

LEEDS CITY COUNCIL

LEEDS EMPLOYMENT LAND REVIEW

2010 UPDATE

(Position at 31st March 2010)

Published: **AUGUST 2011**

LOCAL DEVELOPMENT FRAMEWORK EVIDENCE

1. INTRODUCTION

This paper contains information on and provides justification for the amount of land that will be proposed for employment use in the Leeds Local Development Framework (LDF). It is a technical document which forms part of the evidence base for the LDF.

The City Council published the Leeds Employment Land Review (ELR), prepared by the consultants Arup, in March 2006. It is recognised that this document is now out of date in some aspects. Consequently this 2010 document is a partial review of the earlier study which reflects changed circumstances, in particular:

- changes to the planning policy context including the publication of Planning Policy Statement 4 (Planning for Sustainable Economic Development);
- the economic downturn and its impact on the property market and development sector;
- revisions to economic and employment growth forecasts and publication of new guidance on how to use such data to identify employment land requirements; and
- the results of a review of existing employment sites in Leeds carried out by City Council officers.

The document is split into the following sections:

1. An update to the planning policy context;
2. Identifying the future requirement for employment uses in the period up to 2026;
3. An assessment of the existing employment land supply at the base date of 31 March 2010; and
4. Meeting the employment land requirement

2. UPDATE TO PLANNING POLICY CONTEXT

Since the ELR was published in 2006 there have been a number of significant changes to planning policy in relation to employment and economic development, which are set out in brief below:

(Draft) National Planning Framework

Department of Communities of Local Government (DCLG) published the consultation draft of the National Planning Policy Framework (NPPF) on 25 July 2011. The NPPF is intended to slim down the amount of planning policy advice by replacing the existing Planning Policy Statements (which includes Planning Policy Statement 4: Planning for Sustainable Economic Development), Planning Policy Guidance Notes and some Circulars into a single consolidated document.

Currently local development plans and planning decisions must have regard to national policy which is found in Planning Policy Statement 4 (PPS4), published in December 2009. The draft NPPF does not propose a change in direction from PPS4 and as such the key objective of PPS4 remains the same which is to plan for a strong, responsive and competitive economy. However as a result of this approach, the NPPF intends to place greater emphasis on economic prosperity. The NPPF contains a presumption in favour of sustainable economic development, with a default answer to development proposals being 'Yes', except where this would compromise the key sustainable development principle.

Planning for economic prosperity would be achieved by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation.

The draft NPPF proposes to give office development more flexibility in location choice. Office proposals would be judged on their individual merits including taking account of local and national policies on the location of new development that generates significant movement of people and the relative supply and demand of office space in different locations.

Taking into account, the draft NPPF is at early stages of public consultation, it is reasonable to conclude the final version may be subject to significant change. For the purpose of this study the content of the draft NPPF has been noted however its guidance has not affected the project outcomes. It is anticipated the final version should be available in May 2012.

Planning Policy Statement 4: Planning for Sustainable Economic Development

PPS4 brings together national policies covering all economic land uses, including retail, leisure and public services as well as the traditional employment uses. PPS4 replaced PPG4: Planning Policy Guidance 4: Industrial, commercial development and small firms (1992) and PPS6: Planning for Town Centres (2006).

PPS4 states that planning should positively encourage sustainable economic growth, by providing land in response to market requirements. **Policy EC2a** of the statement advises:

“[Development plans] should set out a clear economic vision for their area which positively and proactively encourages economic growth... [and]...reflects the different location requirements of businesses, such as the size of site required, site quality, access and proximity to markets, as well as the locally available workforce”.

Policy EC1.2b of the statement advises that in assessing the need for office development 'authorities should take account of 'forecast employment levels'. Although there is no similar provision for other employment uses (industry and warehousing) the implication is that these other sectors account should take account of future jobs. The PPS does not specify in detail how this should be done, and there is currently no supporting guidance published.

Policy EC2c states that development plans should positively plan for the location, promotion and expansion of clusters or networks of knowledge-driven or high-technology industries. It also states (Policy EC2e) that development plans should identify, protect and promote key distribution networks, and locate or co-locate development which generate substantial transport movements in locations that are accessible (including by rail and water transport where possible).

Policy EC2h states that sites no longer suitable or deliverable for economic uses should not be retained for employment: if there is no reasonable prospect of the site being used for its allocated economic use....the allocation should not be considered (EC2h)

Yorkshire and Humber Plan, the Regional Spatial Strategy (RSS)

The Coalition Government announced their intention to revoke the RSS tier of development plan on 6 July 2010 which is being taken forward as part of the Localism Bill. The RSS will now have little relevance to local employment land reviews or policy but some of the evidence which informed the RSS, including the Regional Econometric Model (REM), will remain relevant.

Unitary Development Plan Partial Review 2006 and Saved Policies

The City Council adopted the partial review of the UDP in July 2006. Subsequently, the Council was required to identify UDP policies it wished to save under the new planning regulations until they are replaced by new policies in the LDF. As part of the review of policies the Council chose to save all UDP employment allocations to avoid leaving a policy vacuum before LDF documents can be adopted.

Leeds Local Development Framework

The City Council expect to adopt the Core Strategy in 2012 which will contain policies on employment growth in Leeds. Work on the LDF Allocations Development Plan Document is set to commence in 2011 which will identify land required for employment purposes.

Vision for Leeds 2011 – 2030

In July 2011 the Council's Community Strategy, the Vision for Leeds 2011 – 2030 was adopted. The Vision sets out the Council's ambitions for the Leeds economy:

By 2030, Leeds' economy will be prosperous and sustainable.

“We will create a prosperous and sustainable economy, using our resources effectively. Leeds will be successful and well-connected offering a good standard of living.”

Leeds will be a city that has:

- a strong local economy driving sustainable economic growth;
- a skilled workforce to meet the needs of the local economy;
- a world-class cultural offer;
- an internationally excellent higher, further and work-based education;
- built on its strengths in financial and business services, and manufacturing, and continued to
- research, innovate and grow its strong retail, leisure and tourism, health and medical sectors,
- and its cultural, digital and creative industries;
- developed new opportunities for green manufacturing and for growing other new industries,
- building on our knowledge and ability to innovate;
- improved levels of enterprise through creativity and innovation;
- opportunities for work with secure, flexible employment and good wages;
- high-quality, accessible, affordable and reliable public transport;
- increased investment in other forms of transport, such as walking and cycling routes, to meet everyone’s needs;

How will our Vision affect different places?

Leeds city centre

Our city centre will be a key economic driver not just for the Yorkshire region, but for the country as a whole. It will remain one of the UK’s leading retail destinations and a major draw for businesses and visitors alike, welcoming and well connected.

Going forward we will embrace the opportunity to innovate and grow our city, creating sustainable new jobs for local people, through local entrepreneurship and international business.

Leeds City Region

For Leeds to be economically successful, its surroundings areas need to be successful too. By working with the Leeds City Region, we will create a sustainable and prosperous economy by engaging with business and our partners across the wider Leeds area.

The creation of the Local Enterprise Partnership, led by business and involving the local councils will help us to work together to achieve Leeds local priorities for our economy, skills, housing, transport and innovation.

Leeds’ role nationally and internationally

We will build on the excellent reputation and international profile of our universities, our cultural offer, our hospitals and health care excellence, our sporting facilities and teams and our businesses and their expertise to create a city that is a world class destination.

3. THE FUTURE LAND / FLOORSPACE REQUIREMENT FOR EMPLOYMENT USES

3.1 Introduction

The ELR (2006) identified employment land requirements in Leeds district for the period 2006-2016¹. It examined the likely need for the traditional employment uses which are grouped under the 'B classes' in the planning use classes; the office, industry and warehousing sectors. The study concluded that the requirements were as follows:

Table 1: Land requirement identified in the Leeds Employment Land Review 2006, Leeds MD 2006-2016

Land Use	Land Requirement (Ha)	Floorspace Requirement (sq m)
Offices	118.35	473,400
Industry	84.89	339,560
Warehousing	109.63	438,520
Total	312.87	1,251,480

This update extends the study period of the ELR to 2026 as this is the latest date that the forecasted information extends to. It is recognized that the Core Strategy is set to run to 2028 and therefore an allowance will need to be made for an additional two years of supply in setting requirements. Previous employment land work, which supported the earlier Core Strategy documents, relied on an extrapolation of the above requirements to bring them forward to 2026. This is no longer a satisfactory approach given the huge changes in the wider economic climate since 2006 which has significantly changed the underlying employment forecasting data that underpinned the ELR 2006 conclusions.

In updating the ELR study period, the City Council has taken the opportunity to review the methodology. This has been assisted by the publication of a regional guidance note produced by Roger Tym & Partners for Yorkshire Forward: '*Planning for Employment Land: Translating jobs into Land, April 2010*' (referred to as the 'RTP Study' henceforth). The RTP Study recommendations on how to undertake employment land reviews are based on recent research into employment patterns in the Yorkshire & Humber region. It is generally considered to be a robust approach which will be adopted in the update wherever practicable. The RTP study recommendations overlap considerably with the methodology used in the ELR 2006 but there are important differences which will be identified and discussed below.

PPS4 (Policy EC1.3) requires that the evidence base for the LDF assesses the detailed need for land or floorspace for economic development, including all main town centre uses over the plan period. This update will focus specifically on the need for land or floorspace for the 'B class' uses; offices, industry and warehousing. This replicates the scope of the 2006 ELR.

¹ At the time the 2006 ELR was prepared employment forecasts looked ahead to 2016 rather than 2026.

The need for other economic development will be considered in detail in other evidence base documents, for example, the need for retail and leisure floorspace in the district will be established through the forthcoming Leeds City, Town and Local Centres Study which was published in Summer 2011.

Following on from the 2006 ELR, the starting point for the update is employment forecasting data available from the Yorkshire Futures Regional Econometric Model (REM) which has been developed by the company Experian.

The REM provides forecasts (updated twice a year) for a range of economic data, including employment levels on an annual basis up to 2026, which coincides with the end of the study period. The data is supplied at a number of geographical levels including the Yorkshire and Humber region, Leeds City Region and Leeds Metropolitan District (MD). There is no data provided for smaller areas, such as wards, below the district level. The REM also supplies data from the past and goes back as far as 1986.

Baseline data from the REM

Table 2 shows the level of employment the REM forecasts (Autumn 2010 basedate) for Leeds and the Yorkshire & Humber region at the base date of 2010, for 2016 and 2021 (these dates represent periods of five and ten years from the expected adoption date of the Core Strategy (2012), and for 2028 at the end of the study period. Employment is expressed as the total number of jobs (including part time positions) and the number of Full Time Equivalent (FTE) positions and includes all sectors of the economy.

The REM currently forecasts that there will be employment growth throughout the study period in both Leeds and the Yorkshire and Humber region. It predicts that the proportion of regional jobs located within Leeds will increase slightly from 16.9% of the total in 2010 to 17.2% in 2026.

Table 2: REM forecast of employment (Total Employment & Full Time Equivalents) in Leeds MD and the Yorkshire and Humber region to 2026.

Total Employment	2010	2016	2021	2026
Leeds MD	422,374	439,393	453,399	466,411
Yorkshire & Humber Region	2,500,290	2,567,252	2,636,566	2,711,598
% of regional jobs in Leeds MD	16.9%	17.1%	17.2%	17.2%
FTE jobs	2010	2016	2021	2026
Leeds MD	349,732	362,272	373,152	383,383
Yorkshire & Humber Region	2,059,260	2,106,647	2,159,018	2,216,833
% of regional jobs in Leeds MD	17.0%	17.2%	17.3%	17.3%

Table 3 shows net growth in employment in Leeds over the study period and converts this into annual average. By the end of the study period it is expected that

an additional 44,037 jobs (33,650 FTE positions) will have been created in Leeds which represents an average of just over 2,800 (2,100 FTE positions) each year. This is around a third of the potential annual growth figure of 6,030 FTE jobs in Leeds over the period 2006-2021, which was shown in Table 11.1 of the RSS.

Table 3: REM forecast of net growth in Total Employment & FTE jobs in Leeds MD to 2026.

Total jobs (Net growth)	2010-2016	2010-2021	2010-2026
Total	17,019	31,025	44,037
Per Annum	2,837	2,820	2,752
FTE jobs (Net growth)	2010-2016	2010-2021	2010-2026
Total	12,540	23,420	33,651
Per Annum	2,090	2,130	2,103

Table 4 below breaks down the REM employment forecast for FTE positions into broad economic sectors based on Standard Industrial Classifications.

Table 4: REM forecast for total employment (FTE) in Leeds MD (2010 & 2026) by Economic Sectors

Economic Sectors	2010		2026		2010 – 2026	
	No. of FTE jobs	% of total jobs	No. of FTE jobs	% of total jobs	Change in no. of FTE jobs	% Change in number of jobs
Agriculture, Forestry & Fishing	1,057	0.30%	812	0.21%	-245	-23.2%
Oil & Gas Extraction	49	0.01%	39	0.01%	-10	-20.4%
Other Mining	8	0.00%	6	0.00%	-2	-25.0%
Gas, Electricity & Water	888	0.25%	381	0.10%	-507	-57.1%
Fuel Refining	135	0.04%	15	0.00%	-120	-88.9%
Chemicals	2,246	0.64%	2,019	0.53%	-227	-10.1%
Minerals	1,134	0.32%	1,330	0.35%	196	+17.3%
Metals	3,540	1.01%	3,430	0.89%	-110	-3.1%
Machinery & Equipment	1,920	0.55%	1,566	0.41%	-354	-18.4%
Electrical & Optical Equipment	2,824	0.81%	2,572	0.67%	-252	-8.9%
Transport Equipment	1,470	0.42%	1,142	0.30%	-328	-22.3%
Food, Drink & Tobacco	3,773	1.08%	3,029	0.79%	-744	-19.7%
Textiles & Clothing	1,460	0.42%	435	0.11%	-1,025	-70.2%
Wood & Wood Products	494	0.14%	96	0.03%	-398	-80.6%
Paper, Printing & Publishing	5,270	1.51%	4,162	1.09%	-1,108	-21.0%
Rubber & Plastics	1,512	0.43%	1,208	0.32%	-304	-20.1%
Other Manufacturing NEC	3,457	0.99%	2,862	0.75%	-595	-17.2%
Construction	22,556	6.45%	29,366	7.66%	6,810	+30.2%

Economic Sectors	2010		2026		2010 – 2026	
	No. of FTE jobs	% of total jobs	No. of FTE jobs	% of total jobs	Change in no. of FTE jobs	% Change in number of jobs
Retailing	26,568	7.60%	31,866	8.31%	5,298	+19.9%
Wholesaling	23,373	6.68%	25,414	6.63%	2,041	+8.7%
Hotels & Catering	18,527	5.30%	21,200	5.53%	2,673	+14.4%
Transport	14,002	4.00%	18,284	4.77%	4,282	+30.6%
Communications	8,770	2.51%	9,960	2.60%	1,190	+13.6%
Banking & Insurance	27,067	7.74%	29,761	7.76%	2,694	+10.0%
Business Services	63,526	18.16%	75,145	19.60%	11,619	+18.3%
Other Financial & Business Services	10,612	3.03%	12,704	3.31%	2,092	+19.7%
Public Admin & Defence	16,813	4.81%	12,228	3.19%	-4,585	-27.3%
Education	31,906	9.12%	29,224	7.62%	-2,682	-8.4%
Health	37,433	10.70%	43,875	11.44%	6,442	+17.2%
Other Services	17,344	4.96%	19,253	5.02%	1,909	+11.6%
Industry Total	349,732	100%	383,383	100%	33,651	+9.6%

Source: Yorkshire Futures Regional Econometric Model, October 2010

Table 4 highlights that the REM predicts the five fastest growing sectors of the economy in Leeds (in terms of FTE employment) are going to be:

1. Business Services +11,619 (+18.3%)
2. Construction +6,810 (+30.2%)
3. Health +6,442 (+17.2%)
4. Retailing +5,298 (+19.9%)
5. Transport +4,282 (+30.6%)

The five sectors of the economy showing the largest predicted declines in employment are:

1. Public Admin & Defence -4,585 (-27.3%)
2. Education -2,682 (-8.4%)
3. Paper, Printing & Publishing -1,108 (-21.0%)
4. Textiles & Clothing Manufacturing -1,025 (-70.2%)
5. Food, Drink & Tobacco Manufacturing -744 (-19.7%)

3.2 Methodology

The RTP Study recommends a three stage process for converting the raw REM data on future job growth into an employment requirement that can be used as a basis for planning. This is the same basic process that was used in the 2006 ELR.

Stage 1: Translate the REM FTE jobs forecast by sector into jobs by land use, identifying those future jobs that will occupy 'employment' (B-class) space – offices, industrial space and warehousing.

Stage 2: Translate the above employment change into a floorspace and/or land requirements land use, based on assumptions about employment densities (floorspace per worker) and plot ratios (ratio of floorspace to site area).

Stage 3: Translate the net change above into a gross provision target, showing how much land should be allocated for B-class development, adding to the net change above. This has two separate elements:

3A. An allowance to compensate for any existing employment sites that may be lost in future.

3B. Further allowances for land in the planning and development pipeline and for choice, competition and uncertainty.

Full details and explanation of the methodology used at each of the stages above are set out in Appendix A.

3.3 Employment land / floorspace requirements

Stage 1: Translating Economic Sectors to Land Uses

Figure 1 shows the change in the number of employees working in the office, industrial and warehousing sectors using data from the REM and the conversion method outlined in Appendix A (see Table A2). This includes actual figures from 1986 and forecasts through to 2026. The general trend shows a massive growth in office sector employment which the REM predicts will continue after a dip in the period 2006 to 2010. Industrial jobs have been in a steady decline except for a levelling off during the mid to late 1990s. The REM predicts industrial jobs will continue to decline but at a much slower rate than seen in the last two decades. The number of warehousing jobs has remained fairly constant over the period and the forecast expects relatively little growth in the period to 2026.

Figure 1: Total employment in the office, industrial and warehousing sectors, Leeds MD 1986-2026

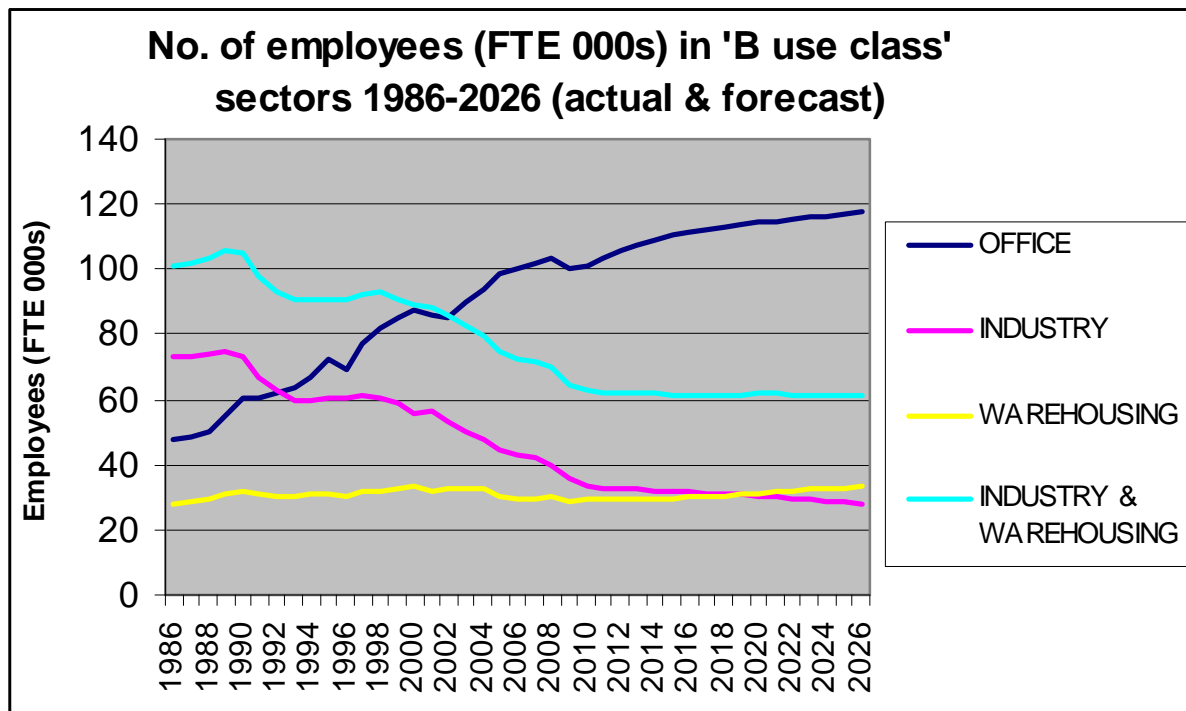


Table 5 shows the REM forecast to 2026 for the number of FTE jobs in each employment land use sector in more detail. From the 2010 base date of this update; office employment will increase by 16,400 by 2026, industrial employment will fall by 3,700 and warehouse employment will increase by 4,300. Overall the REM forecasts a net 17,000 increase in full time equivalent employment in the B-class uses in Leeds by the end of the study period.

