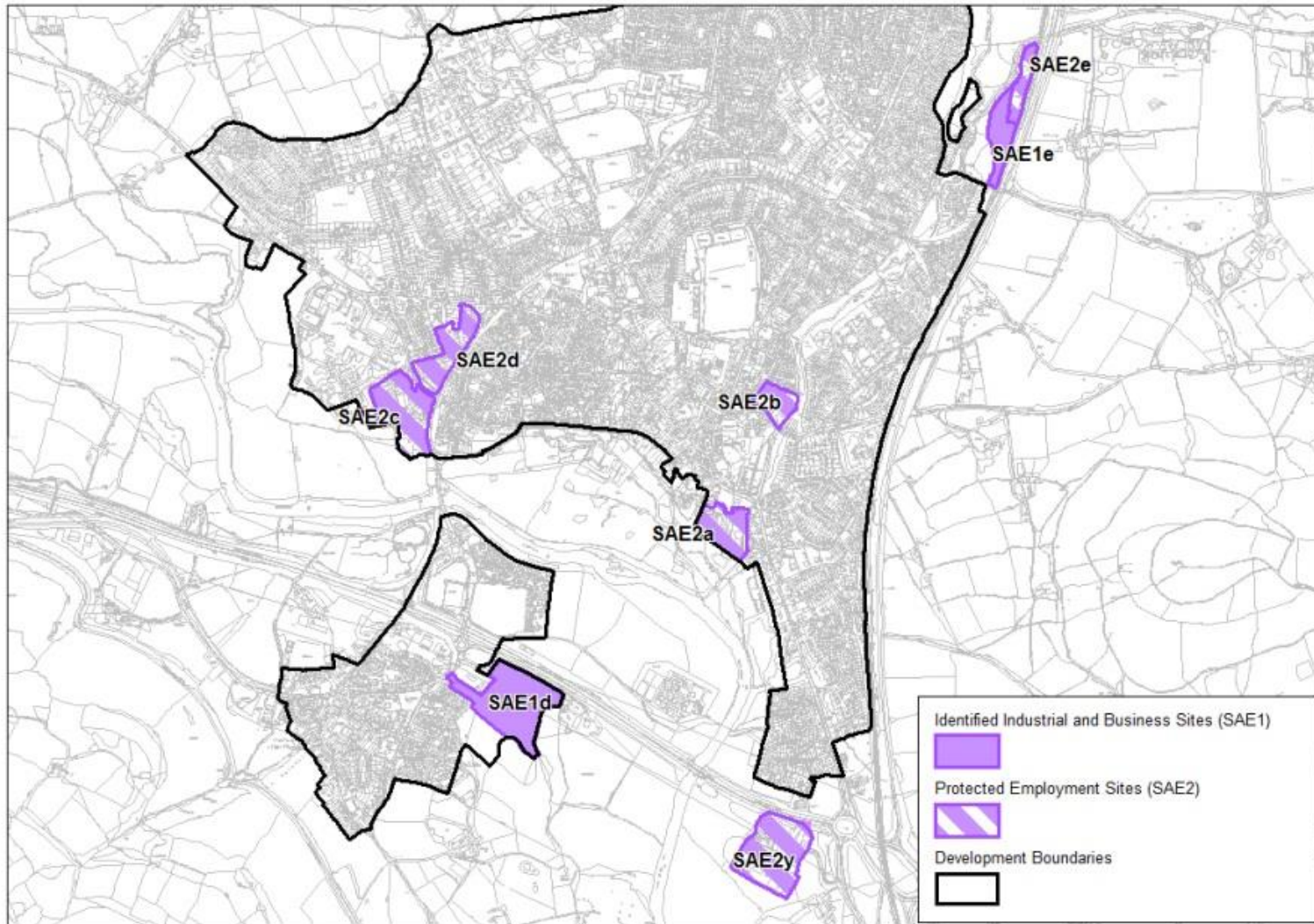
4. Abergavenny/Llanfoist

- 4.1** Abergavenny and Llanfoist had a combined population of approximately 15,850 in the 2011 census although recent developments in Llanfoist and Mardy will have increased this figure. Abergavenny is located on a strategic transport route on the Heads of the Valleys road and also has good road links to Cwmbran, Newport, Monmouth and beyond via the A449/M4. In addition, Abergavenny train station enables excellent transport links by rail directly to Cwmbran, Newport, Cardiff and further afield such as the Midlands and Manchester.
- 4.2** A number of employment allocations are located in Abergavenny, the majority of which are well established and designated as Protected Employment Sites in Policy SAE2. The Ross Road (junction yard) SAE2e designation provides an opportunity for further development to the south of its boundary. As a consequence, SAE1e is allocated adjacent to the SAE2 site as an Identified Industrial and Business Site for a B1/B2 use. The different types of sites are identified on **Map 1**.
- 4.3** Llanfoist includes the Westgate Business Park within its boundary, an allocated Identified Industrial and Business Site as designated in Policy SAE1d of the LDP. A number of planning applications have been granted permission on this site, all of which had been completed in previous survey periods. This includes a care facility, hotel, public house and coffee shop. Approximately 1.3ha of land remains undeveloped on this site which relates to the parcel of land adjacent to the care facility.
- 4.4** As noted in paragraph 3.3 the SAE2 sites in Abergavenny are built out, with no available land remaining for new units, however there are some opportunities for extensions to existing premises. One such extension at Lower Monk Street (SAE2b) has been completed over the monitoring period, adding 244m² to an existing factory unit.
- 4.5** At the time of the 2019-2020 survey, there remains 1.3ha of land available at the Westgate SAE1d site in Llanfoist. There is a further 1.5ha available at Ross Road.
- 4.6** There has been no change in the employment land supply in the Abergavenny/Llanfoist area and only minimal take up of 0.0244ha across SAE2 sites over the monitoring period.

Table 2 - Abergavenny and Llanfoist Summary of Employment Land Supply

	Area (ha)	Remaining Land Available (ha)
SAE1 Sites	6.5	2.8
SAE2 Sites	14.77	0

Map 1 – Abergavenny and Llanfoist SAE1 and SAE2 Sites.



5. Chepstow

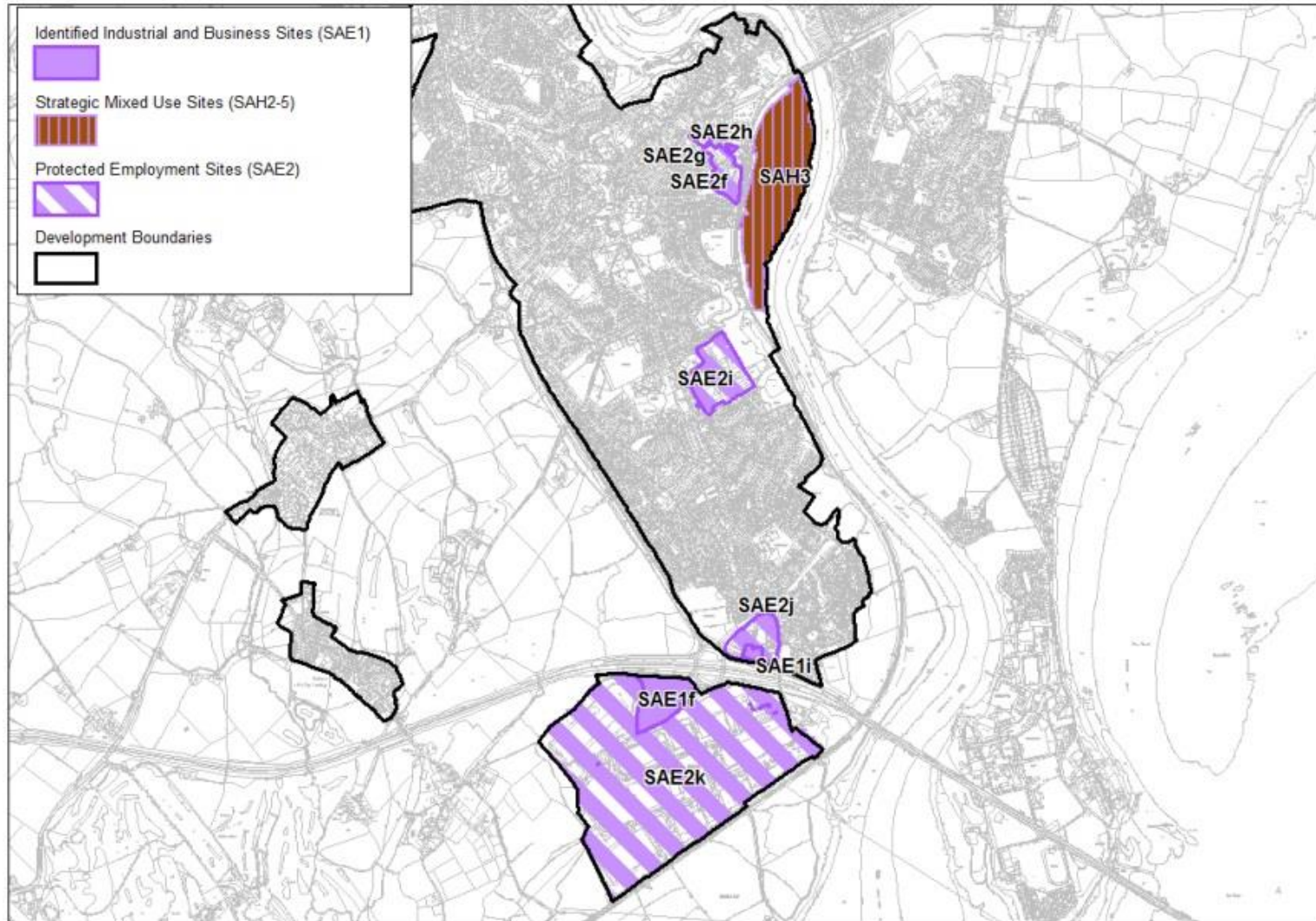
- 5.1 At the time of the 2011 census Chepstow had a population of approximately 12,350. Chepstow is well located off junction 2 of the M48 motorway enabling good transport links by both car and bus to Bristol, Newport and Cardiff with additional links to the Wye Valley using the A466 and Gloucestershire using the A48. Chepstow also benefits from a train station providing direct links to Newport, Cardiff, Gloucester and beyond.
- 5.2 Chepstow contains a number of the Protected Employment Sites designated in Policy SAE2 of the LDP. Two Identified Industrial and Business Sites (SAE1) are also located in Chepstow along with the Strategic Mixed Use Site at Fairfield Mabey (SAH3). The outline application at the Fairfield Mabey site reduces the employment provision from 2.8ha to 0.65ha of B1 land. A reserved matters application relating to the residential element at the Fairfield Mabey site has commenced and as a consequence the remaining land available figure in Appendix 1 has been amended accordingly. The different sites are identified in **Map 2**.
- 5.3 The application referred to in the previous monitoring period at Beaufort Park (SAE1i) has not yet been implemented.
- 5.4 The Protected Employment Site at Newhouse Farm (SAE2k) site covers an area of 60.59ha. It is the largest employment allocation in Monmouthshire, accounting for approximately one third of the total amount of Protected Employment Sites. An application for the development of a workshop comprising B1, B8, and Sui Generis use classes picked up in the previous monitoring period was completed over the 2019-2020 monitoring period. The take up of employment land from this development equates to 3.69ha and equates to 98.8% of take up over the 2019-2020 monitoring period. An additional application was determined to extend a customer car park at Unit 1, however this is yet to commence. An extension to the Newhouse Farm site is provided in SAE1f, providing an additional 4ha for B2/B8 usage, however, as yet no applications have been received on this site.
- 5.5 There has been no change in the employment land supply in the Chepstow area over the monitoring period.

