



**Monmouthshire Local Development Plan**  
**Employment Land Background Paper**  
**May 2022**

**MONMOUTHSHIRE COUNTY COUNCIL**  
***CYNGOR SIR FYNWY***

**Monmouthshire Local Development Plan**  
**2011-2021**

**Employment Land Background Paper**  
**May 2022**

Planning Policy  
Enterprise Directorate  
Monmouthshire County Council  
County Hall  
Usk  
NP15 1GA  
Telephone/Ffon: 01633 644429  
Rydym yn croesawu galwadau yn Gymraeg  
Email/Ebost:  
planningpolicy@monmouthshire.gov.uk  
Website/Gwefan:  
[www.monmouthshire.gov.uk/planning](http://www.monmouthshire.gov.uk/planning)



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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 March 2022.
- 1.3** 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.
- 1.4** 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 11, February 2021, 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** The surveys of the SAE1, SAE2 sites and strategic mixed-use sites were undertaken in late March 2022. 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 along with a site visit, 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 supply<sup>1</sup> and take-up<sup>2</sup> 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** Additional data has been collated over the survey period in accordance with the regional approach adopted by the South East Wales Strategic Planning Group on 23 May 2017. In addition to an annual survey of sites, the methodology recommends that qualitative site assessments should be undertaken to include data such as use classes, unit size, occupant and type of use. A consistent approach will enable Monmouthshire to work strategically and cooperatively in the future with other Local Planning Authorities across the region whilst ensuring a consistent evidence base. While the tables in **Appendix 1** have not been adjusted to incorporate this data, a separate summary table is available in **Appendix 5**, utilising information contained in the qualitative site assessment proformas. The collation of individual use classes and vacancy rates is particularly useful and has

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

<sup>2</sup> Employment Land take up relates to sites completed over the monitoring period.

subsequently been included within summary tables in sections 4-8 in the relevant town/settlement. A summary of sectoral data has also been collated in the table in **Appendix 5** to assist with future Annual Monitoring Reports.

### **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 will provide a total of 10.15ha of serviced land<sup>3</sup> for industrial and business development over the plan period.

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<sup>3</sup> 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 the settlements 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. Consequently, 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. Several planning applications have been granted permission on this site, which was, at the time of the survey, largely developed. The hotel, public house, fast food restaurant and coffee shop were all completed over the 2016-2017 and 2017-2018 surveys. The application for a care facility was completed in the 2019 survey and whilst this is not strictly speaking a traditional employment use, this development provided approximately 76 full time equivalent positions. Approximately 1.3ha of land remains undeveloped on this site which relates to the parcel of land adjacent to the care facility. An application for the development of 24 no. extra care units at the above site was approved in December 2020, however, at the time of the site survey in March 2022, this development had yet to commence.
- 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. Consequently, a small extension remains under construction in the south of the Union Road (SAE2c) site. There have nevertheless been no developments on the SAE2 sites over the 2021 - 2022 monitoring period.
- 4.5** At the time of the 2021-2022 survey period, there remains 2.8ha available across the Ross Road SAE1e and SAE1d Westgate Business Park in Abergavenny and Llanfoist.

- 4.6** There has been no change in the employment land supply in the Abergavenny/Llanfoist area and no take up over the 2021 – 2022 monitoring period.

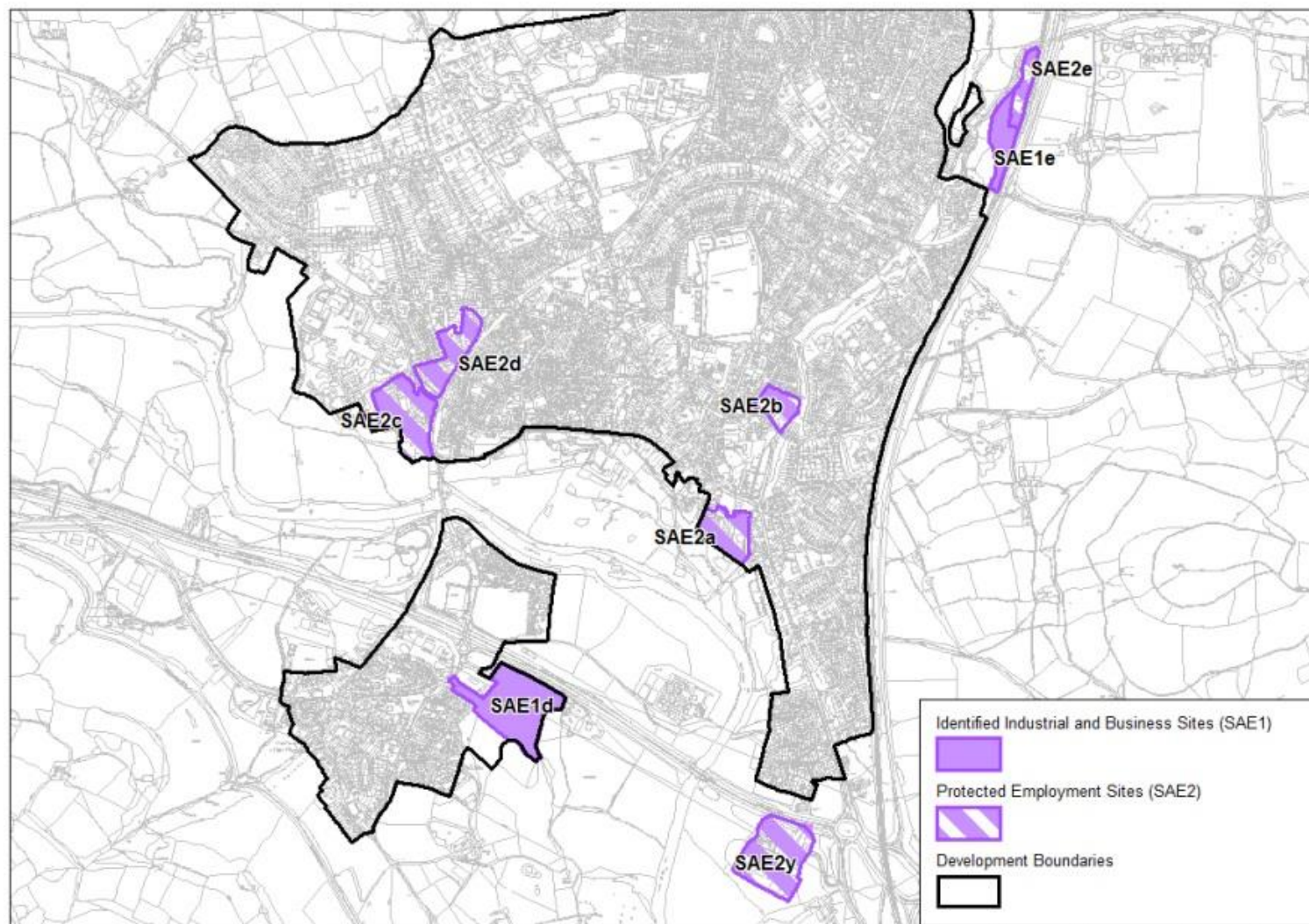
**Table 2 - Abergavenny and Llanfoist Summary of Employment Land Supply**

	<b>Area (ha)</b>	<b>Remaining Land Available (ha)</b>
<b>SAE1 Sites</b>	6.5	2.8
<b>SAE2 Sites</b>	14.77	0

- 4.7** Table 3 provides a summary of vacancy rates and use classes for each of the SAE1 and SAE2 sites within Abergavenny.

<b>Site Reference</b>	<b>% of Vacant Units</b>	<b>Use Classes present on site</b>
SAE1d	N/A	A1 3%; A3 17.3%; C1 48.2%; C2 31.5%
SAE1e	N/A	N/A
SAE2a	6.2%	A1 34.6%; A3 0.2%; B1 6.7%; B2 25.1%; B8 19.6%; D2; 2.6%; Sui Generis 11.2%
SAE2b	5.5%	A1 43%; B2 48%; B8 9%
SAE2c	1.2%	A1 9.3%; B1 1.5%; B2 54.4%; B8 20.6%; D1 12.1% D2 2.1%
SAE2d	17.7%	A1 16.1%; B1 9.7%; B2 54.5%; B8 10.1%; D2 2.2%; Sui Generis 7.4%
SAE2e	N/A	N/A
SAE2y	N/A	B2 100%

**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 been approved and development 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 site at Beaufort Park (SAE1i) has been the subject of several change of use applications over several monitoring periods. The most recent of these applications had been implemented at the time of the March 2022 survey. The full details of the application can be found at **Appendix 1**.
- 5.4** The Protected Employment Site at the 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. Over the 2019-2020 monitoring period, approximately 98% of total employment land take up was accounted for by the development of a facility comprising a workshop, office and car valeting area on the Newhouse Farm (SAE2k) allocation. An extension to the Newhouse Farm site is provided in SAE1f, providing an additional 4ha for B2/B8 usage, however, no applications have been received on this site to date. The Protected Employment Site at Beaufort Park (SAE2j) lies to the north of the M48 and northeast of the Newhouse Farm site. An application for the change of use and extension of one of the units had been picked up in the 2020-2021 monitoring period. At the time of the most recent survey in March 2022, the change of use had been implemented, however, work on the rear extension had yet to commence.
- 5.5** There has been no change in the employment land supply in the Chepstow area and no take up over the 2021-2022 monitoring period.

**Table 4 – Chepstow Summary of Employment Land Supply**

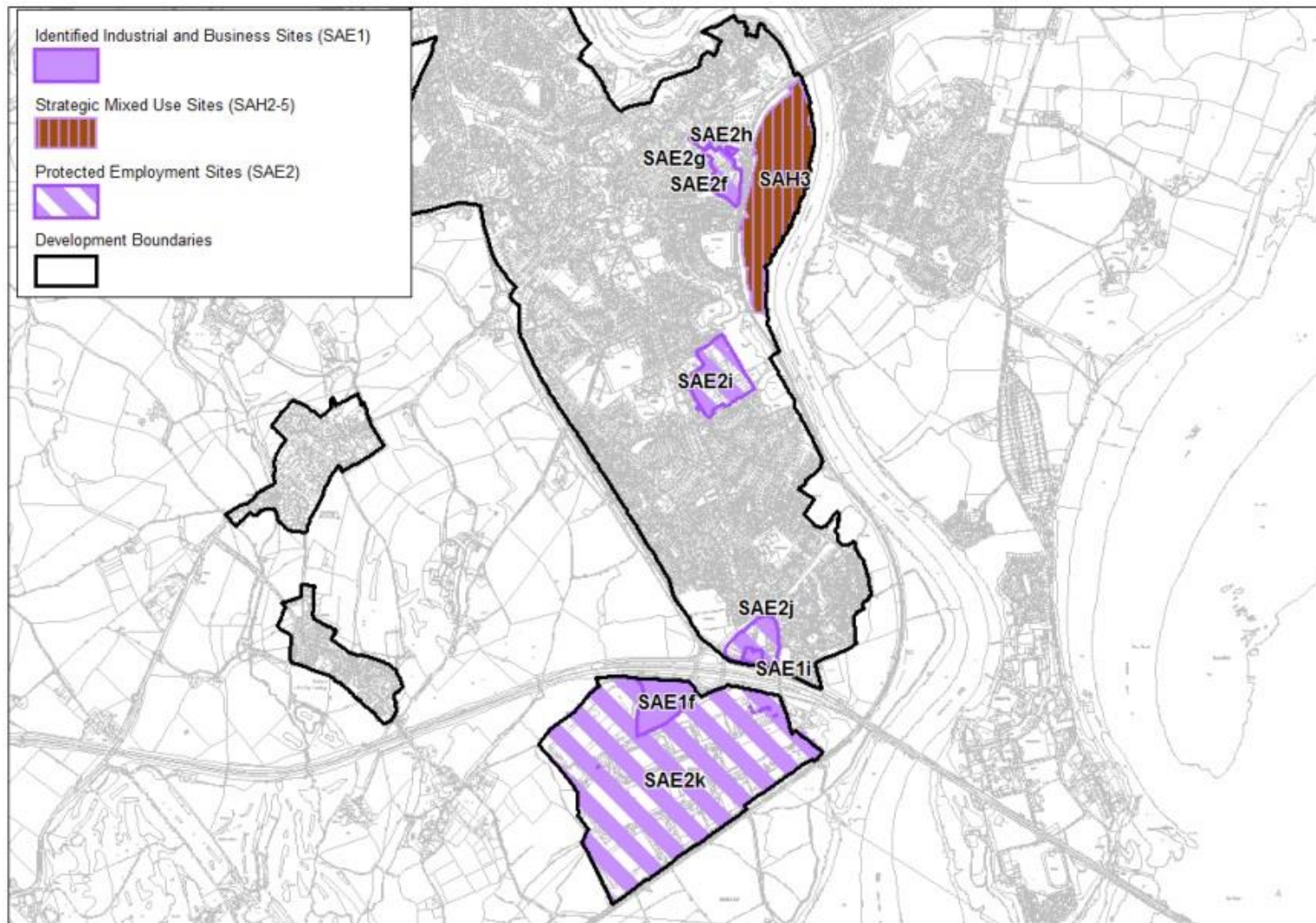
	<b>Area (ha)</b>	<b>Remaining Land Available (ha)</b>
<b>SAE1 Sites</b>	4.42	4.0
<b>SAE2 Sites</b>	71.63	0
<b>Strategic Mixed-Use Sites</b>	0.65 <sup>4</sup>	0.65

**5.6** Table 5 provides a summary of vacancy rates and use classes for each of the SAE1 and SAE2 sites within Chepstow. The Strategic Mixed-Use site has not been included as it is not yet developed.