Table 5: Forecast number of jobs (FTE) by land use, Leeds MD 2010-2026

Land use	Number of jobs			
	2010	2016	2021	2026
Office jobs	101,200	111,300	114,800	117,600
Industry jobs	39,200	37,600	36,900	35,500
Warehousing jobs	29,100	29,900	31,600	33,400
Total (B use classes)	169,500	178,800	183,300	186,500

Stage 2: Translating employment change into a net floorspace / land requirement

This stage translates the job forecasts set out in Table 5 into floorspace and, where applicable, land requirements for the three B class land uses. The resulting requirements are net figures which can be positive or negative depending whether the number of jobs in the sector is forecast to increase or decrease over the study period.

Table 6 estimates the total floorspace required to accommodate the forecast workforce over the study period. This includes existing floorspace which will continue to be used for employment purposes. It is worked out using the employment densities set out in the methodology, 15 sq m per full time worker for offices, 36 sq m for industry and 70 sq m for warehousing.

Table 6: Estimated amount of floorspace required to accommodate number of jobs forecast by land use (square metres), Leeds MD 2010-26.

Land use	Floorspace (sq m)			
	2010	2016	2021	2026
Offices	1,518,100	1,669,100	1,722,400	1,764,200
Industry	1,409,700	1,353,700	1,327,500	1,279,100
Warehousing	2,036,200	2,094,200	2,209,000	2,337,000
Total ('B' use classes)	4,964,000	5,117,000	5,258,900	5,380,300

* All figures are rounded to the nearest 1,000 sq m

Table 7 shows the net change in floorspace required for key dates based on five year periods from the estimated adoption date of the Core Strategy (2012) until the end of the study period, 2026. There is a need for an overall increase in floorspace in the office and warehousing sectors to accommodate the forecast for a growing workforce but there is likely to be a need for less floorspace in the industrial sector reflecting a forecast decline in jobs in the sector.

Table 7: Cumulative net requirement for additional floorspace by land use (square metres), Leeds MD 2010-26.

Land use	Floorspace (sq m)			
	Baseline 2010	2010 - 2016	2010 - 2021	2010 - 2026
Offices	1,518,100	+151,000	+204,300	+246,100
Industry	1,409,700	-56,000	-82,200	-130,600
Warehousing	2,036,200	+58,000	+172,800	+300,800
Total ('B' use classes)	4,964,000	+153,000	+294,400	+416,300

Tables 8 and 9 convert the net floorspace requirements for the industrial and warehousing sector into a land requirement in hectares. This has been calculated by applying plot ratios of 35% and 40% in line with the proposed methodology. It is expected that the amount of land given over to the industrial and warehousing sector in the district will increase slightly by between 42 and 49 hectares by 2026. This is a net requirement which does not account for losses of existing employment land and for providing a choice of sites which is covered under Stage 3. As explained in the methodology there is no equivalent land requirement for office development because of the huge variation in plot ratios found within different types of location within the district.

Table 8: Cumulative net requirement for additional land, by land use sector (hectares), assuming plot ratio of 35%, Leeds MD 2010-26.

Land use	Land requirement (ha)		
	2010 - 2016	2010 - 2021	2010 - 2026
Industry	-16	-24	-37
Warehousing	-14	+49	+86
Industry & Warehousing Total	-30	+25	+49

Table 9: Cumulative net requirement for additional land by, land use sector (hectares), assuming plot ratio of 40%, Leeds MD 2010-26.

Land use	Land requirement (ha)		
	2010 - 2016	2010 - 2021	2010 - 2026
Industry	-14	+21	-33
Warehousing	+15	+43	+75
Industry & Warehousing Total	+1	+64	+42

Stage 3: Translate the net floorspace/land requirement above into a gross provision target

3A. Allowance for losses of existing employment floorspace

This stage converts the net floorspace and land requirement identified under Stage 2 into a gross requirement which takes account of likely losses of employment floorspace into the future. The preferred approach to identifying this allowance is to add on to the net requirement a figure equivalent to 2.0% of the total occupied

floorspace for industrial and warehousing uses² and 1.0% for office uses³. Calculated from the estimate of occupied floorspace in the base year of 2010, this represents an allowance of 68,918 sq m each year for industrial and warehousing premises and 15,181 sq m for offices.

Table 10 shows the total allowance made for loss of existing floorspace for office, industry and warehousing uses over the key dates in the study period and adds this to the net floorspace requirements identified in Stage 2 to provide a gross floorspace requirement.

Table 10: Gross floorspace requirements by land use (square metres), Leeds MD 2010-2026.

Period	Floorspace Requirement / Allowance	Offices	Industry & Warehousing
2010-16	Net floorspace requirement	150,000	20,000
	Allowance for future loss of employment floorspace	90,000	400,000
	Gross requirement	240,000	420,000
2016-21	Net floorspace requirement	55,000	90,000
	Allowance for future loss of employment floorspace	75,000	345,000
	Gross requirement	130,000	435,000
2021-26	Net floorspace requirement	40,000	80,000
	Allowance for future loss of employment floorspace	80,000	345,000
	Gross requirement	120,000	425,000
2010-26	Net floorspace requirement	250,000	170,000
	Allowance for future loss of employment floorspace	240,000	1,105,000
	Gross requirement	490,000	1,275,000

* All figures are rounded to the nearest 5,000 sq m

Figures 2 and 3 below show the annual gross floorspace requirement for offices, and for industry and warehousing combined. This represents the need for new floorspace taking into account the forecast for changes of the number of jobs in the sector and expected turnover in the existing employment supply. Office floorspace needs are greatest in the first four years of the study period at about 50,000 sq m each year. For the rest of the period the annual need for offices is under 40,000 sq m each year.

² Industry & warehousing uses have been combined because insufficient data is available to make a separate allowance for losses of existing employment premises.

³ See Appendix A for a full explanation of the preferred approach.

The average for the study period of just over 38,000 sq m (409,000 sq ft). The need for industrial / warehousing floorspace 2010 varies from a low point of around 50,000 in 2010 to between 70,000 sq m and 100,000 sq m each year for the rest of the study period, at an average of about 87,000 sq m (936,000 sq ft).

Figure 2: Forecast of annual need for new office floorspace (000s square metres), Leeds MD (2010-2026).

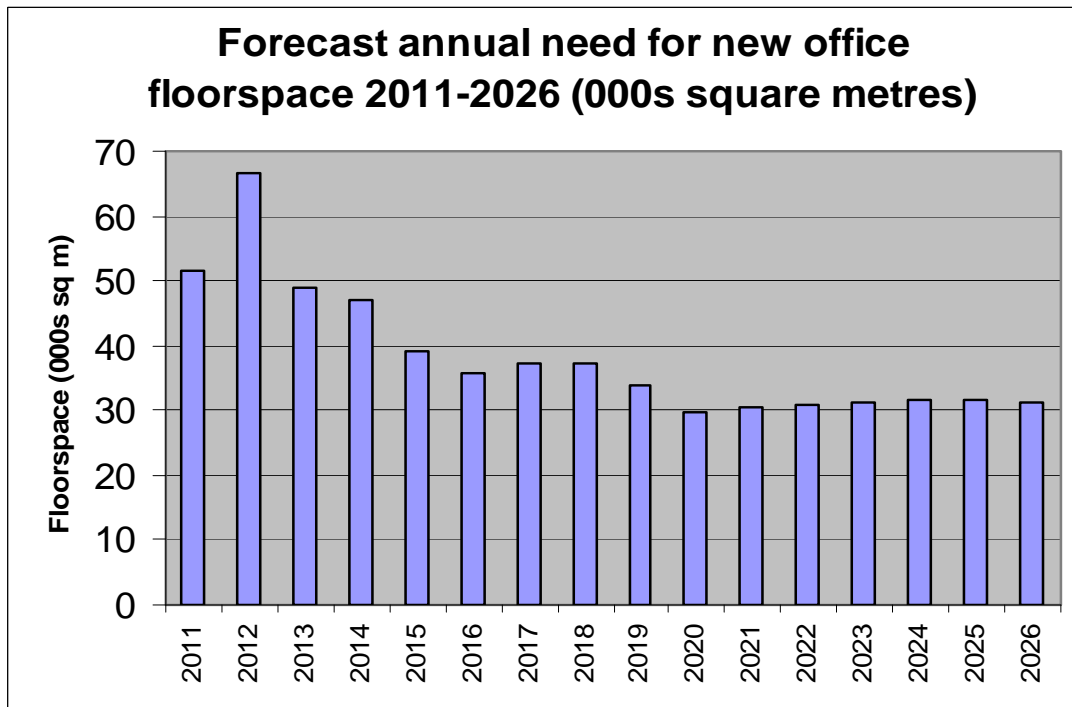
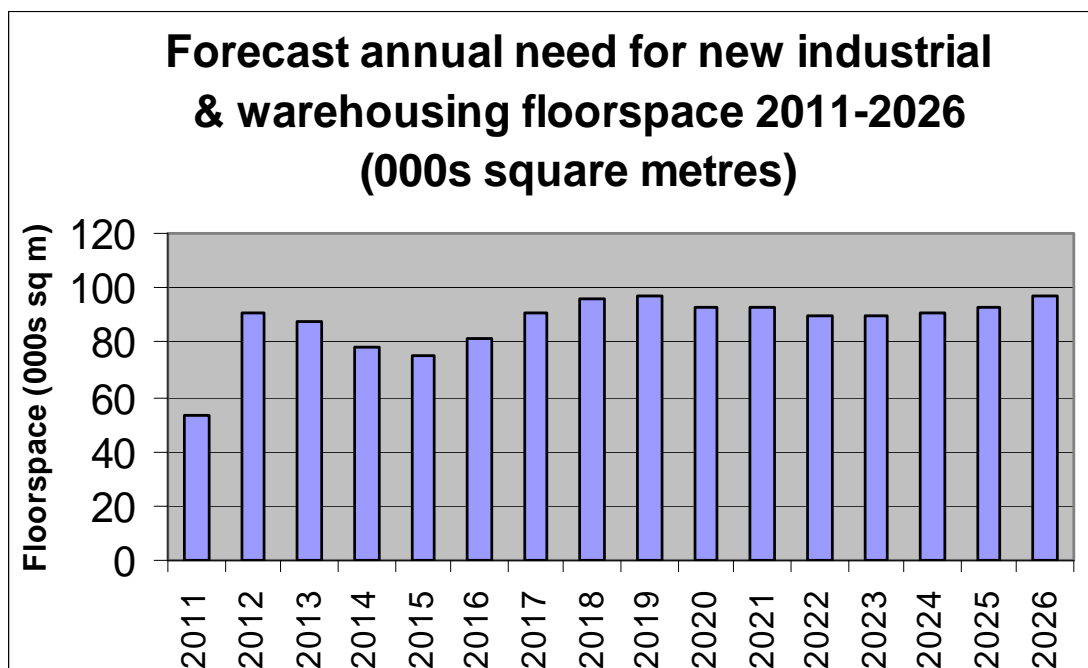


Figure 3: Forecast of annual need for new industrial/warehousing floorspace (000s square metres), Leeds MD (2010-2026).



The gross land requirement for industrial / warehousing uses is set out below in Table 11. This has been calculated by applying plot ratios of 35% and 40% to the floorspace requirement for the key dates in the study period.

Table 11: Gross land requirement for industry and warehousing uses, Leeds MD 2010-2026.

Period	Floorspace / land requirement	Industry / Warehousing Total
2010-16	Gross floorspace requirement (sq m)	420,000
	Land requirement ha (35% plot ratio)	120
	Land requirement ha (40% plot ratio)	105
2016-21	Gross floorspace requirement (sq m)	435,000
	Land requirement ha (35% plot ratio)	124
	Land requirement ha (40% plot ratio)	109
2021-26	Gross floorspace requirement (sq m)	425,000
	Land requirement ha (35% plot ratio)	122
	Land requirement ha (40% plot ratio)	106
2010-26	Gross floorspace requirement (sq m)	1,275,000
	Land requirement ha (35% plot ratio)	364
	Land requirement ha (40% plot ratio)	319

B. Allowances for land in the planning and development pipeline and for choice, competition and uncertainty (margin).

The final calculation involves adding an allowance of an additional five year supply to the gross land / floorspace requirements identified above to provide a margin for choice and uncertainty. This is to ensure supply is not constricted and enable options for business to expand or relocate.

Over the study period, five years supply for each of the employment uses is calculated as follows (rounded to the nearest 5,000 sq m):

Offices $(490,000 / 16) \times 5 = 155,000$ sq m

Industry & Warehousing $(1,280,000 / 16) \times 5 = 400,000$ sq m

Adding this as a constant margin to the gross requirement for each of the key dates in the study period provides the total employment land requirement for Leeds shown in Table 12.

Table 12: Cumulative Total Employment land/floorspace requirements, Leeds MD 2010-2026.

Period	Floorspace / land requirement	Offices	Industry / Warehousing Total
2010-16	Gross floorspace requirement	240,000	420,000
	Margin of choice	155,000	400,000
	Gross floorspace requirement + margin	395,000	820,000
	Land requirement ha (35% plot ratio)	N/A	234
	Land requirement ha (40% plot ratio)	N/A	205
2010-21	Gross requirement	370,000	855,000
	Margin of choice	155,000	400,000
	Gross floorspace requirement + margin	525,000	1,255,000
	Land requirement ha (35% plot ratio)	N/A	359
	Land requirement ha (40% plot ratio)	N/A	314
2010-26	Gross requirement	490,000	1,280,000
	Margin of choice	155,000	400,000
	Gross floorspace requirement + margin	645,000	1,680,000
	Land requirement ha (35% plot ratio)	N/A	480
	Land requirement ha (40% plot ratio)	N/A	420

Leeds Employment Floorspace / Land Requirements - Summary

Assumptions used:

Employment densities

Offices: 15 sq m (gross internal area) per worker.

Industry: 36 sq m (gross internal area) per worker.

Warehousing: 70 sq m (gross internal area) per worker.

Plot ratios

Offices: Not applicable

Industry & Warehousing: 35% and 40%

Net loss of existing occupied employment floorspace (churn) based on past trends:

Offices: 10% of existing floorspace per annum

Industry & Warehousing: 2.0% of existing floorspace per annum

Margin of choice

Additional 5 years of supply added to the gross requirement.

Table 13: Summary of plan period requirements (2010 – 2026):

Requirements	Offices	Industry / Warehousing
Net change in no. of employees in working in sector (FTE)	16,400	600
Net requirement (sq m floorspace)	246,100	170,200
Allowance for the net loss of existing occupied employment floorspace (sq m floorspace)	242,896	1,102,688
Gross requirement (sq m floorspace)	490,000	1,280,000
Margin of 5 years supply (sq m floorspace)	155,000	400,000
Total requirement (sq m floorspace)	645,000	1,680,000
Land Equivalent (ha) Assuming plot ratio of 35%	N/A	480 ha
Land Equivalent (ha) Assuming plot ratio of 40%	N/A	420 ha

Note: To allow for the additional 2 years of supply:

a) The need for office floorspace (exc. margin of choice) over 16 years is 490,000 sq m or 30,625 sq m/annum. Therefore to allow for the five year margin of supply (at the end of the plan), along with the additional two years of the plan period, the requirement to **2028 = 490,000 + 155,000 + (2* 30, 625) = 706,250 sq m.**

b) The need for industry and warehousing floorspace (exc. margin of choice) over 16 years is for 1,280,000 sq m or 80,000 sq m/annum. This translates to 20 ha/annum at a plot ratio of 40% or 22.85 ha/annum at a plot ratio of 35%. If you add these figures to the ranges presented above (which also provide for an additional 5 years of supply to account for a margin of choice), **the total requirement range to 2028 is between 460 ha to 526 ha.**

4. ASSESSMENT OF THE CURRENT SUPPLY OF EMPLOYMENT LAND

4.1 Background

A site by site assessment of Leeds MD's *historical portfolio* of employment sites has been carried out (base date April 2010) using the ODPM's Employment Land Reviews Guidance issued in December 2004. This work equates broadly to Stage 1 of that Guidance – "Taking Stock of the Existing Situation". The objectives of this work are:

- to identify those sites within the existing portfolio that should be retained;
- to identify those sites which should be released from the portfolio and made available for alternative uses; and
- to identify any issues arising from the site assessments that should be addressed in compiling a new portfolio of sites

This stage results in the proposed deletion of some sites and the compilation of a *retained sites portfolio*.

4.2 The Current Supply of Employment Land

The *historical portfolio* is defined as:

- undeveloped, allocated sites, with or without planning permission, which are more than 0.4 ha in size;
- unallocated sites which have obtained planning permission for employment use (windfall sites). The portfolio includes only sites of 0.4 ha or more, except for the City Centre and designated town centres, where small sites are considered;
- other sites which have been agreed for employment use by resolution of the Council

This definition has been devised so that, as far as possible, it is compatible with the size threshold adopted for the Strategic Housing Land Availability Assessment (SHLAA) project⁴. However the 2011 SHLAA changed the site threshold to sites 0.2ha and above. Going forward, future reviews of the Employment Land Review will align site thresholds to accord with the SHLAA. As a result, the Employment Land Review portfolio differs from the Annual Monitoring Report definition of the employment land supply reported each year as indicator BD3.

Table 14 below shows the size of the historical portfolio.

⁴ For the full SHLAA report see [http://www.leeds.gov.uk/Environment_and_planning/Planning/Planning_policy/Strategic_housing_land_availability_assessment_\(SHLAA\).aspx](http://www.leeds.gov.uk/Environment_and_planning/Planning/Planning_policy/Strategic_housing_land_availability_assessment_(SHLAA).aspx)

Table 14: The Historical Portfolio by Source and Sector, Leeds MD April 2010.

Source	Sector	Totals	
		Area (ha)	No. sites
Allocations	Offices	213.8	40
	B1ctoB8	403.0	79
Windfalls	Offices	75.6	71
	B1ctoB8	81.1	30
Total		773.5	220

The sector breakdown adopts the broad categories that feature in Section 3. Sectors reflect the employment use designation of sites with an allocation and/or a current planning permission. Where an allocated site has gained a planning permission that is different from the allocation, e.g. an office consent on a general purpose employment site, the use permitted by the consent takes precedence over the original allocation. This designation only applies to the area of the consent, not to the remaining part of the allocation. Where an employment site has gained a permission which is not an employment use, but has not yet been developed, the site is included in Table 14 according to its original identified employment use.

There are 220 sites in the historical portfolio, amounting to 774 ha. Almost 80% of this land area comprises allocated employment land.

The Review Methodology

The historical portfolio was reviewed to identify:

- any sites that are no longer fit for purpose and should be released for other uses
- sites to be retained for employment either because they are high quality or a strategic site and/or because they have a planning permission for employment use which could be implemented.

To this end, criteria to apply to each site were devised (see Appendix B). These were developed from the policy objectives set out in Stage 3 and they reflect the suggested criteria in ODPM guidance (Boxes 4.5 & 4.6). They fall broadly into three groups:

- sustainability
- market attractiveness and
- strategic role.

The assessment process involved scoring each site on each of the criteria and arriving at a preliminary recommendation of either:

- **'Retain'** - the site merits retention (site should definitely remain in the portfolio), or

- **‘Remove’** – the site merits removal from the portfolio (site is not fit for purpose or has planning permission for a non-employment use), or
- **‘LDF to determine’** - where the site has some merit for employment use but where there are issues of policy, location or context that should be considered within broader discussions deriving from the Core Strategy and other DPDs in progress.

