

# Site Allocations Plan and Aire Valley Leeds Area Action Plan

Employment  
Background Paper

Publication Draft  
Leeds Local Development Framework  
Development Plan Document  
September 2015



# EMPLOYMENT BACKGROUND PAPER RELATING TO SITE ALLOCATIONS PLAN AND AIRE VALLEY LEEDS AREA ACTION PLAN

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## 1.0 Introduction

- 1.1 This background paper provides supporting evidence for the Site Allocation Plan (SAP) and Aire Valley Leeds Area Action Plan (AVLAAP). These plans set out:-
- The sites and locations which are safeguarded for continued employment and economic development purposes
  - The selection of sites identified for new general employment and economic development uses
- 1.2 The main focus of this paper is on B use class employment development as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), and associated economic development uses. It will not look in detail at issues around retail and main town centre uses.
- 1.3 It outlines relevant national and locally adopted strategic and detailed policies in the Core Strategy, and sets out how the Site Allocation Plan (SAP) and Aire Valley Area Leeds Action Plan (AVLAAP) conform to higher level policies, enabling implementation of strategic aims. To provide a more complete overview in which to understand the proposed site allocations and policies, this paper will summarise the key findings on the employment land supply which have informed the policy approach with a particular emphasis on the latest evidence base i.e. the Employment Land Review. It will then go through the chronology of site allocation policy development and key proposals with emphasis on geographic area spread and key sites.

## 2.0 Policy Context

### National Planning Policy (NPPF) and Guidance (NPPG)

- 2.1 The National Planning Policy Framework (NPPF) requires planning to *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs (Para 1.7 core planning principles).*
- 2.2 The NPPF advises that planning policies “*should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market*

*signals and the relative need for different land uses to support sustainable local communities.” (Para 22).*

- 2.3 As regard to plan-making, Local Plans should *“allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate”* (Para 157). Reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land. (Para 161).
- 2.4 The National Planning Policy Guidance (NPPG) provides guidance on joint housing and employment land assessment which forms a critical evidence base for site allocation. The NPPG (and its previous iteration PPS4) has been taken into account and fully complied when preparing the Employment Land Review.

Core Strategy employment land requirement (including Aire Valley) and employment policies

- 2.5 The Core Strategy for Leeds was adopted in November 2014. It provides the local framework for the allocation and distribution of land for employment in the SAP and the AVLAAP.
- 2.6 In relation to economic development, the long term ambition of the Core Strategy is to maintain and strengthen its position at the heart of the City Region, and grow a strong, diverse and successful urban and rural economy with skilled people and competitive businesses which are sustainable, innovative, creative and entrepreneurial. The vision of the Core Strategy provides for the creation of 35,000 new jobs in Aire Valley Urban Eco-Settlement.
- 2.7 Objective 6 and 7 of the Core Strategy reflect the above Spatial Vision, and specify that the Core Strategy will *“promote a diverse, enterprising and competitive economy supported by a skilled workforce”* (Objective 6), and *“deliver economic development which makes best use of land and premises across the district in sustainable locations, accessible to the community and wider labour market”* (Objective 7).
- 2.8 To deliver the City’s Vision and Objectives, the Core Strategy includes a number of thematic policies that inform employment land allocations:-
- **SP1** sets out the principles for the overall distribution and scale of development. Provision (ii) sets out the priority for identifying land for development, as follows:-

- a. Previously developed land and buildings within the Main Urban Area/ relevant settlement,
- b. Other suitable infill sites within the Main Urban Area/ relevant settlement,
- c. Key locations identified as sustainable extensions to the Main Urban Area / relevant settlement

SP1 (v) identifies broad areas to promote economic development, job retention and opportunities for growth in existing established employment locations, in key strategic locations for job growth including the City Centre and Aire Valley, and by retaining and identifying employment land in suitable locations primarily within the urban area.

- **SP2** adopts a ‘centres first’ approach, and directs economic development including offices to the City Centre and designated Town Centres and Local Centres. It defines a hierarchy of centres to ensure that development is directed to the appropriate level of centre based on its scale and catchment. **SP3** aims to maintain and enhance the City Centre’s role as an economic driver, and make the City Centre the main focus for office development in the district with focus on the West End, South Bank, and Holbeck Urban Village. It also promotes mixed used development and public space on vacant and under-used sites and buildings in the City Centre.
- **SP4** identifies four Regeneration Priority Programme Areas, namely East Leeds, Aire Valley Leeds, Leeds Bradford Corridor, and South Leeds. Among other things, development that improves access to employment and skills and upgrade the local business environment will be given priority in these areas.
- **SP5** identifies Aire Valley Leeds Urban Eco-Settlement as a strategic location, providing at least 250 hectares of employment land along with 6,500 new homes and appropriate retail services. It provides strategic policy context for the Aire Valley Leeds Area Action Plan to review existing allocations, commitments and other opportunities.
- **SP8** sets out a number of separate policy strands to implement the city’s ambition to build a competitive local economy. The following policies relate to employment use and site allocations:-
  - providing and safeguarding a sufficient supply of land and buildings as part of a wide portfolio of sites to match employment needs and opportunities for B class uses;

- developing the designated Centres as the core location for main town centre uses including offices;
  - supporting development in existing locations and sites for general industry and warehousing, particularly in locations which take full advantage of existing services, high levels of accessibility and infrastructure;
  - supporting retention and creation of new business start-up units including small workshops where appropriate.
- To fulfil national policy requirements and to implement the Core Strategy's vision and objectives, **SP9** expects the SAP and AVLAAP to provide sites to accommodate the objectively assessed need for job growth in employment land use sectors to 2028, namely 1,000,000sqm of office space (of which 840,000sqm extant planning permission, and 160,000sqm to be identified in or on the edge of the City Centre and Town Centres), and 493 hectares of general employment land to be identified across the District.
  - **SP10** sets the strategic context for the Green Belt review in order to accommodate the scale of housing and employment growth as well as an additional contingency to create new Protected Areas of Search. It sets out criteria to assess site allocations within the Green Belt.

2.9 In addition to the above thematic policies, the Core Strategy also includes two detailed policies on employment land allocations as below:

- EC1 sets out criteria on how land or sites for general employment purposes (all the B class use except B1) will be assessed and allocated in the SAP and AVLAAP process. EC2 sets out the appropriate locations for existing and proposed office development (B1 use) based on a 'centres first' policy.
- These form the basis of the selection criteria that have been applied consistently in site allocation. Detailed site selection criteria are summarised in Section 4.0.

#### Natural Resources and Waste Local Plan (NRWLP)

2.10 The NRWLP was adopted in January 2013. It contains a range of policies relating to minerals & aggregates, water resources, air quality, sustainable energy use and waste, as part of an overall integrated approach that seeks to minimise and manage the use of natural resources. Whilst the majority of the Plan remains adopted for Leeds, subsequent to a legal challenge, Policy Mineral 13 and 14 were remitted (i.e. removed from the adopted plan and resubmitted for further consideration). The public examination of the remitted parts of the NRWLP took place in May 2015 and as result a small number of modifications were proposed. The remitted policies (Mineral 13 and 14) were examined and found sound, with an adoption date of 16 September 2015.

2.11 The adopted NRWLP contains site/ area specific policies and allocations that are of particular relevance to the SAP and AVLAAP.

- Policy Minerals 2 and 3 define safeguarding areas for sand, gravel and surface coal on the Proposals Map. This has been taken into account when allocating employment land.
- Policy Waste 4 explains that all proposals for permanent waste management facilities will be treated as an industrial use of land. Whilst waste facilities are not automatically a B2 use, they have similar impacts to industrial development. This Policy states that waste uses are employment generators and therefore contribute towards providing sufficient employment land.
- Policy Mineral 13 allocates two non-road based freight sites in the Aire Valley, with a total of 9.00 hectares. Policy Waste 6 allocates three sites as strategic waste management sites. These sites have a total of 28.08 hectares and all of them are located within the Aire Valley. Similarly Policy Waste 7 makes an allocation of the site at Cinder Oven Bridge (4.22 hectares) for waste management use. These are already allocated sites, amounting to 41.28 hectares, and they will contribute towards employment land provision. The list of these sites is included as below. It needs to be noted that these existing allocations are not subject to consultation as part of the Site Allocation Plan and the Aire Valley Leeds Area Action Plan.

Table 1 List of NRW allocated sites that contribute to employment land requirement

NRW DPD Ref	AV AAP ref	Site address	Area ha
NRW21	AV49	Bridgewater Road South	7.51
NRW20	AV84	Skelton Grange Road	1.49
NRW183	AV85	Cinder Oven Bridge	4.20
NRW200	AV86	Former Skelton Grange Power Station Site	11.10
NRW201	AV87	Former Wholesale Market, Newmarket Approach	6.68
NRW202	AV88	Knostrop WWTW land, Temple Green	10.30
		<b>Total area</b>	<b>41.28</b>

2.12 It should be noted that the SAP Publication Draft includes a number of identified general employment sites that are also safeguarded NRWLP sites. These are included because they have been given planning permission for a mineral or waste use that also counts as a type of employment. This means that these sites can only be developed in accordance with the safeguarding policy for minerals and waste sites in the NRWLP. It is proposed that this be further clarified in the Submission Version of the SAP, including the presentation of these sites on the Policy Map.

- 2.13 Site AV83 (Off Skelton Grange Road East site, 1.62 hectares) is scheduled for adoption as an allocation for an employment use that can utilise canal freight as part of the NRWLP under Policy Mineral 13. Following the examination in May 2015 by an independent Inspector, the site is to be added to NRW20 as a modification to that allocation. Consequently AV83 will not be a proposal for general employment use in the AVLAAP submission plan.

### **3.0 Evidence base**

- 3.1 The Leeds Employment Land Review (ELR) provides the evidence base for the Leeds Local Development Framework. The ELR converts the estimate of future job growth into requirements for land and premises for employment uses for the whole district over the plan period (2010-2028), and is the main evidence base for the SAP and AVLAAP with regard to employment land allocations.

#### Employment Land Review (2006)

- 3.2 Planning Consultant Arup was commissioned by the City Council to prepare the Leeds Employment Land Review (ELR), which was published in March 2006. This study quantified the potential demand for employment land (in this case B1, B2 and B8) between 2006 and 2016, and the suitability of existing supply. It was informed by an Office of Deputy Prime Minister guidance note on ELRs and best practice at that time. On the supply side, the ELR (2006) looked at the quantity of employment land supply, which totalled to 795 hectares in mid-2005. This included land with planning permission, UDP allocated sites and some windfall sites. The findings revealed that about 21 sites each of more than 5ha in size accounted for 70% of the supply. The remaining 30% was in 224 smaller sites. It also included detailed assessments of 21 key sites (each more than 5 has) covering aspects such as local market conditions, strategic access, sustainability, availability/ timescale, ownership and constraints. Local property surveyor Donaldsons were sub-contracted to provide a Leeds market overview and to assess the commercial viability of each key site.

#### Employment site review 2008/09

- 3.3 Reflecting the recommendations of the ELR 2006, in 2008/09 the City Council undertook a review of the entire employment portfolio to determine which sites should remain allocated for employment and for what use, which should be considered for alternative uses and which removed. This included both UDP allocations and windfall sites. There were in total 274 sites (751 hectares) land being assessed, of which 143 sites (612 ha) were recommended to be retained and 38 sites (109 ha) for removal. The remaining 93 sites (30 ha) were newly identified after the 2006 ELR, and subject to meeting site selection criteria these would feed into the later ELR Update 2010.

### ELR Update (2010)

- 3.4 In order to strengthen the evidence base for the Core Strategy and to reflect changed circumstances, namely the introduction of PPS4 and the economic downturn, the City Council carried out a partial review and update of the earlier study in 2010. The ELR Update (2010) made revision to economic and employment growth forecasts and publication of new guidance on how to use such data to identify employment land requirements. The key findings of the ELR Update have directly informed the content of the Core Strategy in relation to employment matters.
- 3.5 A site by site assessment of existing employment sites was also carried out as part of the ELR Update, and the base date of this round of site assessment was April 2010. The following criteria for inclusion were applied:-
- Undeveloped, UDP allocated sites, with or without planning permission, over 0.4 ha in size
  - Unallocated sites which have obtained planning permission for employment use (windfall sites). The portfolio included sites of 0.4 ha or above, except for the City Centre and designated town centres where smaller sites were considered
  - Other sites which have been agreed for employment use by resolution of the Council as part of the Core Strategy submission approval.
- 3.6 The key findings showed that there were 173 sites in the existing land supply, amounting to 645.7 hectares. Of these sites,
- 88 were for office type development, amounting to 247 hectares. The existing commitment amounted to almost 840,000sqm in floorspace. Core Strategy SP9 states that an additional 160,000 sqm will be identified in or on the edge of City and Town Centres through the SAP and AVLAAP.
  - 85 sites were for general employment use, amounting to about 350 hectares. Almost 50% of this land area comprised of UDP allocations. Hence once windfall is taken into account, the SAP and AVLAAP need to identify an additional 143 hectares of land to meet the objectively assessed demand (493 hectares general employment use land).

### ELR 2015 Update

- 3.6.1 The ELR 2015 update commenced early 2015 with a focus on employment site supply. The demand side of the ELR has already fed into the requirements of the Core Strategy adopted recently in November 2014. The update will deal with recent changes in site circumstances and will apply the methodology set out in the National Planning Policy Guidance (NPPG), which is very similar to the National Guidance applicable at the time of the 2010 ELR, but slightly different because of the alignment with housing land assessment. Whilst the earlier national guidance expected sites to be suitable



and attractive to the market, the NPPG expects sites to be suitable, available and achievable.

3.7 Bearing in mind the above change to the NPPG, the ELR was refreshed and updated, and its conclusion has informed the Site Allocation Plan Publication Draft. The base date of this round of site assessment is April 2012. The following criteria were applied when identifying sites for inclusion:-

- No site threshold for unimplemented UDP sites, with or without planning permission
- Windfall sites of 0.2 ha or above for general employment, or 500 sqm or above floorspace for offices, or 500 sqm or above floorspace extension to an existing employment premise, except for the City Centre and designated town centres where smaller sites were considered
- Other sites which have been agreed for employment use by resolution of the Council as part of the Core Strategy submission approval.

3.8 The ELR 2015 Update will present the latest site portfolio with breakdown of land supply by HMCA areas, and conclude on the adequacy of the size and spatial distribution of the portfolio as a whole.

#### **4.0 Chronology**

4.1 The starting point for employment land in the Site Allocations Plan was making sure the Site Allocations and Aire Valley Leeds Area Action Plans would meet the Core Strategy requirements be consistent with policy concerning spatial distribution.

4.2 The adopted Core Strategy has set out high level policies guiding on employment land allocation. SP1 directs development to previously developed land and buildings or other suitable infill sites within the Main Urban Area / relevant settlement, or key locations identified as sustainable extensions to the Main Urban Area / relevant settlement.

4.3 EC1 sets out the principles on how general employment land will be identified, namely by:-

- Carrying forward existing allocations and other commitments that are suitable, available and deliverable
- subject to suitability, availability, and deliverability, identifying new allocations to address deficiencies in accessible locations within the Main Urban Area, Major Settlements and Smaller settlements, within regeneration areas, within established industrial areas or within urban extension linked to new housing proposal

- phasing the release of land consistent with overall strategy for major regeneration and housing growth
  - identifying freight storage/ distribution opportunities as part of the overall employment land required, focused in the areas along rail corridors (particularly in the Aire Valley) and along the Aire And Calder Navigation.
- 4.4 Core Strategy Policy EC2 sets out site selection criteria for office development. The focus for most office development will be within and/ or edge of the City Centre and designated Town and Local Centres, and out of centre development would normally be resisted unless there are exceptional reasons i.e. existing commitments or small scale (up to 500 sqm) office development in specific locations.
- 4.5 The above three Core Strategy policies set out the broad development distribution context and site selection criteria, with which the SAP and AVLAAP must comply.
- 4.6 The next task for the Site Allocations Plan was review of the available supply, including UDP allocations and unimplemented planning permissions. The Employment Land Review 2010 had assessed which sites were appropriate to carry forward and which not (see section on Evidence Base above).
- 4.7 Preparation of the Aire Valley Leeds Area Action Plan commenced much earlier than the Site Allocations Plan, with public consultation on Issues and Options in 2005 and on “Preferred Options” in 2007. The Aire Valley is a very important source of general employment land for Leeds, accounting for nearly half of total supply, and includes the Enterprise Zone which acts as a sub-regional attraction for new investment.

#### Call for Sites

- 4.8 In March 2012, a “Call for Sites” was made to attract submissions of new sites for employment and retail development. Very few sites were submitted for employment; far more were submitted for housing, even though housing sites were not explicitly invited, and some sites were submitted for retail. Suitable general employment and office sites arising from this process were included in the Issues and Options, and were given “CFS” labels in the site references.

#### Site Allocations Plan Issues and Options

- 4.9 The Site Allocation Plan Issues and Options published in June 2013 provided an overview of employment in Volume 1. To address the Core Strategy requirements the overview noted that c.350ha of general employment land was considered available from UDP allocations and unimplemented permissions leaving a further 143ha to be identified; it noted that there was a good supply of outstanding permissions for office development, and that

further sites could be found through site allocations to meet the Core Strategy target of 1m sqm. It concluded that there were enough sites in the pool in categories of “Green” and “Amber” (see below) to meet the Core Strategy targets.

4.10 In preparing the Issues and Options, sites from the Employment Land Review were included along with new permissions and new submissions received as part of the “Call-for-Sites” process. Where relevant a Green Belt review assessment was also carried out. A short conclusion was provided in the Issues and Options documents for each of the Housing Market Characteristic Areas. Sites were colour coded according to the following:

- Green ‘Sites with the greatest potential to be allocated for employment.
- Amber ‘Sites with potential but issues to be resolved, or the site may not be in such a favoured location.
- Red ‘Sites which are not considered suitable for allocation for employment and to remove from the Employment Land Review.