Table 4 – Chepstow Summary of Employment Land Supply

	Area (ha)	Remaining Land Available (ha)
SAE1 Sites	4.42	4.0
SAE2 Sites	71.63	0
Strategic Mixed Use Sites	0.65 ⁴	0.65

⁴ Reduced from 2.8 as allocated in the Monmouthshire County Council Adopted Local Development Plan (LDP)

Map 2 – Chepstow SAE1, SAE2 and Strategic Mixed Use Sites.



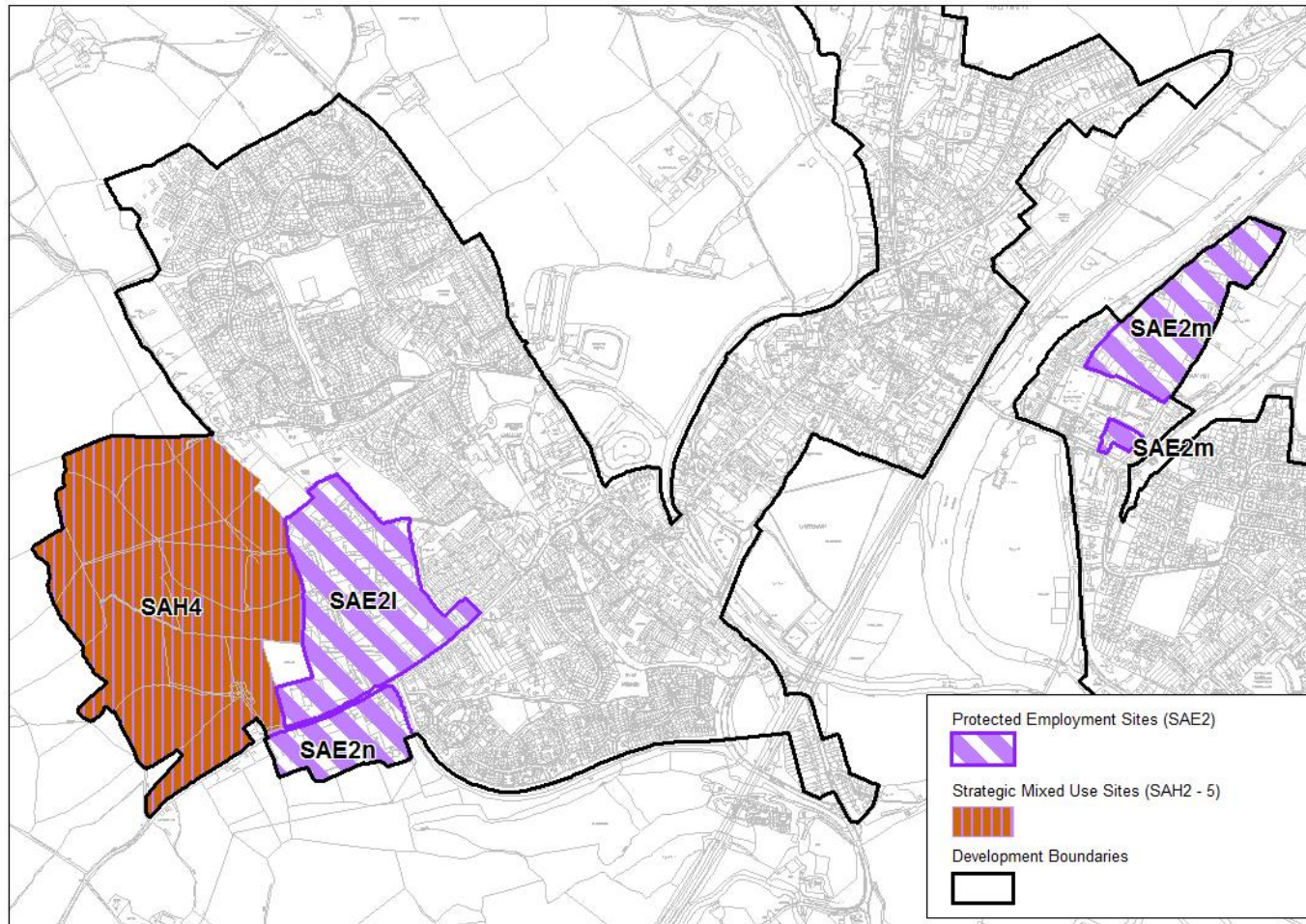
6. Monmouth

- 6.1** The population of Monmouth reached approximately 10,500 in the 2011 census. Monmouth is located on a key strategic transport network (A40) between Newport, Abergavenny and the Midlands. Whilst the town does not have a railway station, it has good bus links to Abergavenny, Newport, Herefordshire and Gloucestershire.
- 6.2** Monmouth does not have any Identified Industrial and Employment Sites (SAE1); 6.5ha of employment use is however allocated in the LDP as part of the Wonastow Road Strategic Mixed Use Site (SAH4), comprising a mix of B1 and B8 use. In addition, Monmouth has two longstanding industrial estates which are both allocated as Protected Employment Sites (SAE2), along with the Tri-Wall site to the south of Wonastow Road. The Wonastow Road Industrial Estate (SAE2l) is the largest protected employment allocation in Monmouth covering 13.1ha, the site at Tri-Wall (SAE2n) opposite provides an additional 4.08ha. These two Protected Employment Sites when combined with the employment element of SAH4 provide a total of 23.68ha on the western edge of Monmouth, the link road off Wonastow Road provides an alternative route for traffic to avoid using town centre routes. The Mayhill/Hadnock Road site (SAE2m) provides an additional 7.39ha of protected employment land in the Wyesham area of Monmouth. **Map 3** identifies the various sites in Monmouth.
- 6.3** At the time of the 2019-2020 monitoring period, a site has been cleared in preparation for construction of a new B8 warehouse unit which will measure 1054m² on an overall site area of 0.67ha at the Wonastow Road SAE2l site.
- 6.4** There were no developments on the Mayhill/Hadnock Road site in the 2019-2020 period.
- 6.5** There has been no recorded take up in the 2019-2020 monitoring period across the Monmouth allocations.

Table 6 – Monmouth Summary of Employment Land Supply

	Area (ha)	Remaining Land Available (ha)
SAE2 Sites	24.57	0
Strategic Mixed Use Sites	6.5	2.78

Map 3 – Monmouth SAE1, SAE2 and Strategic Mixed Use Sites.



7. Severnside

7.1 The Severnside area has an important role as the gateway to Wales; it is conveniently located on the M4 corridor providing links to Newport, Cardiff, Bristol and beyond. Magor and Caldicot contain significant employment bases which are discussed further in the sections 7.2 and 7.3.

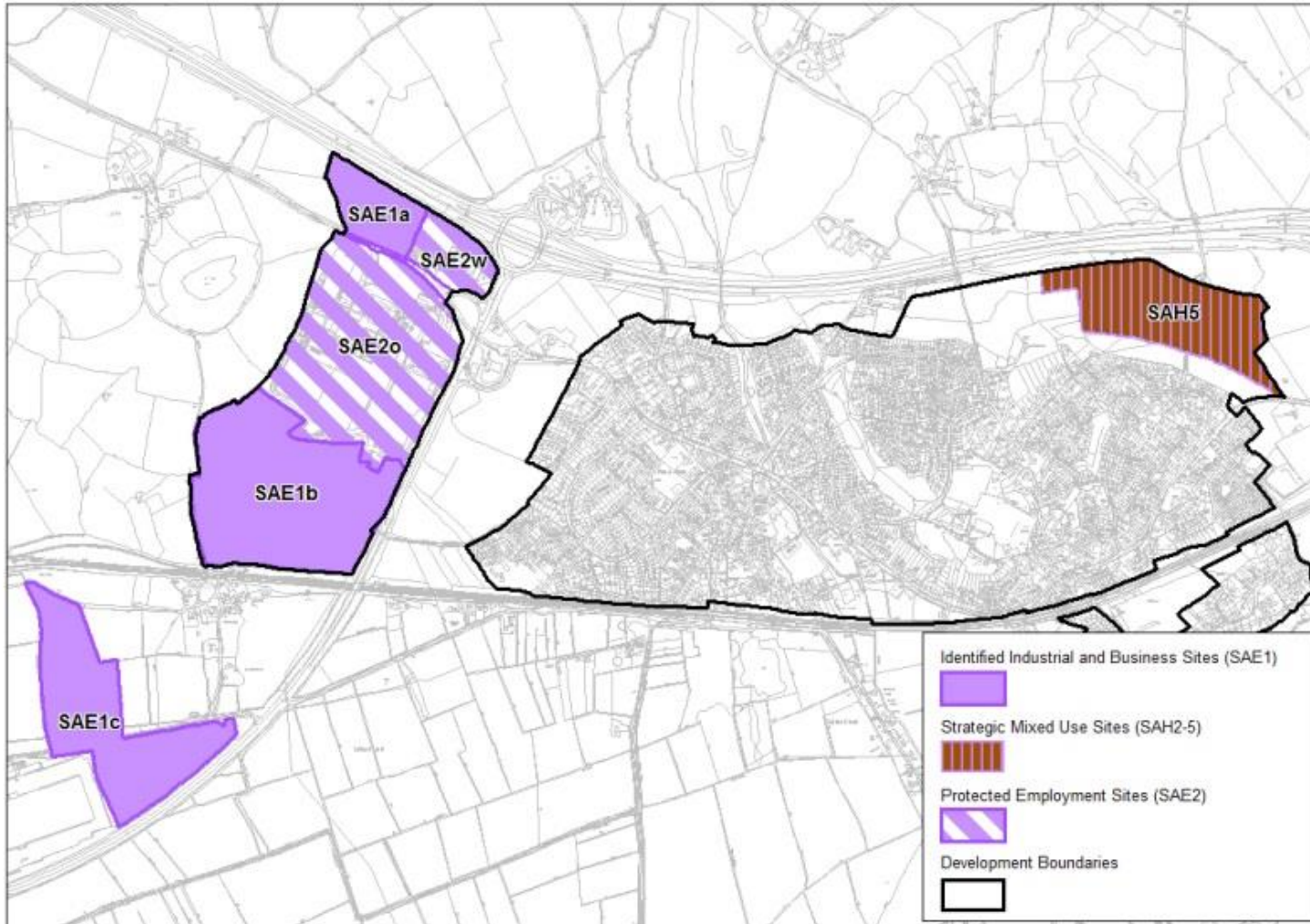
7.2 Magor/Undy

7.2.1 Magor and Undy had a combined population of approximately 6,140 at the time of the 2011 census. As noted in paragraph 7.1 Junction 23a of the M4 is located on the outskirts of Magor providing excellent links to Newport, Cardiff, Bristol and beyond. There is no railway station in Magor however there are good bus links to Newport, Chepstow and Bristol as well as a loop service to the nearby Severn Tunnel Junction railway station.