These recommendations were subject to a moderation process where officers would act as a Scrutiny Group to ensure consistency between fellow officers’ recommendations. Recommendations would then be ratified or moderated as appropriate.

The main phase of assessments took place over the period August 2007 to March 2008. The Scrutiny Group continued to moderate site recommendations in each of the three subsequent years, to reflect continuing changes in the portfolio over the period, resulting from developments, the flow of new windfall sites and the granting of new consents on existing portfolio sites.

At this stage, the adequacy of the size and spatial distribution of the portfolio as a whole was not considered.

The following tables give a summary of the outcomes from the site assessments.

Sites to be Carried Forward

These comprise sites that merited retention in the portfolio plus those where their merits as employment sites needed to be balanced against broader LDF objectives (Table 15).

Table 15: Sites Carried Forward by Sector and Conclusion, April 2010

Sector	Retain		LDF to determine		Total	
	Area (ha)	No. sites	Area (ha)	No. Sites	Area (ha)	No. Sites
Offices	153.58	74	93.6	14	247.18	88
B1c to B8	349.61	80	48.28	5	397.89	85
Total	503.19	154	141.88	19	645.07	173

Existing saved UDP allocations still dominate the portfolio comprising 503 ha. (184 ha offices plus 322 ha B1c to B8), or 78% of supply (Table 16).

Table 16: Sites Carried Forward by Sector, Conclusion and Source, April 2010

Source	Sector	Retain		LDF to determine		Total	
		Area (ha)	No. sites	Area (ha)	No. Sites	Area (ha)	No. sites
Allocations	Offices	91.15	20	90.21	10	181.36	30
	B1ctoB8	295.51	56	30.09	3	325.6	59
Windfalls	Offices	62.43	54	3.43	4	65.86	58
	B1ctoB8	54.11	24	18.21	2	72.32	26
Total		503.2	154	141.94	19	645.14	173

The extensive provision of land for office space is also evident from Tables 15 and 16 above. This reflects the large peripheral business park allocations that were a prominent feature of the UDP. Once under way, these were expected to have development periods in excess of 20 years and, given the delays in completing the required infrastructure, it is not surprising that these allocations still form a large component of supply.

Sites Designated “LDF to Determine”

This category includes several medium-to-large sites where uncertainty about their policy context has caused their final inclusion in the portfolio to be deferred. Among these are 7 sites amounting to 49 ha. allocated as Key Business Parks under Policy E18 in the UDP, which do not have the benefit of a current planning permission for offices and their future use designation will need to be considered in the round as part of the Core Strategy and Site Allocations DPDs. In addition, and despite its long-term consent for office development, Skelton Business Park is included with this designation to reflect its emerging proposal in the Aire Valley Leeds AAP as a housing allocation. A schedule of all sites in this category is presented as Appendix E.

Office Consents

The extent of existing commitments for office space is important for the discussion of the adequacy of the likely supply of offices over the plan period. As the table below indicates current provision in planning permissions amounts to almost 950,000 sqm (10.2m sqft). Of this, over 60% is in windfall sites.

Table 17: Sites with Consent for Offices, by Source and Conclusion

Source	Retain		LDF to determine		Total		Grand Total Sqm
	Outline sqm	Full sqm	Outline sqm	Full sqm	Outline sqm	Full sqm	
Allocations	211,110	50,660	102,190		313,300	50,660	363,960
Windfalls	372,353	206,373	2,530		374,883	206,373	581,256
Total	583,463	257,033	104,720	0	688,183	257,033	945,216

PPS4, with other national planning policies, lays stress on the role that city and town centres should play. Table 18 below shows the distribution of current office commitments across four broad types of location: the city centre; a town or district centre as designated in policies S2 & S4 of the UDP; within 300m of the edge of a centre; and, finally, in none of these.

Table 18: Sites with Consent for Offices, by Location and Conclusion

Location type	Retain		LDF to determine		Total		Grand Total Sqm
	Outline sqm	Full sqm	Outline sqm	Full sqm	Outline sqm	Full sqm	
City Centre	322,373	176,363	2,530		324,903	176,363	501,266
Town centre	160	3,390			380	3,390	3,770
Edge of centre	380	15,360			160	15,360	15,520
Out of centre	260,550	61,920	102,190		362,740	61,920	424,660
Grand Total	583,463	257,033	104,720	0	688,183	257,033	945,216

Current committed provision is dominated by the city centre (53%) and out-of-centre locations (45%), with town and district centres amounting to just over 2%.

Geographic Distribution of Sites to be Carried Forward

Across the broad wedge-based geographic divisions of the city, the sites to be carried forward to the next stage of the Review show heavy concentration in East & North East Wedges (65% of site area), with lesser concentration in Central & South (25%) and a much smaller share in West & North West (11%).

Sites to be retained for industrial uses follow this overall geographic pattern; retained office sites, however, are distributed more heavily in the East & North East area (48%) with a lesser showing in the Central & South area (42%).

Table 19: Sites to be Carried Forward by Sector, Conclusion & Local Area

Local Area	Retain (Ha)			LDF to determine (Ha)			Grand Total (Ha)
	Offices	B1ctoB8	Total	Offices	B1ctoB8	Total	
East & North East	73.26	245.24	318.5	79.8	18.1	97.9	416.4
West & North West	15.92	36.37	52.29	6.5	11.1	17.6	69.89
Central & South	64.4	68.1	132.5	7.3	19.18	26.48	158.98
Leeds MD	153.58	349.71	503.29	93.6	48.38	141.98	645.27

Local Areas: constituent Area Committees

East & North East: Inner East; Outer East; Inner North East; Outer North East.

West & North West: Inner North West; Outer North West; Inner West; Outer West.

Central & South: Inner South; Outer South.

A fuller breakdown to Area Committees reveals that in some Inner Areas there is little employment land to be retained. Where this does occur, land to be carried forward comprises mainly windfall office consents.

Arising from this detailed level of analysis, it is important to note that the 2001 UDP focussed new employment allocations into the outer areas of the city, often as a means of compensating for very limited opportunities for new allocations within the existing built-up areas of the city. To a large extent, the distribution of retained sites still reflects this spatial strategy of the UDP.

Table 20: Sites to be Carried Forward by Sector, Conclusion & Area Committee

Area Committee	Retain (Ha)			LDF to determine (Ha)			Grand Total (Ha)
	Offices	B1ctoB8	Total	Offices	B1ctoB8	Total	
Inner East	12.16	135.74	147.9	6.1		6.1	154
Outer East	61.0	83.0	144.0	73.8	18.1	91.8	235.8
Inner North East	0.1		0.1				0.1
Outer North East	0.1	26.5	26.6				26.6
Inner North West	6.5		6.5	6.5		6.5	13.0
Outer North West	3	26.07	29.07				29.07
Inner South	56.98	36.0	92.98	1.3	0.2	1.5	94.48
Outer South	7.42	32.1	39.5	6.0	18.98	24.98	64.5
Inner West	1.0		1.0				1.0
Outer West	5.42	10.2	15.62		11.1	11.1	26.72
Leeds MD	153.68	349.61	503.29	93.6	48.38	141.98	645.27

Area Committees: constituent Wards

Inner East: Burmantofts & Richmond Hill; Gipton & Harehills; Killingbeck & Seacroft
 Outer East: Cross Gates & Whinmoor; Garforth & Swillington; Kippax & Methley; Temple Newsam
 Inner North East: Chapel Allerton; Moortown; Roundhay
 Outer North East: Alwoodley; Harewood; Wetherby
 Inner North West: Headingley; Hyde Park & Woodhouse; Kirkstall; Weetwood
 Outer North West: Adel & Wharfedale; Guiseley & Rawdon; Horsforth; Otley & Yeadon
 Inner South: Beeston & Holbeck; City & Hunslet; Middleton Park
 Outer South: Ardsley & Robin Hood; Morley North; Morley South; Rothwell
 Inner West: Armley; Bramley & Stanningley
 Outer West: Caverley & Farsley; Farnley & Wortley; Pudsey.

Table 21: Sites to be Carried Forward by Sector, Conclusion & Inner/ Outer Areas

Inner/ Outer Areas	Retain (Ha)			LDF to determine (Ha)			Grand Total (Ha)
	Offices	B1ctoB8	Total	Offices	B1ctoB8	Total	
Inner	76.54	171.64	248.18	13.9	0.2	14.0	262.18
Outer	77.04	177.97	255.01	79.8	48.18	127.98	382.99
Leeds MD	153.58	349.61	503.19	93.6	48.38	141.98	645.17

The contribution of the Aire Valley Leeds AAP to the city's strategic employment land supply is likely to be a significant one over the course of the plan period. Using the old Aire Valley AAP boundary (as shown in the Preferred Options document, October 2007), the figures in Table 22 identify that retained Aire Valley sites comprise almost 47% of the overall supply to be carried forward and over 54% of the industrial supply. Future versions of the Employment Land Review will update this figure to reflect the new Aire Valley AAP boundary which covers a larger area.

Table 22: Sites to be Carried Forward by Sector, Conclusion: Aire Valley Contribution

Aire Valley	Retain (Ha)			LDF to determine (Ha)			Grand Total (Ha)
	Offices	B1ctoB8	Total	Offices	B1ctoB8	Total	
Aire Valley	36.7	201.4	238.1	77.1		77.1	315.2
Rest of Leeds MD	116.88	148.21	265.09	16.6	48.28	64.88	329.97
Leeds MD	153.58	349.61	503.19	93.6	48.28	141.98	645.17

Sites to be Removed from the Portfolio

The site assessment processes identified 47 sites of 0.4 ha and above that were held to be unfit for or highly unlikely to contribute to the employment land portfolio within the plan period. As shown in the table below over 23 ha. in 9 sites were already in the process of passing out of the portfolio by virtue of a commitment to a non-employment use, principally housing. These 23 ha comprise 2.4 ha in sites formerly committed or identified for business uses, plus 21 ha in sites previously identified for industrial or distribution uses.

Sites allocated for industrial uses (B1c to B8) comprise the largest single element to be removed – almost 80 ha. or about 61%. In several of the largest sites, detailed investigations into the ground conditions and costs of remediation undertaken as part of bringing the sites forward for development showed that they were financially unviable for employment uses alone.

Table 23: Sites to be Removed by Sector and Source

Sector	Allocations		Windfalls		Totals	
	Area (ha)	No. sites	Area (ha)	No. sites	Area (ha)	No. sites
Offices	14.7	5	9.2	12	23.9	17
B1c to B8	78.6	18	2.43	3	81.03	21
Non-employment	16.6	7	6.9	2	23.4	9
Total	109.9	30	18.53	17	128.33	47

Table 24: Sites to be Removed by Sector and Local Area

Local Area	Offices		B1ctoB8		Non-employment		Total	
	Area Ha	No. sites	Area Ha	No. sites	Area Ha	No. sites	Area Ha	No. sites
East & North East	13.8	6	58.4	8	7	2	79.2	16
West & North West	4.08	4	18.03	9	13.6	5	35.71	18
Central & South	6.02	7	4.6	4	2.8	2	13.42	13
Total	23.9	17	81.03	21	23.4	9	128.33	47

Table 24a : Sites to be Removed by Sector and Area Committee

Area Committee	Offices		B1ctoB8		Non-employment		Total	
	Area Ha	No. sites	Area Ha	No. sites	Area Ha	No. sites	Area Ha	No. sites
Inner East	1.1	2	55.7	6			56.8	8
Outer East	10.2	2	2.7	2	6.3	1	19.2	5
Inner North East	2.5	2			0.7	1	3.3	3
Outer North East								
Inner North West	1.0	1	1.2	2	8.9	1	11.0	4
Outer North West	1.2	1	11.73	5	1.4	1	14.43	7
Inner South	3.12	5	3.5	3			6.62	8
Outer South	2.8	2	1.1	1	2.8	2	6.7	5
Inner West					2.4	2	2.4	2
Outer West	1.88	2	5.1	2	1.0	1	7.98	5
Total	23.9	17	81.03	21	23.4	9	128.33	47

The pattern of sites to be removed is not even in its geographical distribution. As Table 24b below illustrates, the level of removals is disproportionately high in the West & North West Local Area.

Table 24b : Impact of Sites to be Removed from the Historical Portfolio

Local Area	Remove	C/fwd	Total	Remove
	Area Ha	Area Ha	Area Ha	%
East & North East	79.2	416.4	495.6	16.0
West & North West	35.71	73.1	108.81	32.8
Central & South	13.42	159.1	172.52	7.8
Leeds MD	128.33	648.6	776.93	16.5

A full schedule of the “remove” sites is included as Appendix D.

Please refer to Appendix J for five maps of the Leeds district – East and North East, West and North West, Central and South, City Centre and Aire Valley Leeds. The maps show the spatial locations of the offices and industrial/warehouse sites which are to be retained, removed or to be determined by the LDF process.

5. MEETING LEEDS EMPLOYMENT LAND REQUIREMENT

The Leeds Local Development Framework has to ensure that enough land is made available to meet the identified requirements for the B class land uses; offices, industry and warehousing over the study period to 2028.

5.1 Setting the employment land / floorspace requirements for Leeds MD

The Core Strategy will be the document that set outs the land / floorspace requirements for the B class uses across Leeds MD.

The results of this 2010 update indicate that the requirement for new office floorspace should be set at 645,000 sq m to 2026. As identified in the footnotes accompanying Table 13, the figure rises to 706,250 sq m for the period 2010 to 2028. It is not necessary to convert the floorspace requirement into a land requirement for office development. In fact, it would actually be counterproductive as it would underestimate the contribution that high density development on small sites within centres can make in terms of providing new jobs and unnecessarily encourage out of centre development.

The requirement for industrial and warehousing uses is appropriately expressed in terms of land area. The results of the 2010 update suggest that between 420 and 480 hectares of land need to be provided to 2026. The footnotes for Table 13 identify that the figures rise to between 460 ha to 526 ha for the period 2010 to 2028. The requirements of the industrial and warehousing sectors have been combined because the characteristics of sites required to accommodate new development are broadly similar and planning for single use sites would be unnecessarily restrictive. The requirement has been expressed as a range because different studies have suggested that average plot ratios for industrial and warehousing development tend to fall within the 35% to 40% range. In planning to meet the requirement it may be more appropriate to target a mid range figure of about 493 hectares to 2028.

5.2 Comparison of the employment land requirements and existing portfolio of sites across Leeds MD

The tables below compare the demand and supply positions from the evidence gathered in sections 3 and 4 respectively. Both tables make a comparison between the gross floorspace / land requirements over four time periods and the existing supply of floorspace / land available at the base date of April 2010.

The time periods represent the key dates in the study period. The current period represents the amount of floorspace or land that needs to be available to the market today to ensure that there is a reasonable choice of sites. As discussed in Section 3 this is defined as five years worth of supply.

For offices, existing supply is defined as sites with an extant planning permission at the base date. Existing UDP Policy E18 which were allocated specifically for B1 business park development, and do not benefit from a planning permission, have been excluded from the supply because these allocations having yet to be tested sequentially against alternative sites within and on the edge of centres as required by national policy guidance in PPS4. For industrial and warehousing uses, existing supply includes land which is either allocated on the Proposal Maps or has an extant planning permission and which was considered as suitable and likely to come forward for development in the assessment of supply. Land categorised as “LDF to determine” or “Remove” in the assessment is not included in the supply figure.

Offices

Table 25: Comparison of the gross requirement for new office floorspace against the existing supply with planning permission at April 2010, Leeds MD 2010-2026.

Time Period	Gross Cumulative requirement (sq m)	Supply with planning permission @ April 2010 (sq m)	Surplus (+) / Shortfall (-) (sq m)
2010-2016	395,000	840,000	+455,000
2010-2021	525,000		+315,000
2010-2026	645,000		+195,000
2010-2028	706,250		+133,750

Table 25 shows that there are enough existing sites with planning permission for offices to meet the identified floorspace requirement and provide a sufficient margin of choice to the market over the study period. However, it should be noted that it would be very unlikely that all existing planning permissions for office would be implemented over the plan period.

Industry / Warehousing

Table 26: Comparison of the gross requirement for industrial and warehousing land against the existing supply (recommendation to retain) at April 2010, Leeds MD 2010-2026.

Time Period	Gross Cumulative Requirement (ha)	Supply (ha) @ April 2010	Surplus (+) / Shortfall (-) (ha)
2010-2016	205 to 234	350	+145 to +116
2010-2021	314 to 359		+36 to -9
2010-2026	420 to 480		-70 to -130
2010-2028	460 to 526		-110 to -176

Table 26 shows that the supply of land for industrial and warehousing uses which the assessment of land recommended be retained (350) should be able to accommodate the gross land requirement until 2016. A small shortfall begins to emerge in the period to 2021 which may amount to over 40 hectares if the plot ratio of future development occurs at the lower end of the expected range (35%). A more significant shortfall emerges in the last years of the study period of between about 110 to 176 hectares.

If the LDF to determine sites (46ha in total) are added to the retained sites then the medium term shortfall in supply can be virtually addressed but a shortfall will remain in the later part of the plan period of between 104 and 175 hectares.

5.3 Identifying a portfolio of sites across Leeds MD to meet the land / floorspace requirements

Having established that there may be a shortfall in the existing supply to meet the land/floorspace requirements over the study period, this section considers how the LDF needs to plan to meet the requirements through identifying a portfolio of suitable and available sites and broad locations to accommodate new development.

The strategic land requirements for employment (B class) uses in Leeds MD will need to be met by ensuring that a portfolio of sites and broad locations for new development are identified in the Local Development Framework to meet the forecast need up to 2028.

1. Site Locations

A range of locations should be identified to meet the gross requirement. Sites will include existing undeveloped allocations which remain suitable and available for development and sites with planning permission which are considered likely to come forward for development. Any shortfall in the existing supply against the requirement should be addressed.

2. Other sources of supply

In addition, the Core Strategy should indicate how the longer term requirement for employment land and premises will be met, in particular the additional requirement that arises during the period between 2021 and 2028. The following options are available:

- Identify broad locations for future employment development on the Core Strategy Key Diagram
- Allocate site specific 'Preferred Areas of Search' on the Proposal Map as a reserve of land to meet long term employment needs.

Allocations will be made through the LDF Allocations DPD or the Aire Valley Leeds Area Action Plan (AAP) if the site falls within the boundary of that area. Allocations can be made in the form of restricted use allocations (for offices or industry / warehousing) or mixed use allocations with a presumption that a proportion of the land will be developed for the B class uses.

5.4 Neighbouring local authorities employment land position

A review of key sites located in the neighbouring local authorities of Bradford, Kirklees, Wakefield, Harrogate and Selby has been carried out. Key sites have been defined as major employment sites which are more than 5ha that are located in close proximity to the Leeds district boundary. The aim of the review is to understand their

scale, characteristics and growth potential. The reason for their consideration in the study is to help understand how employment land provisions in neighbouring authorities compare with, and impact upon requirements in Leeds. The review of these sites has used secondary information obtained from published information.

Table 26a provides a summary of employment land requirements, supply and proposals for Leeds and the neighbouring authorities. More details can be found in Appendix F which also includes the list of the major employment sites over 5ha.