<b>Site Reference</b>	<b>% of Vacant Units</b>	<b>Use Classes present on site</b>
SAE1f	N/A	N/A
SAE1i	N/A	B1 33%; B2 67%;
SAE2f	5.4%	A1 69.3%; D1 30.7%
SAE2g	N/A	A1 21.4%; B1 29.8%; B2 43.9%; B8 4.9%
SAE2h	N/A	A2 100%
SAE2i	3.2%	A1 12.5%; B1 13.6%; B2 49%; B8 12.7%; D2 8.8%; Sui Generis 3.4%
SAE2j	N/A	A1 54.1%; A2 3.8%; B1 34.6%; D1 7.5%;
SAE2k	0.2%	B1 1.7%; B2 63.4%; B8 31.8%; Sui Generis 3.1%

<sup>4</sup> 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 (SAE2I) 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 between Wonastow Road and Portal 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** An application for the construction of a new B8 warehouse unit on the southern boundary of the Wonastow Road (SAE2I) allocation was approved in October 2018. As per the previous 2020-2021 survey, the overall site area of 0.67ha had been cleared and was being used for storage and parking at the time of the 2021-2022 survey. However, a storage silo and a first-floor extension had been completed at premises elsewhere within the Wonastow Road (SAE2I) allocation. Together, these developments account for 0.027 ha of take up recorded in the 2021-2022 survey.
- 6.4** The permission for a small rear extension at the dental surgery on the Mayhill/Hadnock Road (SAE2m) granted in October 2020 had also completed at the time of 2021-2022 survey. The minor extension to these premises at the allocated Mayhill/Hadnock Road (SAE2m) site accounts for 0.0009 ha of employment land take up in 2021-2022.
- 6.5** These developments account for a total of 0.0279 ha and over half of employment land take up recorded in 2021-2022.

**Table 6 – Monmouth Summary of Employment Land Supply**

	<b>Area (ha)</b>	<b>Remaining Land Available (ha)</b>
<b>SAE2 Sites</b>	24.57	0
<b>Strategic Mixed-Use Sites</b>	6.5	2.78

**6.6** Table 7 provides a summary of vacancy rates and use classes for each of the SAE2 sites and the Strategic Mixed-Use site within Monmouth.

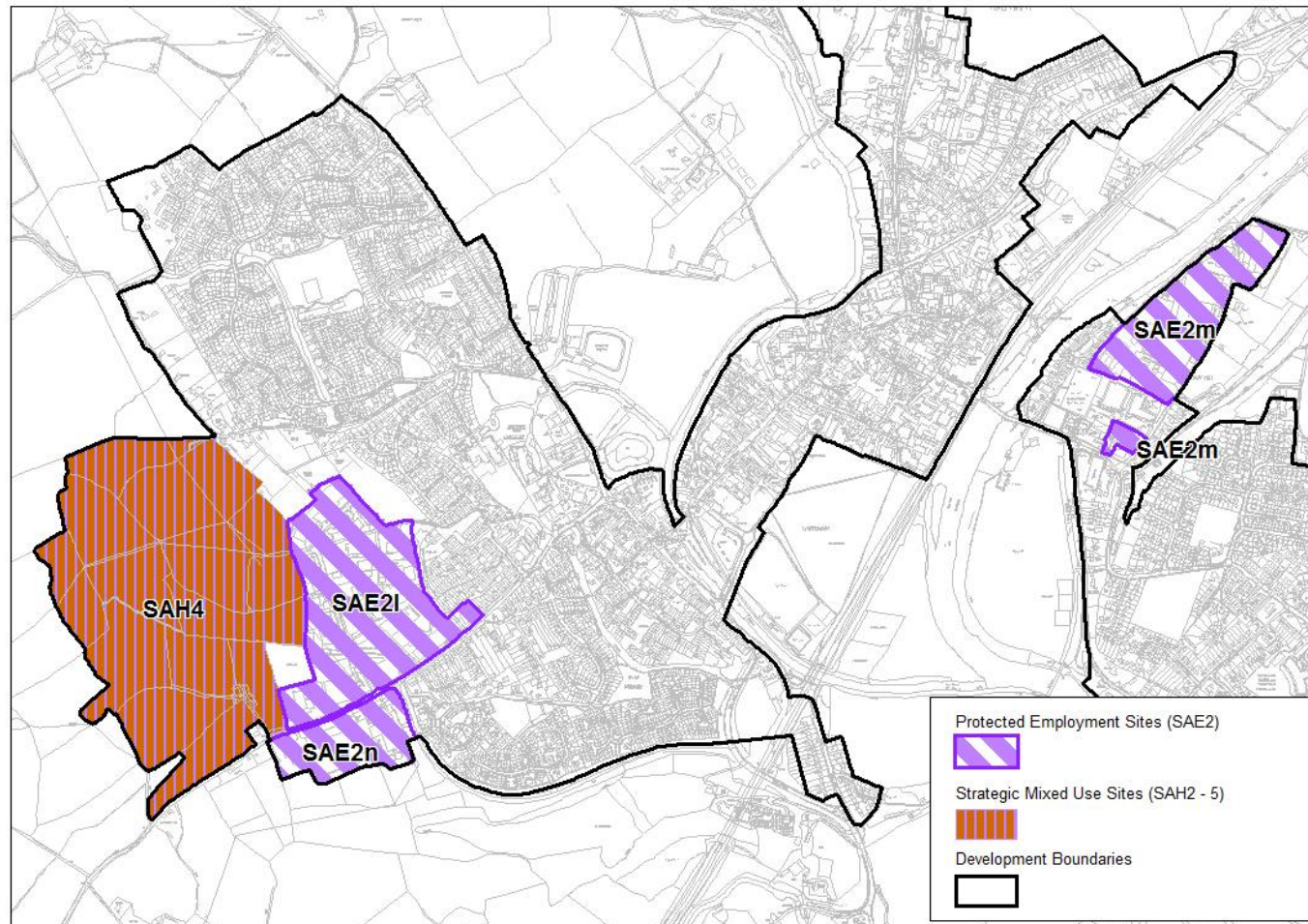
<b>Site Reference</b>	<b>% of Vacant Units</b>	<b>Use Classes present on site</b>
SAH4	N/A	B1/B8 100%
SAE2I <sup>5</sup>	N/A	A1 20%; A3 0.1%; B1 6.7%; B2 59.6%; B8 11.5%; D2 0.3%; Sui Generis 1.8%
SAE2m	4.1%	A1 3.6%; B1 2.5%; B2 38.2%; B8 53.2%; D1 0.5%; Sui Generis 2%
SAE2n	N/A	B2 100%

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<sup>5</sup> Vacancy and Use Class at the Wonastow Road (SAE2I) site does not include the Singleton Court Business Park, up to date information on respective occupiers of the premises was unavailable at the time of writing.



**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 by road and rail. Magor and Caldicot contain significant employment bases which are discussed further in the sections 7.2 and 7.3.

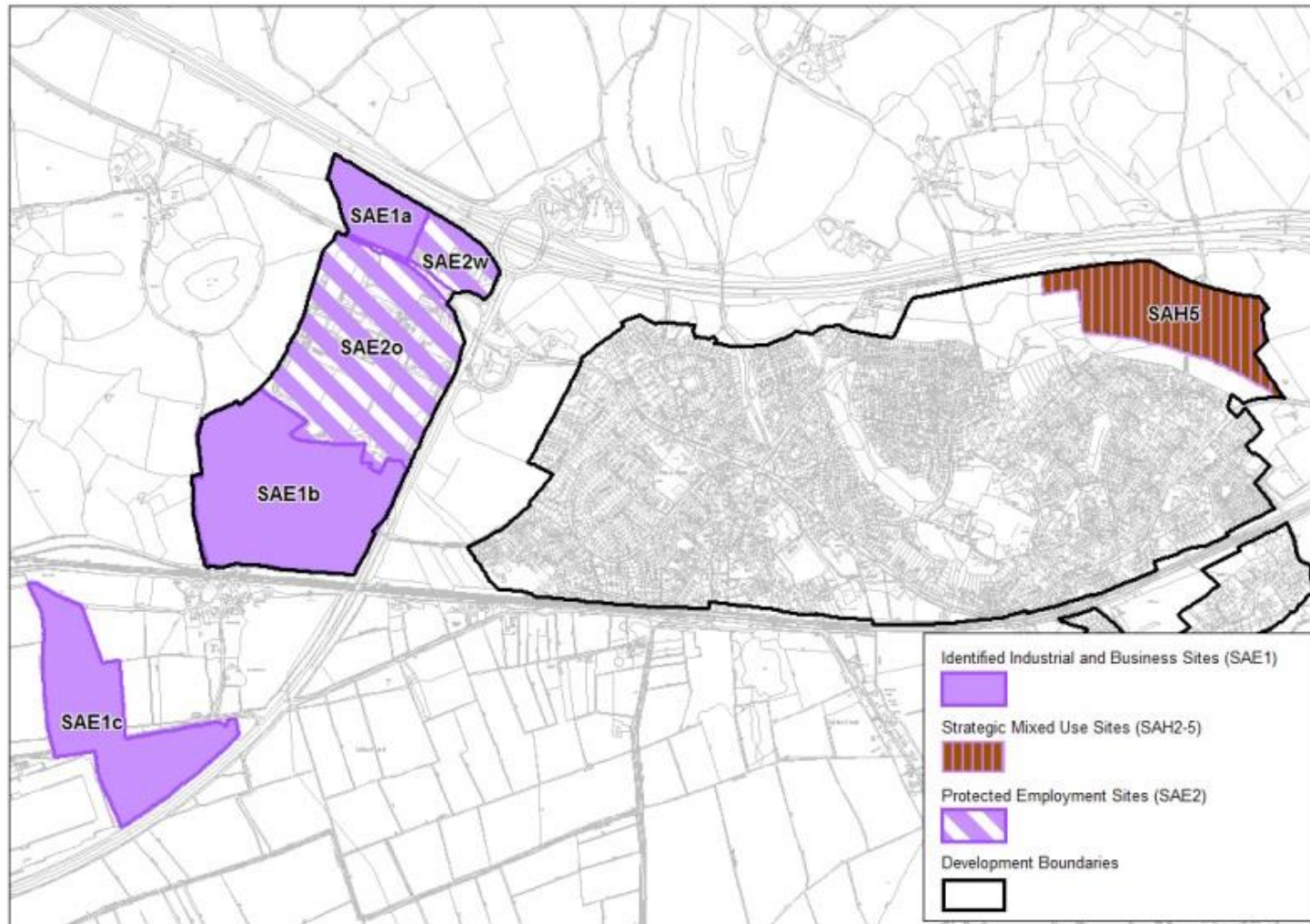
### **7.2 Magor/Undy**

**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 over 73% of the overall identified industrial and business allocations 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 applications have been approved over the past couple of monitoring periods at the Magor Brewery site (SAE2o). As per the previous survey, at the time of the March 2022 survey, two of the applications, an upward extension of a warehouse and the installation of additional fermentation vessels were both under construction. However, an application for the extension of a yeast propagation building had been completed at the time of the March 2022 survey. This development accounted for 0.0266 and just under half of the total employment land take up recorded in 2021-2022.
- 7.2.5** An outline application at the Rockfield Farm Strategic Mixed-Use site in Undy (SAH5) was approved during the 2017-2018 monitoring period for up to 266 residential units and 5575m<sup>2</sup> B1 floorspace on 2ha of the site. A reserved matters application for part of the site and 144 dwellings was approved in February 2019 and has since commenced development. This reserved matters application did not relate to the area proposed for employment, however an application was submitted in March 2021, for the provision of 5575m<sup>2</sup> B1 employment space on another part of the site. This application is not yet determined.