7.2.2 Magor has three Identified Industrial and Business Sites; Wales One (SAE1a), Quay Point (SAE1b) and Gwent Europark (SAE1c). These three sites provide a total area of 36.9ha equating to approximately 74% of the overall identified industrial and business land in Monmouthshire. The Magor Brewery site (SAE2o) currently owned by AB InBev, provides a further 21.53ha of protected employment land in between these allocations. The Wales One site is located immediately to the south of the M4 and has been split into west (SAE1a) and east (SAE2w), since the majority of the eastern part of the site has been developed. The protected employment land element relates to 3.3ha (SAE2w) whilst the identified employment and industrial site (SAE1a) provides 4ha. These sites are all located on the western periphery of Magor and have excellent transport links to Junction 23a of the M4 and the A4810, providing a link to the A48 Southern Distributor Road. **Map 4** identifies the location of the aforementioned sites.

7.2.3 The Strategic Mixed Use site at Rockfield Farm (SAH5) provides 2ha of serviced land for a B1 use. This is the only allocation to the eastern side of the Magor/Undy area. The site is located off the B4245 with good links to both Junction 23a and the A4810, as noted above. The location of the site is identified on **Map 4**.

Map 4 – Magor/Undy SAE1, SAE2 and Strategic Mixed Use Sites.



- 7.2.4** Several planning applications were approved during the 2019-2020 monitoring period at the Magor Brewery site (SAE2o). Two of the applications had yet to commence at the time of the survey, however, two applications relating to extensions at existing units were under construction. The first is for the extension of a yeast propagation building (418m²) and the second relates to an extension (994.6m²) and a new delivery building (429.6m²).
- 7.2.5** An outline application at the Rockfield Farm Strategic Mixed Use site in Undy (SAH5) was approved during the 2017-2018 survey period for up to 266 residential units and 5575m² B1 floorspace on 2ha of the site.

Table 8 - Magor/Undy Summary of Employment Land Supply

	Area (ha)	Remaining Land Available (ha)
SAE1 Sites	36.9	31.06
SAE2 Sites	24.83	0.57
Strategic Mixed Use Sites	2	2

7.3 Caldicot, Portskewett and Rogiet

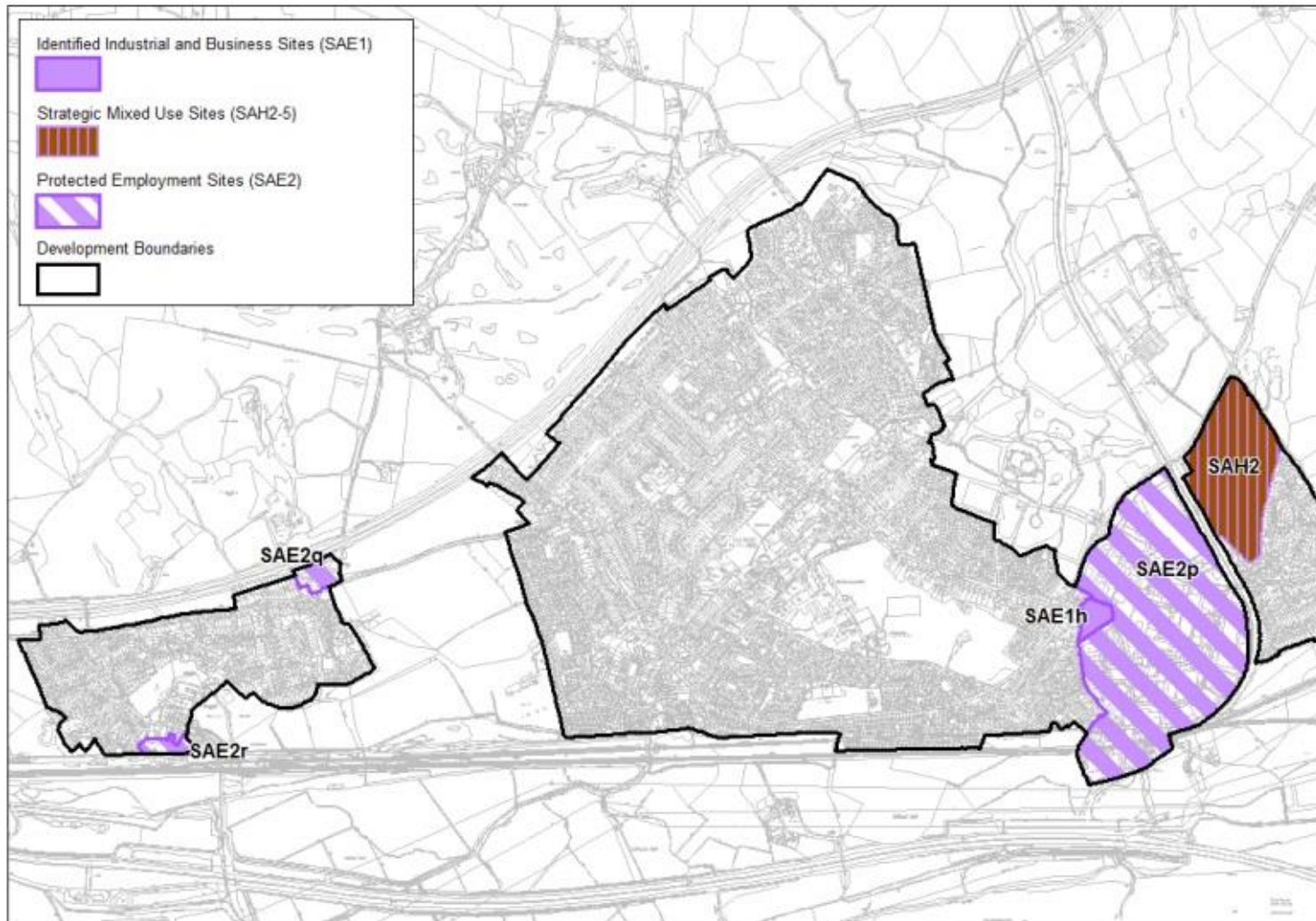
- 7.3.1** In the 2011 Census Caldicot's population totalled approximately 9,600, Portskewett's population was 2,133, whilst the ward of Rogiet had a population of approximately 1,800. Caldicot is the main town in the Severnside area but does not benefit from a link directly on to the M4 motorway. However, the train station at Caldicot provides direct links to Newport, Cardiff, Chepstow, Cheltenham and Gloucester. The town itself also has strong links with the adjacent settlements at Portskewett and Rogiet. There is a good bus service between the three settlements along with links to Chepstow, Newport and Bristol. The Severn Tunnel Junction railway station is located in Rogiet offering direct links to the same destinations as Caldicot, along with additional direct links to Bristol, Bath, Taunton and Exeter.
- 7.3.2** The Severn Bridge Industrial Estate (SAE2p) in Caldicot accounts for 35.55ha (approximately 20%) of the protected employment land in Monmouthshire and as a consequence it is the second largest Protected Employment Site. This site is fully developed. Several applications submitted over the survey period relate to this site, including, an application for the extension (164m²) of a vehicle repair garage, as well as an application for the extension (189m²) of an existing unit on Castle Way. At the time of the most recent survey, neither application had commenced. Of the applications referred to in the previous survey period; an extension of 137m² (0.01ha) to an existing unit on Castle Way is yet to commence, however, the application for an extension (0.022ha) for a factory workshop is now complete. The Pill Row Site (SAE1h) is located immediately adjacent to the Severn Bridge Industrial Estate and provides an additional 1ha of B1/B8 identified industrial and business land. The sites are identified on **Map 5**.
- 7.3.3** The Crick Road site relates to a former employment allocation, which is designated in the LDP as a Strategic Mixed Use site. 1ha of this site is allocated for Use Class B1 serviced land. While not a traditional employment use a reserved matters application has been granted for the construction of a single storey, 32-bed care home over the survey period, however, construction work is yet to start. The sites are identified on **Map 5**.
- 7.3.4** Two Protected Employment Sites are located in Rogiet, Cheeseman's Industrial Estate (SAE2q) and Progress Industrial Estate (SAE2r). Both of the sites are fully developed and provide 1.18ha and 0.75ha of employment land respectively. The Cheeseman's Industrial Estate has particularly good access directly off the B4245. The sites are identified on **Map 5**.

7.3.5 There have been no major employment developments in the Caldicot, Portskewett or Rogiet area over the 2019-2020 period and consequently there is no change to the total remaining employment land available.

Table 10 - Caldicot, Portskewett and Rogiet Summary of Employment Land Supply

	Area (ha)	Remaining Land Available (ha)
SAE1 Sites	1	1
SAE2 Sites	37.48	0
Strategic Mixed Use Sites	1	1

Map 5 – Caldicot, Portskewett and Rogiet SAE1, SAE2 and Strategic Mixed Use Sites.