Table 26a: Summary of the local neighbouring authorities' employment land position

Authority	Employment land requirements (+ Data Sources)	Existing supply (+ Data Sources)
LEEDS	Offices: 880,000sqm to 2028 Industrial & warehouses: 536ha (mid point figure) to 2028 (April 2010 base data) <i>Employment Land Review 2010</i>	Total 773ha* amounting to 220 sites (*This is the supply figure before any analysis of suitability and availability) Offices (allocation + windfall) = 289ha Light industrial & Warehouses B1c –B8 (allocation + windfall) = 484 ha <i>Employment Land Review 2010</i>
BRADFORD	Total supply of 240 ha <i>UDP Replacement Plan (Adopted October 2005)</i>	151.5 ha (April 2010) <i>Annual Monitoring Report (Dec 2009)</i>
KIRKLEES	<u>Land for jobs to 2028</u> Light and general industry: 135 ha Storage & Distribution: 42 ha Offices: 225,000 sq m or 31 ha <i>Core Strategy Consultation (Dec 2010)</i>	Total supply (for industry): 157.15ha (47.93ha on sites over 5ha) North Kirklees area (e.g. Batley, Dewsbury, Cleakheaton & Heckmondwike) : 72.17ha (16.47ha on sites over 5ha) <i>Employment Land Supply Review 2009</i>
WAKEFIELD	<u>Employment land requirements to 2021</u> 350* ha of employment land * 255+95ha = 350. The 95ha is an additional requirement of new land for wholesale & freight distribution (along the M62 corridor) <i>Core Strategy (adopted April 2009)</i>	335.7 ha of land available for employment. (April 2010 base date) <i>Annual Monitoring Report (Dec 2010)</i> 255 ha existing supply includes: 75 ha for commercial offices 85 ha for light / general industry 95 ha for storage / distribution <i>Core Strategy (adapted April 2009)</i>
HARROGATE	<u>Land for jobs and business (2005-2021)</u> Total: 37 ha + 8 ha new employment land = 45 ha <i>Core Strategy (adopted February 2009)</i>	24 ha of employment land <i>Annual Monitoring Report (Dec 2009)</i>

SELBY	<p>45 hectares of employment land to 2026</p> <p>Selby & Hinterland: 22-27 ha Tadcaster: 5-10 ha Sherburn-in-Elmet 5-10ha Rural areas 5ha</p> <p><i>Core Strategy Publication Draft (January 2011)</i></p>	<p>Total: 285.78ha</p> <p>Employment land available by use class: B1: 204.94ha; B2: 18.73ha; B8: 14.18ha; Multiple: 10.89ha; Allocations 37.04ha</p> <p><i>Annual Monitoring Report (April 2010) Base date April 2010</i></p>
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It is reasonable to conclude that the employment land situation in the neighbouring local authorities varies considerably. In some case it is difficult to make a direct comparison due to differing base dates, data source methodologies and currently unavailable information.

Apart from Wakefield which is proposing to allocate a number of large sites for the warehouse and distribution sector and Selby who have identified a 285ha of supply, there is little evidence of any of the neighbouring authorities having significant excesses of employment land.

5.5 Local employment needs and the existing portfolio of sites

So far the ELR update has only sought to identify the need for employment land and premises across Leeds MD. The need to provide employment sites and premises to provide job opportunities in local areas of the district should also be considered. However, local employment provision is a difficult issue to address for a number of reasons, which include:

- The employment forecasts which form the basis for identifying the need across the district are not available for smaller geographical areas;
- Providing employment opportunities in a local area does not mean that the majority of the workforce will live in that area. The workforce may choose to travel relatively long distances to work;
- Some areas of the district may not be able to provide the type of sites the market requires. For example, a business which requires a site with good access to the motorway network will focus their search in Leeds in the south and east of the district along the M62 and M1 corridors;
- Environmental considerations, such as nature designations and high flood risk areas, and infrastructure constraints, such as the capacity of the road or utility networks, may limit opportunities to find sites in some areas;
- Sustainable sites with good access to the public transport network may be more difficult to identify in some areas.

Nevertheless, it is considered that the evidence base would be enhanced by some analysis of the local need for employment sites and premises within Leeds MD even if this can only provide an indicative guideline figure. This analysis has been restricted to industrial and warehousing development in this study. Office

development has not been included because the demand and supply analysis shows that there is more than 18 years worth of supply with planning permission and therefore no strategic need to allocate further sites on the Proposal Map. It is also considered the city centre has a vital role to play in providing jobs opportunities to the whole of Leeds district and beyond which are accessible by public transport. In effect it may in many cases be easier for people to travel to work to the city centre than other parts of their local area which are less well served by public transport. The city centre is not available as a potential location for new industrial and warehousing development due to the nature of the uses and their relatively low commercial value.

Local industrial & warehousing land requirements

A detailed assessment of local need for industrial and warehousing land is set out in Appendix G.

Local areas identified in Tables 27 and 28 are based on the City Council's 10 area committee boundaries⁵. Briefly, an indication of local need is calculated by assessing the existing employment floorspace in the area, the existing and forecast population level, and the requirement for new employment floorspace over the study period. The assessment is underpinned by the assumption that there will only be a local need for new floorspace if there is an existing deficiency or if a deficiency is likely to arise during the study period. The amount of floorspace needed in a local area is largely a matter of judgement but it would not be realistic nor desirable to make the assumption that each local area should provide 100% of the jobs required by its residents across all economic sectors. Based on the data available on existing industrial and warehousing floorspace for the sub areas it was considered that providing the equivalent of 75% of jobs in the local area was an appropriate minimum target.⁶

Table 27 compares the indicative local need (by Area Committee) for industrial and warehousing floorspace with the existing supply based on the approach set out in Appendix G. The assessment assumes that sufficient floorspace is provided to accommodate 75% of the local residents working in the industrial and warehousing sectors. The analysis shows that eight of the sub-areas will have a local need for new employment development by the end of the study period in 2028 but that in four of these areas the deficiency can be addressed through the development of employment land that is part of the existing portfolio that this study recommends be retained. This leaves four sub-areas where the local need is not addressed by existing premises and retained sites in the portfolio (Inner NE, Inner NW and Inner West and Outer NW). The shortfall is particular large in the Inner NE (47 hectares) and NW sub-area (58 hectares) where the existing supply is less than 1ha. Inner West also has less than 1 ha in the existing supply but is home to a significant number of existing premises which means that the shortfall does not emerge until the end of the plan period.

Table 27: Comparison of indicative local need for industrial & warehousing land and existing portfolio of site by Area Committee 2010-26.

⁵ See Appendix H for further information

⁶ See Table E1, Appendix E.

Local Sub-Area	Cumulative indicative local need / (surplus) (ha)				Existing portfolio (ha) @ Apr 2010	Cumulative local shortfall / (surplus) (ha)			
	2010-16	2010-21	2010-26	2010-28**		2010-16	2010-21	2010-26	2010-28**
Inner East	(20)	(6)	6	11	136	(156)	(142)	(130)	(125)
Inner North East	47	47	47	47	0	47	47	47	47
Inner North West	50	55	57	58	0	50	55	57	58
Inner South	(152)	(118)	(85)	(72)	36	(188)	(154)	(121)	(108)
Inner West	(13)	(6)	1	3	0	(13)	(6)	1	3
Outer East	20	33	49	56	83	(63)	(50)	(34)	(27)
Outer North East	19	23	26	27	27	(8)	(4)	(1)	0
Outer North West	9	18	26	30	26	(17)	(8)	0	4
Outer South	(12)	0	12	17	32	(44)	(32)	(20)	(15)
Outer West	(33)	(21)	(9)	(4)	10	(43)	(31)	(19)	(14)

* Figures in brackets represent a surplus of existing employment floorspace/land relative to local need over the period.

** Additional two year period added to 2026 figure based, pro-rata, on the level of need generated in the period between 2021-2026

The fact there is very little existing undeveloped industrial and warehousing land in three of the sub-areas is a good indication that it would be difficult or impractical to wholly address the identified deficiencies by allocating new sites within the same area. In the event that the appropriate level of new sites cannot be identified and given the future requirement for floorspace and land is partly accounted for by an allowance for loss of existing premises, the loss of local jobs in the sector could be potentially addressed by identifying existing employment areas in areas of local deficiency and affording them additional protection against changes to other land uses. This would be consistent with PPS4 (Policy EC2d) which advises local authorities to seek to make the most efficient and effective use of land taking into account, inter alia, the locally available workforce. Such an approach has been adopted in the West Leeds Gateway Supplementary Planning Document which identifies local employment zones. The plan covers an area mainly in the Inner West sub-area which has a local need identified later on in the study period but very little existing industrial and warehousing land thereby justifying the approach to seek to protect local job opportunities in the sector.

It is important to consider the findings of this analysis in their full context. The identification of a 'surplus' of industrial and warehousing land to meet local needs in some areas does not, in itself, provide justification for the release of sites for other uses. The strategic requirements of the district identified in Section 3 still needs to be met and be met in locations that are attractive to the market. This is a separate consideration to local need.

5.6 Maintaining an adequate supply of employment land over the study period

The update of the Employment Land Review provides a snapshot indication of the need for employment land in Leeds MD based on the latest economic forecast in the REM. The REM is updated every six months and is sensitive to recent changes in economic data and forecasts. It is inevitable that the underlying job forecasts that underpin the identification of the employment land requirement set out in this study will change over time, perhaps significantly. This presents a problem when trying to plan for the longer term because the Core Strategy and other DPDs are published much less frequently.

The employment land review evidence should not be frozen in time. The opportunity is available to update the results regularly and it is recommended that an annual review based on the latest available employment forecasts and supply information is undertaken. However, in the interests of certainty the Core Strategy will have set a long term employment requirement and other DPDs make allocations of employment land based on the best available information from this study.

During the course of the Core Strategy plan period it will be important to monitor the demand for (based on employment forecasts), take up and available supply of employment land. The key issue will be to ensure that there is not a significant undersupply or oversupply of land at any particular point in time. An undersupply position would put at risk job growth targets in the relevant sectors but an oversupply position might mean holding back land which could otherwise be developed for other forms of economic development or to meet other identified needs.

To avoid an **undersupply** position the LDF should ensure that at any given time during the plan period sufficient land is identified to meet the gross requirement for at least the next five years⁷. This land should either be identified on the Proposals Map and/or have an extant planning permission in place. Potential windfall development should not be included in this calculation. If less than this amount is available this may be an indication that the current portfolio of sites is not providing enough choice in the market to deliver the required floorspace and jobs. If this trigger point is breached consideration needs to be given to a review of relevant DPDs or to bringing forward future reserves of land if this approach is adopted. It may also mean that greater weight should be afforded to providing employment opportunities in development management decision making, for example the weight that should be accorded to criterion E of Policy EC10.2 of PPS4.

An **oversupply** position will have been reached if more land is allocated and/or has planning permission in the district than is needed to meet the requirement until the end of the plan period and this also represents more than 10 years worth of supply. Consideration also needs to be given to the availability of employment land and premises in local areas of the district. In the event of an oversupply, consideration should be given as to whether the excess land is more appropriately used for other forms of

⁷ The gross requirement will be target set out in the Core Strategy unless future employment forecasts used in annual employment land update suggest that the need for employment land has significantly changed to the extent that there might be an under or over supply of land.

development, with first priority given to other forms of economic development which accord with policy.

5.7 Recommendations

Based on the results of the Leeds Employment Land Review 2010 Update, the LDF should take into account the following recommendations when planning for provision of the 'B class' employment uses in the district:

Industrial & Warehousing Land

- The Core Strategy should plan to provide between 460 and 526 hectares (mid point target 493 hectares) of industrial and warehousing land over the plan period to 2028.
- The existing retained portfolio of (350) hectares of industrial and warehousing land should be carried forward as allocations with potential for additional allocations to be made to address the district-wide deficiency over the plan period and to meet local employment needs in areas where a deficiency has been identified and where suitable opportunities are available.
- The Aire Valley Leeds AAP area is a strategically important location for industrial and warehousing uses which should provide at least 200 hectares of industrial and warehousing land suitable for development. The existing retained portfolio of 201 hectares can meet this requirement but a reconfiguration of sites in the area to take into account for need for other land uses would be appropriate providing the overall target is satisfied.
- During the study period at least five years supply of industrial and warehousing land should be available at any given point in time (to include allocations on the Proposals Map and other sites with planning permission but not an allowance for future windfall development). This land should be developable and capable of delivery within the five year period and would normally benefit from an extant planning permission,
- Consideration should be given to designating local employment areas, with a presumption in favour of the retention of industrial and warehousing uses, in the sub-areas of the district where identified local employment deficiencies in the sector cannot be addressed by allocating new sites. The areas of the district where such an approach may be appropriate include the Inner North West and Inner North East areas and, subject to a review of the potential for allocating new sites, the Inner West and Outer North West areas.

Office Development

- The Core Strategy should plan to provide about 706,250 square metres of new office floorspace over the plan period to 2028.

- Sites should be identified on the Proposals Map in the form of single use allocations or mixed use allocations with an indication of a minimum level of office floorspace. This can include existing sites with an extant planning permission at the time of the publication of the relevant DPD but this should include a caveat in the case of out of centre sites that if the permission lapses in the future the suitability of the site would have to be reconsidered against national and LDF policies.
- On the basis of the requirement there is no strategic need to identify new out of centre sites suitable for office development. Existing out of centre allocations (under Policy E18) which do not benefit from a planning permission for office use should be reconsidered for alternative uses.
- Sites for office development should be identified, where appropriate, within the city centre or town centres (or if no suitable sites are available in centres on the edge of centres), to support the viability and vitality of those centres and to provide local employment opportunities;
- During the study period sites which can provide at least five years supply of office floorspace should be available at any given point in time (to include allocations on the Proposals Map and other sites with planning permission but not an allowance for future windfall development). These sites should be developable and capable of delivery within the five year period and would normally benefit from an extant planning permission.

APPENDICES

APPENDIX A

METHODOLOGY FOR IDENTIFYING THE FUTURE LAND / FLOORSPACE REQUIREMENTS FOR EMPLOYMENT USES

Stage 1: Translating Economic Sectors to Land Uses

Not all employment units occupy what is called employment space. Many jobs are based in other kinds of space, such as health and educational establishments, shops and leisure premises. From the sectors that make up the whole economy, the ELR needs to extract the 'B-class sectors' – those that occupy factories, offices and warehouses.

For the ELR 2006, Arup devised a methodology for converting the economic sectors held in REM into the B class sectors which shown in Table A1 below.

Table A1: Conversion of REM employment classifications to the 'B' use classes.

Use Class	REM Economic Sector	Proportion of Employees in Use Class
B1a office	Banking & Insurance	100%
	Business Services	100%
	Other Financial & Business Services	100%
B1c Light Industry and B2 General Industry	Fuel Refining	100%
	Chemicals	100%
	Minerals	100%
	Metals	100%
	Machinery and Equipment	100%
	Electrical and Optical Equipment	100%
	Transport Equipment	100%
	Food, Drink and Tobacco	100%
	Textiles and Clothing	100%
	Wood and Wood Products	100%
	Paper, Printing and Publishing	100%
	Rubber and Plastics	100%
	Other Manufacturing NEC	100%
	Construction	29.9%
Wholesaling	7.8%	
Other Services	2.7%	
B8 Storage or Distribution	Wholesaling	75.2%
	Transport	50.4%
	Communications	50.8%

Roger Tym & Partners (RTP), in their 2010 study, have developed a finer-grained definition of the B-class sectors based on the 2007 version of the Standard Industrial Classifications (SICs) and their survey work in Yorkshire and Humber. The study provides a matrix for converting the SIC sectors into the B-classes. Whilst the City Council accepts that this recommended methodology is more detailed and likely to be more accurate, the data currently provided by the REM is not refined enough to allow the approach to be used. It is anticipated that future updates to the REM will enable the RTP definitions be used but at this point the best available approach is to

apply the 2006 ELR methodology. Table A1 has therefore been used to convert the REM economic sectors to the B-class uses.

Stage 2: Translating employment change into a net floorspace / land requirement

The next stage of the study converts the net change in the number of employees working in a sector into a net requirement for additional employment floorspace and land. This has two elements.

Floorspace per worker (employment densities)

The main standard reference source on employment densities over the last decade has been the 'Employment Densities Guide' published by English Partnerships in 2001 (1st Edition). This document has been recently updated in a 2nd Edition published by the Homes and Communities Agency in 2010.

Offices

The HCA Guide (2nd Edition) recommends the density assumptions for use in the appraisal of potential employment for office developments. The table below compares the office employment densities quoted in the 2nd Edition with those in the 1st Edition which was used to underpin the employment density assumption made in the 2006 ELR.

Use Type	1st Edition (2001)		2nd Edition (2010)	
	Area per workspace (m ²)	Measurement used	Area per FTE (m ²)	Measurement used
General Office	19	GIA ⁸	12	NIA ⁹
Call Centres	13	GIA	8	NIA
IT / Data Centres	-	-	47	NIA
Business Park	16	GIA	10	NIA
Serviced Office	20	GIA	10	NIA

The 2006 ELR made a general assumption, that each office worker required, on average, 19 sq m (Gross Internal Area) of floorspace (based on the figure for general offices in the 1st Edition EP Guide). The latest version of the guide expresses densities for office floorspace as Net Internal Area (NIA) and the equivalent figure for general office is quoted as 12 sq m per FTE. The Council monitor office floorspace in terms of GIA and on the basis that the NIA measurement of floorspace is typically around 80-85% of the GIA, the 12 sq m per FTE NIA figure equates to a GIA of approximately 15 sq m per FTE figure. This figure is used to calculate employment densities for offices in the ELR update.

⁸ Gross Internal Area (GIA) is defined as the entire enclosed area of a building, including common parts.

⁹ Net Internal Area (NIA) is defined as the useable area of a building, excluding common areas such as stairways, corridors, lifts and toilets

Industry & Warehousing

The table below compares the industry and warehousing employment densities quoted in the 2nd Edition with those in the 1st Edition which was used to underpin the employment density assumption made in the 2006 ELR.

Use Type	1st Edition (2001)		2nd Edition (2010)	
	Area per workspace (m ²)	Measurement used	Area per FTE (m ²)	Measurement used
B2 General Industrial	34	GIA	36	GIA
B1(c) Light Industry	32	GIA	47	GIA
B8 General	50	GEA ¹⁰	70	GEA
B8 Large Scale & High Bay Warehousing	80	GEA	80	GEA

The 2006 ELR made the general assumptions of 34 sq m of floorspace per worker (GIA) for industry and 50 sq m of floorspace per worker for warehousing. This update applies the equivalent figures of 36 sq m per FTE for industry and 70 sq m per FTE for warehousing.

Plot ratios

To help inform development plans, ELRs must estimate the capacity of land to accommodate new employment floorspace. The capacity of land to accommodate floorspace is known as the plot ratio and is expressed as the floorspace capacity of a hectare of land e.g. a plot ratio of 1:4000 indicates that each hectare can accommodate 4,000 square metres of floorspace. This is sometimes expressed as a percentage e.g. 40%.

A 4,000 sq m per hectare or 40% plot ratio was used to convert the floorspace requirement into a land requirement in the 2006 ELR

The RTP study includes some analysis (summarised in Table A2) of average plot ratios in the region based on B-class development completed over the past five years.

Table A2: Average plot ratios in Yorkshire and Humber by land use and type

Land use	Greenfield plot ratios (sq m / hectare)	Brownfield plot ratios (sq m / hectare)
B1	3,500	6,000
B2	3,200	3,300
B8	3,500	4,000
All	3,500	4,100

¹⁰ Gross External Area

Source: RTP 2010

General industry (B2) & Warehouse (B8)

For most industrial and warehousing development the analysis suggests that plot ratios are between 3,500-4,000 sq m per hectare (35-40%). This ratio is quite stable across geographies because most development is largely single storey, has car parking and servicing etc. In setting land provision targets the RTP study suggests planners use a standard assumption of 3,500 sq m per hectare or 35%. They consider this to be slightly preferable to 4,000 sq m (40%) used in previous studies because it is at the bottom of the range of actual densities meaning that land provision errs on the side of generosity.

For the 2010 update, the City Council have chosen to express the land requirement for industrial and warehousing development as a range by applying plot ratios of 35% and 40% to the floorspace requirement. This reflects the advice provided in the RTP study but is also consistent with previous work on employment densities undertaken by the City Council which has used the 40% figure.

Offices

For out-of-centre office development plot ratios are similar to those found in industrial and warehousing development. However, in city centres and town centres there is considerable scope for increasing development capacity by building upwards. So very high plot ratios are possible. This is evident in many recent developments in Leeds City Centre.

Given there are likely to be considerable difference in plot ratios depending on location, the RTP study argues that it is preferable to avoid blanket assumptions about plot ratios for offices. Instead floorspace should be the main yardstick used in planning documents. Land requirements should be measured in square metres of floorspace and supply measured in square metres of development capacity.

In assessing supply, the RTP study suggests that local authorities should, if possible use site-specific estimates of development capacity for town centre office sites. For other sites, they should use 3,500 sq m per hectare as a default assumption, which should be overridden where there is specific information to the contrary e.g. from planning applications.