4.11 The employment sites were set out in the Volume II documents covering the 11 Housing Market Characteristic Areas. Lists of sites for offices and general employment (industry and warehousing) were set out in tables coloured “Lime Green” for sites that were “identified” (i.e. UDP allocations carried forward and unimplemented planning permissions) and “Red”, “Amber” and “Green” for sites being considered for allocation. Reasons were given to the colour coding including whether sites were considered suitable, available and achievable. Questions were posed asking whether the proposed colour coding for sites was appropriate and asking for any new sites that people consider more suitable. Each document also contained a map showing the location and extent of all the employment sites.

4.12 As a result of the Issues and Options public consultation exercise 7,738 comments were received from 6,734 individuals on the Issues and Options as a whole, but only 157 people commented on employment matters. A small number of comments suggested new sites for employment uses. General comments were made on the “surplus” of offices in the city centre and the lack of local “workshop” space and the general trend for (older) warehouses to be converted to residential uses, pushing local employment out of communities.

4.13 Sustainability appraisal of employment sites helped to understand how they perform against the 22 economic, social and environmental SA objectives.

4.14 Internal meetings with local Members during 2014 helped to identify further matters of local significance that might be important.

4.15 The culmination of the technical assessment of site options was the approval in principal of sites to be allocated by the City Council's Executive Board in February 2015 following previous Development Plan Panel meetings on 16th December 2014 and 6th and 13th January 2015.

Aire Valley Leeds Area Action Plan (AVLAAP)

4.16 Since Preferred Options in 2007 there was a major review of the proposals to take account of:

- i the downturn in the economy post 2008, which has impacted on the viability of development;
- ii potential new ways of funding infrastructure;
- iii the need to make development sustainable e.g. promoting energy efficiency and green energy and industry;
- iv the preparation and adoption of the Leeds Core Strategy and changes to national planning policy;
- v the Enterprise Zone which was designated in April 2012.

4.17 In addition, an informal consultation took place in 2011 to ask views on key changes. These were:

- The promotion of the area as an Urban Eco Settlement (UES);
- Proposed boundary changes to the AAP boundary to include parts of the City Centre, Hunslet and Richmond Hill.
- Amendments to proposed uses on some sites.

4.18 Following the informal consultation the boundary of the Aire Valley Leeds regeneration area was formally amended through the Core Strategy and this forms the boundary for the preparation of the AAP. The Core Strategy also gave formal recognition to the Urban Eco Settlement concept as the basis for forming the vision and supporting principles for the plan. The earlier consultations (up to 2007) remain important to consideration of options for development within the former plan boundary which is entirely incorporated within the revised boundary.

4.19 Subsequent to the informal consultation in 2011, there was a period of review of representations received, joint working across Council Services (including with Children's Services on schools provision), dialogue with ward members and members of the Development Plan Panel and engagement with external infrastructure providers and agencies. To allow the plan to be drafted, the Council's Executive Board agreed the sites to be allocated for housing, employment, green space (including mixed use site) in principle at its meeting

on 11th February 2015, following previous Development Plan Panel meetings on 16th December 2014 and 6th and 13th January 2015.

## **5.0 Key proposals: the portfolio of sites**

- 5.1 The Publication Plan puts forward a quantity of employment sites that meets the Core Strategy requirements. For offices there is a comfortable margin. For general employment the margin is small, but this is tolerable because the Core Strategy requirement is calculated to include an extra 5 year supply to provide a margin of choice for new general employment provision.
- 5.2 The full list of sites is set out in Appendix 1.

### Summary of overall supply

- 5.3 Table 2 provides a summary of the overall employment land provision as proposed in the SAP and AVLAAP Publication Draft, as compared to the Core Strategy target. Leeds has 1,081,803 sqm of office space identified and proposed for allocation, exceeding the Core Strategy target of 1m sqm. Approximately 20% of this total (221,865 sqm) is within Aire Valley Leeds. Leeds has 494.16 ha of general employment land identified and proposed for allocation, exceeding the Core Strategy requirement of 493ha. Slightly less than half this total (232.32 ha) is within Aire Valley Leeds. Figure 1 shows the location and boundaries of Aire Valley in relation to the Housing Market Characteristic Areas (HMCAs) which are used to analyse the spatial distribution of sites in later paragraphs. The total SAP and AVLAAP identified and allocated employment land exceeds the Core Strategy requirement as set out in Policy SP9.

Table 2 SAP and AVLAAP Employment Land Provision

	Office capacity (sqm)	General employment (ha)
Aire Valley	221,865	232.32
Rest of the City - identified	681,212	137.3
Rest of the City - allocation	178,726	124.54
<b>Leeds District Total</b>	<b>1,081,803</b>	<b>494.16</b>
Core Strategy Requirement	1,000,000	493
<b>Surplus/deficit</b>	<b>81,803</b>	<b>1.16</b>

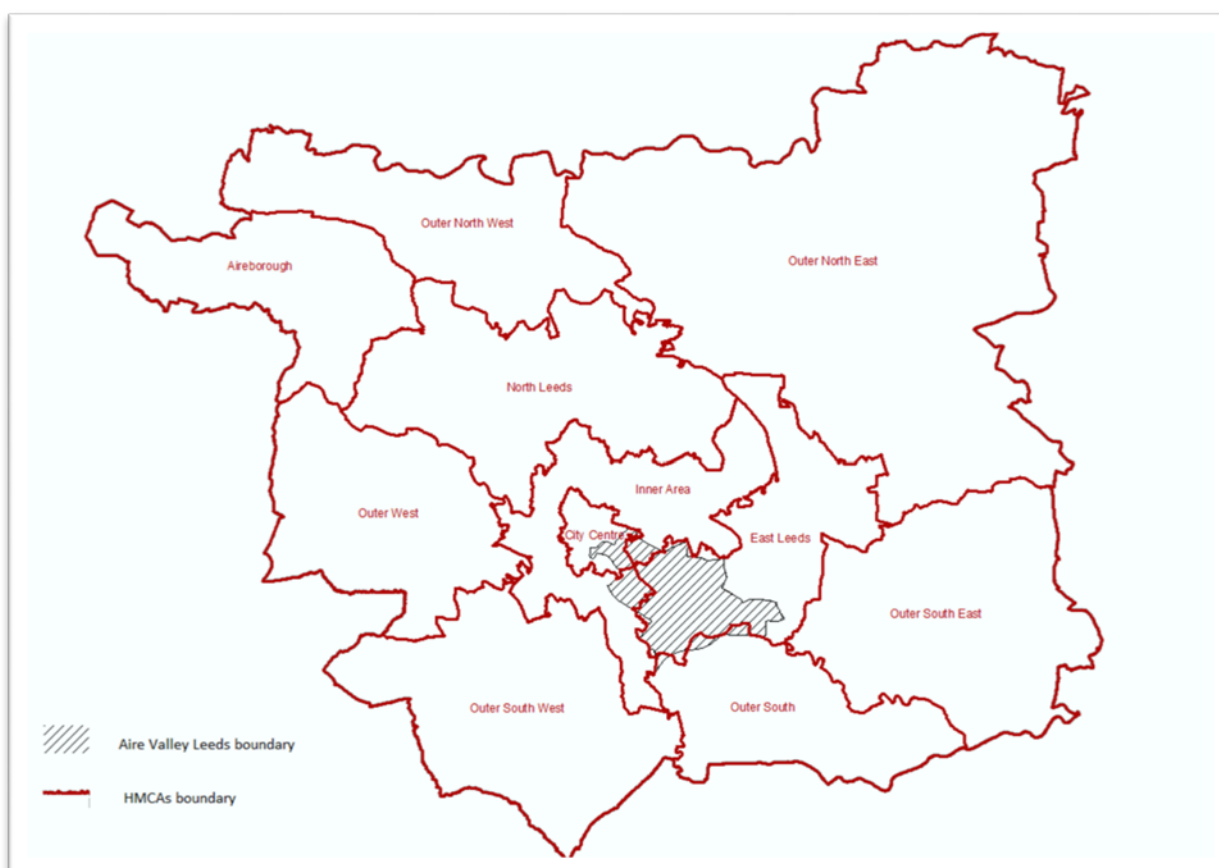


Figure 1 Aire Valley Leeds and HMCAs boundaries

5.4 The Core Strategy identified areas of general employment shortfall (para 5.2.60) but the Site Allocations Plan did not set out to prioritise finding new sites to propose for allocation in these areas, with the exception of land at Leeds and Bradford International Airport (LBIA).

Geographic spread

5.5 The overall distribution of sites is set out in Table 3. Figure 1 shows the HMCA areas and the Aire Valley Leeds boundaries. General employment sites are not evenly spread around the Leeds district. In terms of proposed allocations, there are significant quantities proposed in Outer South West

(63.0ha), East Leeds (including Aire Valley) (60.0ha), and Aireborough (36.6ha). There are no employment allocations in North Leeds, Outer South and Outer South East. In terms of Identified general employment sites, there are significant quantities found in East Leeds (including Aire Valley) (176.21ha), Outer South East (33.84ha), Outer South West (30.1ha) and Aireborough (23.3ha). There is no identified general employment land in Outer South. The City Centre has a small number of employment allocations and identified sites.

5.6 Office land supply is also not evenly spread around the Leeds district. In line with policy, the focus is on Centres, particularly the City Centre (253,731sqm), Inner Area (75,220 sqm) and North Leeds (7,000 sqm). No new office allocations are proposed in the rest of the City. There is a wider spread of *identified* office floorspace, with some outer areas having large quantities identified, including City Centre (including Aire Valley) ( 411,467sqm) and fringe areas including the East Leeds Area (140,344 sqm), Inner Area (79,725sqm), and North Leeds (52,937sqm).

Table 3 Employment Land Spatial Distribution - HMCAs

HMCAs	Designation	Office capacity (sqm)	General employment (ha)
Aireborough	Allocation	n/a	36.6
	Identified	3,510	23.25
City Centre (including Aire Valley)	Allocation	253,731	0.16
	Identified	411,467	1.58
East Leeds (including Aire Valley)	Allocation	n/a	58.96 <sup>1</sup>
	Identified	140,344	176.21 <sup>2</sup>
Inner Area (including Aire Valley)	Allocation	75,220	9.27
	Identified	79,725	16.31
North Leeds	Allocation	7,000	n/a
	Identified	52,937	1.23
Outer North East	Allocation	n/a	7
	Identified	579	19.92
Outer North West	Allocation	n/a	1.01
	Identified	604	5.29

<sup>1</sup> This figure includes part of the Stourton Park & Ride site which incorporates a vehicle and staff depot on land next to the park and ride facility that is considered to be an employment use. The part consists of employment element is of 4.3ha. Note that this site is not shown in Appendix 1. See AVLAAP Publication Draft Para 3.2.17 for further explanation.

<sup>2</sup> This figure includes the six allocated Natural Resource and Waste sites amounting to 41.28 hectares because these are employment generators and contribute to the employment requirement. Paragraph 2.11 of this paper offers full explanation and Table 1 provides the list of these NRW sites. Note that they are not shown in Appendix 1.

HMCAs	Designation	Office capacity (sqm)	General employment (ha)
Outer South (including Aire Valley)	Allocation	n/a	n/a
	Identified	n/a	n/a
Outer South East	Allocation	n/a	n/a
	Identified	18,100	33.84
Outer South West	Allocation	n/a	63.02
	Identified	19,316	30.11
Outer West	Allocation	n/a	7.48
	Identified	19,270	2.92
<b>Total</b>		<b>1,081,803</b>	<b>494.16</b>

### Key sites

- 5.7 In terms of offices, Leeds City Centre offers the most significant location. It already contains over 900,000sqm of office space (Valuation Office Data) and has opportunities for new provision in all areas. Core Strategy Policy identifies the area south of Leeds City Station as a particular opportunity. The south eastern part of the City Centre is covered by the Aire Valley Leeds Area Action Plan in includes significant office development opportunities around the South Bank and Marsh Lane. The City Centre has the benefit of excellent accessibility by all modes of transport, and a set of improvements planned, particularly to public transport. It also offers supporting facilities and services – shops, restaurants, hotels, leisure, conference etc. Leeds also has a number of out-of-centre business parks, planned through the Unitary Development Plan, but still with limited opportunities for expansion such as Thorpe Park and Leeds Valley Park, and a number of Town Centres offer opportunity for office development, often attractive to local business occupiers.
- 5.8 In terms of general employment (including light industry, research and development, business premises and storage and distribution) the Site Allocations and Aire Valley Leeds plans identify and allocate sufficient land to meet the Core Strategy requirement with a small margin. The Aire Valley provides the most significant supply of general employment land in Leeds. Part of the area is an Enterprise Zone with tax incentives and a simplified planning regime to attract business into the City Region. Outside of the Aire Valley, the largest allocation is 36ha at Leeds Bradford International Airport. This brings a significant employment development opportunity to an area of shortfall, where there has been a steady loss of existing premises and plant to residential development. Morley also offers a significant opportunity for general employment development with good links to the motorway network and a large workforce catchment.



### Sites not allocated

- 5.9 City wide some 90.8ha of land was not proposed for employment allocation (including mixed use) and around 84,400sqm of office floorspace was not proposed for allocation. The decision not to allocate will be down to a variety of reasons, including unavailability and preference to allocate for other uses. The reasons are set out in the site tables in Appendix 1 and location plans for all the non-allocated sites are set out in Appendix 2.

## **APPENDIX 1: LIST OF EMPLOYMENT SITES**

# 1 - Aireborough

## Identified office employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO1-1	2900890	Warren House Lane Harrogate Rd Yeadon Ls19	0.8		<b>3000</b>	LG	Greenfield	Site is part of a larger development site, which has in part been developed out, allocated as a Key Business Park in the UDP. It is proposed that the site is carried forward for commercial use.
EO1-2	2801002	Ph3 Rawdon Park Green Lane Yeadon	0.2		<b>510</b>	LG	Greenfield	The site has planning permission for offices.
<b>Identified office employment total:</b>					<b>3510</b>			

## Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-1	2900891	Coney Park Harrogate Rd Yeadon Ls19	16.5	<b>16.5</b>		LG	Brownfield	Site currently has temporary car parking and caravan storage uses on site, however, this would not preclude the site coming forward for employment use development. The site was identified in the UDP as a Key employment site/Business Park and it is intended to carry forward the employment designation.
EG1-2	2900893	Airport West Ph3 Warren House Lane Yeadon Ls19	0.5	<b>0.45</b>		LG	Greenfield	Site is located within a Key Business Park (UDP allocation), retain for employment.
EG1-3	2901210	White House Lane Yeadon Ls20	4.6	<b>4.59</b>		LG	Greenfield	Retain the site as whilst it has topographical issues it has good access and whilst out of centre it is in a good strategic location.
EG1-4	2801642	Adj Westfield Mills Yeadon	0.1	<b>0.11</b>		LG	Greenfield	Site has planning permission for employment purposes.
EG1-5	2701530	Park Mill Leeds Road, Rawdon	1.6	<b>1.6</b>		n/a	Mix 50:50	Part of the land is car park for the current employment site, the remainder is vacant white land. New employment would need to be sensitive of the residential dwellings on New York Lane.
<b>Identified general employment total:</b>				<b>23.25</b>				

## General employment allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG2-1	2801270	Land to side Netherfield Mills, Netherfield Road, Guiseley	0.4	<b>0.4</b>		n/a	Greenfield	Good employment site, well located in terms of sustainability and compatible with adjacent uses.
EG3	EMP00338	Land at Carlton Moor / Leeds Bradford Airport	36.2	<b>36.2</b>		n/a	Greenfield	Additional employment needs were identified in the outer north west and Aireborough areas which can be met on this site, in parallel with LBIA ambitions to grow the airport. The impact on the Green Belt minimised because of clearly defined boundaries and sunken topography which means the site is not highly visible. It is also adjacent to the operational boundary of the airport and access will be provided from the planned link road between the A65 and A658 which will divert freight away from the settlement of Yeadon. Release of the site for development will be phased through Policy SP12 of the Core Strategy, proposed Policy EG3 of the Site Allocations Plan and preparation of a Supplementary Planning Document to ensure that land use, transport infrastructure, effects on the landscape and other matters are properly planned.
<b>General employment allocation total:</b>				<b>36.6</b>				

## Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	2802310	Low Mills Guiseley Ls19	7.2	<b>7.22</b>		R	Greenfield	The site has been available for over 20 years. The site has now been allocated for housing. There is some potential conflict with the Natural Resources and Waste DPD as there are recycling providers on/adjacent to site.
	2900895	Airport West Ph4 Warren House Lane Yeadon Ls19	1	<b>1.03</b>		LG	Greenfield	Site removed from supply as detached restaurant scheme approved under 14/03387/FU at Airport West Business Park, Warren House Lane, Yeadon.
<b>Not allocated for employment use total:</b>				<b>8.25</b>				

## 2 - City Centre

### Identified mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX1-5	454	Portland Crescent LS1	0.9		<b>4000</b>	LG	Brownfield	Site has outline planning permission from 2007 which is still live by virtue of phase 1 being completed. This site is covered by phase 2 of the planning permission which anticipates between 2500 and 7000sqm of office space along with floorspace for 50 dwellings and hotel space. As per Issues and Options, assume 4000sqm for offices in a mixed use allocation
MX1-7	402	Cropper Gate - Mayfair LS1	0.2		<b>3620</b>	LG	Brownfield	Suitable city centre site for office/residential development. Planning permission granted in 2009 (20/283/04/FU) for 266 dwellings with 3,620sqm of office space
MX1-8	MXD00075	Aireside development, Wellington Place and Whitehall Road, Leeds	6.1		<b>121175</b>	n/a	Brownfield	Permitted outline scheme with some reserved matters approvals given for office elements that have been completed or are under construction.
MX1-9	5123	30 Sovereign Street, Leeds, LS1 4BA	0		<b>205</b>	LG	Brownfield	Suitable building for mixed office/residential conversion with permission granted in 2010
MX1-10	3017	St Peters church & house	0.3		<b>93</b>	A	Brownfield	Permission granted for mixed residential and office scheme.
MX1-13	450	Globe Road / Water Lane LS11	1.8		<b>18720</b>	LG	Brownfield	Suitable and available development site, with temporary car park permissions due to expire 2017. Mixed use comprises of 263 dwellings plus office floorspace of 18720sqm (taken from overlapping employment sites 2004680 (10660sqm) and 2004545 (8060sqm)).
MX1-14	405	Globe Road - Tower Works LS10	1.1		<b>141</b>	LG	Brownfield	Very accessible central site. Site suited to office and residential development. Office development largely completed prior to the base-date of the Plan. A more recent change of use for 141sqm remains to be completed.
MX1-15	205	Granary Wharf Car Park, off Water Lane LS11 5PS	0.4		<b>6800</b>	LG	Brownfield	Suitable for mixed residential/office development. Planning permission was given in 2008 and renewed in 2011 for 68 flats, 6,800sqm of offices and 650sqm of A3/A4 use.
MX1-16	202	Silver Street - Midland Mills LS11 9YW	0.4		<b>3310</b>	LG	Brownfield	Suitable for mixed office/residential development. Permission granted in 2010 to convert and extend the listed mill building with 3112sqm offices and 15 flats.
MX1-17	409	Bath Road LS11	1		<b>11930</b>	G	Brownfield	Suitable site for mixed office/residential development with planning permission.
MX1-18	181	Sweet Street West (20) - Management Archives	0.5		<b>1850</b>	LG	Brownfield	Outline permission in 2010 for mixed use development comprising 140 flats, 1,850sqm of offices and 140sqm of A1.

