

Vale of Glamorgan Employment Land Study

Vale of Glamorgan County Council

Brief

BE Group was commissioned by the Vale of Glamorgan County Council to undertake an employment land study for the county.

The Vale lies west of Cardiff, between the M4 and the Severn Estuary. The close proximity to both Cardiff and the M4 means that a large proportion (46 percent) of the population travel outside of the area to work.

The study's objectives were to undertake an assessment of:

- The provision of existing and allocated employment sites and premises
- Future employment needs to inform the Local Development Plan.

Activities

- A review of existing policies and strategies to examine the extent to which they have achieved their objectives
- Site visits to inspect land and premises
- Property market analysis of land, industrial units and offices
- Economic analysis and forecasting of future economic trends
- Telephone and face-to-face consultation with a variety of relevant bodies including WAG and local property developers
- A business survey to identify local business needs
- Assessment of employment areas' viability and suitability and identification of currently allocated employment sites which could be considered for alternative uses.

Outcome

There is sufficient employment land in the study area to 2026. However demand is limited at the moment. The Vale lies in the shadow of Cardiff and there are better grant regimes to the north.

Employment land allocations need to be serviced in Barry. There is a number of good quality allocations which need to be reserved for development over the next 5 to 15 years - Cardiff International Business Park and Barry Waterfront for example.

The St Athan MOD training centre will have a significant effect on the Vale's economy in the future.