The City Council agree that it is not appropriate to set a land requirement for office development in Leeds. Plot ratios vary greatly in the city depending and site location and characteristics. The office requirement will therefore only be expressed in terms of floorspace.

When calculating the floorspace that is likely to be built on development sites (where there is no other specific information), the City Council will use the following plots ratios based past completions and the recommendations of the RTP study:

- City Centre – 150%
- Town Centres – 60%
- Out of Centre – 35%

Stage 3: Translate the net floorspace/land requirement above into a gross provision target

A. Losses of existing employment land

In order to turn the net land requirement into proposed employment land allocations, there is a need to translate it into a gross requirement. To arrive at this gross requirement, we need to add to the net requirement already calculated a further quantity of land that equals the expected future loss of existing employment sites and premises. If this adjustment is not made and significant amounts of existing employment land is lost in future, the planned land supply will fall significantly short of what is needed to accommodate the employment target for the area.

The RTP Study found that four main approaches to the calculation of losses and gross change were used by local authorities. These can be summarised as follows:

1. Ignore the issue, confusing gross and net change which risks under supplying employment land, especially in places where large losses of existing space are occurring;
2. Conduct a qualitative assessment of existing employment sites and areas, to identify those which could or should be lost to other uses, either because they are no longer suitable or viable for employment or because they are needed for a higher-priority use, such as housing. The employment land calculation can develop different scenarios and plan for new sites accordingly
3. Project past losses to the future plan period. If this method is to be used the authority needs to look carefully at past losses and use local knowledge to make a judgement on how the future might compare with the past.
4. Make a blanket assumption that a given percentage of the existing stock will be replaced each year – and of this replacement a given proportion will need to be on new sites.

Experience in Leeds shows that the first approach is not an option. The last decade has seen many existing employment sites redeveloped for other uses, particularly residential uses encouraged by national policies which sought to make best use of previously developed land for housing. Much of this was old stock which was no longer fit for purpose for employment use. There is an expectation that some employment sites will continue to be redeveloped for other uses, albeit that this might be at a lower rate than seen over recent years, so some consideration needs to be given to replacing this stock on new sites.

RTP recommend that the second approach is adopted by local authorities i.e. a qualitative assessment of existing employment sites and areas to identify those which could or should be lost to other uses. Whilst RTP are right to conclude that this approach has advantages it is not considered to be practical in a district the size of Leeds. The city has a large number of employment sites and areas and an assessment of each would be time consuming and would considerably delay the publication of the ELR update. There are also questions over the robustness of such an assessment. In the shorter term, where land owner and developer intentions are clearer, for example there may be planning permission already in place, it may be possible to make a reasonable assessment of losses of existing employment land. However, as the ELR looks ahead to 2026, there would be considerable guess work

involved in predicting the long term future of sites. This approach is therefore rejected for the 2010 update of the ELR.

The third approach (projecting past losses) was used in the 2006 ELR. However, RTP argue that this approach is open to the objection that the future may be very different to the past. This objection is valid, the last decade saw an unprecedented amount of brownfield housing development in the context of a buoyant housing market, particularly for high density flats. This trend is unlikely to continue and consequently losses of employment land to housing may be lower. On the other side of the equation the Council's records of employment land lost to uses other than housing are incomplete so past data may underestimate losses. There is an additional problem for office development as past losses have been recorded in terms of land rather than floorspace which is the figure needed to make the necessary calculation to convert the net requirement into a gross requirement.

This leaves the fourth approach (make an assumption that a percentage of stock will be replaced each year). RTP are critical of this approach because they argue that there is no empirical evidence on what proportion of stock is to be replaced each year. This may be a valid criticism but one which can be overcome.

Using the REM data and records of past development of employment floorspace it is possible to estimate or model the percentage of stock that has been replaced in the past. The data in the REM goes back as far as 1986, so it is possible to apply the same methodology to the past to calculate net changes in floorspace as it is proposed to use to calculate the future requirement. This has been calculated to 2026 in stages 1 & 2 above and then an additional two years have been added to take the figures to 2028. The difference between the net change in floorspace derived from the number of jobs in the sector and the actual level of floorspace developed over a given period of time gives a good indication of the amount of development that took place to replace losses of existing employment floorspace.

Figures A1 and A2 show the results of this exercise for the industrial and warehousing and office sectors respectively. These graphs show the difference between the net change in floorspace in Leeds predicted by the REM and methodology used in stages 1 & 2 and the actual amount of floorspace developed. This is expressed as a percentage of the total stock. The percentage is based on the annual average for the five year period up to the date shown on the bottom axis of the graph, so for example, 2005 represents the period 2000-2005. A five year average has been used to smooth out the results and to reflect the reality of the development industry that speculative development in particular will often lag behind demand from businesses for new premises.

To use a worked example, the REM job figures showed that the number of full time equivalent jobs in the industrial and warehousing sectors in Leeds fell from about 82,500 to 70,100 between 2003 and 2008. Using the methodology set out under Stage 2 this would imply that the amount of floorspace required to accommodate this workforce would have also reduced, from 4.08 million square metres to 3.55m sq m, a fall of 530,000 sq m. However, even though the overall floorspace requirements of the sector had fallen significantly this did not mean that development of new premises ground to a halt, far from it. The Council's records show that 177,000 sq m

of new industrial/warehouse floorspace was developed over the same five year period. The difference between the net amount of space required (-530,000 sq m) and the amount of development that took place (+177,000 sq m) was 707,000 sq m, an average of about 141,000 sq m each year. This was the equivalent of about 3.5% of the total stock each year. There are many explanations as to why the net and gross figures could differ significantly, including a combination of:

- existing businesses relocating to new premises;
- existing businesses closing down altogether and the site being redeveloped for other uses;
- new businesses starting from newly built premises rather than occupying vacant stock; and
- changing levels in vacancies and employment densities as the identified requirement assumes all floorspace is occupied at a standard density.

Figure A1 shows that the turnover in the existing stock in the industrial / warehousing sectors (difference between the net requirement and floorspace developed) has varied considerably over the past 20 years from a low of about 0.6% of total stock in the period 1993-1998 to 4.5% from 2001-2006, the average being about 2.5%. Comparing turnover rates over the period suggests there was a relationship between turnover rates and changes in the number employees in the sector. Turnover was generally higher where there were large falls in jobs in the sector e.g. during the early 1990s recession and over the last decade. In the period from 1994 to 2000 where employment in the sector was relatively flat turnover rates were much lower, on average.

Figure A1: Estimated net loss of occupied industrial & warehousing floorspace in Leeds MD as a % of the total stock (1986-2009)

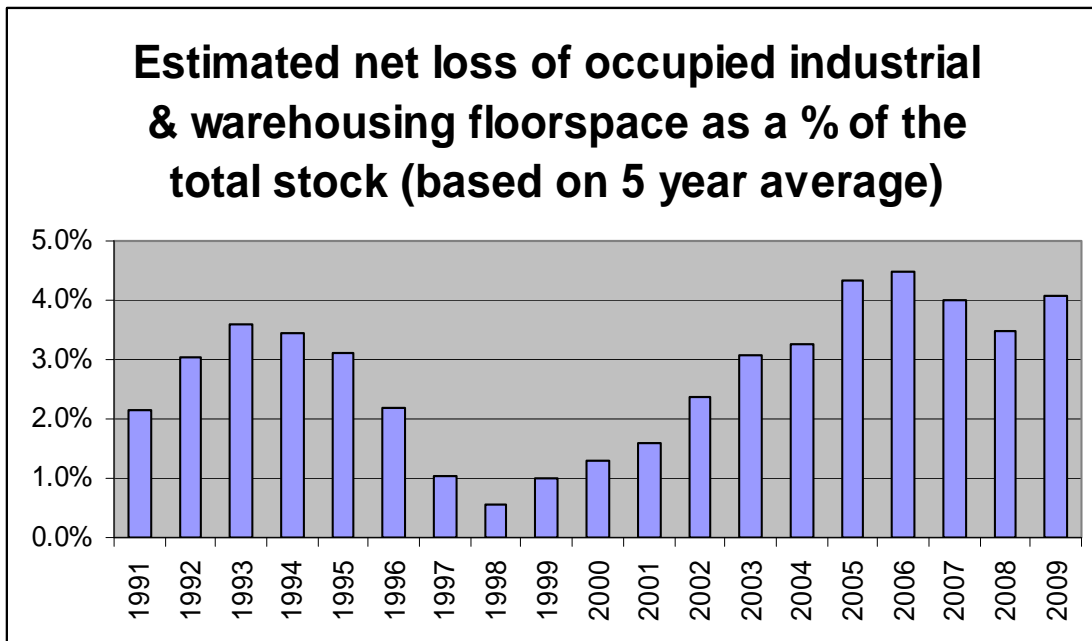
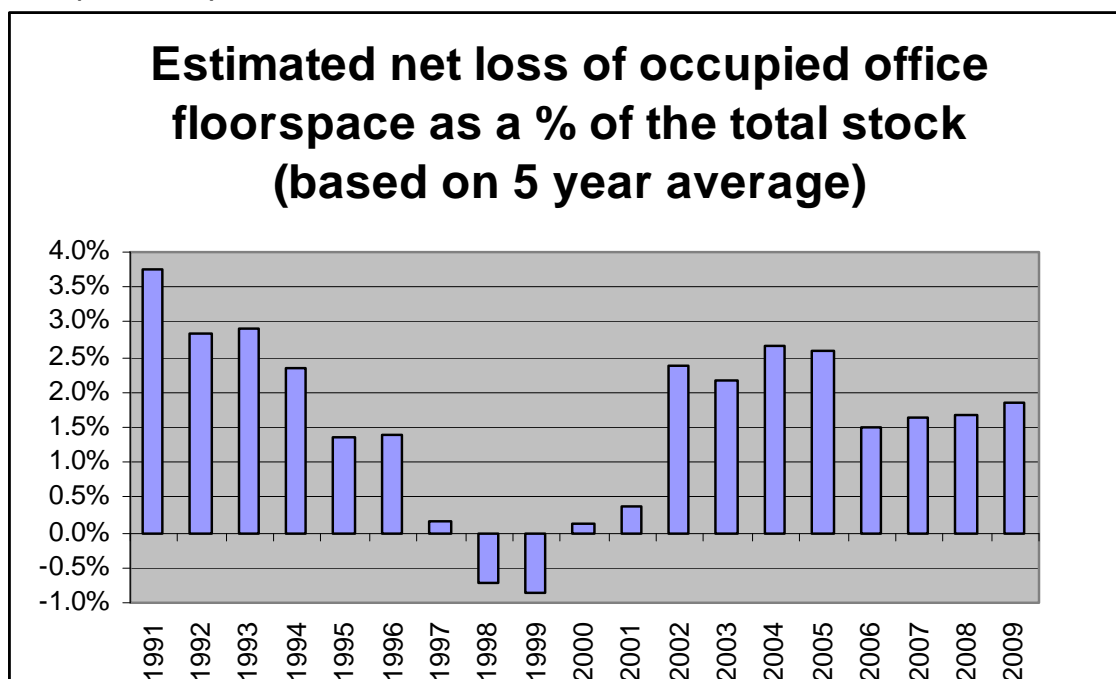


Figure A2 also shows variations in turnover in the office sector but in a very different context to the industrial/warehousing sector. The office sector has been an important driver of employment growth in Leeds over the last 25 years compared to an industrial/warehousing sector which has declined in terms of the numbers employed. The net requirement for office floorspace has been positive throughout the period except during the recessions of the early 1990s and recent years. On average turnover has been lower, at less than 1.5% per year, and has even been a negative figure at times during the 1990s which means that actual development of office floorspace was less than would have been predicted by the increase number of people working in the sector. This could be explained by a take up of vacant premises left over from the earlier recession which lowered demand for new premises.

Figure A2: Estimated net loss of occupied office floorspace in Leeds MD as a % of the total stock (1986-2009)



The above information has been used to determine how to account for losses of employment sites and premises in the future. It is important to look back over trends over the longer term (at least one full economic cycle) because the high rates of turnover seen in both the office and industrial/warehousing sectors over the last five years are unlikely to be typical given the economic downturn and fall in numbers employed in both sectors. Furthermore demand for industrial sites for housing development was unprecedented in the early to mid 2000s led by planning policy requirements and investor-led demand for high density flats which is likely to have significantly increased the level of turnover in the existing stock of employment premises.

It would therefore be most appropriate to use a long-term average figure to estimate loss of existing employment floorspace equivalent to 2.5% of existing stock each year for industry and warehousing and 1.5% for offices.

It is accepted that the approach outlined above is theoretical in the way it estimates past losses of employment floorspace to project forward. However, it does have the considerable advantage of comparing what the proposed methodology would have predicted about the past with what actually happened. It therefore provides invaluable information about what adjustments are required to convert the net employment floorspace requirement identified through Stages 1 and 2 of the methodology into a gross requirement. It also avoids having to rely on incomplete data on loss of employment floorspace (particularly for offices) to other uses or carrying out time-consuming surveys of existing employment sites and areas to identify which may fall out of employment use over the plan period.

B. Allowances for land in the planning and development pipeline and for choice, competition and uncertainty (margin).

In planning for long term employment land requirements there is a need for realism and a degree of flexibility. In an area where the planning system provides exactly enough land each year to meet the calculated requirement, it is also certain that land supply would in practice fall short of demand and hence development and employment growth would fall short of the target. At any one time some development sites will be in the development pipeline – and thus not actually delivering jobs and floorspace. Some sites may remain in the pipeline for a long time, if they are constrained by factors such as bad ground conditions or lack of infrastructure. Moreover, there would be no room for choice or to accommodate the qualitative requirements of different occupiers.

The RTP study found no empirical method to determine what margin of land supply should be allowed for a well-functioning market. Best practice is found in the rule of thumb which suggests that planning should provide a five year supply of deliverable land. This approach is broadly adopted in PPS4 in the case of town centre uses although it is not mentioned in terms of other employment uses.

RTP advise that authorities should ensure that at any one time they have enough readily available (unconstrained) land to meet the gross provision target for each employment use (including the land required to replace future losses). In the West Midlands the following definition of ‘readily available’ is used:

A site is defined as readily available if ALL the following conditions are met:

- The site either has planning permission and/or is allocated for economic development in the development plan and/or is committed by an appropriate Council resolution;
- No major problems of physical condition;
- No major infrastructure problems in relation to the scale of development proposed;
- The site is being actively marketed.

RTP note that the last criterion is problematic in practice because in depressed markets landowners are reluctant to market sites and suggest this should not be used as policy but as advice. Ideally all sites in the five year supply should be actively marketed but in some case the authority may justify a site’s inclusion because it has evidence that in normal market conditions, a willing buyer and a reasonable landowner the site would be offered for development.

Local authorities are also advised to identify a longer-term indicative supply to last for the whole plan period. This longer-term supply does not necessarily need to be available today but authorities must have reason and evidence to show that it will become available over the life of the plan and that the profile and phasing of new land can maintain the five-year rolling reservoir.

RTP advise that Development Plan Documents should identify the extent, nature of development and boundary of sites expected to form broadly the next 5-10 years of supply. But for the longer term land should only be identified in broad terms.

To ensure that the ELR update fully accounts for land in the development pipeline and issues such as choice, competition and uncertainty, a constant **margin of five years supply** will be added to the gross requirement for the plan period. The five year supply figure will be calculated using the annual average gross requirement over the whole study period (2010-2028).

APPENDIX B

SITE ASSESSMENT FORM

LEEDS EMPLOYMENT LAND REVIEW: STAGE 3 ASSESSMENT OF SUPPLY					
Site Ref: «SITEREF»		Name:«LOCATION»		Area (ha): «SITEAREA»	UDP Ref: «UDPPREF»
UDP Area Statement: «UDP_chap»			Ward 2004: «WARD04»		
Criteria	Assessment (for each criterion, highlight one cell only, in bold, or over-write one cell with your own comments, in bold)			Comments which may explain the assessment	Notes to help the assessor
1. Market attractiveness					
	Identify source and date of E3 site – pre 1993	Identify source and date of E4 site – post 1993	Within the last 2 years – windfall?		Site first identified «DATEIDEN»
1.1	How long has the site been allocated?				Specify the Local plan and its adoption date: «LP_name»
1.2	Has part of the site been developed for employment use?	No	Yes, 0 – 50 %	Yes, over 50%	Or another use
1.3	Does the site have an extant PP for employment use?	No	Yes, OTHP date: «DATEOTHP»	Yes, FUPP date: «DATEFUPP»	What Use? «Type_name»
1.4	Has PP for employment use been granted in the last 2 years?	No		Yes	
1.5	Is it currently being marketed as an employment site?	No		Yes	If known put duration of marketing and agent. TBS to assist and CT to contact Ann Morgan
1.6	Have there been any employment development enquiries in the last 2 years?	None	Yes, one or two	Yes, many	As above
1.7	Is it immediately available?	No		Yes	Identify any constraints
1.8	Is it in multiple ownership?	Yes 2 +	Yes 2	No	

1.9	Is it owned by a developer or agency known to undertake employment development?	No		Yes		
1.10	Is there funding committed or likely to be provided to overcome infrastructure or on-site constraints and so enable employment development ?	No, and substantial funding needed	No, but limited funding needed	Yes, or public funding not needed		Specify source of funding
1.11	Is there a planning permission for a non-employment use?	Yes	Part	No		Specify use – higher value?If part estimate %
1.12	Is there or has there been interest in developing the site for non-employment uses?	Yes		No		Insert known details and source such as pre app or Dev plan objection.This ignores policy constraints
1.13	If Arups site assessment available, conclusion?	Unattractive		Attractive		Copy relevant sheets
2. Sustainability (Site Ref: «SITEREF»)						
2.1	Access to high freq bus service (every 15 mins or better)	Low	Medium	High		See PLAN (SPD) – High = stop within 300m Med = stop within 400m Low = stop more than 400m
2.1.1	Access to workforce: 20 mins	Low	Medium	High		Workforce within 20 mins by bus
2.1.2	Access to workforce: 40 mins	Low	Medium	High		Workforce within 40 mins by bus
2.2	Highway congestion present AM	High	Medium	Low		High : within 400m of congestion Med : within 800m of congestion Low : more than 800 m away
2.4.1	Access time to Motorways (A1 M1 M62 M621) in AM peak	Low	Medium	High		High : in best 25% sites Med : in middle 50% sites Low : in worst 25% sites
2.4.2	Access time to Motorways (A1 M1 M62 M621) off-peak daytime	Low	Medium	High		As for 2.4.1
2.4.3	Access time to Motorways (A1 M1 M62 M621) in PM peak	Low	Medium	High		As for 2.4.1
2.5	Time to nearest access to	Low	Medium	High		As for 2.4.1

Strategic Rd Network					
2.6 HGVs issues re surrounding uses – impact on amenity	Yes	qualify	No		
2.7 Environmental designations which MAY impact (SEGI etc) on employment use	Yes		No		List environmental designation and location
2.8 Brownfield	No	Part	Yes		If part estimate %
2.9 Floodrisk Zones	High: 3a(ii) or 3b	Medium: 3a(i) or 2	Low: 1		Identify zones on plan
2.10 Contaminated	Yes	Part	No		
2.11 Other constraints	Yes		No		Existing buildings on site, air quality (plans)?
2.12 Access to utilities	No	Part/some	Yes		Gas/electricity/telecom water – where known
2.13 Topography (flat, regular shape)	Poor	Average	Good		
2.14 Location	Out of centre	Edge of centre	In centre	Don't know	
2.15 Is employment the only acceptable form of built development (e.g. because of contamination, adjoining uses or sustainable development reasons)?As of July 07.	No		Yes		Justify the answer