**Table 8 - Magor/Undy Summary of Employment Land Supply**

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

- 7.2.6** Table 9 provides a summary of vacancy rates and use classes for each of the SAE1 and SAE2 sites within Magor/Undy. The Strategic Mixed-Use site has not been included, as it is not yet developed.

<b>Site Reference</b>	<b>% of Vacant Units</b>	<b>Use Classes present on site</b>
SAE1a	N/A	N/A
SAE1b	N/A	B8:100%
SAE1c	N/A	N/A
SAE2o	N/A	B2: 100%
SAE2w	51%	A1 6.5%; A3 6.5%; B1 22.6%; C1 44.9%; D1: 19.5%

### 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 is the second largest Protected Employment Site. This site is fully developed and at the time of the March 2022 survey appeared to be popular with a demand for the range of services on site. There are several extant planning permissions on site which have been picked up in recent monitoring periods including, an application for the extension of a vehicle repair garage, as well as two applications for extensions of two respective existing premises on Castle Way. However, at the time of the March 2022 survey, none of these applications had commenced. In addition, an application for the ground floor extension of a warehouse and the construction of a temporary concrete manufacturing facility had also yet to be implemented. However, both these applications were approved relatively late in the latest 2021-2022 monitoring period. Two applications had been completed at the time of the March 2022 survey; however, one was for a change of use and the other for internal alterations, consequently, these applications did not result in any employment land take up. 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 was granted for the construction of a single storey, 32-bed care home over the 2019-2020 monitoring period. At the time of the March 2022 survey initial works had begun on site. 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. An application

for the redevelopment of the northern section of the SAE2q site including the construction of two warehouse units on an overall site area of 0.37ha was approved in July 2020, however in March 2022, the development had not yet commenced. There are also two extant permissions yet to commence on the Cheeseman's Industrial Estate (SAE2q), both for the extension of an existing MOT garage. The Cheeseman's Industrial Estate has particularly good access directly off the B4245. The sites are identified on **Map 5**.

- 7.3.6** There have been no major employment developments in the Caldicot, Portskewett or Rogiet area over the 2021-2022 monitoring 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**

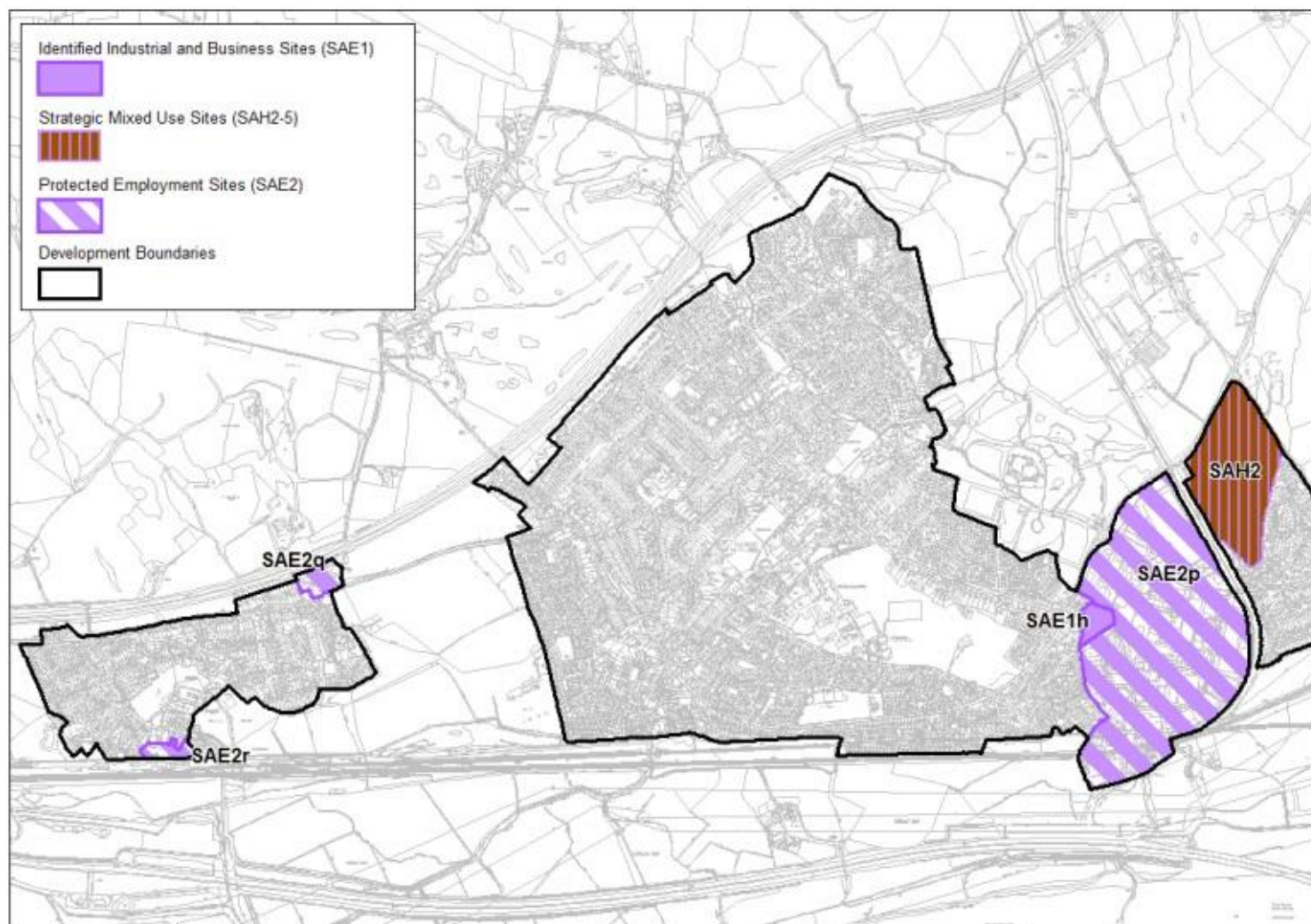
	Area (ha)	Remaining Land Available (ha)
<b>SAE1 Sites</b>	1	1
<b>SAE2 Sites</b>	37.48	0
<b>Strategic Mixed Use Sites</b>	1	1

- 7.3.7** Table 11 provides a summary of vacancy rates and use classes for each of the SAE1 and SAE2 sites within Caldicot, Portskewett and Rogiet. The Strategic Mixed-Use site has not been included, as it is not yet developed.

Site Reference	% of Vacant Units	Use Classes present on site
SAE1h	N/A	N/A
SAE2p	6.9%	A1 0.5%; A2 0.1%; A3 0.2%; B1 31.9%; B2 42.3%; B8 20.9%; D1 negligible; D2 0.8%; Sui Generis 3.3%
SAE2q	3.8%	A1; 4.9%; B2 46%; B8 9.1%; Sui Generis 40%
SAE2r	37%	B2 85.1%; Sui Generis 14.9%



**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 and adjacent to the A472. 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; the site features an M.O.T garage, but may have potential for some infill development especially given that in recent years previous occupiers of units have left the site. 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. At the time of the survey in March 2022 the site appeared to be very popular with no vacancies. 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 2021-2022 monitoring period and consequently there is no change to the total remaining employment land available.

**Table 12 – Usk Summary of Employment Land Supply**

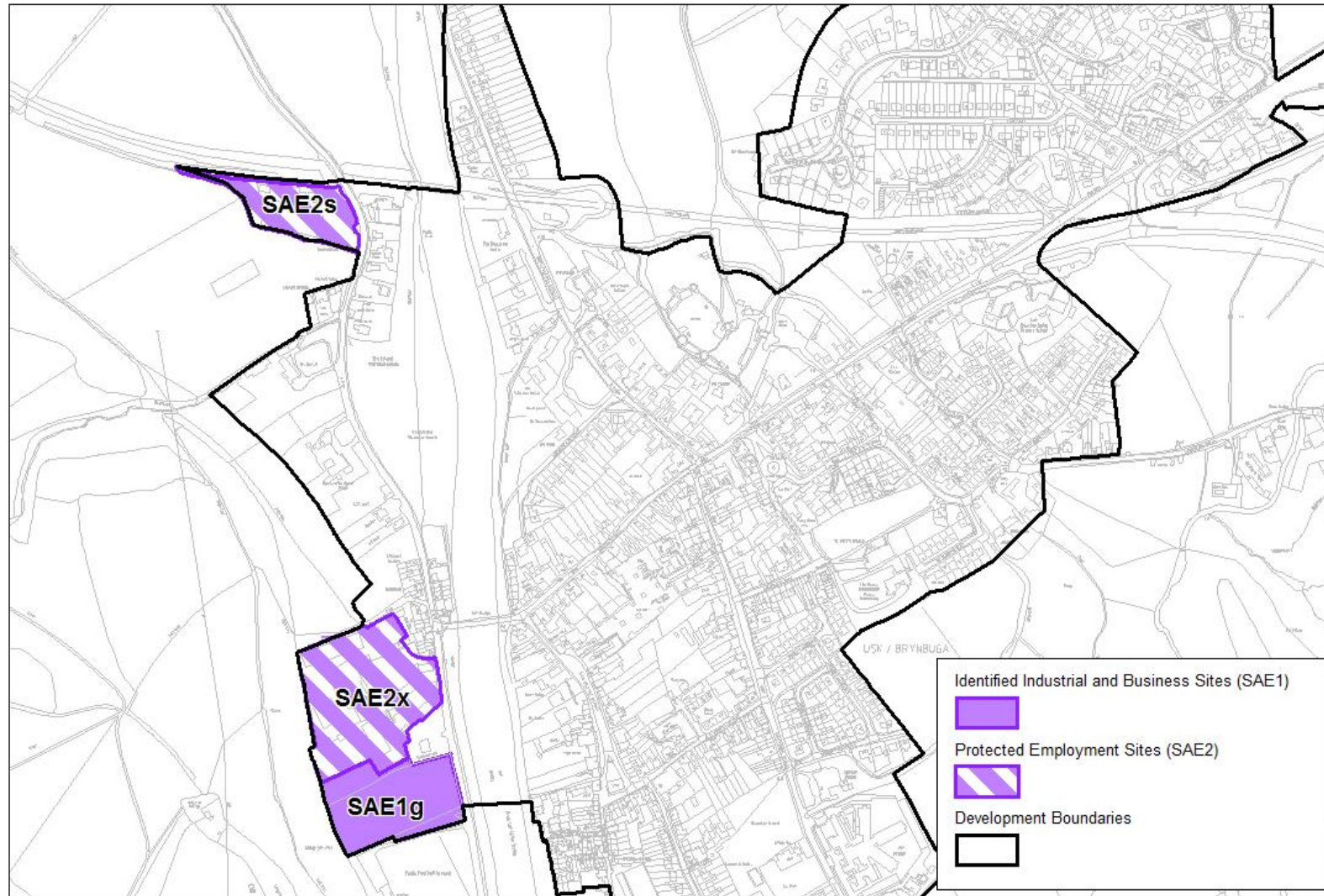
	Area (ha)	Remaining Land Available (ha)
<b>SAE1 Sites</b>	1.3	1.3
<b>SAE2 Sites</b>	3.08	0



**8.1.4** Table 13 provides a summary of vacancy rates and use classes for each of the SAE1 and SAE2 sites within Usk.

<b>Site Reference</b>	<b>% of Vacant Units</b>	<b>Use Classes present on site</b>
SAE1g	N/A	N/A
SAE2s	53.7%	B2 100%
SAE2x	N/A	B1 1.7%; B2 90.3%; Sui Generis 8%

**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, Monmouth and beyond.
- 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, on the Chepstow Road. 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, located on the Groesenon Road 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**.
- 8.2.3** No development took place on the employment sites in Raglan and Cuckoo's Row over the 2021-2022 monitoring period and consequently there is no change to the total remaining employment land available.