8. Rural Secondary Settlements and others

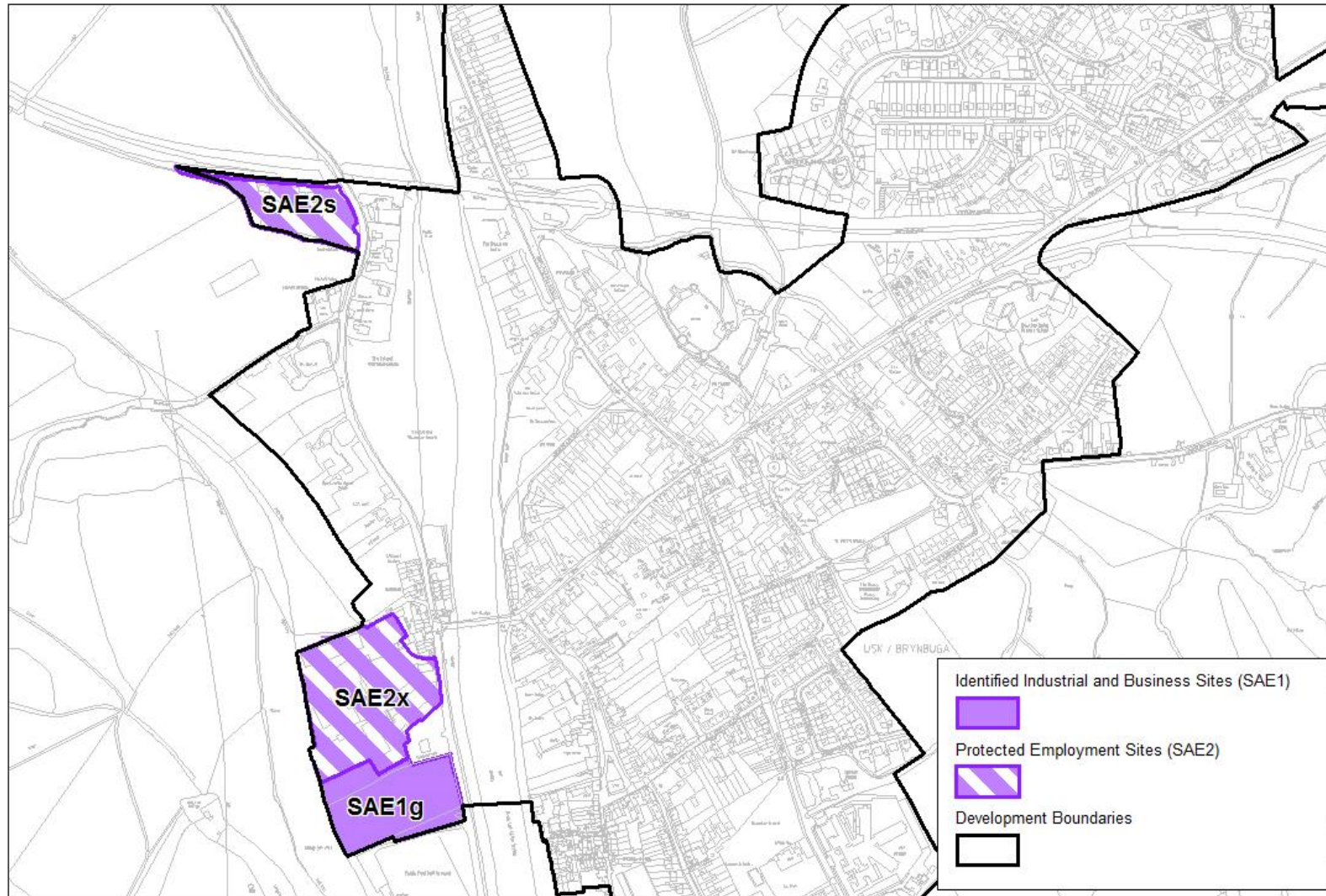
8.1 Usk

- 8.1.1** The population of Usk reached approximately 2,830 in the 2011 census. Usk is closely linked to the A449 enabling further links to Newport, Cardiff, Abergavenny and Monmouth, and, also has good road transport links to Pontypool and Cwmbran using the A472. Whilst there is no railway station in Usk it does have good bus links to the aforementioned locations.
- 8.1.2** All of the employment allocations in Usk are located to the west of the River Usk. The Former Railway Goods Yard Protected Employment Site (SAE2s) providing 0.86ha of employment land, is located on the approach to Usk from the north; it has well established uses on site but may have potential for some infill development. Some of the remaining land is used intermittently by the parking of highway vehicles. The other Protected Employment Site Woodside Industrial Estate (SAE2x) is located to the south of the Usk Bridge. This site provides 2.2ha of employment land, which is fully developed. Further to this the Identified Industrial and Business Site at South Woodside (SAE1g) provides an opportunity for 1.3ha of B1 employment land to the south of the existing employment area (SAE2x). The site is currently used for open storage, parking of lorries etc. but as these relate to temporary planning uses, the potential for development in the future is maintained. **Map 6** identifies the locations of the sites.
- 8.1.3** No development took place on the employment sites in Usk over the 2019-2020 period and consequently there is no change to the total remaining employment land available.

Table 12 – Usk Summary of Employment Land Supply

	Area (ha)	Remaining Land Available (ha)
SAE1 Sites	1.3	1.3
SAE2 Sites	3.08	0

Map 6 – Usk SAE1 and SAE2 sites.



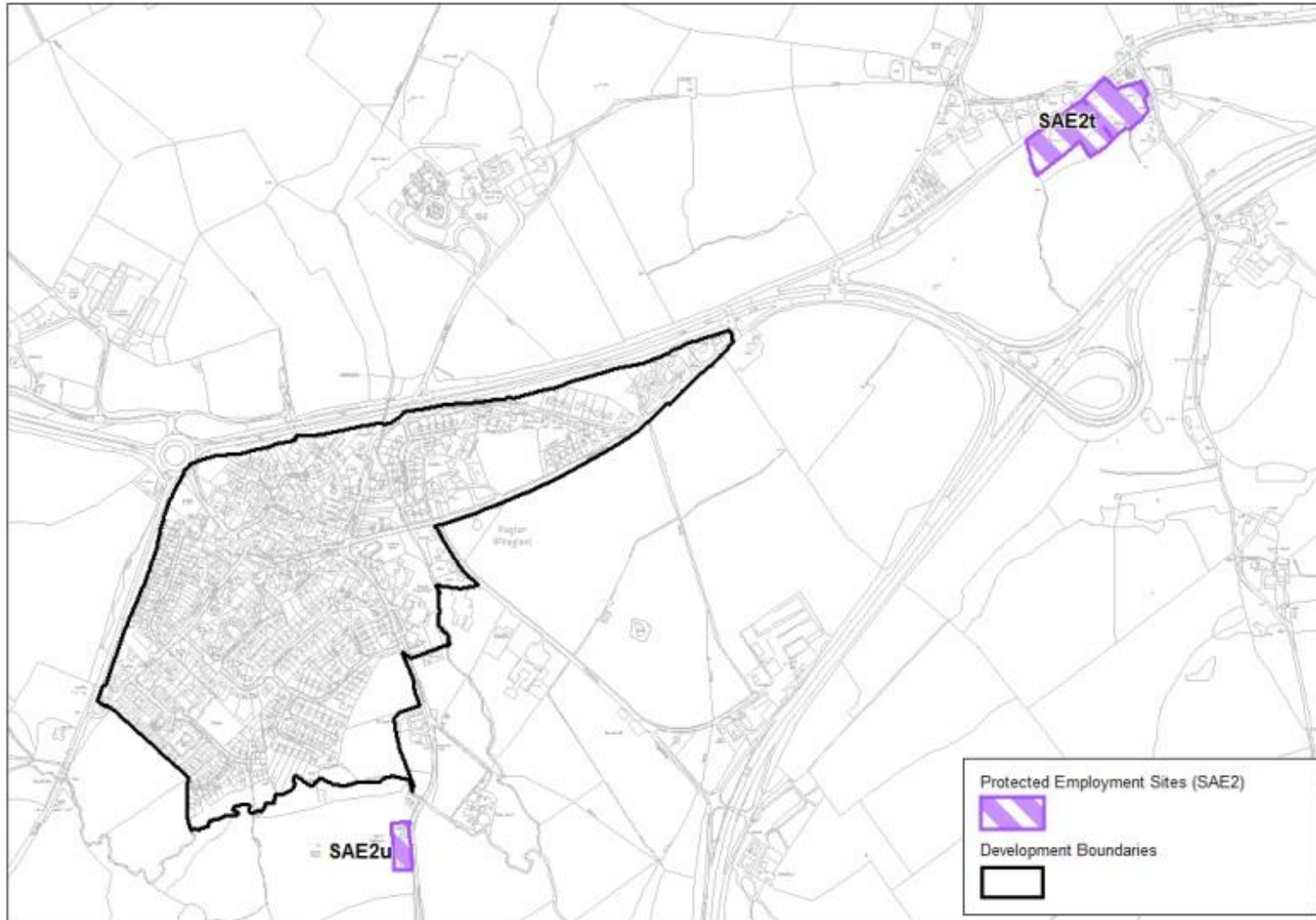
8.2 Raglan and Cuckoo's Row

- 8.2.1** The ward of Raglan (incorporating Cuckoo's Row) had a population of approximately 1,930 at the time of the 2011 census. Raglan is well located with good road access by both bus and motor vehicles to the A40 and A449. These routes provide links to Newport, Abergavenny and Monmouth.
- 8.2.2** There is only one Protected Employment Site in Raglan itself, namely the Raglan Enterprise Park (SAE2u) providing 0.27ha of protected employment land to the south of the village. The Cuckoo's Row Protected Employment Site (SAE2t) is located within the same ward as Raglan but is detached from the village, to the north of the A40 and provides 1.72ha of protected employment land. The Cuckoo's Row site whilst separated from the village also benefits from good links to the A40/A449. The two sites are identified on **Map 7**.

Table 14 - Raglan and Cuckoo's Row Summary of Employment Land Supply

	Area (ha)	Remaining Land Available (ha)
SAE2 Sites	1.99	0

Map 7 – Raglan and Cuckoo’s Row SAE2 sites.



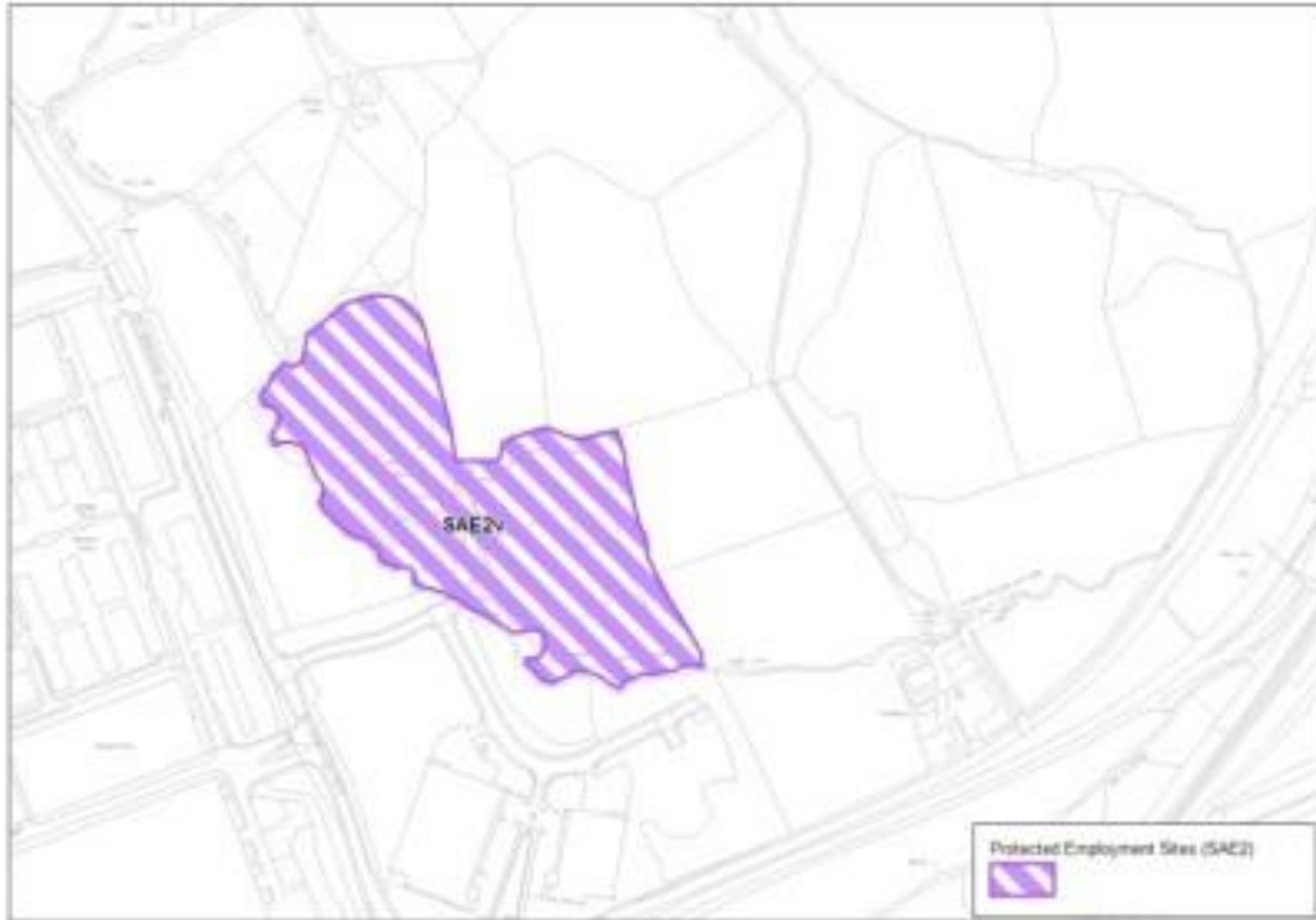
8.3 Mamhilad

8.3.1 The Protected Employment Site at Mamhilad (SAE2v) is located adjacent to a strategic transport link, the A4042, linking Pontypool to Abergavenny. The site is located on the edge of the Monmouthshire County Council boundary adjacent to the boundary of Torfaen County Borough Council. The site is built out, with one of the units providing the headquarters for Monmouthshire Housing Association. **Map 8** shows the location of the site.