3. Strategic planning (Site Ref: «SITEREF»)					
3.1	Is it in an area identified as of strategic importance to the delivery of RSS/RES?	No		Yes	
3.2	Is it likely to be required for a specific user or specialist use?	No		Yes	Specify the use eg freight or waste. CT to contact Phil Cole.
3.3	Is it part of a comprehensive or long term development or regeneration proposal?	No	Yes, but the site does not necessarily need to be developed for employment use	Yes, and the proposal depends on the site being developed for employment use	
Conclusion					
	Remove from portfolio: no longer fit for purpose	Inconclusive: consider, in Stage 3, whether to retain	Safeguard, a high quality site. Include in portfolio		Generally, the number of entries in each column will determine the conclusion, but judgement needed
Highlight the relevant cell		RED	ORANGE	GREEN	
<p><i>Note: This form is based on the three stage methodology for reviewing employment land set out in the ODPM Employment Land Reviews guidance note (December 2004):</i>Stage 1 Taking stock of the existing situation (a preliminary review of the employment land portfolio, identifying any sites which are clearly no longer fit for purpose and those high quality or strategic sites which must continue to be safeguarded)Stage 2 Creating a picture of future requirements (assess the scale and nature of likely demand for employment land and the available supply in quantitative terms)Stage 3 Identifying a new portfolio of sites (a more detailed review of site supply and quality, and identifying new sites to create a balanced portfolio)</p>					

APPENDIX C: EMPLOYMENT SITES WITH RECOMMENDATION TO 'RETAIN' IN THE EMPLOYMENT LAND PORTFOLIO

INDUSTRY & WAREHOUSING SITES

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2102081	PONTEFRACT LANE LS 9	0.55	Inner East	UDP_EMP E3C:2	B1c to B8	Retain	Employment site within the Cross Green Industrial Estate. Revise boundary to reflect construction of the East Leeds Link Road.
2102086	PONTEFRACT LANE LS 9	3.7	Inner East	UDP_EMP E3C:2	B1c to B8	Retain	Adjoining uses all employment, next to the new link road.
2102087	KNOWSTHORPE GATE LS 9	1.65	Inner East	UDP_EMP E3C:2	B1c to B8	Retain	Forms part of existing employment Pittards site. Retain subject to Pittards being in operation
2103550	S/O SKELTON GRANGE PWR STN LS9	8.53	Inner East	UDP_EMP E4:44	B1c to B8	Retain	Scores low and many constraints will need to be overcome. Surrounding uses all employment and ARUP conclusion positive.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2103551	S/O SKELTON GRANGE PWR STN LS9	26.7	Inner East	UDP_EMP E4:44	B1c to B8	Retain	Access poor and some constraints. Existing planning permission in place therefore should be retained.
2103710	CROSS GREEN APPROACH LS9	2.29	Inner East		B1c to B8	Retain	Adjoining uses all employment.
2103760	BELL WOOD SITE (E4:9) OFF PONTEFRACT LANE LS9	59.92	Inner East	UDP_EMP E4:9	B1c to B8	Retain	Existing employment permissions. Excellent employment site and location off the motorway making it a good strategic location. To allow development of the entire site highway capacity constraints will need to be addressed through provision of public transport access to the site.
2103761	BELL WOOD SITE (WINDFALL) OFF PONTEFRACT LANE LS9	23.73	Inner East		B1c to B8	Retain	Excellent employment site and location off the motorway making it a good strategic location. See 2103760.
3400620	TRENT ROAD TORRE ROAD LS9	8.64	Inner East	UDP_EMP E3A	B1c to B8	Retain	Allocated site. Site is not in centre and is within the area formerly defined in the EASEL AAP.
2001250	BROWN LANE LS 12	0.99	Inner South	UDP_EMP E3C:18	B1c to B8	Retain	This is effectively a backland industrial site with some constraints. It is eminently suitable for industrial & distribution uses (see Tristram Centre adj) and NG Bailey have shown interest in developing it in recent years. Clearly fit for purpose, but not high quality.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2001251	BROWN LANE LS 12	0.19	Inner South	UDP_EMP E3C:18	B1c to B8	Retain	See comments under Site 2001250.
2001252	LAND INC PLOT 7 THE PIGGERIES BROWN LANE WEST LS 12	0.14	Inner South	UDP_EMP E3C:18	B1c to B8	Retain	See Site 2001250 for comments. Retain for the comprehensive redevelopment of sites 2001250, 51 and 52 for employment purposes. Site scores relatively well.
2001330	RESIDUAL SITE SAYNER LANE & CARLISLE ROAD LS 10	0.43	Inner South	UDP_EMP E3C:20	B1c to B8	Retain	A small accessible site on edge of centre next to Clarence Dock development. Has potential for full range of B uses, but is constrained by retention of Supertram/NGT corridor.
2001333	CARLISLE ROAD CLARENCE ROAD LS 10	1.4	Inner South	UDP_EMP E3C:20	B1c to B8	Retain	In reality, this comprises 2 distinct sites. The site fronting Sayner Lane is more limited in the range of uses it could accommodate - B2/B8 would be more in accord with surroundings. Although within 800m of city centre boundary, site is marginal in its attraction for office development. The NE corner site is more likely to accommodate higher value, possibly non-employment uses, given the proposal at Hydro (riverside) and student housing along Clarence Road. This part of the site is directly adjacent to CC boundary and could be considered as an edge of centre location for PPS4 purposes.
2001750	IVORY STREET LEEDS 10	0.127	Inner South		B1c to B8	Retain	At present best suited to non-office employment uses. Consent for warehouse 09/00052/FU (& 07/03668/FU) expires 30/3/2012.
2101311	HUNSLET WHARF GIBRALTAR ISLAND ROAD LS10	0.73	Inner South	UDP_EMP E3A:20	B1c to B8	Retain	Although small this site offers opportunities for the full range of employment uses as well as for water-based transport.
2102231	HAIGH PARK RD PONTEFRACT RD	0.89	Inner South	UDP_EMP E4:49	B1c to B8	Retain	Available site located within an industrial area of the Aire Valley.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2102250	FORMER TAR DISTILLERS SITE STOURTON	4.85	Inner South	UDP_EMP E3A:15	B1c to B8	Retain	The difficult access issues can be resolved
2103631	PLOTS 2 & 3 ASTRA PARK PARKSIDE LANE LS11	0.415	Inner South		B1c to B8	Retain	Retain subject to highway information.
2103730	VALLEY FARM ROAD STOURTON LS10	1.1	Inner South	UDP_EMP E4:27	B1c to B8	Retain	Available site located within an industrial area of the Aire Valley.
2103790	ADJ STOURTON LAGOON PONTEFRACT ROAD STOURTON LS10	1.18	Inner South	UDP_EMP E4:49	B1c to B8	Retain	Good employment location and access
2103810	QUEEN STREET STOURTON LS10	1.71	Inner South	UDP_EMP E3A:16	B1c to B8	Retain	Available site located within an industrial area of the Aire Valley.
2104030	BWB SITE SKELTON GRANGE ROAD STOURTON LS10	1	Inner South		B1c to B8	Retain	Sites 2104041, 2104031 & 2104030 to be amalgamated into one site.
2104031	BWB SITE SKELTON GRANGE ROAD STOURTON LS10	2.45	Inner South		B1c to B8	Retain	Sites 2104041, 2104031 & 2104030 to be amalgamated into one site.
2104040	SITE 4 STOURTON POINT HAIGH PARK ROAD STOURTON LS10	1.22	Inner South		B1c to B8	Retain	
2104070	SITE 2 STOURTON POINT HAIGH PARK ROAD STOURTON LS10	2.02	Inner South		B1c to B8	Retain	

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2104071	PT SITE 2 STOURTON POINT HAIGH PARK ROAD STOURTON LS10	0.98	Inner South		B1c to B8	Retain	
2104080	SITE 3 STOURTON POINT HAIGH PARK ROAD STOURTON LS10	4.4	Inner South		B1c to B8	Retain	Good motorway access.
2104230	FORMER CO-OP DAIRY DEPOT GELDERD ROAD LS12	1.62	Inner South		B1c to B8	Retain	The developable area of this site is c 1.2 ha rather than the stated figure. It is in a good location for B2/B8 uses and has a corner position on a main radial (A62). Although small, it represents a good quality opportunity.
2104700	EX- BOC WORKS GELDERD ROAD LS12	3.29	Inner South		B1c to B8	Retain	Consent for Waste Reclamation Centre: 08/03236/FU expires 17/04/2012
2104710	TULIP STREET BEZA STREET LS10	0.46	Inner South		B1c to B8	Retain	Consent for 2 B1(C) and B8 units: 08/04632/FU expires 21/10/2011
2104770	FORMER STOCKS BROS DEPOT PONTEFRACT ROAD LS10	1.46	Inner South		B1c to B8	Retain	Site has temporary planning permission for prefab offices and storage shed, to expire 30/9/2014. Will become available for other employment uses within 5 years.
2200843	BRB RESIDUARY LAND CINDER OVEN BRIDGE PONTEFRACT ROAD LS26	0.7	Inner South	UDP_EMP E3B:20	B1c to B8	Retain	
2200844	ARLA EFFLUENT PLANT OFF PONTEFRACT ROAD LS26	1.29	Inner South	UDP_EMP E3B:20	B1c to B8	Retain	Adjacent to 2200840 & shares same profile
2404193	FORMER GAS HOLDER STATION	0.46	Inner South	UDP_EMP E3C:26	B1c to B8	Retain	A small site with remediation completed Best suited to small-scale low-sensitivity commercial uses such as

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
	BURLEY PLACE LEEDS LS4						B1c/B2/B8. Eddy Wright's intended use could be temporary.
2102140	PONTEFRACT LANE & THORNES FARM APPROACH LEEDS 9	2.35	Outer East	UDP_EMP E3A:3	B1c to B8	Retain	Adjoining uses all employment, excellent transport links via the completed link road.
2102142	THORNES FARM WAY LS9	0.69	Outer East	UDP_EMP E3A:3	B1c to B8	Retain	
2102148	SITE ADJ MERCADO CARPETS THORNES FARM WAY	2.85	Outer East	UDP_EMP E3A:3	B1c to B8	Retain	Adjoining uses all employment, excellent transport links via the completed East Leeds Link Road.
2102149	SITE ADJ ROBERTSMART FACTORY THORNES FARM WAY LS9	2.699	Outer East	UDP_EMP E3A:3	B1c to B8	Retain	Adjoining uses all employment, excellent transport links via the completed East Leeds Link Road.
2103780	B2/B8 ELEMENT SKELTON MOOR FARM PONTEFRACT LANE LS9	33.06	Outer East	UDP_EMP E4:46	B1c to B8	Retain	Existing permission (although part for non-employment use). Flood risk. Retain due to existing planning permission
2103782	MATTHEW CLARK WAREHOUSE SKELTON MOOR FARM PONTEFRACT LANE LS9	3.04	Outer East	UDP_EMP E4:46	B1c to B8	Retain	See 2103780
2104400	B2/B8 ELEMENT VINCI SITE THORNES FARM WAY LEEDS 9	1.83	Outer East	UDP_EMP E3A:3	B1c to B8	Retain	Flooding issues need to be addressed but can be overcome, and transport improvements being implemented.
3200011	MANSTON LA SANDLEAS WAY LS15	1.00	Outer East	UDP_EMP E3C:6	B1c to B8	Retain	Site is currently in use for HGV storage or similar in connection to adjacent user. Accessible site within an employment area.
3203490	R/O WOODVILLE GARAGE YORK ROAD WHINMOOR LS14	0.42	Outer East		B1c to B8	Retain	Consent 08/05072/FU for industrial units; expires 23/11/2011.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
3303683	NEW HOLD EST GARFORTH PLOT 3-5	0.57	Outer East	UDP_EMP E3B:4	B1c to B8	Retain	Although it scores low overall, the site is suitable for industry/warehousing (subject to off-site drainage and suitable access arrangements).
3305010	PROCTORS SITE NEW HOLD GARFORTH	1.39	Outer East	UDP_EMP E3B:4	B1c to B8	Retain	It is partly developed for employment use and owned by an employment development agency. Also, neighbouring uses are employment
3305670	PECKFIELD BUSINESS PARK MICKLEFIELD	7.78	Outer East	UDP_EMP E3B:6	B1c to B8	Retain	
3305674	UNIT3 PECKFIELD BUSINESS PARK MICKLEFIELD	1.25	Outer East	UDP_EMP E3B:6	B1c to B8	Retain	Consent 09/01782/FU for depot; expires 18/8/2012.
3306220	Ph2 HAWKS PARK NORTH NEWHOLD ABERFORD ROAD GARFORTH	16.80	Outer East	UDP_EMP E4:13	B1c to B8	Retain	Site subdivided following RMs 08/06887/RM. This is Ph 2. It has employment planning permission and although 3.2 -3.3 score negatively they do not necessarily count against the site as there are many unknowns
3306223	Ph1 WAREHOUSE HAWKS PARK NORTH NEWHOLD ABERFORD ROAD GARFORTH	7.25	Outer East	UDP_EMP E4:13	B1c to B8	Retain	Retain, as per conclusion for Site 3306220. Large site subdivided following grant of RMs (08/06887/RM). This element is the large warehouse.
3100820	AVENUE E WEST THORP ARCH ESTATE	3.00	Outer North East	UDP_EMP E3B:21	B1c to B8	Retain	This is a good quality site is located within a well established trading estate and is therefore appropriate for employment use.
3100830	AVENUE B THORP ARCH ESTATE	2.69	Outer North East	UDP_EMP E3B:21	B1c to B8	Retain	Site located within established trading estate with no significant constraints to its development.
3100831	AVENUE D THORP ARCH ESTATE	0.82	Outer North East	UDP_EMP E3B:22	B1c to B8	Retain	Site located within established trading estate with no significant constraints to its development.
3100832	AVENUE D THORP ARCH ESTATE	3.46	Outer North East	UDP_EMP E3B:22	B1c to B8	Retain	The site is of good quality and located within an established trading estate making it appropriate for employment use.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
3102230	AVENUE B THORP ARCH ESTATE	2.57	Outer North East	UDP_EMP E3B:21	B1c to B8	Retain	Site is located on an established trading estate with few constraints to its development.
3103750	WIGHILL LA RUDGATE ST 7 THORP ARCH ESTATE	3.70	Outer North East	UDP_EMP E3A:31	B1c to B8	Retain	Site is located on the edge of an existing well established trading estate with few constraints and is therefore a suitable employment site.
3104020	SANDBECK LANE WETHERBY LS22	6.28	Outer North East	UDP_EMP E4:37	B1c to B8	Retain	The site is located on the edge of an existing employment site with good access both to the main road and the motorway.
3104030	PH2 PLOT 361 STREET 7 & AVENUE E EAST THORP ARCH TRADING ESTATE WETHERBY	1.41	Outer North East		B1c to B8	Retain	The site is located within an existing larger employment site (Thorp Arch Estate) and is therefore inherently appropriate for continued employment use..
3104210	UNITS 512 & 515 THORP ARCH TRADING ESTATE WETHERBY LS23 7BJ	1.69	Outer North East		B1c to B8	Retain	Consent 08/05903/FU for refurbishment into 24 industry units. Expires 20/1/2012 but office units built so may be valid in perpetuity.
3104310	UNITS 521 & 525 AVENUE E EAST THORP ARCH ESTATE WETHERBY LS23	0.41	Outer North East		B1c to B8	Retain	Consent 09/03436/FU for all B uses except B1a offices; expires 3/11/2012.
3104320	UNIT 370 AVENUE E EAST THORP ARCH ESTATE WETHERBY LS23	0.51	Outer North East		B1c to B8	Retain	Consent 09/00422/FU refers; 11 new starter units. Expires 20/5/2012.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2900891	CONEY PARK HARROGATE RD YEADON LS19	16.50	Outer North West	UDP_EMP E4:1	B1c to B8	Retain	Temporary uses on site would not preclude future development.
2901210	WHITE HOUSE LANE YEADON LS20	4.60	Outer North West	UDP_EMP E4:2	B1c to B8	Retain	Retain the site as whilst it has topographical issues it has good access and whilst out of centre, is in a good strategic location.
2901470	EAST OF OTLEY (INDICATIVE ALLOCATION) OFF POOL ROAD OTLEY LS21	5.00	Outer North West	UDP_EMP E4:20	B1c to B8	Retain	Site delivery dependent on East of Otley Relief Road and housing developments to fund this. Retain as long-term commitment to meet Otley's needs
2300262	PLOTS 210-220 HOWLEY PARK IND EST MORLEY	3.55	Outer South	UDP_EMP E3C:10	B1c to B8	Retain	Site at core of well-established industrial area. Neighbouring uses mainly B2/B8
2300267	PLOT 460 HOWLEY PARK IND EST MORLEY	1.23	Outer South	UDP_EMP E3C:10	B1c to B8	Retain	Site may still be best suited to a Waste Transfer Station
2300268	PLOTS 410 & 420 HOWLEY PARK ROAD EAST MORLEY LS27	1.81	Outer South	UDP_EMP E3C:10	B1c to B8	Retain	Site at edge of well-established industrial area. Housing nearby so buffering needed
2301350	HOWLEY PARK IND EST MORLEY	2.37	Outer South	UDP_EMP E3C:10	B1c to B8	Retain	Issue of access over third party land resolved by consent 09/00833/FU
2302750	TOPCLIFFE LANE TINGLEY LS27	1.28	Outer South	UDP_EMP E3A	B1c to B8	Retain	Vacant site within now-established employment location (Capitol Park) at J28 M62.
2303010	NEPSHAW LANE / ASQUITH AVENUE GILDERSOME	15.1 (31.41)	Outer South	UDP_EMP E4:14	B1c to B8	Retain	Good motorway location; 3 main land owners engaged in long-running negotiations over highway works contributions and drainage issues. Planning Brief & three applications for employment uses pending.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2303020	HUB62 BRUNTCLIFFE ROAD MORLEY LS27	5.94	Outer South	UDP_EMP E4:47	B1c to B8	Retain	Vehicular access will be a problem, especially for employment uses but potential access off Scott Lane needs to be investigated
2304191	UNITS B C & D BRACKEN PARK & OVERLAND INDUSTRIAL ESTATE GELDERD ROAD GILDERSOME LS27	0.83	Outer South		B1c to B8	Retain	Retain to reflect consent for new build B1c B2 & B8 units as part of 09/03934/FU.
2401181	ALLOCATED SITE CHELSEA CLOSE LEEDS 12	0.95	Outer West	UDP_EMP E4:32	B1c to B8	Retain	Suitable for employment or residential (although residential would likely require alternative access). Retain, as important for local supply
2403262	R/O NINA WORKS COTTINGLEY SPRING GELDERD ROAD LS27	0.9	Outer West	UDP_EMP E3A:27	B1c to B8	Retain	Vacant site to the rear of established B2/B8 operation; Retain to reflect consent 06/01804/FU granted 27/11/2006.
2403810	OPP RAVELL WORKS GELDERD ROAD WORTLEY LS12	4.95	Outer West	UDP_EMP E4:35	B1c to B8	Retain	Potential for employment uses adjacent main radial (A62); access to J1 M621 within 1km
2404800	TONG ROAD/PIPE & NOOK LANE LS12	0.66	Outer West		B1c to B8	Retain	Constrained site but current permission (24/335/05/FU) shows development potential. Retain as has full planning permission has been granted for light industrial use, expires 02/11/2011.
2501424	EXPANSION LAND AT EMBALLATOR LTD PHOENIX WAY BD4	1.11	Outer West		B1c to B8	Retain	Expansion land for frontage occupier.
2501660	INTERCITY WAY STANNINGLEY LS13	0.51	Outer West	UDP_EMP E3B:16	B1c to B8	Retain	High profile site situated directly on Stanningley by-pass. Suitable for B2 or B8 users.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2503200	WATERLOO ROAD & GIBRALTAR ROAD PUDSEY	1.14	Outer West		B1c to B8	Retain	To reflect consent for builders merchants warehouse with ancillary offices 06/04894/FU granted 26/11/2007

OFFICE SITES

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2001842	SOUTH ACCOMMODATION ROAD LS9	0.51	Inner East	UDP_EMP E3C:3	Offices	Retain	Edge of Centre site. Approval for mixed use inc offices (20/526/05/FU) 25/9/2007.
2003149	EAST STREET BOW STREET LS9	0.83	Inner East	UDP_CC	Offices	Retain	Retain for a mixed use development due to its edge of cc location. The site is defined by FUPP 20/21/04/FU for flats & commercial units. Offices proposed at g/f level of 4 residential blocks.
2102122	S/O WHOLESALE MARKETS NEWMARKET APPROACH LEEDS LS9	9.10	Inner East		Offices	Retain	Adjoining uses employment, good transport links as link road is completed. This site is to be considered with 2102120 as one site.
3203370	S/O HOWSON ALGRAPHY RING ROAD SEACROFT LS14	1.69	Inner East		Offices	Retain	Retain - to reflect the full planning permission for office development 4/6/2007