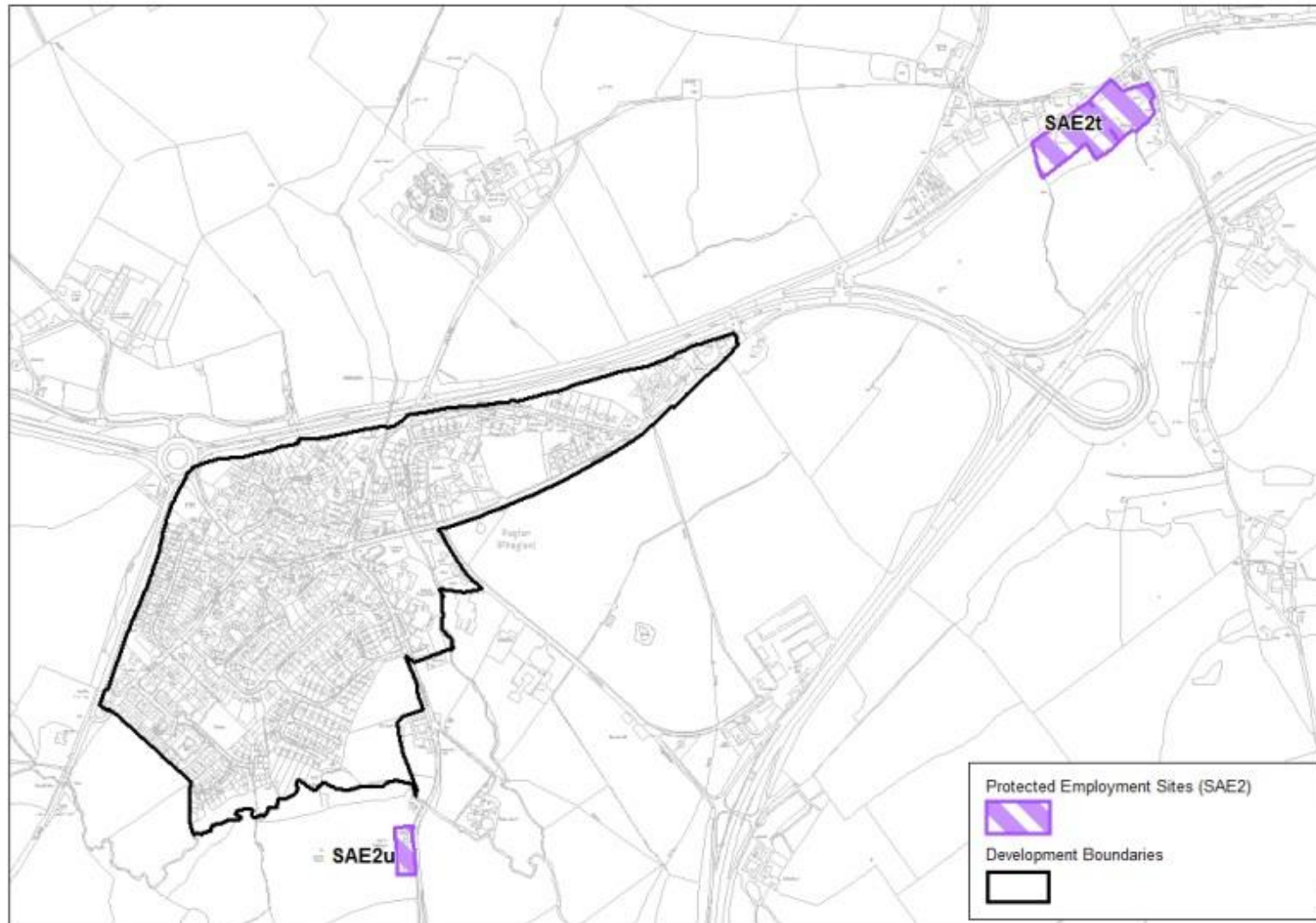
**Table 14 - Raglan and Cuckoo's Row Summary of Employment Land Supply**

	<b>Area (ha)</b>	<b>Remaining Land Available (ha)</b>
<b>SAE2 Sites</b>	1.99	0

- 8.2.4** Table 15 provides a summary of vacancy rates and use classes for each of the SAE2 sites within Raglan and Cuckoo's Row.

<b>Site Reference</b>	<b>% of Vacant Units</b>	<b>Use Classes present on site</b>
SAE2t	N/A	B8 47.9%; Sui Generis 52.1%
SAE2u	9.1%	B1 12.8%; B2 27%; B8 60.2%

**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.

**8.3.2** No development took place on the employment site in Mamhilad over the 2021-2022 monitoring period and consequently there is no change to the total remaining employment land available.

**Table 16 – Mamhilad Summary of Employment Land Supply**

	Area (ha)	Remaining Land Available (ha)
<b>SAE2 Sites</b>	3.54	0

**8.3.3** Table 17 provides a summary of vacancy rates and use classes for the SAE2 site within Mamhilad.

Site Reference	% of Vacant Units	Use Classes present on site
SAE2v	N/A	B1 26.4%; B2 59.2%; B8 14.4%

**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 2021-2022 period equated to 0.0545ha. Over half of the total employment land take up (0.0279 ha) was accounted for by the Protected Employment sites; Wonastow Road (SAE2l) and Mayhill/Hadnock Road (SAE2m) in Monmouth. Please refer to paragraphs 6.3 and 6.4 and **Appendix 1** for more detail. The remaining employment land take up (0.0266 ha) was recorded at the Magor Brewery (SAE2o) Protected Employment Site, where the extension at an existing yeast propagation building had been completed. Please refer to paragraph 7.2.4 and **Appendix 1** for more detail.

**9.1.2** A total of 0.23125 is also currently under construction, this includes developments at the Union Road (SAE2c) site in Abergavenny, the Magor Brewery (SAE2o) site and the Cheeseman's Industrial Estate (SAE2q) in Rogiet. The progress of these sites will be monitored in the next survey and will feed into the employment land take up once 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**

	<b>Sites with Planning Permission Not Started 2021 – 2022 (hectares)</b>	<b>Site Area Under Construction 2021 – 2022 (hectares)</b>	<b>Employment Land Take Up 2021 – 2022 (hectares)</b>	<b>Employment Land Availability 2021 – 2022 (hectares)</b>
<b>SAE1</b>	0.7	0	0.0	40.16
<b>SAE2</b>	3.1322	0.23125	0.0545	0.57
<b>Mixed Use Sites</b>	5.43	0	0	6.43
<b>Total</b>	9.2622	0.23125	0.0545	47.16

# Appendix 1 – Survey Tables of Monmouthshire Local Development Plan Employment Sites April 2021 – March 2022

## Monmouthshire Local Development Plan (LDP) Employment Sites- Survey of LDP sites undertaken March 2022

### 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 U/C 2021-2022 m <sup>2</sup> / hectares	Area Completed 2021-2022 m <sup>2</sup> / 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 2013-2014.	N/A	N/A
						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 2013-2014.	N/A	N/A
						DC/2015/01313 - Extension of existing brewery comprising storage and distribution warehouse providing 9472m <sup>2</sup> (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 2016-2017.	N/A	N/A
Gwent Europark, Magor	SAE1c	B8	13.3	13.3	Not Started	DC/2017/00465 – Erection of tent warehouse (1221m <sup>2</sup> gross external floor area) on existing keg store for continued storage and distribution (B8 use). Approved 06/07/17. Completed 2017-2018.	N/A	N/A
						DC/2007/00835 - Outline planning permission for the MCC part of the overall site was granted in March 1995 under ref: A35349. This consent was subsequently renewed twice to extend the time for the submission of reserved matters by virtue of planning permissions granted in April 2000 under ref: M/4002 and in June 2003 under ref: M/8467. The operational outline planning permission is therefore M/8467. A reserved matters application was subsequently granted planning permission in September 2007 relating to the site for a B8 distribution facility with associated two storey offices (63,000 sq.m. B8 use with 4,300 sq.m. B1 floorspace), single	N/A	N/A



						storey gatehouse and vehicle maintenance unit). All pre-commencement conditions regarding that site were discharged and a meaningful commencement of that development was accepted by MCC officers in writing in August 2008. Thus, the site benefits from an extant planning permission for a B8 development with associated B1 offices and the outline permission M/8467 has, by implication, been implemented. Approved 19/09/2007. The majority of the site sits within the Newport Authority Area.		
						DM/2018/02082 – Removal of condition 9 of application M/8467, permitting primary B1 uses and B2 uses on site. Approved 02/09/20.	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 2021-2022 m <sup>2</sup> / hectares	Area Completed 2021-2022 m <sup>2</sup> / 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 61bedroom hotel (Class C1) and associated restaurant/public house (class A3) plus associated access, car parking and landscaping. Approved 16/01/14. Completed 2017-2018.	N/A	N/A
						DC/2013/00871- Costa Coffee Unit. Approved 25/09/15 (Addition of 174m <sup>2</sup> /0.24ha). Completed 2017-2018.	N/A	N/A
						DC/2014/01000- Freestanding restaurant with associated drive-thru lane, car parking and landscaping. Approved 09/11/15. Completed 2016-2017.	N/A	N/A
						DC/2016/00884- Full planning application for a care facility, access, car parking, landscaping and associated works. Approved 21/12/16. Completed 2018-2019.	N/A	N/A
						DM/2020/00524 - Installation of 4 no. new digital freestanding signs and 1 no. 15" digital booth screen. Approved 18/06/20. Completed March 2021, but no take up.	N/A	N/A
						DM/2019/02012 - Proposed development of 24 no. extra care units (Class C2 Use), access and car parking, landscaping, boundary treatments and means of enclosure. Site area of 0.7Ha. Approved 03/12/20. Not Started March 2022.	0	0
						DM/2021/00513 - The proposed amendment of DM/2019/02012 approved 03.12.2020 comprising amending the height of the development and the finished floor levels. Approved 27.04.2021. (No take up). Not Started March 2022.	0	0
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	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

				used for open storage, parking of lorries, potential for buildings in the future.		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 2021-2022 m²/ hectares	Area Completed 2021- 2022 m²/ 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 2040m2 use class B1/B8 buildings (9 units) with trade retail function associated parking, waste store and landscaping. Approved 03/08/2016.Completed 2018-2019.	See below.	N/A
						DC/2016/01185- Variation of condition 2 of DC/2016/00495 (Erection of 2040m2 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. Completed 2018-2019.	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 March 2022	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. Change of Use completed 2018-2019.	N/A	N/A
						DM/2021/02013 – Change of use to B1 (office/light industrial) use, completion of mezzanine, external alterations and amendments to the car park at Unit 6-9. Approved 01.02.2022.	N/A	Change of use completed March 2022.
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 2021-2022 m²/ hectares	Area Completed 2021- 2022 m²/ hectares
Crick Road, Portskewett	SAH2	B1	1.0	1.0	Early stages of development	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. On Site March 2022	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 (6500m²). Approved 27/11/2017	0	0
						DM/2019/0001 – Reserved matters for residential development of 345 dwellings and associated infrastructure and landscaping. Approved 17/06/2019. Reserved matters do not relate to the employment element of the site.	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 March 2022	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. Completed 2017-2018.	N/A	N/A
						DC/2016/00107 – Development of 3340m² of commercial (B1 & B8) floor space, storage yard, parking and demolition of existing farm buildings. Approved 30/03/16. Completed 2017-2018.	N/A	N/A
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 & 5575m² 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
						RM DM/2021/00358 - Provision of 5575m2 B1 employment space submitted March 2021. Not yet determined.	N/A	N/A
Total (hectares)			10.15¹	6.43²			Total: 0ha	Total: 0ha