Table 16 – Mamhilad Summary of Employment Land Supply

	Area (ha)	Remaining Land Available (ha)
SAE2 Sites	3.54	0

Map 8 – Mamhilad SAE2v Site



9. Conclusions

9.1 Allocated Employment Land Take Up

9.1.1 The total employment land take up on allocated sites over the 2019-2020 period equated to 3.7364ha. The majority of this related to the development on the Newhouse Farm (SAE2k) site in Chepstow (3.69ha). There has also been 0.0244ha take up at the Lower Monk Street SAE2b site, in Abergavenny, with 0.022ha at the Severnbridge Industrial Estate (SAE2p) site in Caldicot.

9.1.2 A total of 0.18822ha is also currently under construction, this includes developments at the Union Road (SAE2c) site (0.004ha) and several extensions to established buildings at the Magor Brewery (SAE2o) site, totalling 0.18422ha. The progress of these sites will be monitored in the next survey and will feed in to the employment land take up once the units are completed.

9.2 Employment Land Availability

9.2.1 Table 18 below summarises the information collated over the monitoring period in relation to the LDP allocations.

Table 18 – Summary of status of sites, including area under construction, employment land take up and employment land availability

	Sites with Planning Permission Not Started 2019 – 2020 (hectares)	Site Area Under Construction 2019 – 2020 (hectares)	Employment Land Take Up 2019 – 2020 (hectares)	Employment Land Availability 2019 – 2020 (hectares)
SAE1	0	0	0.0	40.16
SAE2	1.28337	0.2658	3.7364	0.57
Mixed Use Sites	6.43	0	0.0	6.43
Total	7.71337	0.2658	3.7364	47.16

Appendix 1 – Survey Tables of Monmouthshire Local Development Plan Employment Sites April 2019 – March 2020

Monmouthshire Local Development Plan (LDP) Employment Sites- Survey of LDP sites undertaken June/July 2020

SAE1 Sites

Site Name	LDP Site Reference	Site Use Class	Site Area (Ha)	Remaining land available on overall site (Ha)	Site Planning Status	Related Planning Applications	Area 2019-2020 m ² / hectares	U/C	Area Completed 2019- 2020 m ² / hectares
Wales One, Magor (West)	SAE1a	B1	4.0	4.0	Not Started	No planning permission granted on site.	N/A		N/A
Quay Point, Magor	SAE1b	B1, B2, B8	19.6	Approximately 13.76ha	A small portion of the site has been built.	Planning Permission history for whole of the site prior to Adopted LDP under the following applications:			
						M/11875- Industrial and Warehouse Development With Ancillary Offices And Other Accommodation 15/11/2005 (expired).	N/A	N/A	
						M/11859- Outline application for a proposed public house and parking 07/02/2006. (expired)			
						M/11869- Proposed 4 storey 102 bedroomed hotel, ancillary accommodation and parking 12/01/2006. (expired)			
						DC/2006/01200- New industrial manufacturing /warehouse facility. Withdrawn 07/10/13.	N/A	N/A	
						DC/2012/00796- Change of use of vacant land to storage and distribution (use class B8) to form a keg storage yard, erection of a 2.4m security fence to boundary and associated works. Approved 16/11/12. Completed.	N/A	N/A Completed 2013 - 2014	
						DC/2013/00099- Extension of existing brewery comprising erection of a storage and distribution warehouse providing 11,185sq.m of floor space, laying out a hardstanding to form a new internal roadway and loading bays, widening of an existing access road, installation of a new HGV weigh bridge and associated works. Approved 17/05/13. Completed.	N/A	N/A Completed 2013 - 2014	
						DC/2015/01313 - Extension of existing brewery comprising storage and distribution warehouse providing 9472m ² (GEA) floor space, hardstanding for loading bays, widening of southern access road to create express lane, 14 space HGV holding area, landscaping and additional works. Approved 11/02/16. Completed	N/A	N/A Completed 2016 - 2017	
					DC/2017/00465 – Erection of tent warehouse (1221m ² gross external floor area) on existing keg store for continued storage and distribution (B8 use). Approved 06/07/17. Completed	N/A	N/A Completed 2017- 2018		
Gwent Europark, Magor	SAE1c	B8	13.3	13.3	Not Started	No Planning Permission granted since LDP adoption.	N/A		N/A

Site Name	LDP Site Reference	Site Use Class	Site Area (Ha)	Remaining land available on overall site (Ha)	Site Planning Status	Related Planning Applications	Area 2019-2020 m ² / hectares	U/C	Area Completed 2019- 2020 m ² / hectares
Westgate Business Park, Llanfoist	SAE1d	B1,B2	5.0	1.3	The majority of the site is developed.	DC/2008/00818 - A) residential and commercial development (outline) B) Alterations and improvements to the existing highway network, improvements to the drainage network (detailed application). Approved 14/10/2010.	N/A		N/A
						DC/2013/00266- Reserved Matters relating to access arrangements for the entire site, full details of reserved matters relating to the residential element of the site. Approved 05/09/13. Completed	N/A		N/A
						DC/2013/00857- Variation of condition 2 of DC/2008/00818 to read (a) Application for approval of all reserved matters shall be made to the Local Planning Authority not later than 4 years from the date of this permission. Approved 17/12/13.	N/A		N/A
						DC/2013/00856- erection of 61 bedroom hotel (Class C1) and associated restaurant/public house (class A3) plus associated access, car parking and landscaping. Approved 16/01/14.	N/A		N/A Completed 2017-2018.
						DC/2013/00871- Costa Coffee Unit. Approved 25/09/15 (Addition of 174m ² /0.24ha).	N/A		N/A Completed 2017 -2018
						DC/2014/01000- Freestanding restaurant with associated drive-thru lane, car parking and landscaping. Approved 09/11/15.	0		N/A Completed 2016 - 2017
						DC/2016/00884- Full planning application for a care facility, access, car parking, landscaping and associated works. Approved 21/12/16.	N/A		N/A Completed 2018 – 2019
Ross Road, Abergavenny	SAE1e	B1,B2	1.5	1.5	Not Started	No planning permission granted on site.	N/A		N/A
Newhouse Farm, Chepstow	SAE1f	B2, B8	4.0	4.0	Not Started	No planning permission granted on site.	N/A		N/A
South Woodside, Usk	SAE1g	B1	1.3	Potentially 1.3ha- site currently used for open storage, parking of lorries, potential for buildings in the future.	Partially Developed	Planning Permission granted for whole of the site under application M/11648- Proposed development of light industrial units and associated offices (Reserved Matters) Approved 08/08/2006.	N/A		N/A
						DC/2007/01114 – Temporary parking for articulated lorries. Approved 02/05/08.	N/A		N/A
						DC/2008/01139 – Certificate of Lawfulness, continued use of land as car/vehicle park. Approved 17/11/08.	N/A		N/A
						DC/2010/00739 – Retention of temporary parking for articulated lorry trailers. Approved 26/05/11.	N/A		N/A
						DC/2013/00586 – Renewal of temporary consent for the parking of articulated lorry trailers. Approved 06/03/14.	N/A		N/A
						DC/2014/00247- Use of land for the parking of staff cars/vehicles (temporary period). Approved 07/05/14. Temporary Use Commenced	N/A		N/A
						DC/2014/00335- Variation of conditions 2 & 3 of planning permission DC/2013/00586. Withdrawn 26/09/14	N/A		N/A
DC/2016/01091 – Continued use of land for parking of 22 articulated lorry trailers. Approved 20/12/16.	N/A		N/A						

Site Name	LDP Site Reference	Site Use Class	Site Area (Ha)	Remaining land available on overall site (Ha)	Site Planning Status	Related Planning Applications	Area U/C 2019-2020 m ² / hectares	Area Completed 2019- 2020 m ² / hectares
Pill Row, Severnbridge Ind Estate, Caldicot	SAE1h	B1, B8	1.0	1.0	Not Started	DC/2012/00237- Construction of site entrance to highway. Application withdrawn 03/04/19.	N/A	N/A
Beaufort Park, Chepstow	SAE1i	B1	0.42	0	Developed. Established uses on site	DC/2016/00495- Erection of 2040m ² use class B1/B8 buildings (9 units) with trade retail function associated parking, waste store and landscaping. Approved 03/08/2016.	See below.	0
						DC/2016/01185- Variation of condition 2 of DC/2016/00495 (Erection of 2040m ² use class B1/B8 building with trade retail function associated parking, waste store and landscaping) in order to make material changes to the external appearance of the building. This will allow for Units 1 – 5 to be utilised by a single occupier for a B1 use. Approved 23/11/2016.	N/A	N/A
						DM/2018/00304 - Creation of partial first floor area for B1 office use plus change of use of area beneath to A1 retail for the sale and consumption of hot and cold food and hot and cold drinks. Approved 02.05.18. Not Started 2019/20.	0	0
						DM/2018/01915 - Change of use from B1/B8 to A1/B8.6 - 9 Beaufort Park Way Thornwell Chepstow Monmouthshire. Approved 28.01.19	N/A	N/A
Total (hectares)			50.12	40.16			Total ha 0ha	Total ha 0.0ha