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX1-19	458	Sweet Street West (Land South of) Holbeck	3.1	<b>0.3</b>	<b>14357</b>	LG	Brownfield	Suitable and appropriate site for mixed use development on the edge of Leeds city centre with outline planning permission. Includes residential, office and 0.3ha of general employment land.
MX1-20	445	Jack Lane / Sweet Street LS10	2.9		<b>95570</b>	G	Brownfield	Site is suitable and available for a mixed use development with residential, offices, leisure and "A" uses. It has lapsed permission for a large mixed use scheme 95570 for office, 3982 for A uses, 31760 for leisure and 296 apartments.
MX1-21	415	High Court LS1	0.1		<b>707</b>	G	Brownfield	Existing buildings suitable for conversion to office and residential. Current permission for 9 flats and 707sqm of office space 14/05054/FU
MX1-22	443	Skinner Lane - Jayco House LS7	0.2		<b>247</b>	G	Brownfield	Suitable for office residential mix. Available on expiration of temporary permission for car park in February 2017 or before. Based on recent permission small office space of 247sqm would be delivered.
MX1-23	456	The Calls (rear 2-28) LS2	0.4		<b>600</b>	LG	Brownfield	Suitable and available, site is subject to a 2014 planning application for mixed use residential and office scheme (600sqm).
MX1-24	2023	Wellington Street - YEP LS1 1RF	1.9		<b>37000</b>	G	Brownfield	Highly visible landmark site on the western side of the city centre suited to mixed office/residential development with greenspace and supporting uses.
<b>Identified mixed use total:</b>				<b>0.3</b>	<b>320325</b>			

#### Identified mixed use (Aire Valley)

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
AV5	AV5	Indigo Blu, Crown Point Road	0.1		<b>1271</b>	n/a	Brownfield	Site with current or recently expired planning permission. Principle of office development (within mixed use scheme) accepted.
AV10	AV10	Armouries Drive, Leeds Dock	0.9		<b>4130</b>	n/a	Brownfield	Site with current or recently expired planning permission. Principle of office development (within mixed use scheme) accepted.
<b>Identified mixed use total:</b>					<b>5401</b>			

## Mixed use allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX2-15	2028A	Great George Street - LGI	4.3		<b>12000</b>	A	Brownfield	Health trust expects to dispose of older buildings on site including the Gilbert Scott and Brotherton wings which are covered by site 2028A. Site would be suited to part conversion to conserve the listed elements and part redevelopment to provide a mix of residential and office space.
MX2-16	1010	Bridge Street, Baker House	0.2		<b>1000</b>	A	Brownfield	Suitable city centre location for mixed use scheme with office at ground floor level adjacent to A64 and apartments on upper floors.
MX2-17	2004	North Street - Leeds College of Building	0.9		<b>4500</b>	A	Brownfield	City centre site suitable for office and residential development.
MX2-19	230	Westgate - Leeds International Swimming Pool	1.3		<b>13243</b>	G	Brownfield	Suitable central site for offices and residential.
MX2-20	187	Westgate - Brotherton House LS1 2RS	0.3		<b>5000</b>	G	Brownfield	Suitable for conversion to residential with lower floor offices. Development interest expressed.
MX2-22	2001	St Peters Square	0.1		<b>600</b>	G	Brownfield	Suitable site for infill development with offices at ground floor and residential at upper floor levels.
MX2-23	200_411	Quarry Hill/York Street Leeds	2.7		<b>11000</b>	n/a	Brownfield	Overall site suitable for mixed use development with residential and office development. Quantity of apartments and offices reflects recent planning application. Car park plot to rear of Dance Studio suitable for office at ground floor level and residential at upper floor levels.
MX2-25	449	Duncan Street (7)	0		<b>428</b>	G	Brownfield	Opportunity for upper floor conversion to provide office floorspace and dwellings.
MX2-29	431	The Calls (38)	0		<b>112</b>	G	Brownfield	Suitable for conversion to residential with offices at ground floor level.
MX2-30	2031	Water Lane Railway Triangle	1		<b>5000</b>	G	Brownfield	Site suited to high-rise mixed office apartment scheme. Limited access from the south will require investment.
MX2-31	1009	Marshall Street - 1953 Building, Holbeck	0.6		<b>1073</b>	G	Brownfield	Suitable location for mixed office/residential development
MX2-32	225	Water Lane - Westbank	2.2		<b>20790</b>	A	Brownfield	Site suitable for mixed office/residential scheme. Very accessible city centre site. Flood risk will be considerably improved by completion of the Leeds Flood Alleviation Scheme. Expect 20,790sqm of offices and 288 dwellings.
MX2-34	5196	Criterion Place North	0.4		<b>2310</b>	n/a	Brownfield	This was part of a larger site that was split into parts for the Publication Draft. Criterion Place North remains available and suitable for a mixed scheme with offices on the lower floors and residential above.

Mixed use allocation total:		77056	
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## Mixed use allocation (Aire Valley)

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
AV7	AV7	Former Yorkshire Chemicals North West, Black Bull St	0.3		<b>2250</b>	n/a	Brownfield	Suitable for mixed use development including offices. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8). Brownfield site which is cleared, vacant and available.
AV12	AV12	Armouries Drive, Carlisle Road	1.4		<b>10875</b>	n/a	Brownfield	Suitable for mixed use development including offices. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8).
AV13	AV13	Clarence Road/Carlisle Road	0.2		<b>1250</b>	n/a	Brownfield	Suitable for mixed use development including offices. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8).
AV14	AV14	Hydro Works, Clarence Road	1.6		<b>12000</b>	n/a	Brownfield	Suitable for mixed use development including offices. Brownfield site which is cleared, vacant and available. Offices can provide a buffer use between housing and the glass manufacturing plant to the south west of the site. The site has previously had a planning permission for a mixed use scheme which included housing and offices. As the site lies in a sustainable location on the edge of the city centre it is considered it accords with the Core Strategy spatial development strategy (Policies SP1, SP2, SP5 and SP8).
AV15	AV15	Sayner Lane / Clarence Road	1.4		<b>10500</b>	n/a	Brownfield	Suitable for mixed use development including offices. Brownfield site which is cleared, vacant and available. Offices can provide a buffer use between housing and the glass manufacturing plant to the south of the site. The site has previously had a planning permission for a mixed use scheme which included housing and offices. As the site lies in a sustainable location on the edge of the city centre it is considered it accords with the Core Strategy spatial development strategy (Policies SP1, SP2, SP5 and SP8).
AV16	AV16	Sayner Lane / Carlisle Road	1.4		<b>10500</b>	n/a	Brownfield	Suitable for mixed use development including offices. Brownfield site which is cleared, vacant and available. Offices can provide a buffer use between housing and the glass manufacturing plant to the south of the site. As the site lies in a sustainable location on the edge of the city centre it is considered it accords with the Core Strategy spatial development strategy (Policies SP1, SP2, SP5 and SP8).
AV18	AV18	Marsh Lane	3.7		<b>27500</b>	n/a	Brownfield	Suitable for mixed use development including offices. Sustainable location on the edge of the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8). Brownfield site which is mainly vacant and underused with rear part of site occupied by rail sidings. Front (western) part of site is available now, with an expectation that whole site will become available during the plan period.

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
AV94	AV94	South Bank Planning Statement Area	19.5		<b>73500</b>	n/a	Brownfield	Suitable for mixed use development including offices. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8). Site is part vacant and part occupied by existing commercial uses (some of which are likely to remain throughout the plan period). There is also uncertainty of the availability of parts of the site as a result of HS2 route and station proposals currently shown within part of the site at New Lane (consultation document published January 2013). The location of the HS2 station remains under review and the scheme is subject to approval by parliament. Given the potential of the area to bring forward development but also the uncertainties created by HS2 proposal and the need for some flexibility, the area covered by the existing South Bank Planning Statement (adopted 2011) is identified as one site. The AAP identifies appropriate uses which include office uses, alongside office uses, the proposed City Park and other town centre uses. The capacity of the site is based only on the land expected to become available for redevelopment within the plan period (mainly on the former Tetleys Brewery site to the east of the wider area).
<b>Mixed use allocation total:</b>					<b>148375</b>			

## Identified office employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO1-26	2005020	6 Queen Street And 28a York Place LS1	0.2		<b>8070</b>	LG	Brownfield	Office development 09/05038/FU & 12/04569/FU not completed before base date of plan 1/4/2012
EO1-27	2004840	Extension At Cloth Hall Court Infirmary Street LS1	0.3		<b>4350</b>	LG	Brownfield	Office extension scheme completed after base date of plan (1/4/2012)
EO1-30	2003139	Adj West Point Wellington Street LS1	0.4		<b>22680</b>	G	Brownfield	Site has approval under 13/05506/FU on 12/06/2014 for proposed office (B1) building with ancillary Retail (A1), Restaurant and Cafe (A3) Drinking Establishments (A4) and Wellness Centre (D2) uses, with internal and external public open space, access, circulation and landscaping provision, including ancillary structures.
EO1-31	2002400	Whitehall Riverside Whitehall Road LS1	1.7		<b>9690</b>	LG	Brownfield	Site has approval under 14/07412/FU on 01/04/2015 for eight storey office block including basement car parking
EO1-32	2002362	Flax Warehouse (formerly Marshall House) Marshall Street LS11	0		<b>390</b>	LG	Brownfield	This was a live permission at the base date of the plan 1/4/2012 for 390sqm of offices.
EO1-33	2005750	1 Victoria Place Holbeck LS11 5AN	0.2		<b>660</b>	n/a	Brownfield	Site has planning permission under 14/04149/FU for change of use to convert existing ground floor car parking to office use; with associated external alterations for office extension over existing car park approved on 17/09/2014.
EO1-34	2005740	Warehouse Sweet Street LS11	0.3		<b>13515</b>	n/a	Brownfield	Site has planning permission (13/04476/OT) for office building of 13515sqm
EO1-35	2005100	10 - 11 Sweet Street Holbeck LS11 9DB	0.9		<b>7900</b>	LG	Brownfield	Site with permission for 7900sqm of offices
EO1-36	EMP00335	Criterion Place	0.6		<b>12596</b>	n/a	Brownfield	Site split and superseded by sites referenced EO1-36 and MX2-34
<b>Identified office employment total:</b>					<b>79851</b>			

## Identified office employment (Aire Valley)

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
AV11	AV11	Former Alea Casino, The Boulevard, Leeds Dock	0.2		<b>5890</b>	n/a	Brownfield	Site with current or recently expired planning permission. Principle of office development accepted.
<b>Identified office employment total:</b>					<b>5890</b>			

## Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-62	2103680	Bristol Street Motors Bridge Road Water Lane	0.7	<b>0.68</b>		n/a	Brownfield	Site has approval under 14/05464/FU on 17/09/2014 for Bus storage depot and ancillary office/amenity building
<b>Identified general employment total:</b>				<b>0.68</b>				

## Identified general employment (Aire Valley)

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
AV96	AV96	Airedale Mills, Clarence Road	1.3	<b>0.6</b>		n/a	Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
<b>Identified general employment total:</b>				<b>0.6</b>				

## Office allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO2-6	2005630	Kirkstall Road Car Park	0.7		<b>22300</b>	G	Brownfield	Site originally advanced as a mixed use residential opportunity, but residential no longer considered suitable because of road island setting. Part of the site would be suitable for a multi storey office building. Part would be suitable as a multi-storey car park. Part should be provided as greenspace
EO2-9	2005400	Hunslet Lane Hunslet Leeds	0.3		<b>6000</b>	n/a	Brownfield	Site suitable for redevelopment to provide linear office building
<b>Office allocation total:</b>					<b>28300</b>			

## General employment allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG2-22	2000950	Leathley Road & Cross Myrtle Street LS11	0.2	<b>0.16</b>		G	Brownfield	Site suitable and available to be allocated for general employment. The site to the north is already allocated as a waste site in the Natural Resources and Waste DPD. There have been previous permissions for business units.
<b>General employment allocation total:</b>				<b>0.16</b>				

## Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	2004179	S/o 20-22 Manor Road Holbeck LS11	0.4		<b>909</b>	LG	Brownfield	Site no longer available. Mixed use predominantly residential scheme completed in December 2008.
	2004330	Land Off Manor Road Ingram Row & Sweet Street	1.9		<b>10275</b>	LG		Site not available for office development. Planning application for housing scheme approved.
	2004730	Office Elements Harewood Quarter LS2	6.8		<b>9260</b>	LG	Brownfield	Whilst an original outline permission contained 9260sqm of office space, as reflected in Issues and Options, Phase II of the Victoria Gate scheme is expected to have no office content.
	2004790	9, 10 & 12 South Parade Leeds LS1 5QS	0.1		<b>9150</b>	LG	Brownfield	Offices (09/02975/FU) – Completed 01/03/2012 - before the base date of the plan.
	2005010	Globe Road Leeds LS11	0.2		<b>280</b>	LG	Brownfield	Building has been occupied as an office since before the base date of the plan.
	2005050	11-14 Bond Court LS1	0		<b>200</b>	LG	Brownfield	Change of use 09/03717/FU completed before base date of plan.
<b>Not allocated for employment use total:</b>					<b>30074</b>			

### 3 - East Leeds

#### Identified mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX1-25	2039	Thorpe Park, undeveloped non-submitted land	34.7		<b>83615</b>	A	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use development accepted.
<b>Identified mixed use total:</b>					<b>83615</b>			

#### Identified office employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO1-14	3203250	Plot 4500 Century Way Thorpe Park Ls15	2		<b>6310</b>	LG	Brownfield	Site has approval under 14/02488/FU on 04/07/2014 for business premises (B1) comprising offices, clinical training facility, manufacturing research and development, together with access, car parking and landscaping.
EO1-15	3203252	Plot 4400 Park Approach Thorpe Park Ls15	0.9		<b>360</b>	LG	Brownfield	
EO1-16	3203254	Plot 3175 Century Way Thorpe Park Ls15	0.6		<b>3000</b>	LG	Brownfield	Previous unimplemented consent under 09/00829/RM for three storey office block with car parking.
<b>Identified office employment total:</b>					<b>9670</b>			

#### Identified office employment (Aire Valley)

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
AV44	AV44	Unit 5 Nelson House, Quayside Business Park, George Mann Road	0.4		<b>1059</b>	n/a	Brownfield	Site with current or recently expired planning permission. Principle of office development accepted.
AV81	AV81	Leeds Valley Park	23.9		<b>46000</b>	n/a	Mix 60:40	Site with current or recently expired planning permission or existing UDP allocation. Principle of office development accepted.
<b>Identified office employment total:</b>					<b>47059</b>			

## Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-32	3202740	Coal Road Seacroft Ls 14	3.7	<b>3.65</b>		LG	Greenfield	Site with planning permission, 2/3 for a range of employment uses (B1(b + c), B2 and B8) and a private hospital (11/00318/OT), and 1/3 for a DIY store (11/00319/FU).
EG1-33	3200011	Manston La Sandreas Way Ls15	1	<b>0.95</b>		LG	Brownfield	Undeveloped part of UDP allocation to be retained.
EG1-34	3203171	Land off Bullerthorpe Lane LS15	0.1	<b>0.06</b>		G	Brownfield	Unimplemented UDP allocation to be retained.
<b>Identified general employment total:</b>				<b>4.66</b>				

## Identified general employment (Aire Valley)

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
AV42	AV42	Riverside Place, Bridgewater Road	0.8	<b>0.45</b>		n/a	Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV52	AV52	Newmarket Lane	2	<b>2.04</b>		udp	Brownfield	Suitable for general employment. Vacant existing UDP allocation which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses. Site is available and being marketed.
AV55	AV55	South of Pontefract Road	0.5	<b>0.49</b>		udp	Brownfield	Suitable for general employment. Vacant existing UDP allocation which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses.
AV56	AV56	Land off Knowsthorpe Road	3	<b>2.97</b>		udp	Greenfield	Suitable for general employment. Vacant existing UDP allocation which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses.
AV57	AV57	Plot 2A, Thornes Farm Business Park	1	<b>0.99</b>		n/a	Greenfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV58	AV58	Plots 2B, Thornes Farm Business Park	1.1	<b>1.2</b>		n/a	Greenfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV59	AV59	Plot 5, Thornes Farm Business Park	2.7	<b>2.7</b>		n/a	Greenfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV60	AV60	Plot 6, Thornes Farm Business Park	2.4	<b>2.4</b>		n/a	Greenfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV61	AV61	North site, Thornes Farm Way	1.9	<b>1.83</b>		n/a	Greenfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV62	AV62	South site, Thornes Farm Way	0.9	<b>0.87</b>		udp	Greenfield	Suitable for general employment. Vacant existing UDP allocation which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses. The site has passed the flood risk sequential test.
AV63	AV63	Logic Leeds (Skelton Moor Farm)	46.4	<b>46.4</b>		n/a	Greenfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV64	AV64	Temple Green	69.6	<b>69.56</b>		n/a	Mix 80:20	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV67	AV67	Skelton Grange (North)	11.8	<b>11.81</b>		n/a	Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.



Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
AV68	AV68	Skelton Grange (South)	7.3	<b>7.33</b>		udp	Brownfield	Suitable for general employment. Vacant UDP employment allocation which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses. Improvements to access required including enhancements to Skelton Grange Bridge. The site has passed the flood risk sequential test.
AV69	AV69	Symingtons Plot, Far Lane, Thormes Farm Business Park	5	<b>1.01</b>		n/a	Greenfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV70	AV70	2 Pontefract Lane	0.4	<b>0.37</b>		n/a	Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV71	AV71	Thwaite Gate & Sussex Avenue	0.4	<b>0.43</b>		n/a	Greenfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV73	AV73	Former Post Office building, Skelton Grange Road	3.3	<b>3.35</b>		n/a	Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV75	AV75	Pontefract Road, North of M1 J44	5.6	<b>5.58</b>		n/a	Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV77	AV77	Pontefract Road / Haigh Park Road	0.8	<b>0.83</b>		udp	Greenfield	Suitable for general employment. Vacant UDP employment allocation which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses. The site has passed the flood risk sequential test.
AV78	AV78		1.2	<b>1.17</b>		udp	Greenfield	Suitable for general employment. Vacant UDP employment allocation which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses. The site has passed the flood risk sequential test.
AV79	AV79	Adj M621 J7, Stourton	1.2	<b>1.16</b>		udp	Greenfield	Suitable for general employment. Vacant UDP employment allocation which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses.
AV92	AV92	William Cooke Castings, Cross Green Approach	4.7	<b>0.43</b>		n/a	Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV93	AV93	Unit 4 Queen Street Stourton	0.2	<b>0.22</b>		n/a	Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV113	AV113	Former Leeds College of Building, Intermezzo Drive, Stourton	1.6	<b>1.62</b>		n/a	Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
<b>Identified general employment total:</b>				<b>167.21</b>				

## General employment allocation (Aire Valley)

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
AV50	AV50	Snake Lane	0.8	<b>0.8</b>		n/a	Greenfield	Suitable for general employment. Development as an employment infill site is compatible with neighbouring uses and the character of the Cross Green Industrial Estate. Segregation and loss of existing UDP N1 green space designation considered as part of link road construction with replacement new pitch constructed on the Copperfields site. This pitch to be retained as part of redevelopment of site AV38.
AV51	AV51	Knowsthorpe Way	0.8	<b>0.85</b>		n/a	Greenfield	Suitable for general employment. Vacant site surrounded on all sides by industrial uses. Employment infill site not suitable or appropriate for alternative uses given industrial estate location.
AV54	AV54	Belfry Road	2	<b>1.98</b>		n/a	Brownfield	Suitable for general employment. Vacant, brownfield site which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses.
AV65	AV65	Pontefract Road / Newmarket Approach	0.4	<b>0.41</b>		n/a	Brownfield	Suitable for general employment. Vacant site which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses.
AV66	AV66	Former Pittards site, Knowsthorpe Gate	5.2	<b>5.22</b>		n/a	Brownfield	Suitable for general employment. Vacant site which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses.
AV72	AV72	North of Haigh Park Road	1.3	<b>1.26</b>		n/a	Brownfield	Suitable for general employment. Vacant site which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses. The site has passed the flood risk sequential test.
AV74	AV74	Former Playing fields, Skelton Grange Road	1	<b>1.01</b>		n/a	Greenfield	Suitable for general employment. Vacant site which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses. The site has passed the flood risk sequential test.
AV76	AV76	Haigh Park Road	2.9	<b>2.91</b>		n/a	Brownfield	Suitable for general employment. Vacant site which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses. The site has passed the flood risk sequential test.
AV80	AV80	Stock Bros, Pontefract Road	1.4	<b>1.62</b>		n/a	Brownfield	Suitable for general employment. Site with temporary uses which is expected to come forward for development within the plan period and which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses. The site has passed the flood risk sequential test.

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
AV83	AV83	Off Skelton Grange Road, East site.	1.6	<b>1.62</b>		n/a	Brownfield	Site scheduled for adoption as an allocation for an employment use that can utilise canal freight as part of the NRWLP under Policy Mineral 13. Following the examination in May 2015 by an independent Inspector, the site is to be added to NRW20 as a modification to that allocation. Consequently AV83 will not be a proposal for general employment use in the AVLAAP submission plan.
<b>General employment allocation total:</b>				<b>17.68</b>				

## Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	3203230	Former Vickers Factory Manston Lane LS15	20.5	<b>20.46</b>		R	Brownfield	Residential scheme approved 16/03/2009 (08/03440/OT) and 02/12/2011 (11/02315/RM) on adjoining site. Developer interest expressed through planning application for residential use with associated community facilities and ancillary uses (pending decision subject to prior extraction of coal and the implementation of the Manston Lane Link Road) (14/02514/OT and 14/02521/FU). Proposed for residential allocation.
	3203490	R/o Woodville Garage York Road Whinmoor Ls14	0.4	<b>0.42</b>		G	Brownfield	Gained permission for housing 08/04/2015 (14/03560/FU) and therefore no longer available for employment.
<b>Not allocated for employment use total:</b>				<b>20.88</b>				

**Not allocated for office employment (Aire Valley)**

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
n/a	AV100 (CFSM002)	Haigh Park Road, Stourton	113.5	-	-	n/a	Brownfield	Not suitable. Site is located out-of-centre and does not accord with the centre first approach to retail development set out in Core Strategy Spatial Policy 2.
n/a	AV102 (CFSM045)	Sites at Cross Green / Knowsthorpe Way / Cross Green Way / Cross Green Approach / Knowsthorpe Road	32.5	-	-	n/a	Brownfield	Not suitable. Site is located out-of-centre and does not accord with the centre first approach to office development set out in Core Strategy Spatial Policy 2.
n/a	AV103 (CFSM048)	Site at Pontefract Lane / Newmarket Approach	6.3	-	-	n/a	Brownfield	Not suitable. Site is located out-of-centre and does not accord with the centre first approach to office development set out in Core Strategy Spatial Policy 2.
n/a	AV111 (CFSM037)	Skelton Gate	99.3	-	<b>102,190</b>	n/a	Greenfield	Site has existing planning permission for offices but this has not come forward in 10 years and the site has been submitted by the developer as a potential housing site. The site no longer accords with the centres first approach to office development set out in Core Strategy Spatial Policy 2. However, there is considered to be scope for small scale office development on parts of the site which are most affected by motorway noise and therefore less suited to housing development, as well as in and on the edge of the proposed local centre within a wider housing led scheme.
n/a	AV114 (CFSM026)	Skelton Gate (west site)	11.4	-	-	n/a	Greenfield	See also Site AV111. The site does not accord with the centres first approach to office development set out in Core Strategy Spatial Policy 2. However, there is considered to be scope for small scale office development on parts of the site which are most affected by motorway noise and therefore less suited to housing development, as well as in and on the edge of the proposed local centre within a wider housing led scheme.
<b>Not allocated for office employment use total</b>				-	<b>102,190</b>			

**Not allocated for general employment (Aire Valley)**

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
n/a	AV53 (CFSM036)	Neville Hill Sidings	6.2	<b>6.2</b>	-	n/a	Mixed	Not suitable. Site considered as a potential rail freight site through the NRWLP but was rejected because of the difficulty of achieving a suitable highway access to the site which would require crossing the Core Cycle Network path to the south of the site. The need to protect the amenity of neighbouring housing to the east of the site is a further issue for development of heavy industrial uses. There is insufficient certainty about delivery prospects to underpin an employment allocation given the potential abnormal costs of overcoming highway access and amenity constraints.
n/a	AV100 (CFSM002)	Haigh Park Road, Stourton	38.1	-	-	n/a	Brownfield	Not available. Vacant and developable land within the site boundary has been identified or allocated separately, including proposed Natural Resources and Waste Plan sites. Remainder of site is already in existing employment uses.
n/a	AV102 (CFSM045)	Sites at Cross Green / Knowsthorpe Way / Cross Green Way / Cross Green Approach / Knowsthorpe Road	32.5	-	-	n/a	Brownfield	Not available. Site already in existing employment uses.
n/a	AV103 (CFSM048)	Site at Pontefract Lane / Newmarket Approach	6.3	-	-	n/a	Brownfield	Not available. Site already in existing employment uses.
n/a	AV104	Land west of bridge, Thwaite Lane, Stourton	0.4	-	-	n/a	Brownfield	Not available or suitable. The majority of the site is occupied by the Leeds Rowing Club boathouse and Sea Scouts building. Site is located in the functional floodplain and is incompatible with employment development according to Table 3 of the National Planning Policy Guidance on flood risk.
n/a	AV105	Sludge Lagoons, south of Knowsthorpe Lane	25.8	<b>25.8</b>	-	n/a	Brownfield	Not suitable or deliverable. Site of former sludge lagoon for Knostrop WWTW now capped and naturally re-vegetating. Remediation costs are too high, making site unviable for employment use.
n/a	AV106	National Grid Site adj ex Skelton Grange Power Station	7.3	-	-	n/a	Brownfield	Not available. Site occupied by a large electricity sub-station.
n/a	AV107	Land East of bridge, Thwaite Lane, Stourton	0.5	<b>0.5</b>	-	n/a	Greenfield	Not suitable. Site is located in the functional floodplain and is incompatible with employment development according to Table 3 of the National Planning Policy Guidance on flood risk.
n/a	AV108	Land north of Pontefract Road, Bell Hill	3.6	<b>3.6</b>	-	n/a	Greenfield	Not deliverable. Feasibility study identified substantial highway constraints. It is estimated that necessary highway works will cost over £5million.

n/a	AV109	Land opposite Thornes Farm Approach	4.6	<b>4.6</b>	-	n/a	Greenfield	Not available. The landowner Yorkshire Water have indicated they require site for operational use at the earlier consultation stages.
n/a	AV110	South of Knowsthorpe Lane (East Site)	13.5	<b>13.5</b>	-	n/a	Greenfield	Not deliverable within the plan period. Issues with access and remediation costs which make the site unviable for employment use without significant public investment.
<b>Not allocated for general employment use total</b>				<b>54.2</b>				

## 4 - Inner Area

### Identified mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX1-6	208	Mabgate, Macaulay Street, Argyll Road (land between)	1.2		<b>3670</b>	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use development accepted
MX1-11	447	Whitehall Road - Doncasters LS12	3.5		<b>50380</b>	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
MX1-12	433	Globe Road - Doncasters/Lattitude LS11	1.9		<b>3220</b>	n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
<b>Identified mixed use total:</b>					<b>57270</b>			

### Identified mixed use (Aire Valley)

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
AV31	AV31	Cross Green Lane / Echo Phase 3	0.2		<b>6290</b>	n/a	Brownfield	Site with current or recently expired planning permission. Principle of office development accepted.
<b>Identified mixed use total:</b>					<b>6290</b>			



### Mixed use allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX2-7	CFSM049	Thomas Danby College, Roundahay Road, Leeds	4.8	<b>1</b>		G	Brownfield	Call for sites submission for residential, industry, warehousing and offices. Brownfield site within the main urban area. Suitable in principle for residential development or mixed use with residential. Site sits opposite a light industrial estate, so general employment use would be suitable. Vacant building being sold for development
MX2-9	198_3390_3393	Kirkstall Road, Leeds	7.2		<b>41000</b>	n/a	Brownfield	Suitable site for offices and high density housing on the fringes of the city centre. A brief is being prepared for appropriate masterplanning with similar nearby sites.
MX2-10	3408	Wellington Road, Leeds	2.5		<b>5000</b>	A	Brownfield	Suitable site for offices and high density housing on the fringes of the city centre. A brief is being prepared for appropriate masterplanning with similar nearby sites.
MX2-11	1265	Armley Gyrotory - former Gas Works	5.4	<b>2.5</b>		A	Brownfield	With the proposed remodelling of the Armley Gyrotory junction land should become available for housing and general employment development. It is a suitable location for both.
MX2-13	3015	Benyon House	2.5	<b>1.24</b>		A	Brownfield	Site is suitable for residential or mixed use.
<b>Mixed use allocation total:</b>				<b>4.74</b>	<b>46000</b>			

### Mixed use allocation (Aire Valley)

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
AV98	AV98	Atkinson Street	1.2		<b>8850</b>	n/a	Brownfield	Suitable for mixed use development including office. Offices can provide a buffer use between housing and the glass manufacturing plant to the south west of the site. Within this context the site provides a sustainable location close to the city centre which accords with the Core Strategy spatial development strategy (Policy SP1). Site is occupied by crash repair centre but expected to become available for redevelopment within the plan period.
<b>Mixed use allocation total:</b>					<b>8850</b>			

## Identified office employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO1-8	2005700	Former John Peters Armley Road	0.7		<b>2245</b>	n/a	Brownfield	Site has approval under 14/01384/FU on 06/06/2014 for Change of use and external alterations of Retail Unit (Class A1) to a mixture of Office (Class B1) and Storage (Class B8)
EO1-9	2005760	Kirkstall Road - Maxis Restaurant site	0.3		<b>7330</b>	n/a	Brownfield	Current site with approval for demolition of the existing building and construction of mixed use development consisting of office, hotel and use classes A1, A2 & A3 floorspace and basement car parking under 13/01198/OT.
EO1-10	2104460	Tristram Centre Brown Lane West Ls12	0.1		<b>650</b>	R	Brownfield	Site appears to be newly developed. Includes 2104460 and 2104690.
EO1-11	2103380	City West Office Park Gelderd Road Leeds 12	1.4		<b>4160</b>	LG	Greenfield	This site is part of a Business Park (City West) off Gelderd Road near the centre of the town. Remaining land can be built out under previous permission
EO1-37	2401781	Ph2 Arlington Mills Armley Road Pickering Street Ls12	0.5		<b>1780</b>	G	Greenfield	Site is a sloping green area. In the past it has had permission for office blocks with Phase 1 built out. This site is Phase 2 of 24/331/05/FU. Consent will not lapse.
<b>Identified office employment total:</b>					<b>16165</b>			

## Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-20	3402480	Long Close Industrial Estate Dolly Lane Burmantofts	0.2	<b>0.2</b>		n/a	Brownfield	Site completed on 12/03/2013 under 07/06433/FU.
EG1-21	3400620	Trent Road Torre Road Ls9	8.6	<b>8.63</b>		LG	Mix 70:30	This site is 8.6 Ha. Allocated site in the UDP. Part has been developed for parking; part contains an old industrial building and the remainder of the site is vacant open land. Suitable for general employment.
EG1-22	2104060	S/o 30 Springwell Road Holbeck Leeds 12	0.4	<b>0.39</b>		LG	Brownfield	Existing brownfield site. Recent planning permission (13/05855/FU-Change of use including part demolition, extension and alterations from office and warehouse to form 3 storage and distribution units each with ancillary trade sales counter). Given the type of permission and the local area this site is ideal for employment uses.
EG1-23	2105070	Former Lord Nelson Inn 22 Holbeck Lane Holbeck	0.1	<b>0.11</b>		n/a	Brownfield	Site is in middle of an industrial area. Suitable for employment use. Application 12/03172/FU Change of use of former public house to B1/B8 use & erection of two storey building with associated car parking & landscape. Permission granted is for the construction of new two storey building with total floor area of 528m2. The space will be split into 33% office use, 57% storage and warehouse use and 10% inspection and packing areas. 14/01891/FU - refusal for Hand Car Wash - Appeal in progress.
EG1-24	2105180	48-52 Springwell Road Holbeck LS12 1AW	0.2	<b>0.15</b>		n/a	Brownfield	Current site with approval for one detached block of four industrial units under 13/02877/FU.
EG1-25	2104130	139 Gelderd Road Leeds 12	0.2	<b>0.23</b>		LG	Brownfield	Any employment use involving structures on this site is based on a 2004 planning permission (Extension of time of planning application 21/325/04/FU for 2 single storey wholesale warehouse units with 22 car parking spaces). This expired in May 2014. Currently being used as a hand car wash (09/03776). The site is on the edge of a large business/ industrial estate and is suitable for employment.
EG1-26	2001252	Land Inc Plot 7 The Piggeries Brown Lane West Ls12	0.1	<b>0.13</b>		LG	Greenfield	Site with existing UDP allocation (E3C:18). Principle of general employment development accepted.
EG1-27	2001250	Brown Lane Ls 12	1	<b>0.99</b>		LG	Mix 40:60	Site with existing UDP allocation (E3C:18). Principle of general employment development accepted.
EG1-28	2001251	Brown Lane Ls 12	0.2	<b>0.18</b>		LG	Greenfield	Site with existing UDP allocation (E3C:18). Principle of general employment development accepted.
EG1-29	2104700	Ex- Boc Works Gelderd Road Ls12	3.3	<b>3.28</b>		LG	Brownfield	Has permission for waste reclamation centre until December 2016 (11/04591/FU). Site is effectively in a large industrial area and so is suitable for employment.