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

<sup>2</sup> 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 2021-2022 gain in m²/ hectares	Area Completed 2021- 2022 gain in m²/ 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 2014-2015.	N/A	N/A
						DC/2015/00036 – Extension to car park to provide 20 additional car parking spaces. Approved 07/08/2015. Completed.	N/A	N/A
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 244m². Approved 14/02/18. Completed 2019-2020.	N/A	N/A
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 310m²) Approved 24/04/15. Completed 2016-2017	N/A	N/A
						DC/2016/00219 – Unit 1 Castle Meadows Park. Change of use from D2 to D1 (Childrens day nursery) Approved 10/05/2016. Change of Use completed. (No take up)	N/A	N/A
						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) Under Construction March 2022.	<b>39m² / 0.0039 ha U/C 2021-2022.</b>	<b>0</b>
						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. Completed March 2021 (No take up)	N/A	N/A
						DM/2020/00781 - Monopole telecommunications mast, antennas, transmission dishes, ground based apparatus and ancillary development. Approved 15.07.20. (No take up). Completed March 2022.	N/A	<b>Completed March 2022, but no take up.</b>
						DM/2020/00056 – Retrospective Change of Use from B use to gym (D2). Approved 18.08.2020. Not Started March 2022	0	0
						DM/2020/01762 – The application seeks the retention of a biomass boiler and fuel storage unit. The boiler is fuelled using wood pellet that is automatically fed into the combustion chamber. The boiler has a microprocessor to control combustion. This is done by using a number of sensors including lambda control within the combustion and flue system where combustions temperature, oxygen levels, draught are all monitored and altered accordingly by the balanced introduction of primary and secondary air into the system, changing fuel feed rates and increasing fan speed to create more draught in the flue. This automatic process ensures high levels of burn efficiency are kept throughout the process, even with varying fuel qualities. Approved 12.04.21 No Take up.	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 2021-2022 gain in m²/ hectares	Area Completed 2021- 2022 gain in m²/ hectares
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. Completed 2015-2015.	N/A	N/A
						DM/2020/01176 - Temporary COU from B2 to SG (storage of cars being used in asso. With Heads of Valleys Rd) for a period of 5 years. Approved 08/03/21. Completed March 2021. Change of Use completed 2020-2021 (No take up)	N/A	N/A
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 2017-2018.	N/A	N/A
						DM/2021/01642 – Proposed Change of Use of part ground floor from Office (Class B1) to a Dental Surgery (Class D1) AT Engine Rooms. Approved 22.10.21. (No take Up). Not started March 2022	N/A	N/A
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
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. Not started March 2022	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. Change of Use completed. (No take up)	N/A	N/A
						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. Change of Use completed 2019-2020. (No take up).	N/A	N/A
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
						DM/2020/01346 – Unit 4 Beaufort Park. Alteration of existing building with proposed extension to rear. Change of use from car showroom with restaurant to retail warehouse A1/B8 use class with restaurant. At its greatest, 21m wide/1.5m deep (Site area 0.3HA) Approved 03/11/20. Change of use completed in March 2022 but extension not started.	0	<b>Change of use completed in March 2022 but extension not started.</b>
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 280m²) Completed. 2014-2015.	N/A	N/A
						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

Site Name	LDP Site Reference	Use Class	Area (Ha)	Remaining land available (Ha)	Planning Status	Related Planning Applications	Area U/C 2021-2022 gain in m²/ hectares	Area Completed 2021- 2022 gain in m²/ hectares
						DC/2014/00084- Construction of 2 no. industrial units with ancillary offices and services yards. Approved 28/03/2014 (addition of 8204m² B2 use) Completed 2015-2016.	N/A	N/A
						DC/2016/00715 - Change of use of existing building from B2 to mixed B2/B8 use. Approved 05/08/2016. Change of Use completed. (No take up)	N/A	N/A
						DC/2016/00857- Renovation of the existing factory and office facility (B1/B2 - General Industrial). Includes addition of 520m² extension for ancillary office use. Approved 08/09/2016. Completed 2017-2018.	N/A	N/A
						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. (17,910m² total). Completed 2019-2020.	N/A	N/A
						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) Completed 2020-2021. (No take up).	N/A	N/A
						DM/2020/01366 – Asda Distribution Centre. Planning application for the storage of liquefied natural gas and liquefied nitrogen. Site area of 0.02 Ha. Approved 18/02/21. Not Started March 2022	0	0
						DM/2020/01386 - Asda Distribution Centre. Storage of hazardous substances: The storage of LNG and LIN and the filling of vehicles associated with the operation of the site for distribution purposes. Relates to storage of gas only. Containers approved under DM/2020/01366. Approved 12/03/21. Not started March 2022	N/A	N/A
Wonastow Road, Monmouth	SAE2I	B1, B2 & B8	13.10	0	Majority of site developed. Small part of site (plots 9/9a) partially developed for car parking/storage. Some potential for future development.	DC/2013/00631- Change of use from B2 to builder's merchant's sui generis (unit 26). Approved 10/09/13. No Change of Use in March 2022 (expired).	N/A	N/A
						DC/2013/00484- Replacement industrial warehouse. Approved 05/08/13 (addition of 218m²) Completed 2015-2016.	N/A	N/A
						DC/2016/01387 – Unit 1. Extension to existing workshop building (addition of 130m²) Approved 19/01/2017. Completed 2018-2019.	N/A	N/A
						DC/2017/01418 – (Greencoat) Installation of 49m² Storage Silo. Approved 27/06/18. Completed March 2022.	0	49m2/0.0049 ha completed 2021-2022.
						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. (1054m² B8 on overall site area of 0.67ha) Site cleared 2021-2022 and used for vehicle storage/parking.	0	0
						DM/2019/01093 – Apex House. Proposed first floor extension and alterations. (221m2 B1) (0.0221Ha). Approved 28/10/19. Completed March 2022.	0	221m2 / 0.0221 ha Completed 2021 - 2022

Site Name	LDP Site Reference	Use Class	Area (Ha)	Remaining land available (Ha)	Planning Status	Related Planning Applications	Area U/C 2021-2022 gain in m²/ hectares	Area Completed 2021- 2022 gain in m²/ hectares
						DM/2020/00006 – Singleton Court. Mixed use type business park, operating as B1, B2 and B8. (LDC) Approved 04/12/20.	N/A	N/A
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 3700m² spa and ancillary mixed-use development. (Total 12,800m² 5ha site area) Called in by Welsh Government on 29/11/16. Refused 06/10/17.	N/A	N/A
						DC/2017/00376 (O/L) – Energy Centre in the form of a gas-powered combined heat and power (CHP) plant providing up to 4MW electrical power (30m²). Approved 14/12/2017. Reserved Matters application 2018/01148 returned. Not Started March 2022	0	0
						DM/2019/01931 – Mayhill Dental Surgery. Rear single storey extension. (9m²) (0.0009ha) Approved 01/10/20. Completed March 2022	0	<b>9m2 / 0.0009 ha Completed 2021-2022.</b>
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 270m²/0.03ha) Approved 18/05/17. Completed 2017-2018.	N/A	N/A
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 2014-2015.	N/A	N/A
						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 2014-2015.	N/A	N/A
						DC/2014/01279- Extension to existing building for bottling line No 4 to allow installation of new pasteuriser. Approved 15/12/2014. Completed 2014-2015.	N/A	N/A
						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 2015-2016.	N/A	N/A
						DC/2015/01158 – Erection and installation of 1.7MW Solar PV panels on roof of existing brewery. Approved 30/10/15. Not started March 2022 (expired).	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. Completed.	N/A	N/A
						DC/2016/00175 – Extension to bottling plant building to allow installation of new pasteuriser. Approved 19/05/16. Completed 2016-2017.	N/A	N/A
						DC/2016/00546- Extension of existing warehouse to provide 563 sq.m of floor space and associated works. Approved 04/07/16. Completed 2016-2017.	N/A	N/A
						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. Initial Civil works undertaken March 2022.	Initial Civils works commenced March 2021.	N/A
						DM/2020/00554 - NMA to condition 2 relating to application DM/2018/01991; to amend approved drawings. The extension as approved would be approximately 75% of the roof of warehouse 2 measuring 81m in length; 59.5m in width and would add an additional 20.3m in height above the existing roof with a resultant building height of 40.4m. The current application seeks a non-material amendment to extend the northern elevation 10.924 metres towards the existing	Initial Civils works commenced March 2021. (NMA for DM/2018/01991)	N/A

Site Name	LDP Site Reference	Use Class	Area (Ha)	Remaining land available (Ha)	Planning Status	Related Planning Applications	Area U/C 2021-2022 gain in m²/ hectares	Area Completed 2021- 2022 gain in m²/ hectares
						warehouse's northern elevation. The width of the extension would be 15.418 metres. The roof extension 'footprint' would increase by approximately 168 sq m. Approved 13/05/20. Initial Civil works undertaken March 2022.		
						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. Complete 2020-2021.	N/A	N/A
						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. Complete 2020-2021.	N/A	N/A
						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. Complete 2020-2021.	N/A	N/A
						DM/2020/00103 - Erection of sixteen fermentation vessels, enclosed supporting structure and external stairs; extension of existing high level access walkway; earth works; and temporary works including re-use of existing car park as vessel assembly site, creation of two temporary replacement car parks, temporary site roads and walkways, and associated works. The vessels have been/ are being erected on the site of a former carpark and storage area in the north-western part of the site adjacent to the existing silos. The compound as a whole measures 45m wide and 47.5m deep. Each silo measures 22m tall (approximately 23.5m when including the upper walkway gantry) and 9m in diameter. They are similar in height to four existing silos in the north-western corner but approximately 2m taller and 5m wider than the existing silos to the south-west. On completion of the works the silos would be accessed via an external supports and access system with vehicular access gained via an existing internal roadway adjacent to the north-western boundary. Approved 17/12/20. Under Construction March 2022.	<b>2137.5m2 / 0.21375 ha development area U/C 2021-2022.</b>	0
						DM/2021/01001 - Extension to the existing yeast propagation building alongside associated works. An additional 266 sqm of floorspace, same height as existing and finished with Vandyke Brown sheets to match the existing. Approved 24.12.2021. (266sqm/0.0266ha). Completed March 2022.	N/A	<b>266m2 / 0.0266 ha Completed 2021-2022.</b>
						DM/2021/01717 - Erection of a new building comprising 10,015 sq m of manufacturing, laboratory and office accommodation (Use Classes B1 and B2) with ancillary canteen facilities; electrical plant unit; reconfiguration of internal site road, HGV parking and external storage areas; erection of 8 bright beer tanks and associated building (116 sq m); and associated works. Approved 25.02.22 (10,015sqm B1/B2 / 1.0015ha B1/B2) (116sqm/0.0116ha B8). Not Started March 2022.	0	0



