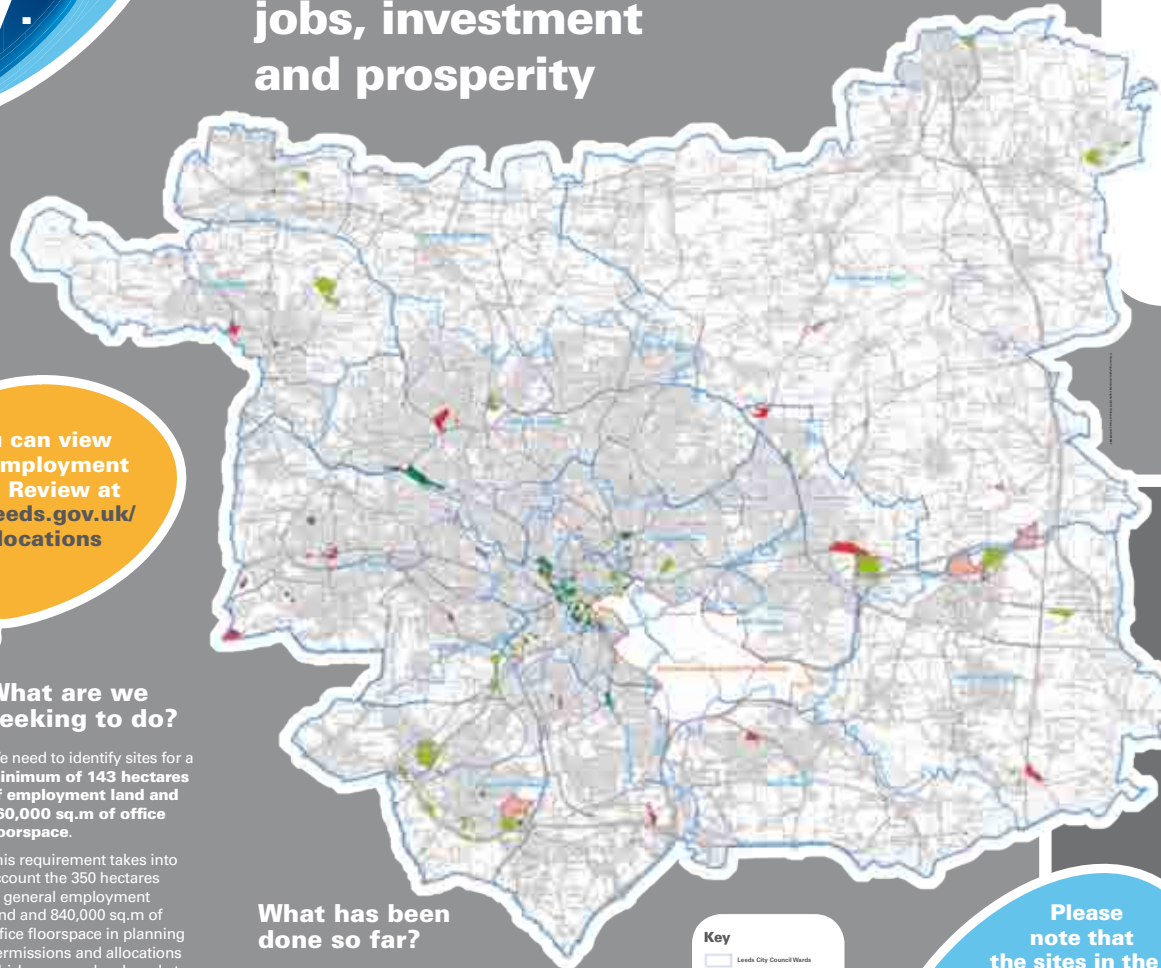


Your city.
Your say.

Employment

Ensuring a city-wide supply of employment sites to support jobs, investment and prosperity



What are the options (or choices)?

To help you, we have colour-coded the sites into red, amber and green:

- **Green** – sites which have the **greatest potential**
- **Amber** – sites which have potential but there may be **issues which need to be resolved**, or the site may not be in such a favoured location as green sites.
- **Red** – sites which are **not considered suitable**

If you are interested in commenting on any or all of these issues, please have a look at the maps located on the Employment table

What are we consulting you on?

There are three main aspects:

- Which sites are **suitable for employment?**
- Which sites are **unsuitable?**
- Are there any **other sites?**

If you wish to comment please complete a comments form, or online comments form. If you require assistance. Please speak to one of the facilitators who are here to help.

Please note that the sites in the Aire Valley will be subject to a separate consultation later this year and are not part of this consultation

Key

- Leeds City Council Wards
- Housing Market Characteristic Area
- Aire Valley Leeds Area Action Plan Boundary

Employment Sites

- Sites with current planning permission / allocated
- Sites which have greatest potential to be allocated for employment
- Sites which have potential but issues or not as favoured as green sites
- Sites not considered suitable to allocate for employment
- Call for Sites - Mixed use sites with employment component
- Call for Sites - Employment only

What has been done so far?

The Council undertook a review of employment land in 2010. This is called the **Employment Land Review** and this showed that there is a need to find sites to provide a balanced provision of employment sites across the city. (Please note that the Council has agreed the figures and these are not the subject of this consultation).

The Aire Valley has been identified as a key location for industrial and warehousing and is expected to provide at least 200 hectares of suitable land.

You can view the Employment Land Review at www.leeds.gov.uk/siteallocations

What are we seeking to do?

We need to identify sites for a **minimum of 143 hectares of employment land and 160,000 sq.m of office floorspace.**

This requirement takes into account the 350 hectares of general employment land and 840,000 sq.m of office floorspace in planning permissions and allocations which were undeveloped at March 2012.

Sites for offices (B1 uses) will need to be located as much as possible on the city centre or in town centres.

Ensuring that there is enough land for employment across the city is important for business start up, innovation and growth. By doing this we will help to create a strong, diverse and successful economy for Leeds and local communities.

The sites that we need to identify are referred to as **Employment sites**, this covers a broad range of uses but the main categories are:

- **Business** – offices (B1a), research and development (B1b) & light industry (B1c),
- **General Industrial** (B2)
- **Storage or Distribution** – wholesale warehouses, distribution centres (B8)

What does this mean?

Employment Allocations: These are sites that have already been identified for employment use in the Leeds City Development Plan (DCP). This is the current development plan for Leeds.

Employment Land Review: This is a study undertaken in 2010 to assess the likely demand for office, industrial and warehousing space in Leeds. It considers quality, location and choice and forms part of the evidence base for the Core Strategy.

Planning Permissions: This is the formal consent for development. Leeds City Council is responsible for making these decisions. Sites referred to in this consultation period as having planning permission are those sites that were granted approval as at March 2012.

18 year plan period: This is the period of time the Site Allocations Plan will cover. This ends at the year 2028.

Aire Valley Leeds Area Action Plan (AAAP): This is a local plan that will provide planning guidance for the regeneration and the AAAP referred to as the Aire Valley. There is a need for industrial and development land which can help meet Leeds' need for housing and jobs. The AAAP has been subject to previous consultations the most recent being in March 2012 and there will be further consultation later this year. Proposed housing, employment and other land uses in the Aire Valley will contribute towards the Leeds Core Strategy requirements. Please note that this consultation can not deal with any comments on sites within the Aire Valley area as this is subject to its own separate consultation process. To find out more about the Aire Valley Leeds Area Action Plan please see www.leeds.gov.uk/aaap

Your city. Your say.