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
3002460	331 HARROGATE RD LS17	0.05	Inner North East		Offices	Retain	Consent for offices granted on appeal 18/5/2004 (re 30/700/03/FU). Subsequent amendments/renewal (10/01008/FU) expires 6/5/2013. Development started June 2010.
2404570	OFFICE ELEMENT KIRKSTALL FORGE SCHEME ABBAY ROAD LS5	3.57	Inner North West		Offices	Retain	Reflects the outline planning permission for mixed use granted 20/7/2007.
2601361	EX-GILCHRIST BROS LTD RING ROAD WEST PARK LS16	1.43	Inner North West	UDP_EMP E4:18	Offices	Retain	Retain recommended due to its location adjacent to existing employment uses. Employment land is the dominant land use in the area. However there are no amenity reasons constraining other forms of development though putting residential here may limit types of B use adjacent and the expansion of businesses.
2603560	S/O LOUNGE CINEMA NORTH LANE LS6	0.23	Inner North West		Offices	Retain	Reflects PP granted 14/1/2008 for offices in mixed use scheme
2603710	SITE 4 OATLAND LANE MEANWOOD LS7	1.28	Inner North West		Offices	Retain	Consent 08/02852/LA for mixed use development to replace existing neighbourhood centre. Includes small replacement office element.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2000721	KIDACRE STREET & HOLMES STREET LS 11	2.99	Inner South	UDP_PDA	Offices	Retain	UDP Inspector concluded that this would not be acceptable as a housing site and that there are considerable uncertainties in the deliverability and timing of the site. Despite the difficulties facing the site, the Inspector concluded that its location nevertheless gives it potential for a landmark (commercial) development.
2002191	SWEET STREET MEADOW ROAD JACK LANE LS11	3.03	Inner South	UDP_PDA	Offices	Retain	Opportunity to create a high-density, high-accessibility employment location at a gateway to the city centre
2002360	PH 1 MARSHALLS MILL MARSHALL ST LS11	2.11	Inner South		Offices	Retain	High-density employment opportunity in accessible city centre location.
2002362	FLAX WAREHOUSE (FORMERLY MARSHALL HOUSE) MARSHALL STREET LS11	0.03	Inner South		Offices	Retain	Consent for change of use to commercial uses including use for offices on 1st & 2nd floors; 08/04754/FU expires 23/6/2012.
2002400	WHITEHALL RIVERSIDE WHITEHALL ROAD LS1	2.01	Inner South	UDP_POQ	Offices	Retain	High-density employment opportunity in accessible city centre location.
2002403	No 7 (OFFICE BLOCK B) WHITEHALL RIVERSIDE WHITEHALL ROAD LS1	0.20	Inner South	UDP_POQ	Offices	Retain	This is part of the larger Whitehall Riverside site; it is immediately available and is waiting for a pre-let. If the views that there is shortage of Grade A space in the city centre are correct, this site should get developed in the shorter term as the economy recovers. It would be in the owner's interest to achieve this before the competing schemes along Whitehall Road get implemented.
2002430	GREEN BUILDING ROUND FOUNDRY PH 2C S/O 43 DAVID ST LS11	0.12	Inner South		Offices	Retain	May already have a technical commencement (groundworks in progress 7/08)
2002440	WATER LANE HOLBECK LS11	0.58	Inner South		Offices	Retain	Site's relative isolation and containment suggests that it would be suitable for light industrial rather than office uses. But this would be incompatible with ambitions for Holbeck Urban Village.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2002480	CRITERION PLACE SOVEREIGN ST SWINEGATE LS1	1.04	Inner South		Offices	Retain	Opportunity to create a high-density, high-accessibility employment location at a high-profile position in the city centre.
2003370	BRIDGE HOUSE & COMPTON HOUSE WESTGATE AND CROPPER GATE LEEDS LS1	0.18	Inner South		Offices	Retain	Retain for mixed use with offices as planning permission extant and site is on the edge of the city centre and in the Prime Office Quarter. A small but prominent site in a gateway location. It has had three owners in the past 5 years so it clearly presents a challenge with so much competition in the immediate area. But it is in the POQ and has potential for an office scheme. Better to re-assess when scale of office provision in city centre is clearer.
2003590	S/O CITY SQUARE HOUSE WELLINGTON STREET AND AIRE STREET LS1	0.20	Inner South		Offices	Retain	To be reserved as part of city centre office portfolio. Highly accessible site, suitable for high-density employment use.
2003829	TOWER WORKS GLOBE ROAD HOLBECK LS11	1.13	Inner South	UDP_RIV	Offices	Retain	Constraints militate against this site being reserved solely for employment use. However, it is in a good location for high density employment.
2003900	EX-METROHOLST SITE QUARRY HILL LEEDS 9	0.68	Inner South	UDP_PDA	Offices	Retain	Retain this site for office development as it is within the city centre and accessible. Although a peripheral secondary location for offices, the site is very accessible by public transport and has potential for high-density employment use. Market attractiveness likely to be determined by what goes on the adjacent sites.
2003996	PLOT 6B WELLINGTON PLACE WHITEHALL ROAD LEEDS 1	1.39	Inner South	UDP_POQ	Offices	Retain	High-density employment opportunity in accessible city centre location.
2003997	PLOT 3 WELLINGTON PLACE WHITEHALL ROAD LEEDS 1	0.71	Inner South	UDP_POQ	Offices	Retain	High-density employment opportunity in accessible city centre location.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2003999	AIRESIDE CENTRE REDEVELOPMENT WHITEHALL ROAD NORTHERN STREET LS1	3.94	Inner South	UDP_POQ	Offices	Retain	High-density employment opportunity in accessible city centre location.
2004069	OFFICE SCHEME WELLINGTON ROAD & GOTTS ROAD LEEDS 12	0.40	Inner South		Offices	Retain	Could be viable as a high density office employment location, as indicated by the outline planning permission, but it is peripheral to the city centre itself. It is likely to be relatively unattractive to the market in the face of competition from other schemes along Whitehall Road.
2004219	S/O 23-31 GLOBE ROAD LEEDS LS11	0.50	Inner South	UDP_CC	Offices	Retain	Good potential opportunity for small-medium scale office scheme in location reasonably accessible to core city centre and public transport. Faces competition from several other nearby sites with similar ambitions for residential-led mixed-use schemes.
2004229	GLOBE ROAD & WHITEHALL ROAD LEEDS LS11	1.86	Inner South		Offices	Retain	Unlikely that housing scheme will be resurrected therefore keep for offices. This is not really a gateway location. Public transport access is good, so it has potential for high-density employment use, but it's likely to remain a secondary site given the competition that is currently under construction across the road (Latitude) and proposed along Whitehall Road towards the city centre. The office component of Greenbank proposal is weak, being only a part of a flexible commercial use associated with the residential element.
2004310	15A SOMERS STREET LEEDS LS1	0.01	Inner South		Offices	Retain	Consent for offices 20/367/05/FU expires 13/10/2010.
2004330	LAND OFF MANOR ROAD INGRAM ROW & SWEET STREET	1.90	Inner South	UDP_CC	Offices	Retain	A high-density, high-accessibility employment opportunity in a gateway location for the city centre.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2004460	17 SOMERS STREET LEEDS LS1	0.02	Inner South		Offices	Retain	Consent for offices: 08/04178/FU expires 3/9/2011.
2004519	S/O DONCASTERS MONKBRIDGE WORKS WHITEHALL ROAD LS12	3.49	Inner South	UDP_CC	Offices	Retain	Outline planning permission for offices valid until Sept 2010. Site is within city centre; therefore, retain for office use.
2004589	CAR PARK C PORTLAND CRESC LS1	0.41	Inner South		Offices	Retain	Highly accessible and in the city centre. Outline planning permission for Ph2 indicates office element of 2500-7000 sqm within a mixed use scheme inc residential. Highly accessible by bus and, if the market is right, it will contribute office space in a secondary location, possibly connected with the new Business School.
2004609	2-28 THE CALLS LEEDS LS2	0.50	Inner South		Offices	Retain	Reflects office element of mixed use scheme.
2004659	SWEET STREET WEST & MARSHALL STREET LS11	3.08	Inner South		Offices	Retain	Reflects outline planning permission.
2004680	S/O 18-22 GLOBE ROAD LEEDS LS11	0.46	Inner South	UDP_RIV	Offices	Retain	Outline planning permission for mixed use has not been implemented.
2004730	OFFICE ELEMENTS HAREWOOD QUARTER LS2	0.93	Inner South		Offices	Retain	Reflects office element within outline planning permission.
2004749	84 KIRKSTALL ROAD LEEDS LS3	0.24	Inner South		Offices	Retain	Outline planning permission for mixed use development inc offices 06/02359/OT expires 2/6/2011. Potential for 9,340 sqm offices.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2004760	30 SOVEREIGN STREET LS1 4BJ	0.04	Inner South		Offices	Retain	Consent for change of use to offices: 07/06166/FU expires 17/3/2011; mixed use inc offices proposed under 10/02049/FU, approved 20/07/2010.
2004800	HURLEY HOUSE DEWSBURY ROAD HUNSLET LEEDS LS11 5DQ	0.19	Inner South		Offices	Retain	Consent for offices: 07/05468/OT expires 28/7/2011
2004810	121 JACK LANE HUNSLET LS10	0.21	Inner South		Offices	Retain	Full planning permission for offices expires 7/7/2011: 07/07560/FU
2004859	S/O YORKSHIRE CHEMICALS BLACK BULL STREET LEEDS LS10	3.06	Inner South		Offices	Retain	Large-scale mixed use consent 06/04601/OT; expires 2/7/2012.
2004880	S/O GRANARY WHARF CAR PARK WATER LANE LS11	0.40	Inner South	UDP_RIV	Offices	Retain	Outline planning permission for mixed use development inc offices expires 8/10/2011. Potential for 6,800 sqm offices
2005000	LAND BETWEEN MABGATE, MACAULAY STREET, ARGYLL ROAD LS9	1.18	Inner South		Offices	Retain	Consent for mixed use residential and commercial scheme 08/01248/OT expires 7/3/2013.
2005010	GLOBE ROAD LEEDS LS11	0.20	Inner South	UDP_RIV	Offices	Retain	Change of use of marketing suite to A2 or B1a: temp consent 09/05601/FU expires 28/2/2020.
2005020	6 QUEEN STREET AND 28A YORK PLACE LS1	0.19	Inner South	UDP_POQ	Offices	Retain	Full planning permission for office development: 09/05038/FU expires 2/3/2015.
2005030	ARCHES 1 - 8 CHURCH WALK LS2	0.21	Inner South	UDP_RIV	Offices	Retain	Full planning permission for mixed use A1/A2/A3/A4/A5 & B1: 09/05439/FU expires 7/2/2013.
2103380	CITY WEST OFFICE PARK GELDERD ROAD LEEDS 12	1.41	Inner South	UDP_EMP E4:29	Offices	Retain	Smallish residual backland site on partly developed Business Park; not very well located re PPS4 criteria.
2103650	LEEDS VALLEY PARK WAKEFIELD ROAD BELL HILL LS26	10.61	Inner South	UDP_EMP E4:26	Offices	Retain	Out of centre location but has outline planning permission.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2104060	S/O 30 SPRINGWELL ROAD HOLBECK LEEDS 12	0.66	Inner South		Offices	Retain	Full planning permission for office use, surrounded by employment and being marketed.
2104201	FRONTAGE SITE SUSSEX AVENUE THWAITE GATE HUNSLET LS10	0.42	Inner South		Offices	Retain	Retain subject to highways data.
2200840	LCC SITE PONTEFRACT ROAD LS26	4.03	Inner South	UDP_EMP E3B:20	Offices	Retain	4 hectares to be retained and 5 used for ecological benefit adjacent to railway.
2401781	PH2 ARLINGTON MILLS ARMLEY ROAD PICKERING STREET LS12	0.46	Inner West		Offices	Retain	Phase offices completed Nov 07; this site is Phase 2 of 24/331/05/FU. Consent will not lapse.
2503029	S/O BELGRAVE WORKS TOWN STREET STANNINGLEY LS28	0.49	Inner West		Offices	Retain	Mixed use application retains B1 use; therefore potential to retain the site..
2103781	B1 ELEMENT SKELTON MOOR FARM PONTEFRACT LANE LS9	13.00	Outer East	UDP_EMP E4:46	Offices	Retain	Has outline planning permission. - see comments for 2103780 (Industrial site). Greenfield site on the edge of the greenbelt, next to the M1. As with other sites in this area accessibility is an issue for developing the whole site both in terms of public transport and highway capacity. Could be developed as industrial/warehousing uses but office designation reflects the planning permission.
3202740	COAL ROAD SEACROFT LS 14	3.65	Outer East	UDP_EMP E3A:6	Offices	Retain	Scores well for employment use but permission granted for part employment part car dealership. There could be some possibility of extending the leisure facilities on to here. However, good employment site and recommend retaining as such if possible.
3203100	THORPE PARK SELBY ROAD LS15	34.75	Outer East	UDP_EMP E4:6	Offices	Retain	A good employment site which benefits from an outline planning permission. M1 junction to be upgraded. GNER are exploring the Parkway Rail Station and there is a possible A63 guided busway.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
3203250	PLOT 4500 CENTURY WAY THORPE PARK LS15	1.99	Outer East	UDP_EMP E4:6	Offices	Retain	Part of Thorpe Park which is key business park.
3203252	PLOT 4400 PARK APPROACH THORPE PARK LS15	0.96	Outer East	UDP_EMP E4:6	Offices	Retain	Part of Thorpe Park which is key business park.
3203254	PLOT 3175 CENTURY WAY THORPE PARK LS15	0.64	Outer East	UDP_EMP E4:6	Offices	Retain	Consent 09/00829/RM for office block replaces previous approval on same site. Site identified separately to identify it as part of the supply.
3306221	PH1a OFFICES HAWKS PARK NORTH NEWHOLD ABERFORD ROAD GARFORTH	3.88	Outer East	UDP_EMP E4:13	Offices	Retain	Site boundary defined from Reserved Matters approvals; this site is the main office park. Therefore, site treated as office commitment. Subsequent 08/06887/RM approved for scheme comprising 9286 sqm offices.
3306222	PH1b OFFICES HAWKS PARK NORTH NEWHOLD ABERFORD ROAD GARFORTH	0.32	Outer East	UDP_EMP E4:13	Offices	Retain	Retain, as per conclusion for Site 3306220. Large site subdivided following grant of RMs (08/06887/RM). This element is a small island of offices adj large warehouse proposed to west (3306223).
3306260	FORMER COLLIERY OFFICES SITE PARK LANE ALLERTON BYWATER WF10	1.81	Outer East	UDP_EMP E4:12	Offices	Retain	It is part of the application for the Millenium Village and has a proposed employment use.
3104300	LAND TO REAR OF NEW INN 18 WESTGATE WETHERBY LS22	0.10	Outer North East		Offices	Retain	Outline planning permission 09/01451/OT expires 29/12/2012. Small scale office scheme within Wetherby TC.
2701350	S/O TROY MILLS TROY ROAD LS18	0.57	Outer North West		Offices	Retain	Retain for offices in mixed use scheme 07/02260/FU approved 6/3/2008 and part-developed. Consent for remaining office building will not lapse.
2802320	KIRK LANE MILLS KIRK LANE YEADON	0.28	Outer North West		Offices	Retain	Good employment site on the edge of the town centre. Within an area of employment uses therefore retain for employment purposes.
2900890	WARREN HOUSE LANE HARROGATE RD YEADON LS19	0.80	Outer North West	UDP_EMP E4:1	Offices	Retain	Forms part of a UDP allocation as a Key Business Park.
2900893	AIRPORT WEST PH3 WARREN HOUSE LANE YEADON LS19	0.55	Outer North West	UDP_EMP E4:1	Offices	Retain	Not a particularly sustainable site. However given its location within a Key Business Park (UDP allocation) retain for employment purposes.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2900895	AIRPORT WEST PH4 WARREN HOUSE LANE YEADON LS19	0.84	Outer North West	UDP_EMP E4:1	Offices	Retain	No other type of built form would be acceptable in this location.
2301611	WAKEFIELD ROAD GILDERSOME	3.57	Outer South	UDP_EMP E3B:7	Offices	Retain	Site has outline consent for office development (23/360/03/RE) expires 10/9/2010.
2302835	PHASE 2C CAPITOL PARK TINGLEY COMMON TINGLEY WF3	0.96	Outer South	UDP_EMP E4:42	Offices	Retain	Site has full planning permission for offices and is being promoted for this use.
2302836	PHASE 3 CAPITOL PARK TINGLEY COMMON WF3	2.47	Outer South		Offices	Retain	Need to amend site boundary in view of implementation of Phase 1 office block (ref 06/05573/RM)
2303459	PEEL MILLS COMMERCIAL STREET MORLEY LS27	0.43	Outer South		Offices	Retain	Concluded that as there are further phases remaining to be developed on the site, these should be retained within supply.
2401060	FORMER LOCO SHED SITE OFF ROYDS LANE LS 12	5.44	Outer West	UDP_EMP E4:36	Offices	Retain	There is residential/mixed use consent (06/02324/OT) on the site which expires 1/2/2011.

The rows coloured in blue denotes city centre sites.