Site Name	LDP Site Reference	Use Class	Area (Ha)	Remaining land available (Ha)	Planning Status	Related Planning Applications	Area U/C 2021-2022 gain in m²/ hectares	Area Completed 2021- 2022 gain in m²/ hectares
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 345m²). Completed 2014-2015.	N/A	N/A
						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. (195m²) Approved 17/11/2014.	<b>Previous building been demolished to date. Currently used for storage. March 2022.</b>	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. Completed 2014-2015.	N/A	N/A
						DC/2016/00028 – Unit 4c Old Pill Farm. Change current use of premises to B2 (general industrial) use. Approved 21/04/2016. Change of Use completed (No take up)	N/A	N/A.
						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 2019-2020.	N/A	N/A
						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. Change of Use completed (No take up)	N/A	N/A
						DM/2018/00598 - Unit 7B Castlegate Business Park Caldicot Road Portskewett Caldicot Monmouthshire Change of use - canteen into theatre (D1). Approved 04.07.18. Change of use completed 2018-2019 (No take up)	N/A	N/A
						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. (137m2 B1) Not Started March 2022.	0	0
						DC/2015/01389 - Up to four retail units (use classes A1, A2 and A3), up to a total of 200m2 (gross internal area); Public House (A3 use) 620m2. Parking, landscaping, ancillary facilities with access from the Caldicot Road. Approved 16/03/2017. Not Started March 2022.	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 2017-2018.	N/A	N/A
						DC/2017/00989 – Existing external wall to be demolished and replaced with proposed extension. Addition of 704m². Approved 02/10/17. Completed April 2017-2018.	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 2021-2022 gain in m²/ hectares	Area Completed 2021- 2022 gain in m²/ hectares
						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 March 2022.	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 complete 2020-2021 (No take up).	N/A	N/A
						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 March 2022	0	0
						DM/2020/00888 – Unit 6c, Lodge Way. COU from B1/B2/B8 to D2 and SG for community studio. Approved 01.09.2020. Change of Use complete 2020-2021 (No take up).	N/A	N/A
						DM/2020/00764 – Unit 51b Symondsciff Way. Ancillary tap room and bottle shop for the existing microbrewery. Outside seating area. This would be an ancillary use to the main purpose of the microbrewery. Only beer produced on the site would be sold. A temporary bar would be set up on the ground floor and some portable tables and chairs would be set up outside on part of the paved area. There would be no external alterations to the building its self. Approved 10/09/20. Complete March 2022.	N/A	<b>Completed March 2022. (No take up).</b>
						DM/2021/012021 - Change of use of Unit 5F Castle Way to B2 with A1. Approved 03.08.21. No take up. Complete March 2022.	N/A	<b>COU Completed March 2022. (No take up).</b>
						DM/2020/00691 – Erection of a temporary concrete manufacturing facility (B2 Use) at Pill House Units. Approved 25.08.21 (2000sqm/0.2ha B2). Not Started March 2022.	0	0
						DM/2021/00781 – Proposed 3000 Sq. Ft (278 Sq. m) GF warehouse extension at Beacon Business Park Norman Way. Approved 25.08.2021 (278sqm/0.0278sqm B8). Not Started March 2022.	0	0
Cheeseman's Industrial Estate, Rogiet	SAE2q	B1, B2 & B8	1.18	0	Developed. Established uses on site.	DM/2021/01071 - Change of Use to B8 Storage and Distribution at Caldicot Works. Approved 06.09.2021. No take up. Not Started March 2022.	N/A	N/A
						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 538m²) Not yet determined.	N/A	N/A
						DC/2017/01095 – (Manor Garage) Rear single storey extension to workshop. Addition of 401m². Approved 06/11/17. Not started March 2022.	0	0
						DC/2013/00940 - Redevelopment of Caldicot Building Supplies Premises with 2 warehouse buildings. Unit 1 would measure 555 sq.m being 43.2 metres long and 7.5 metres in height to the ridge. Unit 2 would be 31 metres long also with a	0	0

Site Name	LDP Site Reference	Use Class	Area (Ha)	Remaining land available (Ha)	Planning Status	Related Planning Applications	Area U/C 2021-2022 gain in m²/ hectares	Area Completed 2021- 2022 gain in m²/ hectares
						ridge height of 7.5 metres. Unit 1: 555sqm Unit 2: 310.1sqm Site Area:0.37Ha Approved 30.07.20. Not Started March 2022.		
						DM/2020/00756 – Unit C. Demolish two tyre bays and construct 2 MOT bays. The new building will be 16.4 meters long (with an office and toilet to the side adding an additional 4 metres) and will be 9 metres in depth. Approved 23/09/20. (136m² / 0.0136 ha). Under construction March 2022.	136m² / 0.0136 ha U/C 2021-2022.	0
Progress Industrial Estate, Rogiet	SAE2r	B1, B2 & B8	0.75	0	Developed. Established uses on site.	DM/2018/01940 - Subdivision 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 76.16m² B1/B2/B8)	U/C in 2021-2022. (No net gain.)	0
						DM/2020/01066 – Unit 1. Split unit 1 into two. Provide external means of escape to rear unit. Complete 2020-2021. (No take Up).	N/A	N/A
Former Railway Goods Yard, Usk	SAE2s	B1, B2 & B8	0.86	0	Partially developed, no linked planning applications. Long established uses on this site. Some land remaining but primarily used for the storage of vehicles.	DC/2017/01328 – Storage containers, caravans and trailers. Application withdrawn.	N/A	N/A
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 488m² B8 use. Approved 04/12/17. Completed 2018-2019.	N/A	N/A
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 2017-2018-2018.	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 2021-2022 gain in m²/ hectares	Area Completed 2021- 2022 gain in m²/ hectares
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 832m²). Completed. Completed 2014-2015.	N/A	N/A
						DC/2014/00669 – Two storey office development within Wales One Business Park (unit 103a) Approved 06/08/14 (addition of 399m²). Not started March 2021. (expired)	N/A	N/A
						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. Change of Use complete 2018-2019. (No take Up).	N/A	N/A
						DM/2021/01414 - Change of from A3 class to D2 (Leisure facilities and personal training space). Approved 02.11.2021. No Take Up. Not Started March 2022.	0	0
Woodside Industrial Estate, Usk	SAE2x	B1, B2 & B8	2.22	0	Developed. Established uses on site.	DC/2016/01091- Continued temporary use of land for parking of 22 no. articulated lorry trailers. Approved 20/12/2016.	N/A	N/A
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 3922m²) Approved 15/01/16. Not started March 2022 but conditions discharged.	0	0
<b>Total (hectares)</b>			181.89	0.57			<b>Total 0.23125 ha</b>	<b>Total 0.0545 ha</b>

## 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
BI Business Applies to buildings or land	Class II Class III	Offices not within A2 Research and Development, studios, laboratories, high tech Light Industry	BI to B8 (up to 235sqm)
B2 General Industrial Applies to buildings or land	Class IV-IX	Industrial processes not falling within Class BI	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)
CI 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

## Appendix 5 - Employment Land Summary incorporating use classes, sectors and vacancy rates

	<u>Site Name</u>	<u>Site Ref.</u>	<u>Location</u>	<u>Site Description</u>	<u>Site Area (Ha)</u>	<u>Remaining Developable Area (Ha)</u>	<u>Status</u>	<u>Use Classes</u>	<u>Overarching Sector Class (OSC) on Site</u>	<u>Constraints</u>	<u>Vacancy Rate</u>
<b>SAE1</b>	Wales One (West)	SAE1a	Magor	Greenfield site, currently used for grazing, adjacent to the existing employment allocation at Wales One (SAE2w) and opposite Magor Brewery (SAE2o). The existing Wales One site is an existing office park with a hotel, nursery, sandwich shop and restaurant. The site is visible from the M4 and proximate to J23A with direct access to the B4245.	4.00	4.00	Not started	N/A	N/A	Northern boundary of site within M4 Safeguarding Route. Western boundary of site adjacent to Mineral Safeguarding Area for Limestone	N/A
	Quay Point	SAE1b	Magor	Greenfield site to south of Magor Brewery (SAE2o). Some of the site taken up by Magor Brewery expansion, further vacant areas in a mix of ownership. The site is moderately sloped in parts, the predominant use of which is agricultural. A narrow country lane is located in the middle of the site which links to the A4810 connecting to J23A of the M4.	19.60	Approximately 13.76	A small portion of the site has been built	B8	100%: CE27/52	Area of Archaeological Sensitivity. TPOs (Group/Individual)	N/A
	Gwent Europark	SAE1c	Magor	Greenfield site, mostly flat with some moderate sloping, some scrub and treed areas. A lane located in the middle of the site provides access. There is however a frontage to the A4810 but would require an access point. The site links to a wider employment allocation in the Newport City Council area.	13.30	13.30	Not started	N/A	N/A	SSSI/Area of Archaeological Sensitivity. Zone C1 Floodplain	N/A
	Westgate Business Park	SAE1d	Llanfoist	Flat site located above the A465, relatively recent development. The site has proximate access to a junction of the A465 and is located adjacent the A465 and residential areas. Operational uses on site to date include a fast-food restaurant/drive through, coffee shop, hotel and restaurant. A care facility has also been completed on site relatively recently.	5.00	1.30	The majority of the site is developed.	A1, A3, C1, C2	48.2%: CE28/55; 20.3%: CE29/56; 31.5%: CE42/87	Eastern edge of site within Zone C2 Floodplain	N/A
	Ross Road	SAE1e	Abergavenny	Site currently used for grazing and treed in parts. Located adjacent the Ross Road, Junction Yard site (SAE2e). Site benefits from access onto the B4521 via the adjacent employment site, however, the access is a tight turn onto this road.	1.50	1.50	Not started	N/A	N/A	Part of site Contaminated Land.	N/A
	Newhouse Farm	SAE1f	Chepstow	Greenfield site in a gateway position to Newhouse Farm Industrial Estate (SAE2k). Located adjacent to J2 of the M48, with a strong treed boundary between the two. Some sloping on eastern portion of the site which is currently used for grazing.	4.00	4.00	Not started	N/A	N/A	Area of Archaeological Sensitivity	N/A
	South Woodside	SAE1g	Usk	Flat site between Woodside industrial estate (SAE2x) and Usk rugby club. The site has hardstanding and currently used as a parking area for neighbouring employment uses and HGV trailers. Existing established access to the adjacent highway.	1.30	Potentially 1.3ha-	Partially developed	N/A	N/A	Zone C1 Floodplain. Western boundary of site within SINC	N/A
	Pill Row, Severnbridge Industrial Estate	SAE1h	Caldicot	Greenfield site adjacent a residential area and existing employment uses at the Severn Bridge Industrial Estate (SAE2p). Accessed via Pill Row. The site has a strong hedgerow and treed boundary.	1.00	1.00	Not started	N/A	N/A	Area of Archaeological Sensitivity. Zone C1 Floodplain	N/A
	Beaufort Park	SAE1i	Chepstow	Site is located within the wider employment area at Beaufort Park (SAE2j). Site is now developed and located with proximate access to J2 of the M48. Both units on site are now fully operational	0.42	0.00	Developed. Established uses on site	B1, B2	67%: CE09/21; 33% CE38/82	N/A	N/A
	<b>Totals</b>				<b>50.12 (Ha)</b>	<b>40.16 (Ha)</b>					<b>N/A</b>

## Identified Mixed Use Sites

	<u>Site Name</u>	<u>Site Ref.</u>	<u>Location</u>	<u>Site Description</u>	<u>Site Area (Ha)</u>	<u>Remaining Developable Area (Ha)</u>	<u>Status</u>	<u>Use Classes</u>	<u>Overarching Sector Class (OSC) on Site</u>	<u>Constraints</u>	<u>Vacancy Rate</u>
	Crick Road	SAH2	Portskewett	Greenfield site located adjacent existing residential area with access to the adjacent B4245. Reserved matters application granted for the construction of a single storey, 32-bed care home over the 2019-2020 monitoring period. At the time of the March 2022 survey initial works had begun on site	1ha (employment)	1ha	Early stages of development	B1	N/A	N/A	N/A
	Fairfield Mabey	SAH3	Chepstow	Brownfield site, previously used for industrial purposes. Site has a river frontage on one side, adjacent the railway and Chepstow Train station on another and is in close proximity to Chepstow town centre. A reserved matters application relating to the residential element at the Fairfield Mabey site has been approved and development commenced and therefore the remaining land available figure in Appendix 1 has been amended accordingly.	0.65ha (reduced from 2.8 as allocated)	0.65ha	Not started	B1	N/A	Contaminated Land. Eastern boundary of site within Zone C2 Floodplain. Eastern boundary of the site within a SAC and SSSL.	N/A
	Wonastow Road	SAH4	Monmouth	Former greenfield site. Residential element of the site completed in the 2020 -2021 monitoring period but the employment element has only been partially developed. The Employment component is located at the southern entrance alongside Wonastow Road and consists of one occupier for B1/B8 use. The site is located adjacent the existing Wonastow Road (SAE2I) employment site.	6.5ha (employment)	2.78ha	Partially developed	B1	100%: CE38/82	A portion of the eastern half of the site is within Zone C1 Floodplain	N/A
	Rockfield Farm	SAH5	Undy	Greenfield site previously used for agricultural purposes adjacent existing residential areas. Site has outline permission for 266 residential units and 5,575m² B1 floorspace on a 2ha area. A reserved matters application for the first phase of this site was granted in February 2019. The application was for 144 dwellings, which are now under construction, however, there were no employment uses included with the scheme.	2.0ha (employment)	2.0ha	Not started	B1	N/A	N/A	N/A
	<b>Totals</b>				<b>10.15 (Ha)</b>	<b>6.43 (Ha)</b>					<b>N/A</b>