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-30	2105170	Latchmore Road LS11	0.6	<b>0.63</b>		n/a	Brownfield	Site has approval under 14/04377/FU on 24/07/2014 for change of use from a coach vehicle depot (Sui Generis) to an Industrial/Warehouse unit under Use Classes B1c, B2 and B8.
EG1-31	2202540	Holme Well Road Middleton LS10 4SL	0.2	<b>0.18</b>		n/a	Brownfield	Current site with approval for detached office/warehouse unit (Class B1/B2/B8) with car parking under 14/00553/FU.
<b>Identified general employment total:</b>				<b>15.1</b>				

### Identified general employment (Aire Valley)

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
AV45	AV45	Gibraltar Island Road	1.1	<b>0.7</b>		n/a	Brownfield	Identify as general employment site on Policies Map
AV47	AV47	South Point, South Accomodation Road	0.5	<b>0.51</b>		n/a	Brownfield	Identify as general employment site on Policies Map.
<b>Identified general employment total:</b>				<b>1.21</b>				

### Office allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO2-2	2004069	Office Scheme Wellington Road & Gotts Road Leeds 12	0.5		<b>20370</b>	G	Brownfield	Site is on the edge of the City Centre adjacent to the City Island residential block. Suitable edge of city centre location for offices.
<b>Office allocation total:</b>					<b>20370</b>			

## General employment allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG2-10	2105050	Land at Brown Lane West Holbeck	1.5	<b>1.46</b>		n/a	Greenfield	Site is an area of Green land next to the Ingram distributor and south of the dismantled railway. Given its location and the surrounding uses it is suitable for employment uses. The site is being marketed for all B uses except offices.
EG2-11	2104230	Former Co-op Dairy Depot Gelderd Road Ls12	1.6	<b>1.62</b>		G	Greenfield	The developable area of this site is c 1.2 ha. It is in a good location for B2/B8 uses on a main radial (A62). The site is on the edge of an industrial estate and is suitable for employment.
EG2-12	2103385	Gelderd Road Leeds 12	1	<b>0.99</b>		G	Greenfield	This site is part of a Business Park (City West) off Gelderd Road near the centre of the town. As it is within a Business Park the site is suited for general employment.
EG2-13	2104710	Tulip Street Beza Street Ls10	0.5	<b>0.46</b>		G	Brownfield	Expired permission for B1 and B8. Site is in the car park of a retail park. Area suitable for employment use.
<b>General employment allocation total:</b>				<b>4.53</b>				

## Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	2001200	Land at Elland Road Holbeck	4.2	<b>4.21</b>		n/a	Brownfield	Not available. The site is currently used as a Park and Ride with the residual area having permission for an ice rink.
	2003190	Ex LCC Depot Viaduct Road LS4	0.6	<b>0.56</b>		n/a	Brownfield	Site unavailable as in current use as storage land by Carillion plc.
	2004990	Jack Lane/grape Street Hunslet Ls10	0.3		<b>1440</b>	LG		Site already developed for employment use.
	2104690	Unit 4, Tristram Centre, Brown Lane West, Ls12 6bp	0.9	<b>0.04</b>		R	Brownfield	Site appears to be newly developed. Includes 2104460 and 2104690.
	2104720	Ring Road Beeston/Gelder Road LS12	4.1	<b>4.06</b>		n/a	Brownfield	Site has recent approval for Car Sales and Garage. (14/03978/RM - Reserved Matters Application for motor dealership for the sale, service and MOT of motor vehicles, associated access roads and landscaping). Site is suitable for employment use but unlikely to go ahead due to other uses.
	2105060	Land at Sydenham Street Holbeck	1.6	<b>1.59</b>		n/a	Brownfield	Site seems to fully occupied for employment uses. Unable to allocate if site is occupied for employment uses.
	2202170	Holme Well Road Middleton Ls10	0.2	<b>0.22</b>		R	Brownfield	The site is part of a large ASDA store.
	2603710	Site 4 Oatland Lane Meanwood Ls7	1.2		<b>160</b>	LG	Greenfield/Brownfield mix	Site no longer available for employment following construction of a block of 3 retail units in 2014.
	2603880	Royal Park Primary School Queens Road Ls6	0.3		<b>660</b>	LG	Greenfield	Site to be used for Open Space. No longer available.
	3400360	Land off Preston Terrace Sheepscar Leeds	0.4	<b>0.42</b>		n/a	Greenfield	Site may be suitable in long term but currently 'land locked' by other owners and uses. Recent sale of college building and various options for buildings in the area mean uses for area uncertain. However, if the site is bought by new owners may go into employment. Clarity likely to emerge in future but site next to education use with poor access..
	3400920	Bayswater No.1 Arundel Leeds	0.4	<b>0.44</b>		n/a	Brownfield	Proposed to be allocated for housing.
	3402830	Land at Regent Street/Skinner Lane Leeds	1		<b>10316</b>	n/a	Brownfield	Site removed from employment supply as approved outline scheme under 13/04885/OT for retail (A1) and gym (D2) development.
	2103480	TULIP STREET BEZA STREET LS10	4.5		<b>14500</b>	n/a	Brownfield	Completion under 13/04073/FU for Change of use of units 5 and 6 (A1 retail) to gymnasium (D2). Not additional employment land or floorspace.

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	2103560	SITE B OLD RUN ROAD LEEDS 10	0.9		<b>6410</b>	n/a	Brownfield	Completed under 13/02488/FU on 04/07/2014 for change of use from warehousing (B8) to industrial (B2) - food manufacturing and the erection of 2 silos but change between uses within general employment means it is not identified as a completion of additional employment.
<b>Not allocated for employment use total:</b>				<b>11.54</b>	<b>33486</b>			

**Not allocated for mixed use**

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	CFSM027	Premises At Roseville, Leeds, LS8 5DR	1.4	<b>1.44</b>		u	Brownfield	Currently in employment use
<b>Not allocated for mixed use total:</b>				<b>1.44</b>				

## 4 – Inner Area

### Not allocated for office employment (Aire Valley)

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
n/a	AV33 (CFSM036)	Low Fold	2.8	-	-	n/a	Brownfield	Not available. Site has planning permission for housing as of June 2015 with no employment uses included.
<b>Not allocated for office employment use total</b>				-	-			



## 4 – Inner Area

### Not allocated for general employment (Aire Valley)

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
n/a	AV33 (CFM036)	Low Fold	2.8	<b>2.8</b>	-	n/a	Brownfield	Not available. Site has planning permission for housing as of June 2015 with no employment uses included.
<b>Not allocated for office employment use total</b>				<b>2.8</b>	-			

## 5 - North Leeds

### Identified mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX1-2	376	Ring Road West Park, Silk Mill Way and Iveson Drive Iveson Drive	20.8		<b>4950</b>	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed residential and office use accepted.
MX1-3	626	Abbey Road - Kirkstall Forge LS5	17.8		<b>14270</b>	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
<b>Identified mixed use total:</b>					<b>19220</b>			

### Mixed use allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX2-4	3014	Kirkstall District Centre	3.6		<b>7000</b>	A	Brownfield	A mix of residential, office and retail would be appropriate given town centre location. Residential could be in place on upper floors.
<b>Mixed use allocation total:</b>					<b>7000</b>			

### Identified office employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO1-4	2701510	Low Lane Horsforth	1.2		<b>8302</b>	n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EO1-5	2701300	OFFICE ELEMENT CORN MILL FOLD LOW LANE HORSFORTH LS18	0.1		<b>540</b>	n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EO1-6	2602760	Bodington Business Park Otley Road Ls16	4.4		<b>24375</b>	G	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EO1-7	2404920	471 KIRKSTALL RD LS5	0.1		<b>500</b>	n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
<b>Identified office employment total:</b>					<b>33717</b>			

## Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-11	2405330	Unit 2 St Anns Mills Off Commercial Road Kirkstall	0.2	<b>0.22</b>		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-12	2404192	Premises Of J W Hinchliffe Scrap Yard Weaver Str	0.3	<b>0.28</b>		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-13	2404193	Former Gas Holder Station Burley Place Leeds Ls4	0.5	<b>0.45</b>		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-14	2404190	Lcc Depot Off Viaduct Road Leeds Ls4	0.3	<b>0.28</b>		G	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
<b>Identified general employment total:</b>				<b>1.23</b>				

## Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	2701350	S/o Troy Mills Troy Road Ls18	0.6		<b>1140</b>	LG	Majority brownfield	Permission for mixed use scheme (including offices) completed Spring 2010. The site is not available.
	3002680	355 Roundhay Road, Leeds	0.3		<b>580</b>	LG	Brownfield	The site is not available for employment. Permission for petrol filling station (13/00296/FU).
<b>Not allocated for employment use total:</b>					<b>1720</b>			

## 6 - Outer North East

### Mixed use allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX2-33	3391	Headley Hall, Bramham, Leeds	272.2	<b>7</b>		A	Greenfield	Green Belt site. Local preference for a new settlement to be planned with residential, general employment, other supporting uses and infrastructure. In this instance it is considered that the supply of new development (homes and employment) in the Outer North East HMCA is best achieved through the planning of a purpose built new settlement. The opportunity the site represents is considered to form the best way of achieving sustainable development and meeting the identified development needs for the Outer North East HMCA area.
<b>Mixed use allocation total:</b>				<b>7</b>				

### Identified office employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO1-3	3103954	Park Hill Farm Park Hill Studio Walton Road Wetherby	0.5		<b>579</b>	LG	Greenfield	Identified Site. Site has obtained planning permission for office use. Recent variation of condition application increased the office floorspace on the site and extended the time period of the consent
<b>Identified office employment total:</b>					<b>579</b>			

## Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-8	3104450	Land at Rudgate Walton Wetherby	0.7	<b>0.12</b>		n/a	Brownfield	Site has approval under 13/05708/FU on 09/04/2014 for single storey extension to factory. Size altered to reflect size of extension only. Site completed on 15/05/2014
EG1-9	3104210	Units 512 & 515 Thorp Arch Trading Estate Wetherby Ls23 7bj	1.6	<b>1.64</b>		LG	Brownfield	Identified site. The site formed part of a consent to refurbish the buildings into 24 industrial units. Part of the consent (on an adjacent site), has been implemented as such the consent to develop the site remains extant.
EG1-10	3203550	Holmecroft York Road Ls13 4	2.3	<b>2.29</b>		LG	Brownfield	Identified site. Site benefits from extant planning permission for B1 (b+c) employment uses.
EG1-63	3100832	Avenue D Thorp Arch T E	4.3	<b>4.32</b>		LG	Brownfield	Identified Site. The site forms part of a previous undeveloped UDP employment allocation (E3B.22). The site is situated within an established industrial area where employment use is appropriate.
EG1-64	3103750	Wighill Lane & Rudgate, Thorp Arch Ind Estate	3.5	<b>3.49</b>		n/a	Brownfield	Site with existing UDP allocation (E3A:31). Principle of general employment development accepted.
EG1-65	EMP00337	Avenue D & E Thorp Arch Estate	8.1	<b>8.06</b>		n/a	Brownfield	Site with existing UDP allocation (E3B:21). Principle of general employment development accepted.
<b>Identified general employment total:</b>				<b>19.92</b>				

### Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	3103830	Deighton Rd Wetherby	0.3		<b>1210</b>	LG	Brownfield	Site not available. Required for residential use. Current planning application for 13 apartments pending.
	3104020	Sandbeck Lane Wetherby Ls22	6.3	<b>6.28</b>		R	Greenfield	Not available. Site required for residential use.
	3104030	Ph2 Plot 361 Street 7 & Avenue E East Thorp Arch Trading Estate Wetherby	1.4	<b>1.41</b>		R	Brownfield	Whole site in active general employment use. Site does not present a new employment allocation opportunity.
	3104060	Units A-d Cromwell Park York Road Wetherby Ls22	0.5		<b>800</b>	LG	Brownfield	Site unavailable. Northern section of the site has been fully built out (as 2004 consent). The southern part of the site was subject to an approved planning application to extend the adjacent nightclub (The Engine Room), which post date the employment approval on the site
	3104330	S/o Travellers Rest Inn Harewood Road Collingham Wetherby	0.4		<b>430</b>	LG	Brownfield	Not available for employment use. Recent consent for a nursery development post dates the previous office permission
	3104400	Sweep Farm Boston Road Wetherby Ls22 5 Dx	0.4	<b>0.39</b>		LG	Greenfield	Planning permission now expired planning permission of B8 use. Isolated Green Belt location, not suitable for allocation.
	3104420	Land At Sandbeck Lane Wetherby Ls23	0.5	<b>0.52</b>		LG	Greenfield	Site built out in 2011. Would not contribute to employment land supply for the plan period
<b>Not allocated for employment use total:</b>				<b>8.6</b>	<b>2440</b>			

### Not allocated for mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	CFSM033	NEB Site, Scarcorft Lodge, Scarcroft, Leeds	4.8	<b>4.78</b>	<b>5000</b>	P	Brownfield	Site preferred for residential use (see site HG2-26).
	CFSM038	Land at Parkhouse Farm, Aberford, Leeds	1.1	<b>1.2</b>		P		Sieved out site. Green Belt. Not within the settlement heirachy.
	CFSM039	Land at Parlington, Aberford, Leeds	28.4	<b>28.4</b>		u		Sieved out site. Green Belt. Not within the settlement heirachy.
	CFSM053	Land at Home Farm, Aberford	2.2	<b>2.23</b>		P		Sieved out site. Green Belt. Not within the settlement heirachy.
<b>Not allocated for mixed use total:</b>				<b>36.61</b>	<b>5000</b>			

## 7 - Outer North West

### Identified mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX1-1	1122	Mill Lane - Garnetts Paper Mill, Otley	9.3		<b>604</b>	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use development accepted.
MX1-26	745	Otley (east of)	30	<b>5.02</b>		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use development accepted
<b>Identified mixed use total:</b>				<b>5.02</b>	<b>604</b>			

### Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-7	2901640	Pool Road Otley LS21 1EG	0.3	<b>0.27</b>		n/a	Brownfield	Site has approval under 13/05550/FU on 13/11/2014 for erection of five light industrial (B1C) and warehouse (B8) units.
<b>Identified general employment total:</b>				<b>0.27</b>				

### General employment allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG2-2	2900040	Land off Ilkley Road, Otley, Leeds	0.5	<b>0.48</b>		n/a	Greenfield	A vacant piece of land currently grassed lying adjacent to an existing large industrial use. The site would suit employment uses in keeping with those adjacent.
EG2-3	2900042	Land off Ilkley Road, Otley, Leeds	0.5	<b>0.53</b>		n/a	Brownfield	Green Belt site. The site has good defensible boundaries formed by the adjacent river and road and would not result in unrestricted sprawl.
<b>General employment allocation total:</b>				<b>1.01</b>				

### Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	2901530	Wharfedale Fabrication Coal Yard, Station Rd, Arthington	0	<b>0.04</b>		LG	Brownfield	Site has existing employment uses on site. Therefore not appropriate to allocate for employment use.
<b>Not allocated for employment use total:</b>				<b>0.04</b>				

## 8 - Outer South

### Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	2201970	Adj Dunford House Green Lane Methley Ls26	0.4		<b>270</b>	LG	Brownfield	The site was completed in 2009 and therefore has been removed from contributing towards the requirement in the Site Allocations Plan as this is prior to commencement of the Core Strategy.
<b>Not allocated for employment use total:</b>					<b>270</b>			



## 9 - Outer South East

### Identified mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX1-27	818	Station Road, Allerton Bywater	21.2		<b>6950</b>	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
<b>Identified mixed use total:</b>					<b>6950</b>			

### Identified office employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO1-17	3306221	Ph1a Offices Hawks Park North Newhold Aberford Road Garforth	3.8		<b>1860</b>	LG	Greenfield	UDP employment allocation. Forms part of wider permission for an employment park (12/00725/OT)
EO1-18	3306222	Ph1b Offices Hawks Park North Newhold Aberford Road Garforth	0.3		<b>9290</b>	LG	Greenfield	UDP employment allocation. Forms part of wider permission for an employment park (12/00725/OT)
<b>Identified office employment total:</b>					<b>11150</b>			

## Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-35	3306220	Ph2 Hawks Park North Newhold Aberford Road Garforth	16.6	<b>16.6</b>		LG	Greenfield	UDP employment allocation. Forms part of wider permission for an employment park (12/00725/OT).
EG1-36	3306223	Ph1 Warehouse Hawks Park North Newhold Aberford Road Garforth	7.2	<b>7.21</b>		LG	Greenfield	UDP employment allocation. Forms part of wider permission for an employment park (12/00725/OT)
EG1-37	3305010	Proctors Site New Hold Garforth	1.1	<b>1.11</b>		LG	Brownfield	UDP employment allocation. Permission for employment May 2013.
EG1-38	3305014	Ash Lane Procter Bros Site	0.4	<b>0.44</b>		LG	Brownfield	UDP employment allocation. Recently granted planning permission for a 2 storey workshop and ancillary office (10/02420/FU).
EG1-39	3305013	Exstg Works At Proctors Site New Hold Garforth	0.2	<b>0.2</b>		LG	Brownfield	UDP employment allocation. Permission relating to an employment use (14/04237/FU).
EG1-40	3303691	New Hold Est Garforth Plot 17	0.3	<b>0.32</b>		G	Brownfield	UDP employment allocation. Suitable for employment.
EG1-41	3303689	New Hold Est Garforth Plot 9	0.2	<b>0.15</b>		LG	Brownfield	UDP Employment allocation. Suitable for employment.
EG1-42	3303683	New Hold Est Garforth Plot 3-5	0.6	<b>0.58</b>		LG	Greenfield	UDP employment allocation. Outline permission for B1 (excluding offices), B2 and B8 use, permission extended July 2013.
EG1-43	3305674	Unit3 Peckfield Business Park Micklefield	1.5	<b>1.54</b>		LG	Greenfield	UDP employment allocation. Extant permission for employment.
EG1-44	3305670	Peckfield Business Park Micklefield	5	<b>5.01</b>		LG	Greenfield	UDP Employment allocation. Suitable for employment.
EG1-45	3305990	6A & 7 Astley Way Swillington	0.7	<b>0.68</b>		n/a	Mix 70:30	Site situated in industrial park to the south east of Swillington. In January 2014 permission was granted for 13 new industrial units.
<b>Identified general employment total:</b>				<b>33.84</b>				

## Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	3305200	Lotherton Way & Ash Lane Garforth	0.7	<b>0.72</b>		R	Majority greenfield	UDP employment allocation. However, the site has been found unsuitable because of highway constraints and drainage issues. Not proposed.
<b>Not allocated for employment use total:</b>				<b>0.72</b>				