Identified Mixed Use Sites

Site Name	LDP Site Reference	Use Class	Area (Ha)	Remaining land available (Ha)	Planning Status	Related Planning Applications	Area U/C 2019-2020 m ² / hectares	Area Completed 2019- 2020 m ² / hectares
Crick Road, Portskewett	SAH2	B1	1.0	1.0	Not Started (new allocation)	DM/2018/00696 – O/L for 291 dwellings and care home	0	0
						DM/2019/01629 – R/M for Application for reserved matters pursuant to DM/2018/00696 relating to Layout, Scale, Appearance of Buildings, Means of Access (where not already approved) and Landscaping for the construction of a care home and associated works. Approved 26/02/2020. Not Started 2019/2020	0	0
Fairfield Mabey, Chepstow	SAH3	B1	0.65 (reduced from 2.8 as allocated)	0.65	Not Started (new allocation)	DC/2014/01290 – Outline Planning Permission for 450 residential units and 0.65ha B1 Employment Land (6500m ²). Approved 27/11/2017	0	0
Wonastow Road, Monmouth	SAH4	B1	6.5	2.78	Partially developed	DC/2013/00054- Proposed detached warehouse, access road, turning and parking areas. Change of use from agricultural to industrial use. Use category B8, plus option of some B1 use. Approved 22/01/2015. Not Started.	0	0
						DC/2013/00368 – Outline application for up to 370 dwellings and 6.5 hectares of employment (B1 & B8) and associated infrastructure with all matters reserved except for access. Approved 19/12/2014.	0	0
						DC/2015/00226 – New access road and footpath improvements. Approved 12/08/2015.	N/A	N/A
						DC/2015/00672 – Temporary application for aggregate hardstanding and fencing to create an area for B8 use. Approved 04/08/2015.	N/A	N/A completed 2017 – 2018.
						DC/2016/00107 – Development of 3340m ² of commercial (B1 & B8) floor space, storage yard, parking and demolition of existing farm buildings. Approved 30/03/16.	N/A	N/A Completed 2017 – 2018
Rockfield Farm, Undy	SAH5	B1	2.0	2.0	Not Started (new allocation)	DC/2016/00883 – 13.8ha residential use for up to 266 residential units & 5575m ² B1 floorspace on 2ha. Approved 21/03/18.	0	0
						RM 2018/01606 for 144 dwellings but no employment uses. Approved 22.02.19	N/A	N/A
Total (hectares)			10.15 ¹	6.43 ²		Total: 0ha	Total: 0ha	

¹ Figure has been adjusted to take account of the loss of 2.15Ha at the Fairfield Mabey (SAH3) site.

² Figure has been adjusted to take account of the loss of 2.15Ha at the Fairfield Mabey (SAH3) site.

SAE2 Sites

Site Name	LDP Site Reference	Use Class	Area (Ha)	Remaining land available (Ha)	Planning Status	Related Planning Applications	Area U/C 2019-2020 gain in m ² / hectares	Area Completed 2019- 2020 gain in m ² / hectares
Mill Street, Abergavenny	SAE2a	B1, B2 & B8	2.13	0	Developed. Established uses on site.	DC/2012/01013 - Change of use to D2 leisure (gym). Approved 06/02/13. Completed.	N/A	N/A
						DC/2013/00233- Siting of a burger van. Approved 30/04/13. Completed, burger van in situ.	N/A	N/A
						DC/2013/01139 - Open fronted shelter. Approved 14/04/14. Completed.	0	N/A Completed 2014 - 2015
						DC/2015/00036 – Extension to car park to provide 20 additional car parking spaces. Approved 07/08/2015.	N/A	N/A Completed.
Lower Monk Street, Abergavenny	SAE2b	B1, B2 & B8	1.21	0	Developed. Established uses on site.	DC/2018/00006 – New Ground Floor and First Floor Extension to provide a larger factory working area. Addition of 244m ² . Approved 14/02/18.Completed.	0	244m ² / 0.0244 ha. Completed 2019 – 2020.
Union Road, Abergavenny	SAE2c	B1, B2 & B8	3.53	0	Developed. Established uses on site.	DC/2014/00775 - Development of a small recycling depot/storage facility with associated parking and adjacent array of PV panels. (Gain of 310m ²) Approved 24/04/15.	0	N/A Completed 2016 - 2017
						DC/2016/00219 – Unit 1 Castle Meadows Park. Change of use from D2 to D1 (Childrens day nursery) Approved 10/05/2016.	N/A	N/A however Change of Use has taken place.
						DM/2018/01442 - Single storey, metal clad building to house and office, canteen and WCs. The site has an existing consent for a metal container to be used as an office, toilet and canteen but it is now proposed instead to erect a permanent building. Former Gas Works Merthyr Road Abergavenny Monmouthshire. Approved 28/09/18. (39 square metres B2)	39m ² / 0.004 ha 2019-2020	0
						DM/2018/01937 - The application seeks retrospective permission for an area of hardstanding, which extends the existing car park area, and the use of the hardstanding as a car wash located in the car park/yard area associated with industrial units. The car wash facility in terms of built form comprises a canopy (0.1 Ha Sui Generis). Approved 14/06/19.	0	0
Hatherleigh Place, Abergavenny	SAE2d	B1, B2 & B8	2.44	0	Developed. Established uses on site.	DC/2013/00177 – Extension and alterations to front elevation. Approved 21/06/13.	N/A	N/A Completed 2014 - 2015
Ross Road (Junction Yard), Abergavenny	SAE2e	B1, B2 & B8	1.03	0	Developed. Established uses on site.	No planning permission granted on site over this period.	N/A	N/A
School Hill, Chepstow	SAE2f	B1, B2 & B8	0.30	0	Developed. Established uses on site.	No planning permission granted on site over this period.	N/A	N/A
Station Road, Chepstow	SAE2g	B1, B2 & B8	2.29	0	Developed. Established uses on site.	DC/2016/00460 – BAA Brewing Limited, 4 Station Yard. Change of Use from B2 to mixed B2/A3 selling beer to the public as well as commercial sales to pubs, clubs and wholesale. Approved 25/07/16. Completed April 2018.	N/A	N/A Completed 2017-2018.
Job Centre, Chepstow	SAE2h	B1, B2 & B8	0.07	0	Developed. Established uses on site.	No planning permission granted on site over this period.	N/A	N/A

Site Name	LDP Site Reference	Use Class	Area (Ha)	Remaining land available (Ha)	Planning Status	Related Planning Applications	Area U/C 2019-2020 gain in m ² / hectares	Area Completed 2019- 2020 gain in m ² / hectares
Bulwark Road, Chepstow	SAE2i	B1, B2 & B8	5.46	0	Developed. Established uses on site.	DC/2016/00510- Change of use from industrial B1 to gym to D2 use class. Approved 06/07/2016. No Change of Use yet.	N/A	N/A
						DC/2016/00928- Change of use from D1 to D2 - Intention to open a gymnasium to provide fitness, health and wellbeing services to local residents. Approved 29/11/2016.	N/A	N/A however Change of Use has taken place.
						DM/2019/01174 - The application seeks full planning permission for the change of use of two existing industrial units (C1/C2) from A1 retail to B1 manufacturing. Approved 19/08/19	0	N/A however Change of Use has taken place.
Beaufort Park, Chepstow	SAE2j	B1, B2 & B8	2.92	0	Developed. Established uses on site.	DC/2014/00951- Variation of condition to allow the sale of all Class A1 non-food goods by a Catalogue Showroom Retailer from up to 100 square metres of the existing Homebase sales area. Approved 09/10/14. Completed, Argos insert in place.	N/A	N/A
Newhouse Farm, Chepstow	SAE2k	B1, B2 & B8	60.59	0	Developed. Established uses on site.	DC/2013/00658- Refurbishment, including internal and external alterations at distribution warehouse. Approved 04/10/13 (addition of 280m ²) Completed.	N/A	N/A Completed 2014-2015.
						DC/2013/00802- Temporary change of use of remaining B8 warehouse to B1 use as TV studio and associated offices, stores & car parking. Approved 05/11/13. Temporary COU commenced.	N/A	N/A
						DC/2014/00084- Construction of 2 no. industrial units with ancillary offices and services yards. Approved 28/03/2014 (addition of 8204m ² B2 use) Completed.	0	N/A Completed 2015-2016.
						DC/2016/00715 - Change of use of existing building from B2 to mixed B2/B8 use. Approved 05/08/2016.	0	N/A however Change of Use has taken place. Business operating.
						DC/2016/00857- Renovation of the existing factory and office facility (B1/B2 - General Industrial). Includes addition of 520m ² extension for ancillary office use. Approved 08/09/2016	N/A	N/A completed 2017 – 2018
						DM/2018/00731 - Full planning application for the development of a workshop (B2), two storey office (B1), valet/car preparation area (Sui Generis), parking areas for car storage (B8) and associated infrastructure works. Approved 12/11/18. (17,910m ² total). Completed	0	3942.14 m ² on overall area of 3.69ha. Completed 2019-2020
						DM/2019/00197 – Full planning application for the extension of an existing customer car park at Mitcheldrever Tyres to provide an additional 24 spaces, including 1 disabled bay. Approved 03/04/2019. (No net gain in floorspace)	N/A	N/A
Wonastow Road, Monmouth	SAE2l	B1, B2 & B8	13.10	0	Majority of site developed. Small part of site (plots	DC/2013/00631- Change of use from B2 to builder's merchant's sui generis (unit 26). Approved 10/09/13. Not yet commenced.	N/A	N/A

Site Name	LDP Site Reference	Use Class	Area (Ha)	Remaining land available (Ha)	Planning Status	Related Planning Applications	Area U/C 2019-2020 gain in m ² / hectares	Area Completed 2019- 2020 gain in m ² / hectares
					9/9a) partially developed for car parking/storage. Some potential for future development.	DC/2013/00484- Replacement industrial warehouse. Approved 05/08/13 (addition of 218m ²) Completed.	0	N/A Completed 2015-2016
						DC/2016/01387 – Unit 1. Extension to existing workshop building (addition of 130m ²) Approved 19/01/2017.	0	130 m ² / 0.013 ha Completed 2018 - 2019
						DC/2017/01418 – (Greencoat) Installation of 49m ² Storage Silo. Approved 27/06/18. Not started 2019-2020	0	0
						DC/2017/01226 - Unit 14. Construction of new warehouse unit, including formation of new vehicular access and construction of vehicular bridge over existing drainage ditch. Approved 17/10/18 potential of 5 jobs. (1054m ² B8 on overall site area of 0.67ha) Site cleared 2019-2020	0	0
						DM/2019/01093 – Apex House. Proposed first floor extension and alterations. (0.0221Ha). Approved 28/10/19. Not started 2019-2020	0	0
Mayhill/ Hadnock Road, Monmouth	SAE2m	B1, B2 & B8	7.39	0	Developed. Established uses on site.	DC/2015/01431- Demolition of existing industrial sheds, erection of hotel incorporating 60 apartments, a 3700m ² spa and ancillary mixed use development. (Total 12,800m ² 5ha site area) Called in by Welsh Government on 29/11/16. Refused 06/10/17.	N/A	N/A
						DC/2017/00376 – Energy Centre in the form of a gas powered combined heat and power (CHP) plant providing up to 4MW electrical power (30m ²). Approved 14/12/2017. Reserved Matters Application has been withdrawn.	N/A	N/A
Tri-Wall, Wonastow Road, Monmouth	SAE2n	B1, B2 & B8	4.08	0	Developed. Established uses on site.	DC/2017/00373 – Extensions and internal alterations of existing production area and reception. (Addition of 270m ² /0.03ha) Approved 18/05/17.	N/A	N/A Completed 2017-2018.
Magor Brewery	SAE2o	B1, B2 & B8	21.53	0	Developed. Established uses on site.	DC/2014/01178- Installation of four fermentation vessels. Approved 02/12/2014. Completed.	0	N/A Completed 2014-2015
						DC/2014/01179- Extension to existing yeast propagation building, development of additional yeast tank and platform structure, creation of four additional rice silos, and associated works. Approved 02/12/2014. Completed	0	N/A Completed 2014-2015
						DC/2014/01279- Extension to existing building for bottling line No 4 to allow installation of new pasteuriser. Approved 15/12/2014. Completed.	0	N/A Completed 2014-2015
						DC/2015/01071 – Change of Use of gamma building car park to storage and distribution to form keg storage yard and associated works. Approved 30/10/15. Completed.	0	N/A Completed 2015-2016
						DC/2015/01158 – Erection and installation of 1.7MW Solar PV panels on roof of existing brewery. Approved 30/10/15. Not started 2019-2020	N/A	N/A
						DC/2015/01546 – Creation of new staff and visitor car park comprising 202 car parking spaces & associated works including extension of existing link bridge & barriers to house security turnstile. Approved 29/04/16.	N/A	N/A Completed.
						DC/2016/00175 – Extension to bottling plant building to allow installation of new pasteuriser. Approved 19/05/16.	0	N/A Completed 2016-2017.
						DC/2016/00546- Extension of existing warehouse to provide 563 sq.m of floor space and associated works. Approved 04/07/16.	0	N/A Completed 2016-2017.