## SAE2 Sites

	<u>Site Name</u>	<u>Site Ref.</u>	<u>Location</u>	<u>Site Description</u>	<u>Site Area (Ha)</u>	<u>Remaining Developable Area (Ha)</u>	<u>Status</u>	<u>Use Classes</u>	<u>Overarching Sector Class (OSC) on Site</u>	<u>Constraints</u>	<u>Vacancy Rate</u>
	Mill Street	SAE2a	Abergavenny	Established industrial estate in the centre of Abergavenny. Good access to the site from the A40. Road infrastructure throughout the site is well maintained with pavements and parking provision throughout. Minimal landscaping/vegetation on site.	2.13	0.00	Developed. Established uses on site	A1, A3, B1, B2, B8, D2, Sui Generis	2.8% CE06/18; 29.8% CE21/45; 18.2% CE22/46; 42.3% CE23/47 2.6% CE38/77; 1.5% CE38/82; 2.6% CE44/93.	Zone C2 Floodplain. Conservation Area. Part of site within Area of Archaeological Sensitivity. Part of the site within contaminated land.	6.20%
	Lower Monk Street	SAE2b	Abergavenny	Established site with units of varying sizes in the centre of Abergavenny. Hardstanding area throughout with parking provision. The site is located adjacent to residential units and borders the Gavenny River. Access to the site via Lower Monk Street.	1.21	0.00	Developed. Established uses on site	A1, B2 B8	38.9% CE04/15; 2.8% CE17/32; 15.4% CE21/45; 42.9% CE23/47.	Site abuts Conservation Area. Part of site Area of Archaeological Sensitivity. Part of site Contaminated Land. Eastern part of site within Zone C2 Floodplain.	5.50%
	Union Road	SAE2c	Abergavenny	Established site with units of varying sizes adjacent to Nevill Hall hospital. The site can be accessed from a number of points including the A4143. Road infrastructure throughout the site is well maintained with parking provision for each unit. Vegetation helps screen the site.	3.53	0.00	Developed. Established uses on site	A1, B1, B2, B8, D1, D2	23.4% CE03/10; 2.3% CE19/39; 13.6% CE20/41; 21.8% CE21/45; 8.9% CE23/47; 10.9% CE27/52; 1.7% CE29/56 1.5% CE38/82; 2.1% CE41/86; 12.1% CE42/88; 1.7% CE45/96	Part of site Contaminated Land. Southern boundary of site within Zone C2 Floodplain.	1.20%
	Hatherleigh Place	SAE2d	Abergavenny	Established site on the edge of Abergavenny, with access off Union Road West. The majority of the warehouses and workshops are of traditional and dated, however, some newer units to the north of the site. The road infrastructure on site not very well maintained with narrow roads, however, is quiet and safe for pedestrians and cyclists, despite the lack of pavements.	2.44	0.00	Developed. Established uses on site	A1, B1,B2,B8,D2, Sui Generis	1.4% CE17/32; 6.7% CE19/39; 5.4% CE20/41; 24.6% CE21/45; 6.9% CE22/46; 7.4% CE23/47; 4.5% CE35/70; 30.4% CE37/72; 3.2% CE38/82; 2.2% CE43/90; 1.2% CE45/96	Part of site Contaminated Land. Small portion of western boundary of the site within Conservation Area.	17.70%
	Ross Road (Junction Yard)	SAE2e	Abergavenny	Flat site with hardstanding, currently vacant. The site is located adjacent to an identified industrial and business site (SAE1e). Site benefits from direct access onto the B4521, however the access is a tight turn onto this road. The site had been cleared at the time of the most recent survey.	1.03	0.00	Site vacant at the time of the most recent survey (March 2022)	N/A	N/A	Part of site Contaminated Land.	N/A
	School Hill	SAE2f	Chepstow	Small business park with access via School Hill Road. The site comprises two large warehouses divided into several units. No landscaping or vegetation on site, predominately hardstanding providing parking for individual units.	0.30	0.00	Developed. Established uses on site	A1, D1	69.3% CE23/47; 30.7% CE44/93	Area of Archaeological Sensitivity. Conservation Area	5.40%

	<u>Site Name</u>	<u>Site Ref.</u>	<u>Location</u>	<u>Site Description</u>	<u>Site Area (Ha)</u>	<u>Remaining Developable Area (Ha)</u>	<u>Status</u>	<u>Use Classes</u>	<u>Overarching Sector Class (OSC) on Site</u>	<u>Constraints</u>	<u>Vacancy Rate</u>
	Station Road	SAE2g	Chepstow	Established industrial estate, with units of varying sizes located in close proximity to Chepstow Railway Station. Good access via station road, a well-maintained road with pavements and parking provision throughout.	2.29	0.00	Developed. Established uses on site	A1, B1, B2, B8	33.6% CE04/13; 3.7% CE21/45; 21.4% CE23/47; 4.9% CE27/52 6.6% CE30/59; 8.6% CE35/70; 21.2% CE38/82	Part of site Contaminated Land/Conservation Area	N/A
	Job Centre	SAE2h	Chepstow	Small site with a single unit/occupier, in close proximity to Chepstow Railway Station. Good access via Station Road with parking provision. Located opposite larger Station Road site (SAE2g).	0.07	0.00	Developed. Established uses on site	A2	100%: CE38/78	Conservation Area	N/A
	Bulwark Road	SAE2i	Chepstow	Established industrial estate, with units of varying sizes in the built-up area of Chepstow. Good access to the site from a couple of points off Bulwark Road. Good parking provision throughout the site.	5.46	0.00	Developed. Established uses on site	A1, B1, B2, B8, D2, Sui Generis	4.5% CE05/16; 1.6% CE06/18; 1% CE10/23; 8% CE11/24; 14% CE13/27; 2.9% CE15/29 6.4% CE17/33; 16.9% CE21/45; 12.5% CE23/47; 2.8% CE27/52; 0.2%CE30/60 8.9% CE35/70; 2.9% CE37/74; 5.6% CE38/77; 0.8% CE38/78; 1.1% CE38/82 2.1% CE42/88; 6.6% CE44/93; 1.2% CE45/96	Contaminated Land	3.20%
	Beaufort Park	SAE2j	Chepstow	Site in a prime position adjacent to J2 of the M48. Mixed uses on site include a large retail unit, several smaller units as well as a large Office unit. Parking provision throughout site.	2.92	0.00	Developed. Established uses on site	A1, A2, B1, D1,	54.1% CE23/47; 3.8% CE34/69; 3.6% CE38/81; 31% CE38/82; 7.4% CE41/36	N/A	N/A
	Newhouse Farm	SAE2k	Chepstow	Largest industrial estate in Monmouthshire with well-established uses in a gateway position due to location adjacent J2 of the M48. The site has several occupiers and while predominately large units there are some smaller units on the site. A circular route is provided through the site with parking within the grounds of each of the individual units.	60.59	0.00	Developed. Established uses on site	B1, B2, B8, Sui Generis	11.1% CE03/10; 16% CE09/23 0.8% CE10/23; 20.4% CE11/25; 1.6% CE14/28; 13.4% CE16/30; 2.2% CE21/45; 5.5% CE22/46; 26% CE27/52; 0.8% CE38/77; 1.6% CE38/82	Area of Archaeological Sensitivity. Part of site within Zone C2 Floodplain.	0.20%



	<u>Site Name</u>	<u>Site Ref.</u>	<u>Location</u>	<u>Site Description</u>	<u>Site Area (Ha)</u>	<u>Remaining Developable Area (Ha)</u>	<u>Status</u>	<u>Use Classes</u>	<u>Overarching Sector Class (OSC) on Site</u>	<u>Constraints</u>	<u>Vacancy Rate</u>
	Wonastow Road <sup>1</sup>	SAE2l	Monmouth	Large established industrial and business estate in western area of Monmouth. The site supports a number of uses in a range of unit sizes. Established access is provided via Wonastow Road in two locations, with well-maintained road networks, parking provision and pavements throughout.	13.10	0.00	Majority of site developed, small part of site remains unoccupied, some potential for future development.	A1, A3, B1, B2, B8, D2 Sui Generis	17.7% CE03/10; 0.4% CE03/11; 3% CE07/19; 0.6% CE08/20; 1.9% CE09/21 10.6% CE10/23; 9.3% CE11/24; 11.3% CE17/32; 0.33% CE17/33; 5.8% CE21/45; 0.9% CE22/46; 18.3% CE23/47; 10.5% CE27/52; 0.1% CE29/56; 1% CE37/74; 1.6% CE38/77; 6.1% CE38/82; 0.4% CE44/93; 0.16% CE45/96.	Part of site within Zone C1 Floodplain. Small portion Contaminated Land.	0.00%
	Mayhill/Hadnock Road	SAE2m	Monmouth	Established industrial and business site in eastern area of Monmouth adjacent the River Wye. Access to Hadnock Road via a small roundabout with links to the A4136. The site is split into two sections. There are several large buildings on the northern part of the site of varying ages and quality. The Mayhill section of the site has smaller modern units and appears better maintained.	7.39	0.00	Developed. Established uses on site	A1, B1, B2, B8, D1, Sui Generis	0.5% CE05/16; 3.8% CE11/25; 27.2% CE17/32; 0.5% CE17/33; 0.7% CE19/36; 5.6% CE21/45; 4.6% CE23/47; 52.7% CE27/52; 1% CE38/77; 2.5% CE38/82; 0.5% CE41/86; 0.5% CE45/97.	Zone C2 Floodplain. Part of site Contaminated Land	4.10%
	Tri Wall, Wonastow Road	SAE2n	Monmouth	Established site western area of Monmouth opposite the Wonastow Road site (SAE2l) with a single occupier. Established access is provided via Wonastow Road with a secondary access for deliveries on the Link Road. The site is predominately screened by trees. Parking provision within the grounds of the site.	4.08	0.00	Developed. Established uses on site	B2	100%: CE17/32	Northern edge of site within Zone C1 Floodplain. Part of site Contaminated Land	N/A
	Magor Brewery	SAE2o	Magor	Established site to the west of Magor with a single occupier. The site is directly accessed off the B4245(Magor Road) opposite Wales One (SAE2w), with a secondary access for HGVs to the south of the site via the A4810. The site has parking provision on site for employees, is landscaped throughout with mature hedgerows/trees along its western, eastern, and southern boundaries to provide screening.	21.53	0.00	Developed. Established uses on site	B2	100%: CE03/11	Part of site Contaminated Land. Small portion of north-eastern corner within M4 Safeguarding Route	N/A

<sup>1</sup> Vacancy and Overarching Sector Class (OSC) at the Wonastow Road (SAE2l) site does not include the Singleton Court Business Park, up to date information on respective occupiers of the premises was unavailable at the time of writing.