## 10 - Outer South West

### Identified office employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO1-22	2302404	R/o Arlington Business Centre Millshaw Park Avenue Ls11	0.4		<b>3280</b>	LG	Brownfield	Site completed on 21/08/2014 under 13/02207/FU for new build offices with undercroft car park.
EO1-23	2304560	Millshaw Park Lane Leeds LS11 0LT	2.3		<b>6265</b>	n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-24	2302835	Phase 2c Capitol Park Tingley Common Tingley Wf3	1		<b>4400</b>	LG	Greenfield	Remaining part of employment allocation available for development.
EO1-25	2302837	Flats Adj Block B Capitol Park Tingley Common Tingley Wf3	10.6		<b>476</b>	LG	Brownfield	Plot within UDP allocated Capitol Park remains available for development
EO1-38	2105090	St Anthony's Road Beeston	2.9		<b>3295</b>	n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-39	2302836	Phase 3 Capitol Park Tingley Common Wf3	2.4		<b>1600</b>	G	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
<b>Identified office employment total:</b>					<b>19316</b>			

## Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-46	2105040	Former Pack Horse Inn Gelderd Road LS12	0.3	<b>0.26</b>		n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted. Permission granted for one industrial /warehouse unit in July 2012 (12/02045/FU) and consequently implemented.
EG1-47	2403262	R/o Nina Works Cottingley Spring Gelderd Road Ls27	0.6	<b>0.63</b>		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-48	2403810	Opp Ravell Works Gelderd Road Wortley Ls12	5	<b>5.02</b>		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-50	2304190	Unit A Bracken Park & Overland Industrial Estate Gelderd Road Gildersome Ls27	2.6	<b>0.35</b>		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-51	2304191	Units B C & D Bracken Park & Overland Industrial Estate Gelderd Road Gildersome Ls27	0.8	<b>0.81</b>		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-52	2301611	Wakefield Road Gildersome	3.6	<b>3.57</b>		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-53	2304060	R/o Epsom Court Bruntcliffe Avenue Morley Ls27	0.3	<b>0.29</b>		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-54	2303020	Hub62 Bruntcliffe Road Morley Ls27	5.9	<b>5.93</b>		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. UDP allocation to be retained for employment development currently part occupied by Highways Agency as temporary site office and compound. Site has good access to the motorway and close proximity to a large workforce making it one of the more attractive locations for general employment use in Leeds. It is a suitable and deliverable part of Leeds' general employment land supply.
EG1-55	2300894	Adj Ravenheat Ltd Chartists Way Morley	0.1	<b>0.09</b>		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-56	2300262	Plots 210-220 Howley Park Ind Est Morley	3.5	<b>3.54</b>		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-57	2300268	Plots 410 & 420 Howley Park Road East Morley Ls27	1.8	<b>1.81</b>		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-58	2301350	Howley Park Ind Est Morley	1.9	<b>1.85</b>		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-59	2300267	Plot 460 Howley Park Ind Est Morley	1.2	<b>1.15</b>		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-60	2302750	Topcliffe Lane Tingley Ls27	1.3	<b>1.28</b>		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-61	2202570	Lingwell Gate Lane, Thorpe (west)	3.2	<b>3.2</b>		n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. The site is also a safeguarded waste site in the NRWDPD.
EG1-67	2104440	S/o Premier House Ring Road Royds Lane Ls12	0.3	<b>0.33</b>		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
<b>Identified general employment total:</b>				<b>30.11</b>				

## General employment allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG2-14	2104450	Royds Service Station Royds Lane Beeston	0.3	<b>0.26</b>		n/a	Brownfield	Vacant and derelict site which is suitable for employment.
EG2-15	2103631	Plots 2 & 3 Astra Park Parkside Lane Ls11	0.4	<b>0.39</b>		LG	Brownfield	Site is a strip of land in the middle of Astra Business Park. As such it is ideally located for employment uses.
EG2-16	2101900	Parkside Lane Ls 11	3.7	<b>1</b>		G	Greenfield	Site is open land to the rear of a large Industrial estate. Access via Parkside Lane. It is an appropriate site for employment particularly given its location.
EG2-18	2302250	Off Britannia Rd Morley	1.2	<b>1.24</b>		G	Greenfield	Site redrawn to exclude land that overlaps with the housing site to the north. Suitable and available employment site within the Howley Park industrial area.
EG2-19	CFSM010	Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds	26.8	<b>26.8</b>		u	Greenfield	Site sits to the north of existing Capitol Park industrial estate with good access to the motorway network so would be suitable for employment use.
EG2-20	2200462	Fall Lane East Ardsley Wf3	0.6	<b>0.59</b>		R	Brownfield	Permission was originally given for housing development on Ardsley Sidings with a small element of employment land in order to provide mixed use employment opportunities in the area. The site is therefore considered suitable in principle for employment use.
EG2-21	2202290	Lingwell Gate Lane, Thorpe	3.7	<b>3.7</b>		n/a	Greenfield	Green Belt site. This site is adjacent to a safeguarded Natural Resources and Waste site and is therefore considered to be more suitable for employment use than for housing. Development of the site would represent an incursion into Green Belt, however on balance its location close to the motorway network makes it suitable for employment use.
EG2-23	2303010_2303011	Land At Nepshaw Lane Asquith Avenue Gildersome	29	<b>29.04</b>		n/a	Greenfield	Site to be reclassified as an identified site for submission. UDP employment allocation (E4:14). Part of the site has an approved scheme (12/02470/OT) which is an outline application for proposed employment development for up to 92148 sq m of use classes B1(b) (Research and Development) and B1(c) (Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses). The scheme was approved on 06/03/2015. The remainder of the site is available for general employment.
<b>General employment allocation total:</b>				<b>63.02</b>				

## Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	2303441	Warehouse Units Adwalton Business Park Wakefield Road Drighlington Bd11	0.2		<b>580</b>	LG	Brownfield	This site is in existing employment use, hence no need for allocation.
	2303459	Peel Mills Commercial Street Morley Ls27	0.4		<b>430</b>	G	Brownfield	Site not available due to residential and office development.
	2304490	Howley Park Road East LS27	0.9	<b>0.87</b>		n/a	Brownfield	This site is in existing employment use, hence no need for allocation.
	2304500	Unit 1 Adwalton Business park 132 Wakefield Road Drighlington BD11 1DR	0.1		<b>560</b>	n/a	Brownfield	This site is in existing employment use, hence no need for allocation.
	2403250	Carr Crofts Tong Rd Ls12	0.2	<b>0.21</b>		LG	Brownfield	This site is in existing employment use, hence no need for allocation.
	2100562	MANOR MILL LANE LS 11	1		<b>3790</b>	n/a	Brownfield	Completion under 13/00199/FU on 05/06/2014 for change of use of industrial unit to form ambulance service response unit. Not allocated as it is not additional employment land.
<b>Not allocated for employment use total:</b>				<b>1.08</b>	<b>5360</b>			

# 11 - Outer West

## Identified mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX1-4	CFSM051	Town Street, Farsley, Pudsey, Leeds, LS28 5UJ	3.3		<b>5000</b>	u	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use development accepted.
<b>Identified mixed use total:</b>					<b>) \$\$\$</b>			

## Mixed use allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX2-6	HSG01793	Wortley Low Mills Whitehall Road	2.5	<b>1.23</b>		n/a	Brownfield	Brownfield site suitable for mixed use, half housing and half employment. Site of chemical works likely to become available for development shortly. The site is well connected to the strategic road network and adjacent to existing employment uses so suitable for general employment and residential.
<b>Mixed use allocation total:</b>				<b>1.23</b>				



## Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-15	2501660	Intercity Way Stanningley Ls13	0.5	<b>0.5</b>		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EG1-16	2401631	Tong Road/pipe & Nook La Ls 12	0.2	<b>0.22</b>		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EG1-17	2405670	DSL House Wortley Moor Road Upper Wortley LS12 4JE	0.3	<b>0.29</b>		n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EG1-18	2402152	Carr Crofts Drive Armley Moor Ls 12	0.2	<b>0.17</b>		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EG1-19	2401181	Allocated Site Chelsea Close Leeds 12	0.9	<b>0.93</b>		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EG1-66	2500680	Land Adjacent To Canada Dry Intercity Way Stanningley Pudsey	0.8	<b>0.81</b>		n/a	Greenfield	Site is extension land for Britvic factory adjacent. Planning permission has been granted for an extension and a further planning application has been submitted for a water treatment plant building. Retain site for employment.
<b>Identified general employment total:</b>				<b>2.92</b>				

## General employment allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG2-6	2400850	Land Rear of Stanningley Field Close, Swinnow Lane, Swinnow	0.5	<b>0.48</b>		n/a	Greenfield	Retain for employment. Site is within an employment area could have access to the road network. No other use would be acceptable here.
EG2-7	2401892	Stanningley Road & Swinnow Road, Pudsey	0.4	<b>0.42</b>		n/a	Greenfield	A grassed flat site located within an employment area. Retain.
EG2-8	CFSE005	Land at former Kirkstall Power Station	4.2	<b>4.2</b>		G	Brownfield	Retain. Former commercial site for power station with access.
EG2-9	2501424	Expansion Land At Emballator Ltd Phoenix Way Bd4	1.2	<b>1.15</b>		LG	Brownfield	Retain employment designation as expansion land for adjacent occupier.
<b>General employment allocation total:</b>				<b>6.25</b>				

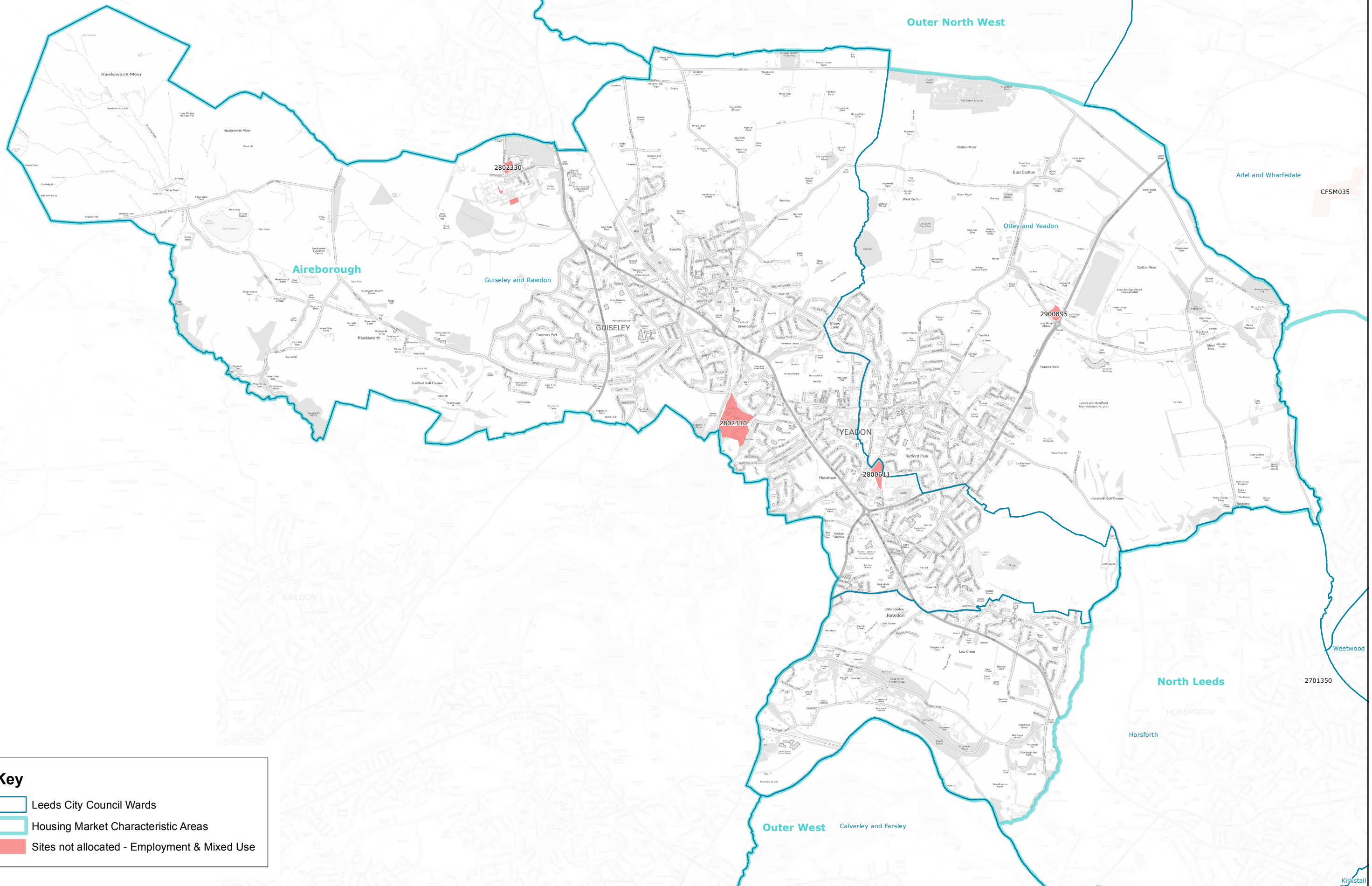
## Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	2402880	Cubic Business Centre Stanningley Road Ls13	0.2		<b>1150</b>	LG	Brownfield	Site is currently in employment use - permission 09/00695 completed.
	2403820	Swinnow Road Bramley Ls13	0.6		<b>2663</b>	LG	Brownfield	More recent planning permission for housing development makes the site unavailable for employment uses.
	2501410	Providence Mills, Viaduct Street, Stanningley, Pudsey	0.5	<b>0.54</b>		n/a	Brownfield	Site is in use. Doesn't appear underdeveloped. Remove
	2501640	Lane End Terrace Pudsey	0.3		<b>975</b>	LG	Brownfield	Site has planning permission for residential development so not unavailable for employment uses.
	2503200	Waterloo Road & Gibraltar Road Pudsey	1.1	<b>1.11</b>		LG	Brownfield	Site has planning permission for residential development so unavailable for employment uses.
<b>Not allocated for employment use total:</b>				<b>1.65</b>	<b>4788</b>			

## APPENDIX 2: MAPS OF SITES NOT ALLOCATED



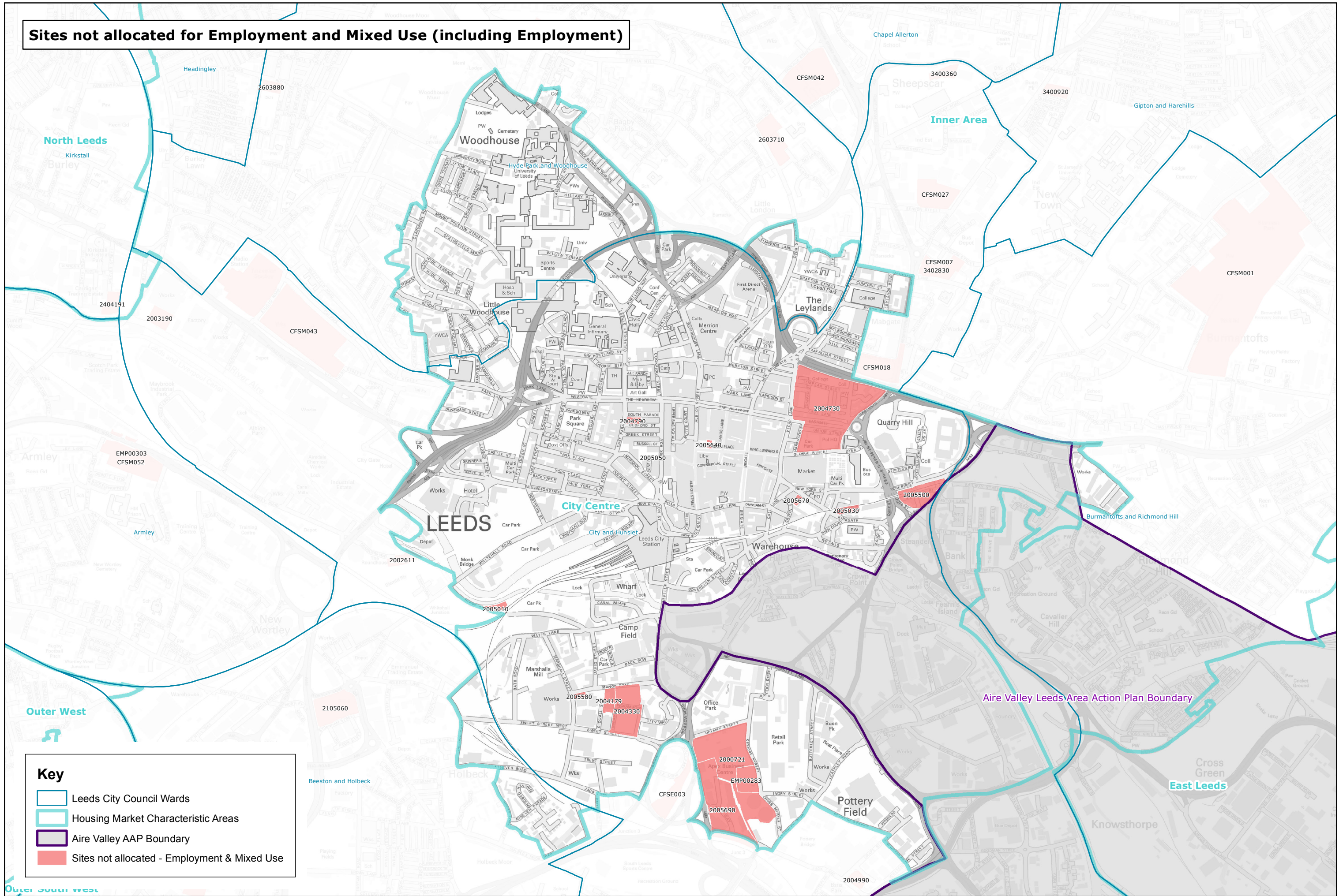
**Sites not allocated for Employment and Mixed Use (including Employment)**



**Key**

- Leeds City Council Wards
- Housing Market Characteristic Areas
- Sites not allocated - Employment & Mixed Use