Site Name	LDP Site Reference	Use Class	Area (Ha)	Remaining land available (Ha)	Planning Status	Related Planning Applications	Area U/C 2019-2020 gain in m ² / hectares	Area Completed 2019- 2020 gain in m ² / hectares
						DM/2018/01991 - Upward extension of roof to Warehouse 2 (by 20.3m) to accommodate automated racking system (Use Class B8), installation of conveyor outfeed and extension of existing canopy along southern elevation, and associated works. Approved 17/04/19 Not started 2019-2020	N/A	N/A
						DM/2019/00862 - The application seeks full planning permission for the installation of four additional silos within the grounds of the Magor Brewery complex. Each silo would measure 4m in diameter and 14.2m high and would be used for rice storage on an area of 160 (0.016Ha) square metres. (B2 ancillary) Approved 03/09/19. Not started 2019-2020	0	0
						DM/2019/00915 - Full planning permission for the development of an extension to an existing yeast propagation building, implementation of a new loading/unloading area with associated internal roadway alterations, boundary treatment works and associated works. (418 square metres B2) (0.0418Ha) Approved 12/09/19.	418m ² on overall area of 0.0418ha	0
						DM/2019/01577 –Extensions to existing production building to south to create storage area (994.6 sqm GEA) (0.09946Ha), and east to create new delivery building (429.6 sqm GEA) (Use Class B) (0.04296Ha), external lighting, external ramp, and associated works. Approved 11/12/19.	1424.2m ² on overall area of 0.22ha	0
Severn Bridge, Caldicot	SAE2p	B1, B2 & B8	35.55	0	Developed. Established uses on site.	DC/2013/00627- Amendment to unit 11 Beacons Industrial Park to B1/B8 use class, with adjacent open yard - as an amendment to planning consent (DC/2007/01677) Approved 17/09/13. (addition of 345m ²)	N/A	N/A Completed 2014-2015
						DC/2013/00649- Erection of a workshop building and materials storage structure, including a change of use for the site, to allow for the storage and maintenance of vehicles and the processing and storage of construction materials. (195m ²) Approved 17/11/2014.	Previous building has only been demolished to date. Currently used for storage. 2019-2020	0
						DC/2013/00688- Erection of Class A1 food store and Class A1/A2/A3 retail unit with associated access, parking and landscaping. (Class A1 food store - all matters to be approved & class A1/A2/A3 retail unit - all matters to be reserved). Withdrawn 01/09/14	N/A	N/A
						DC/2014/01349- Extension to existing workshop building. Approved 15/01/2015.	N/A	N/A Completed 2014-2015
						DC/2016/00028 – Unit 4c Old Pill Farm. Change current use of premises to B2 (general industrial) use. Approved 21/04/2016.	0	N/A however Change of Use has taken place. Business operating.
						DC/2016/00561- Castle Court Road, Severn Bridge Industrial Estate. Mixed small factory workshop extension onto the previously approved planning permission DC/2011/00361. Approved 26/09/2016. Completed.	0	220m ² on overall area of 0.022ha. Completed 2019-2020.
						DC/2016/00911- Unit 2 Castle Way. Change of use from B8 storage and distribution to B2 General Industrial including MOT workshops, under the Town and Country Planning (Use Classes) Order 1987. Approved 10/10/2016.	0	N/A however Change of Use has taken place. Business operating.

Site Name	LDP Site Reference	Use Class	Area (Ha)	Remaining land available (Ha)	Planning Status	Related Planning Applications	Area U/C 2019-2020 gain in m ² / hectares	Area Completed 2019- 2020 gain in m ² / hectares
						DM/2018/00598 - Unit 7B Castlegate Business Park Caldicot Road Portskewett Caldicot Monmouthshire Change of use - canteen into theatre (D1). Approved 04.07.18	0	N/A however Change of Use has taken place.
						DM/2018/01854 - Unit 9 Castle Way Severn Bridge Industrial Estate Portskewett Caldicot Monmouthshire NP26 5PR. First floor extension over existing office block providing additional office space and ancillary accommodation. Approved 17.12.18. (137m ² B1) Not Started 2019-2020.	0	0
						DC/2015/01389 - Up to four retail units (use classes A1, A2 and A3), up to a total of 200m ² (gross internal area); Public House (A3 use) 620m ² . Parking, landscaping, ancillary facilities with access from the Caldicot Road. Approved 16/03/2017. Not Started 2019-2020.	0	0
						DC/2017/00569 – Change of Use from B1 to B2 (to commercial kitchen for food preparation and catering). Approved 27/06/17. Completed April 2018.	N/A	N/A Completed 2017-2018.
						DC/2017/00989 – Existing external wall to be demolished and replaced with proposed extension. Addition of 704m ² . Approved 02/10/17.	N/A	N/A completed 2017 – 2018
						DC/2017/00563 – Unit 4. Proposed use maintains the existing B2 use class at the premises. Approved 31/05/17.	N/A	N/A
						DM/2019/00384 - Full planning permission for the development of an extension (164.693 square metres B2) to an existing vehicle repair garage at Mustoes. Approved 02/05/19. Not started 2019-2020	0	0
						DM/2019/01633 – Unit 9, Old Pill Farm Industrial Estate. Change of Use from B1/B8 to B2. Approved 15/11/19. Change of use has not taken place 2019-2020.	0	0
						DM/2019/01819 – Unit 8 Castle Way. Extension of a steel portal framed building to provide additional workshop floorspace. Approved 19/12/19. (189 Square metres) (0.0189ha). Not Started 2019-2020	0	0
Cheeseman's Industrial Estate, Rogiet	SAE2q	B1, B2 & B8	1.18	0	Developed. Established uses on site.	DC/application that has been picked up across the two sites. - Redevelopment of the Caldicot building supplies premises with 2 no warehouse buildings, associated offices, storage yard and parking. (addition of 538m ²) Not yet determined.	N/A	N/A
						DC/2017/01095 – (Manor Garage) Rear single storey extension to workshop. Addition of 401m ² . Approved 06/11/17. Not started 2019-2020.	0	0
Progress Industrial Estate, Rogiet	SAE2r	B1, B2 & B8	0.75	0	Developed. Established uses on site.	DM/2018/01940 - Sub division of existing B2/ B8 unit to provide additional unit for B1, B2 or B8 use. Unit 1 Progress Industrial Estate Station Road Rogiet Caldicot Monmouthshire NP26 3UE. Approved 18.02.19 (2 x 76.16m ² B1/B2/B8)	U/C in 2019/20 however, no net gain.	0
Former Railway Goods Yard,	SAE2s	B1, B2 & B8	0.86	0	Partially developed, no	DC/2017/01328 – Storage containers, caravans and trailers. Application withdrawn.	N/A	N/A

Site Name	LDP Site Reference	Use Class	Area (Ha)	Remaining land available (Ha)	Planning Status	Related Planning Applications	Area U/C 2019-2020 gain in m ² / hectares	Area Completed 2019- 2020 gain in m ² / hectares
Usk					linked planning applications. Long established uses on this site. Some land remaining but primarily used for the storage of vehicles.			
Cuckoo's Row, Raglan	SAE2t	B1, B2 & B8	1.72	0	Partially developed, no linked planning applications. Long established uses on this site. Some land remaining but primarily used for the storage of vehicles /machinery.	DC/2017/01215 – Proposed tractor, combine and farm machinery storage building. Addition of 488m ² B8 use. Approved 04/12/17.	0	N/A 488m ² / 0.05ha Completed 2018 - 2019
Raglan Enterprise Park	SAE2u	B1, B2 & B8	0.27	0	Developed. Established uses on site.	No planning permission granted on site over this period.	N/A	N/A
Mamhilad	SAE2v	B1, B2 & B8	3.54	0	Developed. Established uses on site.	DC/2016/00858 – Proposed area of hardstanding to provide additional external storage for adjacent composite metal flooring factory. Approved 23/09/16. Small amount within employment site boundary, majority outside. Completed April 2018.	N/A	N/A completed 2017-2018
Wales One, Magor	SAE2w	B1, B2 & B8	3.3	Approximately 0.57	Partially developed.	DC/2013/00323- 31 surface level car parking spaces to the land east of Unit 103. Approved 21/08/13.	N/A	N/A
						DC/2013/00978 - Two storey building comprising commercial use at ground floor and crèche (D1) on the first floor. Approved 26/02/14 (addition of 832m ²). Completed.	N/A	N/A Completed 2014-2015
						DC/2014/00669 – Two storey office development within Wales One Business Park (unit 103a) Approved 06/08/14 (addition of 399m ²).Not started. Expires August 2019.	0	0
						DM/2018/00137 - To use the area for parking coaches, buses and minibuses. The area will be fenced for security and will have a storage facility for ancillary equipment associated with the vehicles operation. Approved 05.06.18	0	Change of use complete.
Woodside Industrial	SAE2x	B1, B2 & B8	2.22	0	Developed. Established	DC/2016/01091- Continued temporary use of land for parking of 22 no. articulated lorry trailers. Approved 20/12/2016.	N/A	N/A

Site Name	LDP Site Reference	Use Class	Area (Ha)	Remaining land available (Ha)	Planning Status	Related Planning Applications	Area U/C 2019-2020 gain in m ² / hectares	Area Completed 2019- 2020 gain in m ² / hectares
Estate, Usk					uses on site.			
Cranberry Foods, Abergavenny	SAE2y	B1, B2 & B8	4.43	0	Developed. Established use on site.	DC/2015/01040 Renovation and extension of existing factory site. (addition of 3922m ²) Approved 15/01/16. Not started 2019-2020.	0	0
Total (hectares)			181.89	0.57			Total 0.2658 ha	Total 3.7364 ha

Appendix 2 –Use Classes Order Wales – extracted in tabular format from The Town and Country Planning (Use Classes) Order 1987