	<u>Site Name</u>	<u>Site Ref.</u>	<u>Location</u>	<u>Site Description</u>	<u>Site Area (Ha)</u>	<u>Remaining Developable Area (Ha)</u>	<u>Status</u>	<u>Use Classes</u>	<u>Overarching Sector Class (OSC) on Site</u>	<u>Constraints</u>	<u>Vacancy Rate</u>
	Severn Bridge	SAE2p	Caldicot	Established industrial and business estate in Caldicot, with direct access off the Caldicot Road which links to the B4245. The majority of the site is hardstanding with pockets of landscaping. The site supports several uses in a range of unit sizes of various quality. An established road network is provided throughout the site with good parking provision.	35.55	0.00	Developed. Established uses on site	A1, A2, A3, B1, B2, B8, D1, D2, Sui Generis	1.5% CE02/09; 0.2% CE03/10; 0.5% CE03/11 1.8% CE05/16; 0.1% CE06/18; 2.4% CE10/23; 2.8% CE11/24; 1.5% CE11/25; 1.2% CE12/26; 0.3% CE13/27; 0.4% CE14/28; 0.1% CE16/30; 12.3% CE17/32; 1.8% CE17/33; 4.7% CE19/36; 1.2% CE19/38; 0.5% CE20/42 1.3% CE20/43; 8.5% CE21/45; 3% CE22/46; 1.3% CE23/47; 7.3% CE27/52; 10.4% CE27/53; 0.2% CE29/56 0.6% CE30/60; 0.1% CE32/64; 2.1% CE36/71; 4% CE38/77; 0.2% CE38/80; 0.5% CE38/81; 25.9% CE38/82; 0.01% CE41/86; 0.8% CE44/93; 0.5% CE45/96	Part of site Contaminated Land. Area of Archaeological Sensitivity. Part of site within Zone C1 Floodplain. TPOs on eastern boundary of the site.	6.90%
	Cheeseman's Industrial Estate	SAE2q	Rogiet	Small industrial estate on the edge of Rogiet. The site has direct access onto the B4245 with a residential area to the southwest. The site is predominately hardstanding. The site consists of a petrol station and several small units, with sufficient parking provision. Unused land on the site appears derelict, is littered and relatively poorly maintained.	1.18	0.00	Developed. Established uses on site	A1, B2, B8, Sui Generis	62.8% CE21/45; 20.7% CE23/47; 9.1% CE27/52; 7.3% CE38/77.	Part of site Contaminated Land. Area of Archaeological Sensitivity. Part of site within Zone C1 Floodplain. TPO (Group) on eastern boundary of site	3.8%
	Progress Industrial Estate	SAE2r	Rogiet	Small industrial estate adjacent to the railway with close proximity to Severn Tunnel Junction Station. The site is accessed via Station Road and adjacent to residential properties. There is one large unit and several smaller units. The units may require modernisation.	0.75	0.00	Developed. Established uses on site	B2, Sui Generis	72.4% CE07/19; 4.9% CE10/23; 7.8% CE21/45; 14.9% CE23/47;	Zone C1 Floodplain. Area of Archaeological Sensitivity	37%
	Former Railway Goods Yard	SAE2s	Usk	Partially developed site in prominent location adjacent A472 with direct access onto this route. Strong hedgerows and treed boundaries other than the frontage of the site. The units on site appear dilapidated and in need of modernisation. The remainder of the site is of poor quality and unmaintained, utilised predominately for parking.	0.86	0.00	Partially Developed. Long established uses. Vacant land currently used for	B2	100%: CE21/45	Zone C1 Floodplain. Contaminated Land. TPO (Group) on southern boundary of the site.	53.70%

	<u>Site Name</u>	<u>Site Ref.</u>	<u>Location</u>	<u>Site Description</u>	<u>Site Area (Ha)</u>	<u>Remaining Developable Area (Ha)</u>	<u>Status</u>	<u>Use Classes</u>	<u>Overarching Sector Class (OSC) on Site</u>	<u>Constraints</u>	<u>Vacancy Rate</u>
							storage of vehicles				
	Cuckoo's Row	SAE2t	Raglan	Established site in rural location with single occupier. Direct access onto the adjacent Groesonen road which is in close proximity to the A40. Hardstanding on part of the site utilised for storage of farm machinery/vehicles for sale as part of the business, mature vegetation along the southern boundary of the site.	1.72	0.00	Partially Developed. Long established uses. Some land remaining but primarily used for the storage of vehicles /machinery.	B8, Sui Generis	52.1% CE23/47; 47.9% CE27/52.	Part of site Contaminated Land. TPO (Group) on edge of site.	N/A
	Raglan Enterprise Park	SAE2u	Raglan	Small Industrial and business park in rural location to the South of Raglan with direct access to Chepstow Road. Hardstanding on the majority of site with limited landscaping within the site. The site consists of small units which are predominately utilised as small storage units. The site has limited parking provision.	0.27	0.00	Developed. Established uses on site	B1, B2, B8	27.0% CE20/43; 60.2% CE27/52. 12.8% CE30/59	N/A	9.10%
	Mamhilad	SAE2v	Mamhilad	Modern high quality business site on the edge of Monmouthshire, adjacent to a wider employment area within Torfaen County Borough Council. Good access directly off the Old Abergavenny Road in close proximity to a junction of the A4042. Good parking provision on site with sufficient landscaping.	3.54	0.00	Developed. Established uses on site	B1, B2, B8	59.2% CE11/25; 14.4% CE27/52 26.4% CE35/70	Part of site within Zone C2 Floodplain.	N/A
	Wales One	SAE2w	Magor	Modern high quality business site. The site is visible from the M4 and proximate to J23A with direct access to the B4245. While the site is not developed in its entirety, it currently is occupied with two large office buildings, a hotel, nursery, sandwich shop and restaurant. The site is very well maintained, with landscaping along its boundaries and has sufficient parking provision.	3.30	Approximately 0.57	Partially developed.	A1, A3, B1, C1, D1	44.9% CE28/55; 13% CE29/56; 11.3% CE31/61; 11.3% CE38/81; 19.5% CE42/88	Part of site within M4 Safeguarding Route	51.00%
	Woodside Industrial Estate	SAE2x	Usk	Established industrial estate on the edge of Usk with multiple uses and units of various sizes. Existing established access to the adjacent highway. The site is relatively old, however well maintained with sufficient parking provision. Hardstanding on the majority of the site with mature vegetation along the southern boundary. The site is located adjacent to the SAE1g site with open access to this area.	2.22	0.00	Developed. Established uses on site	B1, B2, Sui Generis	3.4% CE05/16; 64.1% CE11/25; 3.1% CE14/28; 18.5% CE19/26. 4.9% CE21/45; 5.5% CE23/47; 1.7% CE32/65; 0.7% CE45/96	Zone C1 Floodplain. Western edge of site within SINU. Part of site Contaminated Land	N/A
	Cranberry Foods	SAE2y	Abergavenny	Established site in rural location close to Abergavenny with a single occupier. The entrance to the site benefits from direct access via the A465 and a rear access to the A4042. The site has one large unit and a sufficient amount of parking provision on site. The site is well screened by mature vegetation	4.43	0.00	Developed. Established uses on site	B2	100%: CE03/10	N/A	N/A

	<u>Site Name</u>	<u>Site Ref.</u>	<u>Location</u>	<u>Site Description</u>	<u>Site Area (Ha)</u>	<u>Remaining Developable Area (Ha)</u>	<u>Status</u>	<u>Use Classes</u>	<u>Overarching Sector Class (OSC) on Site</u>	<u>Constraints</u>	<u>Vacancy Rate</u>
	Totals				181.89 (Ha)	0.57 (Ha)					14,299m <sup>2</sup> (45 Units)

Overarching sector classification	Sector Code	Type of industry/commercial activity
CE01 Agriculture, forestry and fishing	01	Crop and animal production; hunting and related service activities
	02	Forestry and logging
	03	Fishing and aquaculture
CE02 Mining and Quarrying	05	Mining of coal and lignite
	06	Extraction of crude petroleum and natural gas
	07	Mining of metal ores
	08	Other mining and quarrying
	09	Mining support service activities
CE03 Food, drink & tobacco	10	Manufacture of food products
	11	Manufacture of beverages
	12	Manufacture of tobacco products
CE04 Textiles etc	13	Manufacture of textiles
	14	Manufacture of wearing apparel
	15	Manufacture of leather and related products
CE05 Wood & Paper	16	Manufacture of wood and of products of wood and cork; except furniture; manufacture of articles of straw and plaiting materials
	17	Manufacture of paper and paper products
CE06 Printing & recording	18	Printing and reproduction of recorded media
CE07 Coke & Petroleum	19	Manufacture of coke and refined petroleum products
CE08 Chemicals	20	Manufacture of chemicals and chemical products
CE09 Pharmaceuticals	21	Manufacture of basic pharmaceutical products and pharmaceutical preparations
CE10 Non-metallic mineral products	22	Manufacture of rubber and plastic products
	23	Manufacture of other non-metallic mineral products
CE11 Metals & metal products	24	Manufacture of basic metals
	25	Manufacture of fabricated metal products; except machinery and equipment
CE12 Electronics	26	Manufacture of computer; electronic and optical products
CE13 Electrical equipment	27	Manufacture of electrical equipment
CE14 Machinery	28	Manufacture of machinery and equipment n.e.c.
CE15 Motor vehicles	29	Manufacture of motor vehicles; trailers and semi-trailers
CE16 Other transport equipment	30	Manufacture of other transport equipment

Overarching sector classification	Sector Code	Type of industry/commercial activity
CE17 Other manufacturing & repair	31	Manufacture of furniture
	32	Other manufacturing
	33	Repair and installation of machinery and equipment
CE18 Electricity & gas	35	Electricity; gas; steam and air conditioning supply
CE19 Water, sewerage & waste	36	Water collection; treatment and supply
	37	Sewerage
	38	Waste collection; treatment and disposal activities; materials recovery
	39	Remediation activities and other waste management services
CE20 Construction	41	Construction of buildings
	42	Civil engineering
	43	Specialised construction activities
CE21 Motor vehicles trade	45	Wholesale and retail trade and repair of motor vehicles and motorcycles
CE22 Wholesale trade	46	Wholesale trade; except of motor vehicles and motorcycles
CE23 Retail trade	47	Retail trade; except of motor vehicles and motorcycles
CE24 Land transport	49	Land transport and transport via pipelines
CE25 Water transport	50	Water transport
CE26 Air transport	51	Air transport
CE27 Warehousing & postal	52	Warehousing and support activities for transportation
	53	Postal and courier activities
CE28 Accommodation	55	Accommodation
CE29 Food & beverage services	56	Food and beverage service activities
CE30 Media	58	Publishing activities
	59	Motion picture; video and television programme production; sound recording and music publishing activities
	60	Programming and broadcasting activities
CE31 IT Services	61	Telecommunications
	62	Computer programming; consultancy and related activities
	63	Information service activities
CE32 Financial & insurance	64	Financial service activities; except insurance and pension funding
	65	Insurance; reinsurance and pension funding; except compulsory social security
	66	Activities auxiliary to financial services and insurance activities

Overarching sector classification	Sector Code	Type of industry/commercial activity
CE33 Real estate	68	Real estate activities
CE34 Legal & accounting	69	Legal and accounting activities
CE35 Head offices and management consultancies	70	Activities of head offices; management consultancy activities
CE36 Architectural & engineering services	71	Architectural and engineering activities; technical testing and analysis
CE37 Other professional services	72	Scientific research and development
	73	Advertising and market research
	74	Other professional; scientific and technical activities
	75	Veterinary activities
CE38 Business support service	77	Rental and leasing activities
	78	Employment activities
	79	Travel agency; tour operator and other reservation service and related activities
	80	Security and investigation activities
	81	Services to buildings and landscape activities
	82	Office administrative; office support and other business support activities
CE39 Public administration and defence	84	Public administration and defence; compulsory social security
CE40 Education	85	Education
CE41 Health	86	Human health activities
CE42 Residential & social	87	Residential care activities
	88	Social work activities without accommodation
CE43 Arts	90	Creative; arts and entertainment activities
	91	Libraries; archives; museums and other cultural activities
CE44 Recreational services	92	Gambling and betting activities
	93	Sports activities and amusement and recreation activities
CE45 Other services	94	Activities of membership organisations
	95	Repair of computers and personal and household goods
	96	Other personal service activities