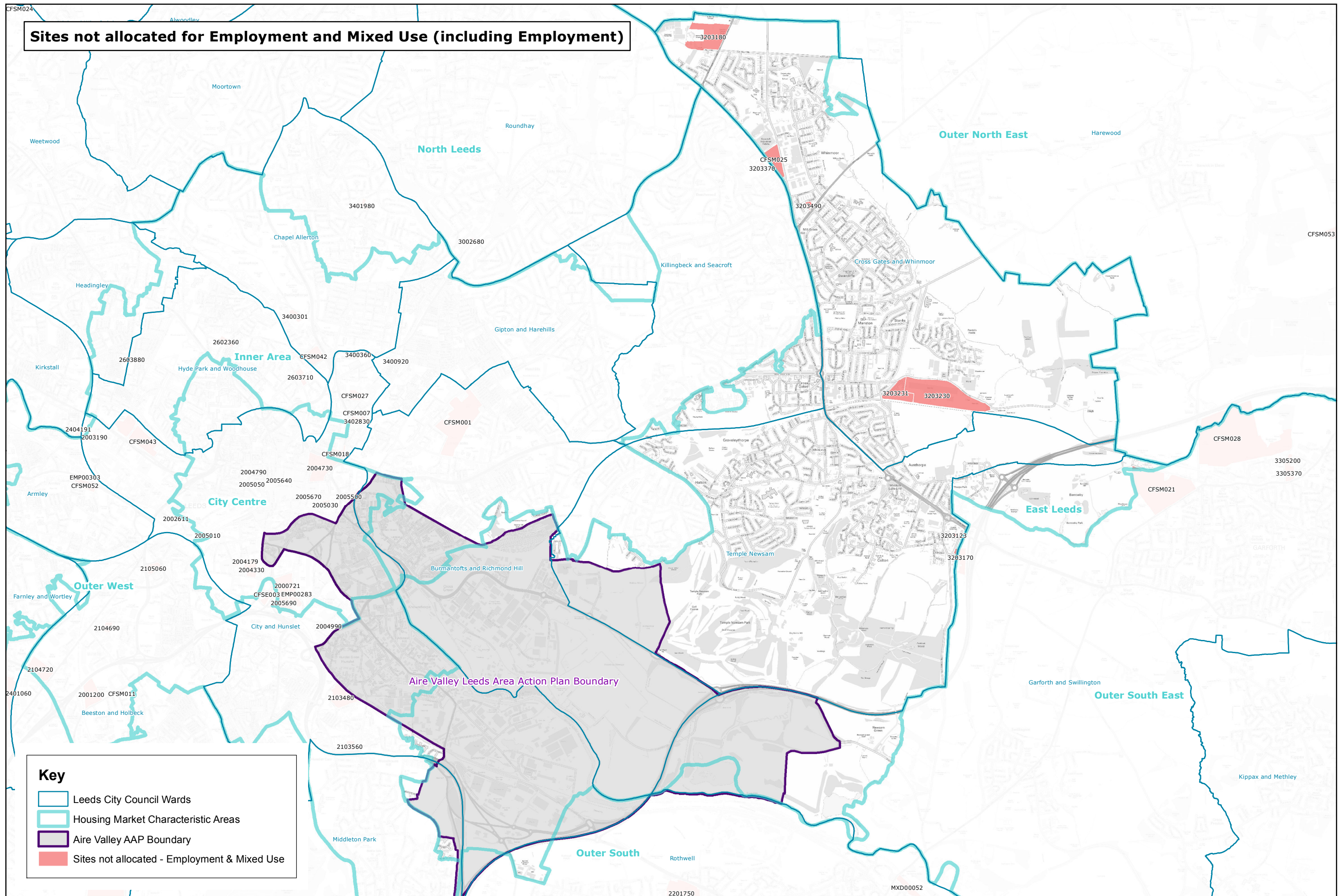
**Sites not allocated for Employment and Mixed Use (including Employment)**



**Key**

- Leeds City Council Wards
- Housing Market Characteristic Areas
- Aire Valley AAP Boundary
- Sites not allocated - Employment & Mixed Use

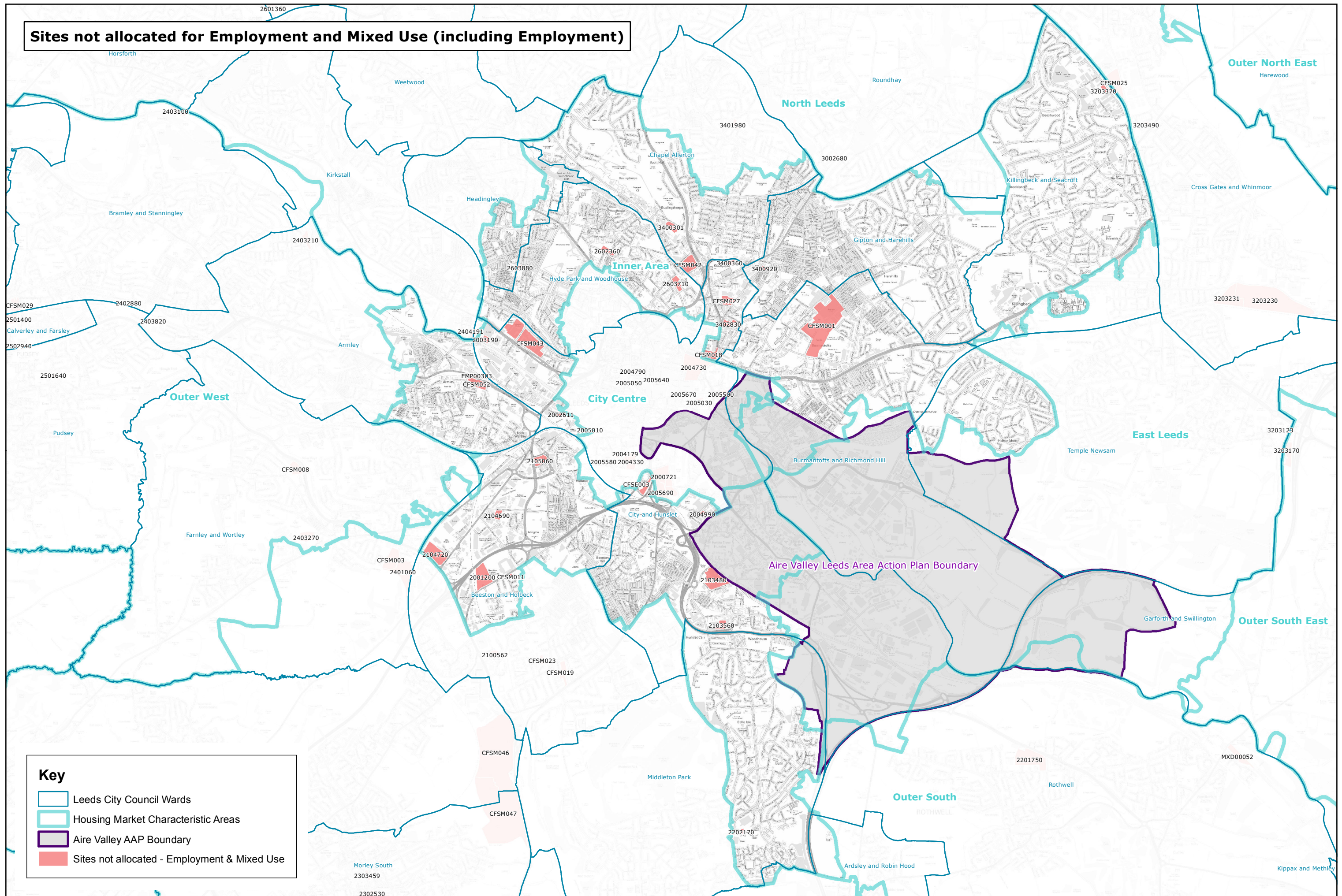
**Sites not allocated for Employment and Mixed Use (including Employment)**



**Key**

- Leeds City Council Wards
- Housing Market Characteristic Areas
- Aire Valley AAP Boundary
- Sites not allocated - Employment & Mixed Use

**Sites not allocated for Employment and Mixed Use (including Employment)**

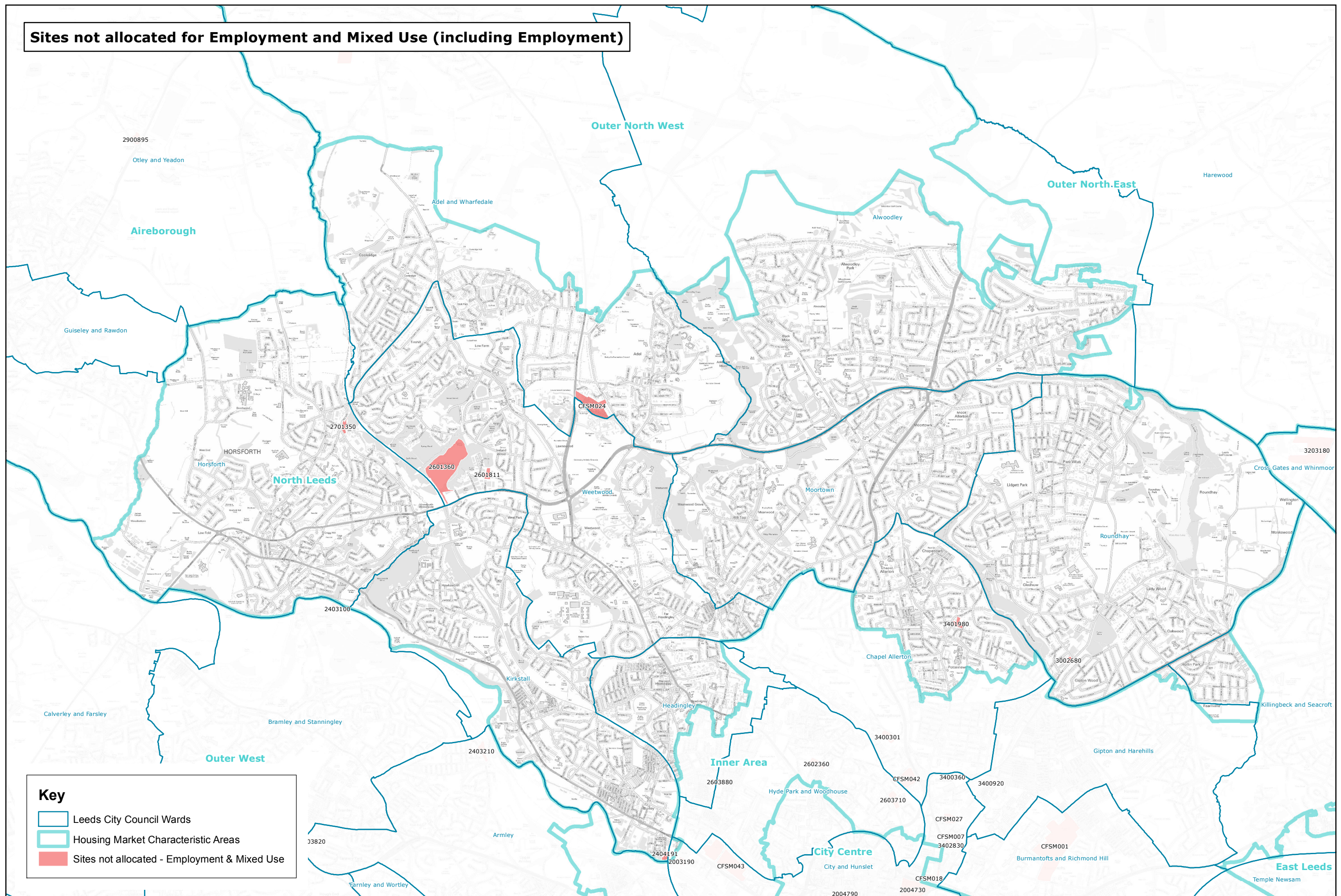


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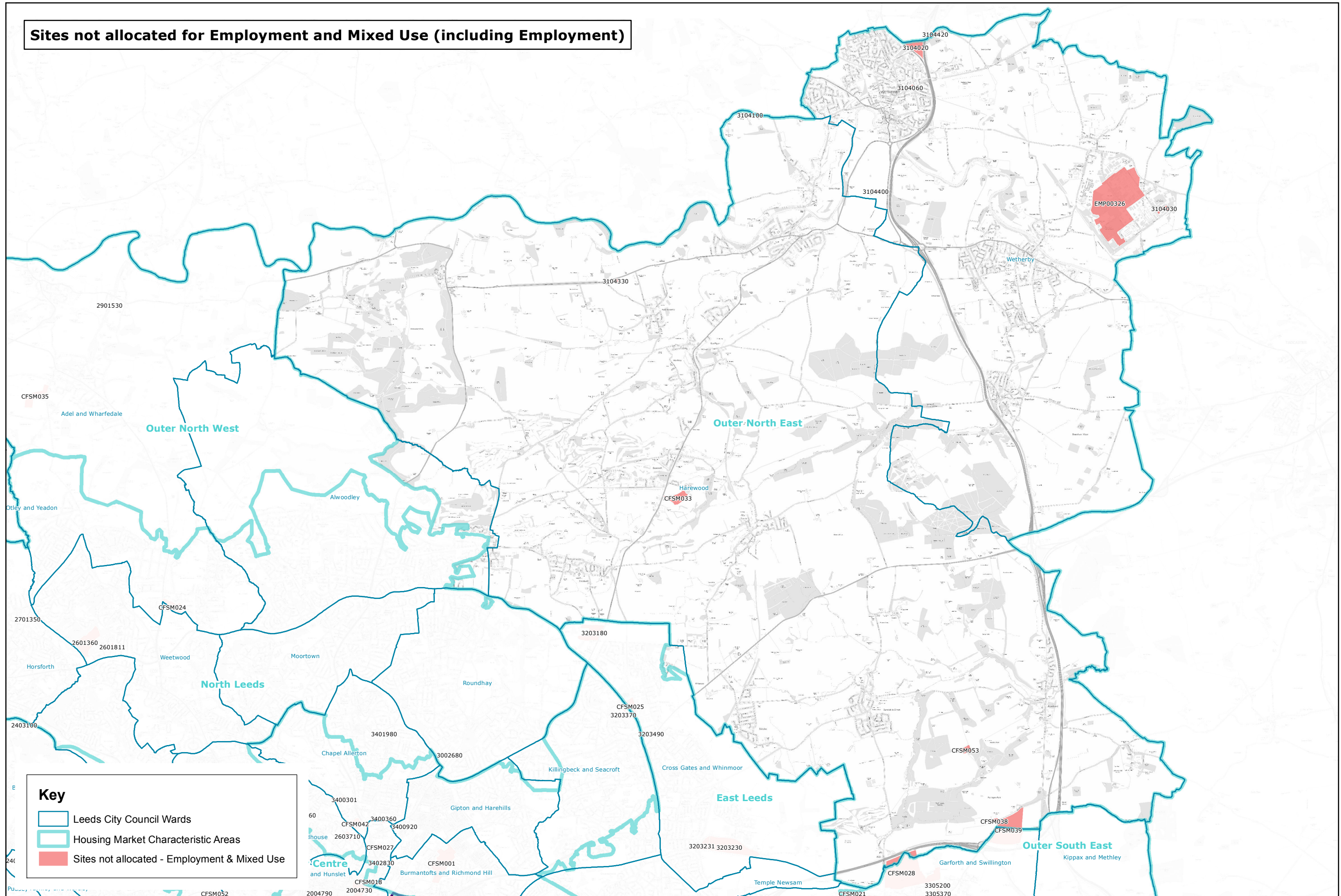
- Leeds City Council Wards
- Housing Market Characteristic Areas
- Aire Valley AAP Boundary
- Sites not allocated - Employment & Mixed Use



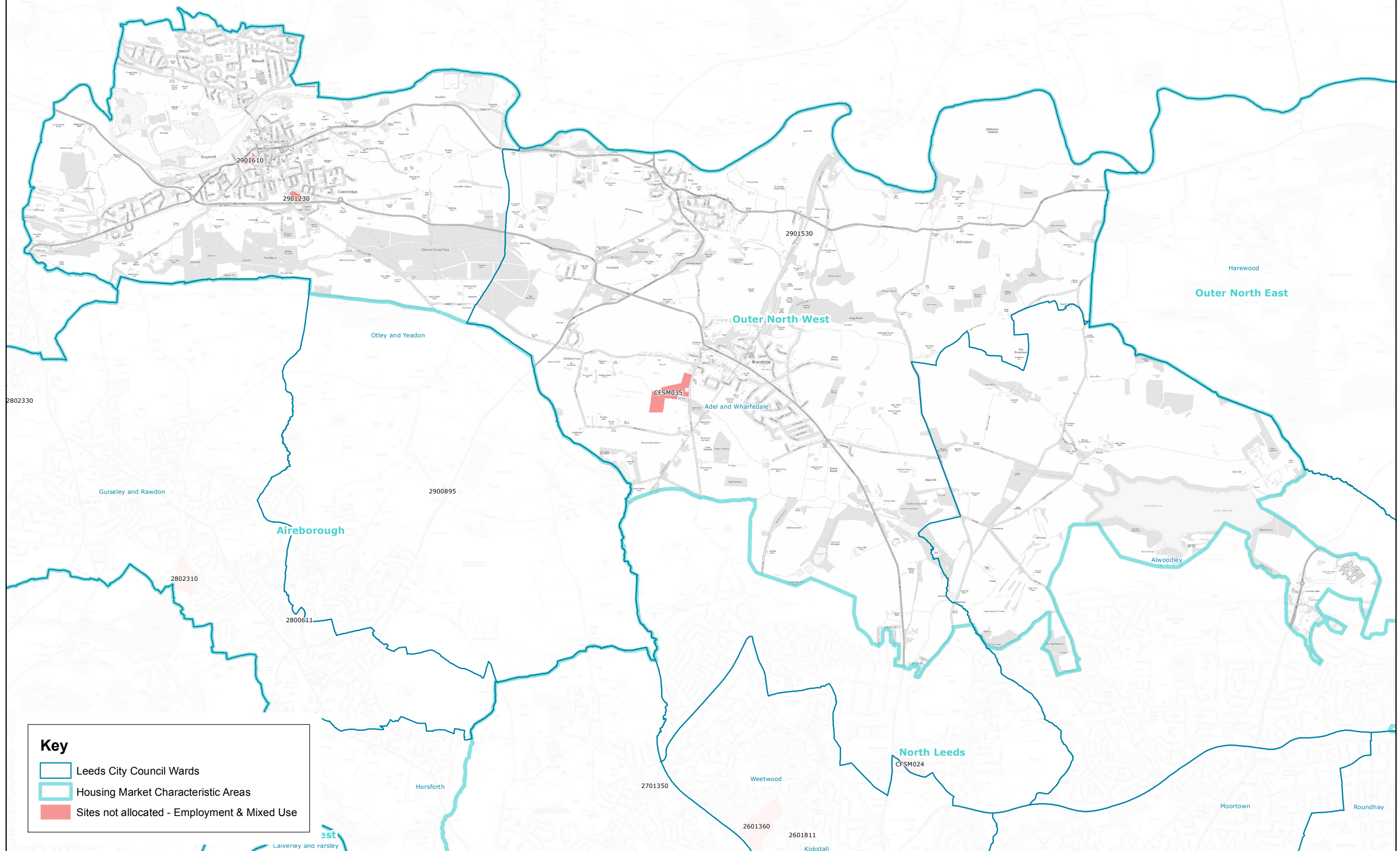
**Sites not allocated for Employment and Mixed Use (including Employment)**