Use Classes Order 1987	Use Classes Order 1972	Description	Permitted Development
A1 Shops Applies to buildings or land	Class I	The retail sale of goods other than hot food, a post office; ticket or travel agency; hairdressing; the direction of funerals; domestic or personal goods or articles; for the washing of or cleaning of goods on the premises or for the reception of goods to be washed, cleaned or repaired; where the sale, display and service is to visiting members of the public	A1 to A1 of ground with single flat over; Building for sale or display for sale of motor vehicles to A1
A2 Financial & Professional Services Applies to buildings or land	Class II	Banks, building societies; estate and employment agencies, some solicitors & accountants; where the service is provided principally to visiting members of the public	A2 to A1 where there is a ground floor display window
A3 Food and Drink Applies to buildings or land		Restaurants, pubs, snack bars, cafes, wine bars, shops for sale of hot food, takeaways	A3 to A1 A3 to A2
B1 Business Applies to buildings or land	Class II Class III	Offices not within A2 Research and Development, studios, laboratories, high tech Light Industry	B1 to B8 (up to 235sqm)
B2 General Industrial Applies to buildings or land	Class IV-IX	Industrial processes not falling within Class B1	B2 to B1 B2 to BB (up to 235sqm)
B8 Storage or Distribution Applies to buildings or land	Class X	Wholesale warehouse, distribution centres, repositories	B8 to B1 (up to 235sqm)
C1 Hotels Applies to buildings	Class XI	Hotels, boarding and guest houses	No permitted development
C2 Residential Institutions Applies to buildings	Class XII Class XIV	Residential Schools and Colleges Hospitals and convalescent/nursing homes	No permitted development
C2A Secure Residential Institution		Use for the provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short-term holding centre, secure hospital, secure local authority accommodation or use as a military barracks	
C3 Dwelling Houses Applies to buildings		Dwellings, small businesses at home, communal housing of elderly and handicapped	No permitted development
D1 Non-residential Institutions Applies to buildings	Class XIII Class XV Class XVI	Places of worship, church halls Clinics, health centres, crèches, day nurseries, consulting rooms Museums, public halls, libraries, art galleries, exhibition halls, Law Courts Non-residential education and training centres	No permitted development
D2 Assembly and Leisure Applies to buildings	Class XVII Class XVIII	Cinemas, music and concert halls Dance, sports halls, swimming baths, skating rinks, gymnasiums Other indoor and outdoor sports and leisure uses, bingo halls, casinos	No permitted development
Sui Generis (i.e. in a class of their own)	Class XVII	Uses which do not fall wholly within a Use Class are considered 'sui generis' & require planning permission to change to another use. Some uses are expressly identified as being sui generis; Buildings selling and/or displaying for sale motor vehicles Laundrettes, Taxi and vehicle hire businesses, Amusement centres or funfairs, Petrol filling stations Theatres	

Appendix 3 – Extract from Chapter 7 of the Adopted Monmouthshire Local Development Plan (2014)

EMPLOYMENT SITES

IDENTIFIED INDUSTRIAL AND BUSINESS SITES

- 7.13 Strategic Policy S9 sets out the requirement to provide for a suitable range and choice of sites for industrial and business development in the County (classes B1, B2 and B8 of the Town and Country Planning Use Classes Order 1987). Policy SAE1 below identifies these new employment sites and they are plotted on the Proposals Map.

Policy SAE1 – Identified Industrial and Business Sites

The following sites are identified for new industrial and business development (classes B1, B2 and B8 of the Town and Country Planning Use Classes Order 1987):

Site ref.	Site Name	Area (Ha)	Area with p/p	Area not dev.	Use Class	Job Potential
SAE1a	Wales One, Magor (West)	4.0	0	4.0	B1	1289
SAE1b	Quay Point, Magor	19.6	19.6	19.6	B1,B2, B8	1962
SAE1c	Gwent Europark, Magor	13.3	0	13.3	B8	581
SAE1d	Westgate Business Park, Llanfoist	5.0	5.0	5.0	B1, B2	576
SAE1e	Ross Road, Abergavenny	1.5	0	1.5	B1, B2,	158
SAE1f	Newhouse Farm, Chepstow	4.0	0	4.0	B2, B8	200
SAE1g	South Woodside, Usk	1.3	1.3	1.3	B1	142
SAE1h	Pill Row, Severnbridge Ind. Est., Caldicot	1.0	0	1.0	B1, B8	106
SAE1i	Beaufort Park, Chepstow	0.42	0.42	0.42	B1	50
		50.1	26.3	50.1		

- 7.14 Any proposals for site SAE1g South Woodside, Usk must be accompanied by a project level Habitats Regulations Assessment that can satisfactorily demonstrate that appropriate mitigation measures (if required) can be taken during construction and operation of the scheme to avoid adverse

effects (either direct or indirect) on the integrity of the River Usk SAC. Any such proposal must also:

- Avoid/minimise the loss or fragmentation of supporting habitat (vegetation adjacent to river corridor). Any proposal should also seek to enhance riparian and linear habitat features.
- Avoid construction methods, such as pile-driving, which have the potential to disturb protected species through either noise and/or vibration. This is particularly important during migration periods for Salmonids or Lamprey as construction works can create acoustic barriers.
- Be accompanied by a lighting scheme – dark corridors should be maintained and light spillage onto the river corridor minimised.
- Be accompanied by a Surface Water Management Plan that considers both the construction and operation of proposed development.

Any proposals for development at site SAE1b Quay Point, Magor, and site SAE1c Gwent Europark, Magor, will need to demonstrate how any adverse impacts on the SSSI have been avoided/ mitigated.

- 7.15 Sites SAE1c, SAE1g and SAE1h lie within Class C1 flood plains as identified by the TAN15 DAM maps. Any planning applications for these sites will require a flood consequences assessment.

IDENTIFIED MIXED USE SITES

- 7.16 Four of the LDP Strategic Site allocations considered in the first part of this Chapter are for mixed use allocations that include land for employment development in addition to residential. These employment allocations are listed below, together with the job potential, as identified in the *Employment Sites and Premises Review Addendum Study, August 2010*.

Site Ref.	Site Name	Area (Ha)	Job Potential
SAH2	Crick Road, Portskewett	1.0	118
SAH3	Fairfield Mabey, Chepstow	2.8	401
SAH4	Wonastow Road, Monmouth	6.5	651
SAH5	Rockfield Farm, Undy	2.0	258

PROTECTED EMPLOYMENT SITES

7.17 Meeting the requirement set out in Policy S9 to provide for a suitable range and choice of sites for industrial and business development in the County also involves the protection of existing employment sites from alternative development. Development Management Policy E1 sets out the criteria against which development proposals for the alternative use of existing employment sites / premises will be assessed. The more significant existing employment sites in the County are identified in Policy SAE2 below, although Policy E1 will apply to all existing employment sites and premises even if not included in the following table.

Policy SAE2 – Protected Employment Sites

The following existing sites as indicated on the Proposals Map are protected for industrial and business development (classes B1, B2 and B8 of the Town and Country Planning Use Classes Order 1987):

Site ref.	Site Name
SAE2a	Mill Street, Abergavenny
SAE2b	Lower Monk Street, Abergavenny
SAE2c	Union Road, Abergavenny
SAE2d	Hatherleigh Place, Abergavenny
SAE2e	Ross Road (Junction Yard), Abergavenny
SAE2f	School Hill, Chepstow
SAE2g	Station Road, Chepstow
SAE2h	Job Centre, Chepstow
SAE2i	Bulwark Road, Chepstow
SAE2j	Beaufort Park, Chepstow
SAE2k	Newhouse Farm, Chepstow
SAE2l	Wonastow Road, Monmouth
SAE2m	Mayhill/Hadnock Road, Monmouth
SAE2n	Tri-Wall, Wonastow Road, Monmouth
SAE2o	Magor Brewery
SAE2p	Severn Bridge, Caldicot
SAE2q	Cheeseman's Industrial Estate, Rogiet
SAE2r	Progress Industrial Estate, Rogiet
SAE2s	Former Railway Goods Yard, Usk
SAE2t	Cuckoo's Row, Raglan
SAE2u	Raglan Enterprise Park
SAE2v	Mamhilad
SAE2w	Wales One, Magor
SAE2x	Woodside Industrial Estate, Usk
SAE2y	Cranberry Foods, Abergavenny

7.18

A number of the sites listed in connection with Policy SAE2 are within or partially within flood zone C and development proposals may, in accordance with TAN15, require a flood consequences assessment to demonstrate that the risks and consequences of flooding can be acceptably managed. The sites in question are: SAE2a, Mill Street; SAE2k Newhouse Farm, Chepstow; SAE2l Wonastow Road, Monmouth; SAE2m Mayhill/Hadnock Road, Monmouth; SAE2p Severn Bridge, Caldicot; SAE2q Cheeseman's Industrial Estate, Rogiet; SAE2r Progress Industrial Estate, Rogiet; SAE2s Former Railway Goods Yard, Usk; SAE2v Mamhilad; and SAE2x Woodside Industrial Estate, Usk.

Appendix 4 - Extract from the Adopted Monmouthshire LDP Monitoring Framework, February 2014

Economy and Enterprise

Strategic Policy: S8 Enterprise and Economy, S9 Employment Sites Provision

LDP Objectives Supported: 7

Other LDP Policies: E1-E3, RE1, SAE1-SAE2

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To ensure a sufficient supply of employment land and to protect the County's employment land	Net employment land supply /development** and take-up of employment land	Maintain sufficient employment land to meet the identified take-up rate of 1.9ha per annum.	Further investigation if insufficient employment land available to meet the identified take-up rate of 1.9ha per annum	Employment land monitoring
	Planning permission granted for new development (by type) on allocated employment sites as identified in Policy SAE1	No specific target	Further investigation if there is a lack of development on strategic employment sites identified in policy SAE1 by the end of 2017	Employment land monitoring
	Planning permissions granted for employment use by settlement	No specific target	None	Employment land monitoring
	Planning permissions granted for employment use by sector	No specific target	None	Employment land monitoring
	Amount of employment land lost to non-employment uses (i.e. non B1, B2, B8 uses)	Minimise the loss of employment land to non B1, B2 and B8 uses	Further investigation if loss of any B1, B2 or B8 employment land in any 1 year	Employment land monitoring / planning applications database
	Proportion of resident workforce working within Monmouthshire	Increase the proportion of resident workforce working within Monmouthshire	None	WG Commuting Stats

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
	Number of people in-commuting to Monmouthshire	Reduce the level of in-commuting over the plan period	None	WG Commuting Stats
	Number of people out-commuting from Monmouthshire	Reduce the level of out-commuting over the plan period	None	WG Commuting Stats

**Additional Indicators LDP Manual

Waste

Strategic Policy: S14 Waste

LDP Objectives Supported: 12

Other LDP Policies: W1 – W6, SAW1

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
Meet the County's contribution to local waste facilities	Amount of waste management capacity permitted expressed as a percentage of the total capacity required as identified in the Regional Waste Plan**	Aim to provide between 2.2 and 5.6 hectares for new in-building waste management facilities located on appropriate B2 employment sites over the plan period	Further investigation if the amount of B2 employment land falls below 5.6 ha	Planning applications database /Annual monitoring survey

**Additional Indicators LDP Manual