

Chepstow Planning Application Appraisal

Monmouthshire County Council

Brief

BE Group was appointed to assess the economic development and planning issues generated by a mixed-use planning application (housing and B1 offices) on a 2.4 hectare edge-of-centre employment site, Chepstow.

The appraisal assessed the impact the proposal will have on employment land and property supply, both in Chepstow and across Monmouthshire. It will build on the Monmouthshire Employment Sites and Premises Review (2008), also undertaken by BE Group.

Activities

- A review of the planning application and the site
- Property market analysis of the office and industrial sectors, in Chepstow and across Monmouthshire
- Consultation with property agents
- Review of Monmouthshire's employment land supply position
- A review of the impact of the planning application on local plan policy.

Outcome

The proposed scheme will provide 677 sqm of office space. However office demand is limited in Chepstow and the site is poorly located, thus the scheme may struggle to attract occupiers. An adjacent larger and more prominent existing employment site is a better location on which to retain employment uses.

There is enough land to meet need to 2021 and there is an improved employment land supply in Chepstow (than existed in 2008). The need to retain all existing employment land in Chepstow is therefore less severe.

It is recommended that the need for employment uses on the site in question be exchanged for an appropriate level of planning gain. Policy should prioritise employment development elsewhere in Chepstow.