**Sites not allocated for Employment and Mixed Use (including Employment)**



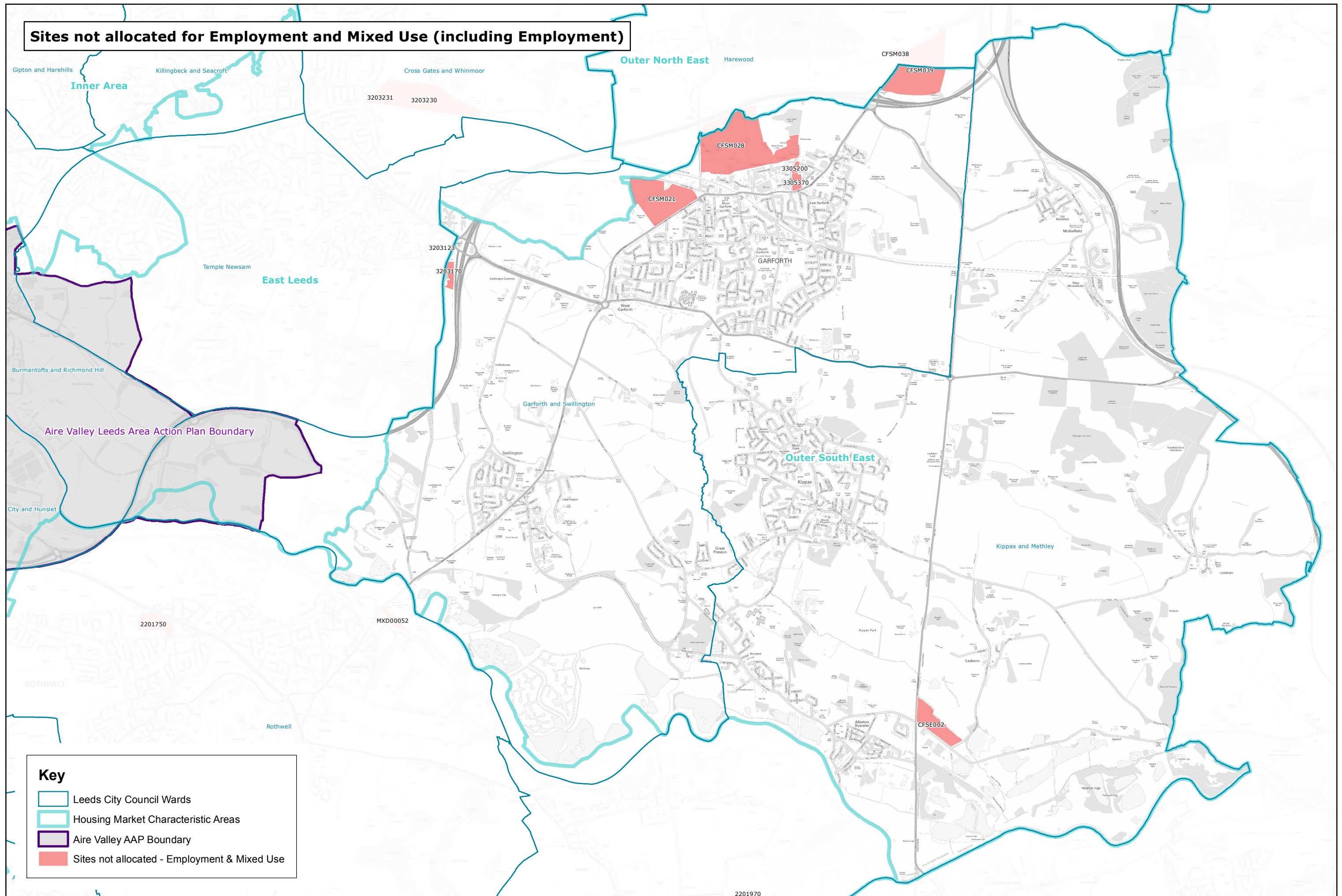
**Sites not allocated for Employment and Mixed Use (including Employment)**



**Key**

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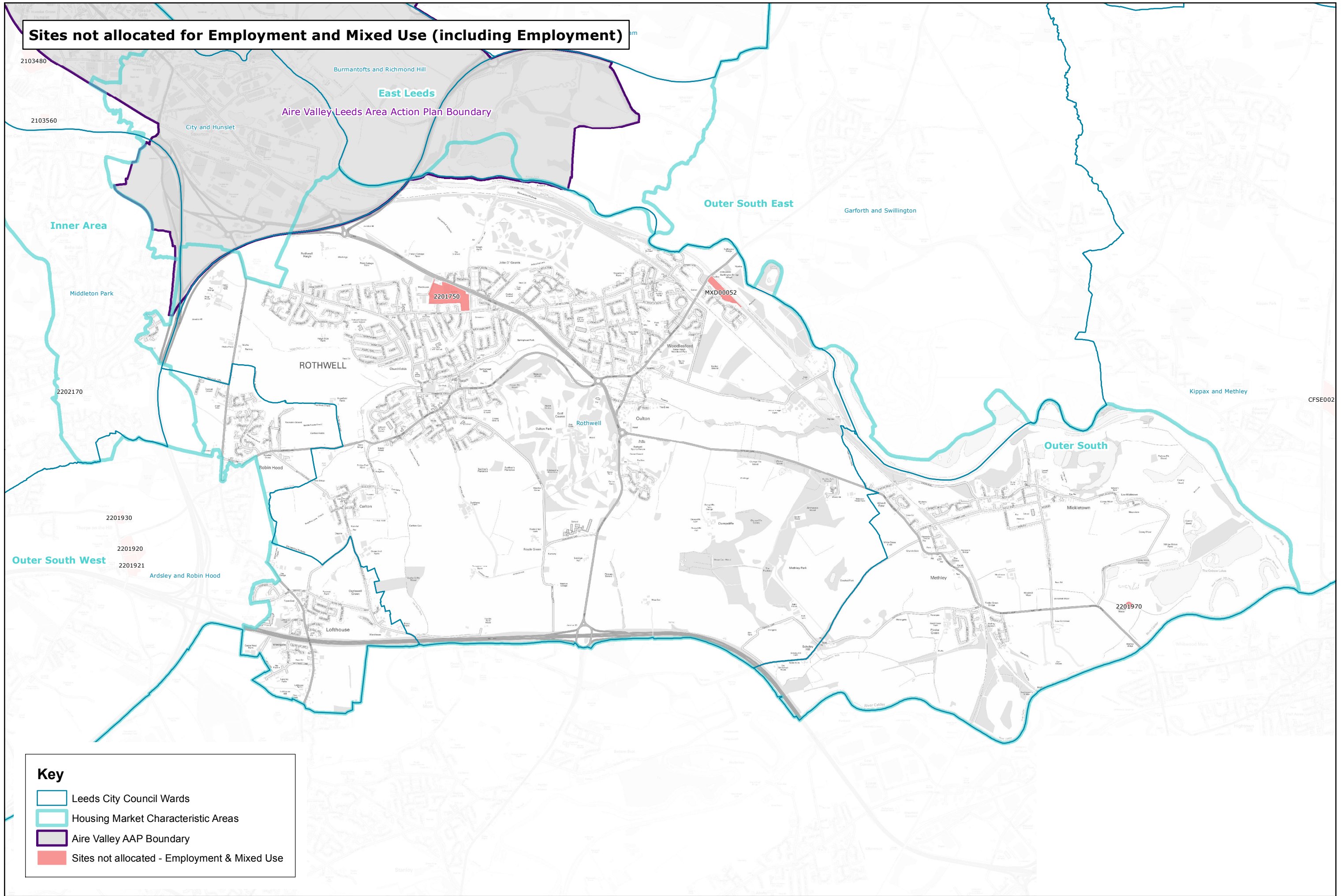
**Sites not allocated for Employment and Mixed Use (including Employment)**



**Key**

- Leeds City Council Wards
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- Aire Valley AAP Boundary
- Sites not allocated - Employment & Mixed Use

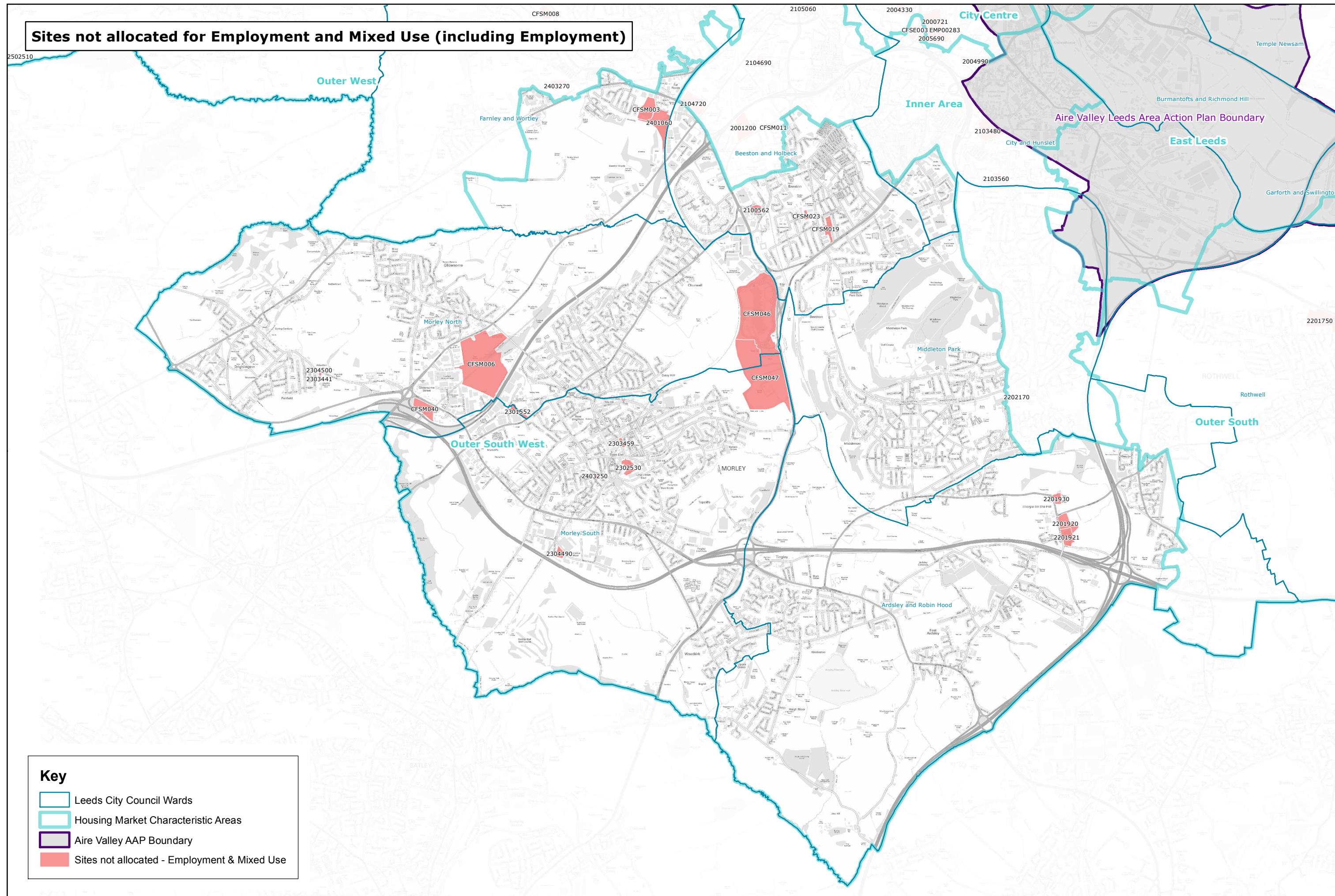
**Sites not allocated for Employment and Mixed Use (including Employment)**



**Key**

- Leeds City Council Wards
- Housing Market Characteristic Areas
- Aire Valley AAP Boundary
- Sites not allocated - Employment & Mixed Use

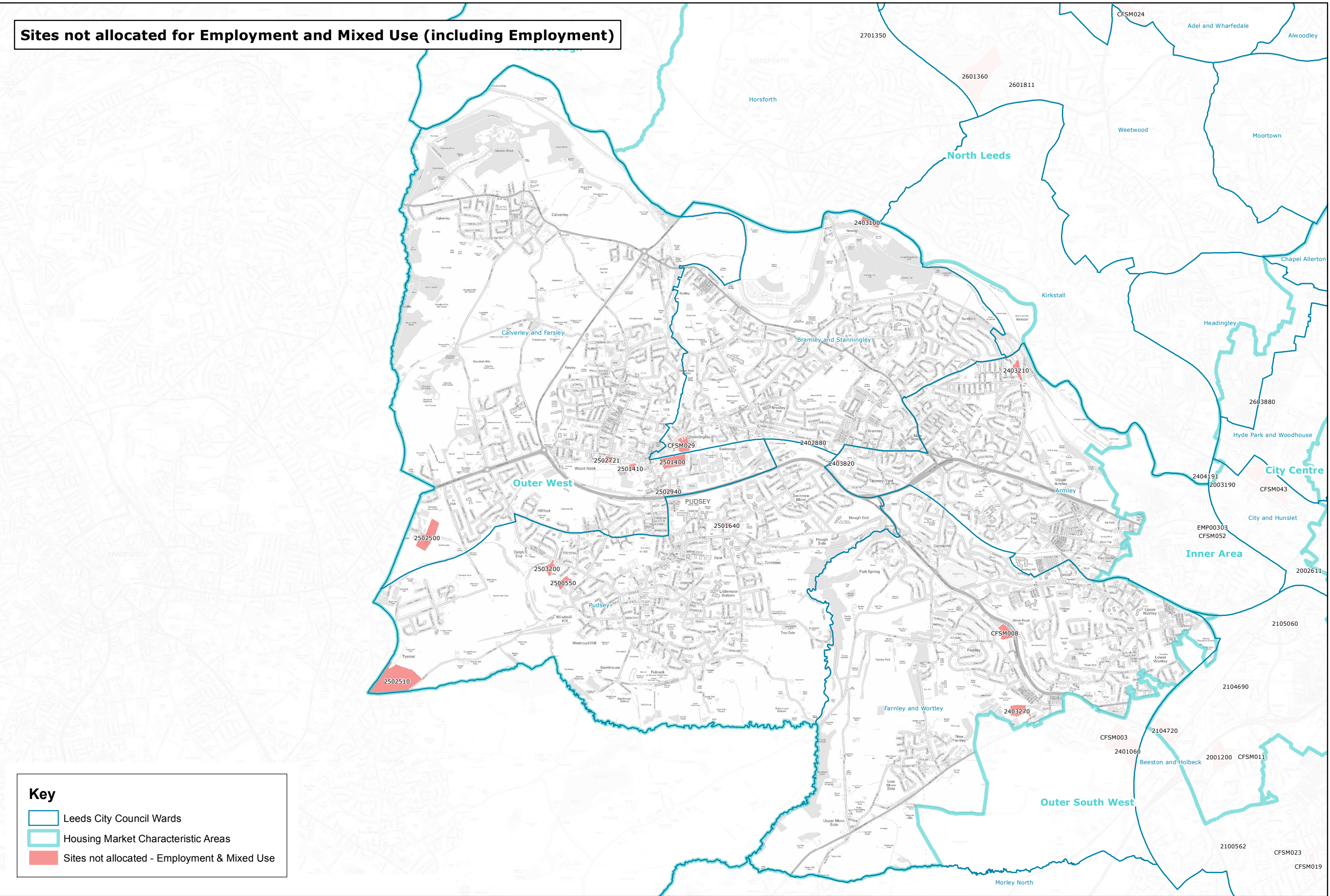
**Sites not allocated for Employment and Mixed Use (including Employment)**



**Key**

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- Housing Market Characteristic Areas
- Aire Valley AAP Boundary
- Sites not allocated - Employment & Mixed Use

**Sites not allocated for Employment and Mixed Use (including Employment)**



**Key**

- Leeds City Council Wards
- Housing Market Characteristic Areas
- Sites not allocated - Employment & Mixed Use

**For more information, please contact:**

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Aire Valley Leeds AAP: [avlaap@leeds.gov.uk](mailto:avlaap@leeds.gov.uk)

**Web:** [www.leeds.gov.uk/yourcity](http://www.leeds.gov.uk/yourcity)



**Site Allocations Plan and Aire Valley Leeds Area Action Plan**

**Employment Background Paper**

**Publication Draft**

Leeds Local Development Framework  
Development Plan Document

**September 2015**