APPENDIX D: EMPLOYMENT SITES WITH RECOMMENDATION TO REMOVE FROM THE EMPLOYMENT LAND PORTFOLIO

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2003679	EAST STREET MILLS EAST STREET LEEDS 9	0.54	Inner East		Offices	Remove	Mixed use scheme under construction. Commercial units (4) not started Jan 08. The outcome will be 4 small units with max B1 content of 770 sqm but it's likely to be a lot less - so too small to consider further.
2102890	RESIDUAL HESCO BASTION SITE KNOWSTHORPE WAY CROSS GREEN LS9	0.94	Inner East	UDP_EMP E3C:2	B1c to B8	Remove	Site in use for open storage by Hesco Bastion, the adjacent occupier and owner.
2103221	AGGREGATES RECYCLING DEPOT OFF KNOWSTHORPE LANE LS9	2.33	Inner East	UDP_EMP E4:8	B1c to B8	Remove	Site is in use for aggregates recycling, with at least 10 years remaining. Adjacent uses include roadstone coating plant & recycling facility plus sewage works, so the existing use is appropriate for the locality.
2103553	NATIONAL GRID SITE ADJ EX SKELTON GRANGE PWR STN LS9	7.29	Inner East	UDP_EMP E4:44	B1c to B8	Remove	Site contains large existing electricity transformer station and very unlikely to be released in the foreseeable future.
2103830	LAND OPPOSITE THORNES FARM APPROACH OFF PONTEFRACT LANE LS9	6.73	Inner East	UDP_EMP E4:9	B1c to B8	Remove	Land owner, Yorkshire Water, require site for operational use.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2103850	AVEA SITE 51 EAST LEEDS LINK OFF PONTEFRACT LANE LS9	24.98	Inner East	UDP_EMP E4:9	B1c to B8	Remove	Remediation costs are too high making site unviable for employment use.
2103860	AVEA SITE 50 EAST LEEDS LINK OFF PONTEFRACT LANE LS9	13.43	Inner East	UDP_EMP E4:9	B1c to B8	Remove	Issues with access. Remediation costs will make site unviable for employment use without significant public investment.
3402131	OFFICE ELEMENT JOINT SERVICE CENTRE HAREHILLS LANE & COMPTON ROAD LEEDS 9	0.54	Inner East		Offices	Remove	Development completed. Not relevant to employment land portfolio.
3400301	HILL TOP WORKS BUSLINGTHORPE LANE LS 7	1.12	Inner North East	UDP_EMP E3A:25	Offices	Remove	Doubt that the removal of existing buildings and new build for non office employment use would be viable in this location and office development would not be acceptable given its out of centre location.
3401980	MANSION & FORMER KITCHEN GARDEN GLEDHOW PARK DRIVE HAREHILLS LANE LS7	0.72	Inner North East	UDP_EMP E4:15	Offices	Remove	Planning permission granted for conversion of offices to flats and erection of a further block of flats; 07/02971/FU refers.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2403100	ABBAY RD ADJ R AIRE LEEDS 5	1.24	Inner North West	UDP_EMP E3A:28	B1c to B8	Remove	High risk of flooding therefore unlikely to gain planning permission for any use. Amenity value land, to be associated with redevelopment proposals for Kirkstall Forge.
2404191	PREMISES OF A TAYLOR & SON WEAVER STREET LS4	0.49	Inner North West	UDP_EMP E3C:26	B1c to B8	Remove	Site is not available.
2601360	EX-WOODSIDE QUARRIES CLAYTON WOOD ROAD LS16	8.86	Inner North West	UDP_EMP E4:18	Offices	Remove	Constraints too costly to deal with. Outline consent for a housing-led mixed use "urban village" granted March 2010. Not suitable for B2-B8 next to residential.
2601811	MOOR GRANGE WEST PARK LS 16	0.68	Inner North West	UDP_EMP E3B:12	B1c to B8	Remove	Land-locked residual site within a Local Nature Reserve (LNR 026). Any development would result in loss of established trees. Pre-app response indicates that there are also highway issues associated with developing the site.
2001230	STADIUM WAY SITE A PH II LS 11	0.622	Inner South		B1c to B8	Remove	Site likely to be required for comprehensive leisure development associated with the Elland Road Stadium
2003139	ADJ WEST POINT WELLINGTON STREET LS1	0.6	Inner South	UDP_POQ	Offices	Remove	Although development started, the consent is highly unlikely to be completed as the development (the Lumiere Scheme) is no longer viable.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2004610	PRINCE WILLIAM HOUSE 19 QUEEN STREET LS1	0.22	Inner South		Offices	Remove	Planning permission expired in 2010. Not specifically allocated and no further planning applications have been submitted. Redevelopment of 1980s building unlikely to be viable in current market
2102170	LAND EAST OF BRIDGE THWAITE LANE STOURTON LS 10	0.5	Inner South	UDP_EMP E3C:12	B1c to B8	Remove	Low scores on broad range of factors; site is located in the functional floodplain.
2103610	MILLSHAW AND RING ROAD LS11	0.94	Inner South		Offices	Remove	Site had benefit of change of use to B1/B2/B8 including offices which lapsed on 15/12/2008. Site in use for B8 as a self-storage facility, but this is not a change of use. No longer relevant as employment land supply site.
2103740	NORTH OF PONTEFRACT ROAD BELL HILL STOURTON	2.4	Inner South	UDP_EMP E4:25	B1c to B8	Remove	The City Council's feasibility study which identified substantial highway constraints on site for employment development. It is estimated that necessary remedial highway works will cost >£5million.
2104290	PEPPER ROAD HUNSLET LS10	0.843	Inner South		Offices	Remove	Clear from the site visit that it is in use as a Waste Transfer Station and that the new owner is investing in the site for a continuation of this use. The extant outline planning permission for B1 uses seem unlikely to be implemented (lapsed Mar 2010). No obvious reason to Retain this site & its current use seems to be stable for the foreseeable future.
2104020	GELDERD LANE AND GELDERD ROAD LS12	0.54	Inner West		Offices	Remove	Screwfix direct have new premises and are operating on the site.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2403210	WYOTHER LANE LEEDS 5	1.11	Inner West	UDP_EMP E3A:29	B1c to B8	Remove	Removed following consent for residential development.
2403270	WHITEHALL PARK WHITEHALL ROAD LEEDS 12	1.98	Inner West	UDP_EMP E3A:24	B1c to B8	Remove	Land is in operational use by Mone Bros for materials recycling.
2602360	ST MARKS CHURCH ST MARKS ROAD LS 6	0.99	Inner West	UDP_EMP E3A:26	Offices	Remove	Has been historic interest in conversion to offices, but the site is constrained by listed status and burial ground. The site has been sold by C of E to another church user and is now in active use.
2201970	ADJ DUNFORD HOUSE GREEN LANE METHLEY LS26	0.46	Outer East	GB	Offices	Remove	Consent has been granted and development is being implemented, albeit slowly.
3203180	RED HALL RED HALL LANE LS17	9.71	Outer East	UDP_EMP E4:11	Offices	Remove	Offices not acceptable in this location (PPS4) and other B1 uses not realistic here. Option for residential use in line with adjacent land. Considered in SHLAA (Ref 2062).
3203231	RESIDENTIAL SCHEME AT FORMER VICKERS DEFENCE FACTORY MANSTON LANE LS 15	6.3	Outer East		B1c to B8	Remove	Consent for residential: 08/03440/OT refers.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
3305200	LOTHERTON WAY & ASH LANE GARFORTH	0.816	Outer East	UDP_EMP E3C:9	B1c to B8	Remove	Highway constraints and drainage issues prevent it from becoming viable without the whole area having a masterplan.
3305370	ABERFORD ROAD GARFORTH	1.9	Outer East	UDP_EMP E3B:5	B1c to B8	Remove	Highway constraints and drainage issues prevent it from becoming viable without the whole area having a masterplan.
3104100	ADJ FORMER LINTON SPRINGS HOTEL SICKLINGHALL ROAD WETHERBY LS22	1.41	Outer North East	GB	Offices	Remove	Not deemed to be an acceptable location for office use. Subsequent consent for residential granted.
2701270	WOODBOTTOM MILLS LOW HALL ROAD HORSFORTH LS18	1.33	Outer North West		B1c to B8	Remove	Planning permission expired in 2009 and is not an allocated site.
2800611	LCC DEPOT OFF GREEN LANE YEADON	1.37	Outer North West	UDP_EMP E4:4	B1c to B8	Remove	Site is not available as currently used by LCC as a Highways Depot. No plans for relocation.
2802310	LOW MILLS GUISELEY LS19	7.2	Outer North West	UDP_EMP E4:5	B1c to B8	Remove	The site has been available for over 20 years and will not come forward for employment use because of issues over contamination and access.
2802330	OFFICE ELEMENT HIGH ROYDS HOSPITAL REDEVELOPMENT BRADFORD ROAD GUISELEY	1.23	Outer North West		Offices	Remove	These are listed buildings within a predominantly residential development. While suitable for offices. No evidence to date that the developer intends to bring the office element forward in the foreseeable future.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2802371	EX-BROOK CROMPTON WORKS CAR PARK NETHERFIELD RD GUISELEY LS20	0.45	Outer North West		B1c to B8	Remove	Land laid out and is in permanent use as a station car park.
2901161	LAND TO REAR OF GARNETTS MILL LANE OTLEY LS21	1.41	Outer North West	UDP_EMP E3A:12	B1c to B8	Remove	Land forms part of a planning permission for a residential led scheme taking in the adjoining Garnetts Mill site. It is therefore very unlikely to come forward for employment development.
2901230	EAST CHEVIN ROAD OTLEY LS21	1.4	Outer North West	UDP_EMP E4:19	B1c to B8	Remove	Unavailable. Significant doubt over whether the site will come forward for employment given its existing uses as a cattle market.
2200462	FALL LANE EAST ARDSLEY WF3	0.58	Outer South		Offices	Remove	This site forms part of the larger Meadowside Road Housing Development by Shepherd Homes. Recent approval for housing retail and medical centre.
2201921	FORMER BRICK WORKS LINGWELL GATE LANE THORPE WF3	2.21	Outer South	UDP_EMP E4:40	B1c to B8	Remove	This site is already has full planning permission for housing and is being developed and promoted for this use.
2201930	THORPE HALL THORPE LANE THORPE WF3	1	Outer South	UDP_EMP E4:41	Offices	Remove	Proximity of dwelling suggests that only B1 office/ business use would be acceptable, but the site is likely to fail the PPS4 sequential test. The scale, cost & urgency of works needed to save the Listed Building are likely to dictate that employment uses will not be viable on the site. Existing allocation for offices serves no purpose in this context.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2301552	BRUNTCLIFFE LANE MORLEY	1.1	Outer South	UDP_EMP E3B:9	B1c to B8	Remove	The site's allocation for employment use is a legacy from the Morley LP. Site is in operational use as a Motor Auction business and has benefited from recent investment by the owner, after attempts to gain consent for housing were rejected on appeal.
2302530	RODS MILLS LA - HIGH ST MORLEY	1.84	Outer South	UDP_EMP E3A:8	Offices	Remove	Site falls within town centre boundary and would be suitable for wider range of town centre uses.
2500550	ROUND HILL PUDSEY	1	Outer West	UDP_EMP E3C:11	B1c to B8	Remove	Site has consent for housing.
2501400	STANNINGLEY STATION LS 28	3.11	Outer West	UDP_EMP E3B:17	B1c to B8	Remove	Site is in active use as timber and builders merchant and should therefore be removed. Following purchase of the site in March 2006, Wilton Developments let it to Jewson from November 2006 on a 15 year lease.
2502940	RICHARDSHAW DRIVE PUDSEY LS28	0.44	Outer West		Offices	Remove	Not allocated and not in centre.
2502950	SPRINGFIELD COMMERCIAL CENTRE BAGLEY LANE FARSLEY LS28	1.44	Outer West		Offices	Remove	Not allocated. Planning permission expired.

APPENDIX E: EMPLOYMENT SITES WITH RECOMMENDATION “LDF TO DETERMINE” IN THE SUPPLY ASSESSMENT

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2001840	LOW FOLD HAMMOND ST ARK ST LS9	2.48	Inner East	UDP_EMP E3C:3	Offices	LDF to determine	The employment elements of the mixed use proposals are significant, circa 100,000 sq ft. Schemes subsequently withdrawn. The site has been assessed in the SHLAA and categorised as LDF to determine
2001843	CAR PARK ADJ ROSE WHARF EAST STREET LS9	0.45	Inner East	UDP_EMP E3C:3	Offices	LDF to determine	Appropriate location for offices in the city centre but the site has also assessed in the SHLAA and categorised as LDF to determine.
2004340	CONCRETE BATCHING PLANT SHANNON STREET LS9	1.27	Inner East	UDP_PDA	Offices	LDF to determine	Site also in SHLAA as site ref 2000.
2004350	FORMER RAILWAY YARD OFF MARSH LANE & SHANNON STREET	1.87	Inner East	UDP_PDA	Offices	LDF to determine	Potential site for offices within the City Centre boundary. Site also in SHLAA as site ref 2000. Most likely to come forward as a mixed use development with an employment component.
2602760	BODINGTON BUSINESS PARK OTLEY ROAD LS16	6.50	Inner North West	UDP_EMP E4:17	Office	LDF to determine	UDP Policy E18 allocation with no planning permission at 31/3/2010.
2000950	LEATHLEY ROAD & CROSS MYRTLE STREET LS 11	0.16	Inner South		B1c to B8	LDF to determine	Part of SHLAA site; LDF to determine whether housing or employment. Site more suited to non-office employment uses at present.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2004089	S/O 16-18 MANOR ROAD HOLBECK LS11	0.10	Inner South		Office	LDF to determine	Consent for small office element in mixed use scheme within Holbeck Urban Village; also SHLAA site 406.
2004259	67 WATER LANE HOLBECK	0.19	Inner South		Office	LDF to determine	Site has planning permission for mixed use inc offices. Part of SHLAA site 2017.
2102920	STOURTON NORTH LEEDS 10	6.00	Inner South	UDP_EMP E4:28	Office	LDF to determine	UDP Policy E18 allocation with no planning permission at 31/3/2010.
2103385	GELDERD ROAD LEEDS 12	1.02	Inner South	UDP_EMP E4:29	Office	LDF to determine	UDP Policy E18 allocation with no planning permission at 31/3/2010.
3203170	RESIDUAL LAND AT TEMPLE POINT BULLERTHORPE LANE LS15	2.61	Outer East	UDP_EMP E4:7	Office	LDF to determine	UDP Policy E18 allocation with no planning permission at 31/3/2010.
3203171	LAND OFF BULLERTHORPE LANE LS15	0.06	Outer East	UDP_EMP E4:7	Office	LDF to determine	UDP Policy E18 allocation with no planning permission at 31/3/2010.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
3203190	SKELTON BUSINESS PARK PONTEFRACT LANE LS15	38.33	Outer East	UDP_EMP E4:45	Offices	LDF to determine	The greenfield site lies on the edge of the greenbelt isolated by the M1 and is presently inaccessible by public transport. 2006 planning permission granted for hotel/office development with 10 years to implement. Can create access from M1/A1 link road and there is a proposal for a Quality Bus Route to go to site. Discussions with the landowner undertaken as part of the Aire Valley AAP have moved in the direction of a residential use of the site.
3203191	SWAYFIELDS SITE SKELTON BUSINESS PARK PONTEFRACT LANE LS15	12.32	Outer East	UDP_EMP E4:45	Office	LDF to determine	UDP Policy E18 allocation with no planning permission at 31/3/2010. Current interest in residential use (see above).
3203192	SKELTON BUSINESS PARK RESERVE LAND PONTEFRACT LANE LS15	20.45	Outer East	UDP_EMP E4:45	Office	LDF to determine	UDP Policy E18 allocation with no planning permission at 31/3/2010. Current interest in residential use (see above).
3203230	FORMER VICKERS DEFENCE FACTORY MANSTON LANE LS 15	18.05	Outer East		B1c to B8	LDF to determine	Residential scheme (08/03440/OT) approved 16/3/2009 for adjoining site 3203231. The principle of residential on this site seems to have been established, but master planning for the entire site is in progress. Some employment potential may exist. Uncertainty persists over the timing of the Manston Lane crossing to Thorpe Park.

Site ref	Location	Site Area ha	Sub Area	Allocation UDP ref	Sector	Conclusion	Commentary
2201920	FORMER BRICK WORKS LINGWELL GATE LANE THORPE WF3	2.68	Outer South	UDP_EMP E4:40	B1c to B8	LDF to determine	Allocated site. May still come forward for employment use but housing also a possibility in view of residential development on adjoining land to the south
2303010	NEPSHAW LANE / ASQUITH AVENUE GILDERSOME	16.31 (31.41)	Outer South	UDP_EMP E4:14	B1c to B8	LDF to determine	Good motorway location; 3 main land owners engaged in long-running negotiations over highway works contributions and drainage issues. Planning Brief & three applications for employment uses pending. SHLAA Ref 1112.
2502510	OFF TYERSAL LANE TYERSAL BD4	11.10	Outer West	UDP_EMP E4:21	B1c to B8	LDF to determine	Large greenfield site with potential for employment use to support regeneration initiatives in Bradford and west Leeds.

APPENDIX F NEIGHBOURING LOCAL AUTHORITIES: EMPLOYMENT LAND REQUIREMENTS, SUPPLY AND PROPOSALS

NEIGHBOURING AUTHORITY	PLAN / DATA SOURCE	DETAILED INFORMATION
BRADFORD		
Employment land requirements	UDP Replacement Plan (Adopted October 2005)	Total supply of 240 ha
Existing supply	Annual Monitoring Report (Dec 2009)	151.5 ha (April 2010)
Major sites (> 5 ha)	UDP Replacement Plan (Adopted October 2005)	<p>Bradford North BN/E1.12 – Gain Lane, Thornbury – 7.06ha BN/E1.14 – Harrogate Road, Greengates – 9.85ha BN/E1.17 – Woodhall Road, Thornbury – 9.85ha</p> <p>Bradford South BS/E1.11 – Cross Lane, Westgate Hill – 3.26ha BS/E1.6 – Chase Way, Bowling – 7.34ha BS/E1.7 – Staithgate Lane North, Odsal – 12.18ha BS/E1.16 – West Bowling Golf Course – 35.23ha BS/E1.19 – Woodlands Farm, Euroway – 9.48ha BS/E1.23 – Tramways, Cleakheaton Road, Low Moor – 5.03ha + 2.34ha = 7.37ha BS/E1.26 – AH Marks, Wyke Lane, Wyke – 5.42ha BS/E1.31 – Royds Hall Lane, Woodside – 4.65ha</p> <p>Shipley S/E1.3 – Buck Lane, Otley Road, Baildon – 6.31ha</p>

KIRKLEES		
Employment land requirements	Core Strategy Consultation (Dec 2010)	<p>Land for jobs to 2028 Light and general industry: 135 ha Storage & Distribution: 42 ha Offices: 225,000 sq m or 31 ha</p>
Existing supply	Employment Land Supply Review 2009	<p><u>Total supply (for industry): 157.15ha (47.93ha on sites over 5ha)</u> <u>North Kirklees area (e.g. Batley, Dewsbury, Cleakheaton & Heckmondwike) : 72.17ha (16.47ha on sites over 5ha)</u></p>
Major sites (> 5 ha)		<p><u>North Kirklees sites (over 5ha)</u> Ref: B0230 (UDP 11.10) 26-42 Smithies Moor Lane, Birstall Smithies, Batley: 5.20ha Ref: M0141 (UDP 9.2) Land NE & SW of 50-60a, Slipper Lane, Mirfield: 11.27ha</p>

NEIGHBOURING AUTHORITY	PLAN / DATA SOURCE	DETAILED INFORMATION
WAKEFIELD		
Employment land requirements	Core Strategy (adopted April 2009)	<u>Employment land requirements to 2021</u> 350 ha of employment land Additional requirement 95 ha of new land for wholesale & freight distribution (along the M62 corridor)
Existing supply	Annual Monitoring Report (Dec 2010) Core Strategy (adopted April 2009)	April 2010 basedate: 335.7 ha of land available for employment. 255 ha existing supply: 75 ha for commercial offices 85 ha for light / general industry 95 ha for storage / distribution
Major sites (> 5 ha)	Site Specific Proposals – Consultation Draft (August 2010)	Newmarket Colliery (W40A) North of Wakefield (M62 J31): B8 - 33ha Wheldale Colliery (N117) Castleford: B2 - 9ha; B8 – 9ha; Total – 18ha Land at Shilling Hill (N122) Knottingley: B8 – 22ha Normanton Industrial Estate Extension (N119) Normanton: B8 – 88ha Trinity Farm, Ferrybridge (N4) Knottingley: B8 – 26ha Silkwood Oark, Ossett (W111i) Wakefield: B1a – 1ha; B1 – 9ha; B2 – 9ha; Total – 19ha Calder Park (W178) Wakefield: B1a – 29ha Former Prince of Wales Colliery (N1A) Pontefract : B1a – 20ha Wakefield East (W149) Wakefield: B1 – 6ha; B2 – 5ha; B8 - 6ha; Total – 17ha Glasshoughton (N71) Castleford: B1 – 9ha; B2 – 10ha; B8 – 10ha; Total – 29ha Land at Snowhill (W1A) Wakefield: B1a – 13ha

HARROGATE		
Employment land requirements	Core Strategy (adopted February 2009)	<u>Land for jobs and business (2005-2021)</u> Boroughbridge – 1ha (existing) + 3ha (new sites) Harrogate town – 4ha (existing) + 5ha (new sites) Knaresborough – 9ha Ripon - 15ha Rural East - 5ha Rural West - 3ha Total: 37 ha + 8 ha new employment land = 45 ha
Existing supply	AMR (Dec 2009)	24 ha of employment land
Major sites (> 5 ha)		None

NEIGHBOURING AUTHORITY	PLAN / DATA SOURCE	DETAILED INFORMATION
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SELBY		
Employment land requirements	Core Strategy Publication Draft (January 2011)	45 hectares of employment land to 2026 Selby & Hinterland: 22-27 ha Tadcaster: 5-10 ha Sherburn-in-Elmet: 5-10 ha Rural areas (inc. Eggborough & A19 corridor): 5 hectares
Existing supply	AMR (December 2010) April 2010 basedate	Employment land available by use class: B1: 204.94ha; B2: 18.73ha; B8: 14.18ha; Multiple: 10.89ha; Allocations 37.04ha Total: 285.78ha
Major sites (> 5 ha)		<u>Allocated sites</u> BAR/1: Barlby Road, Barlby – 5.4ha (B1/B2/B8) BAR/1A: Rear of Olympia Mills / BOCM, Barlby – 7ha BRAY/1: Selby Business Park, Brayton – 4.9ha (B1a / B8) TAD/3: London Road, Tadcaster – 9ha (Mainly B1)*

APPENDIX G

ASSESSMENT OF THE NEED FOR LOCAL INDUSTRIAL & WAREHOUSING LAND AND PREMISES

Defining local areas

The definition of 'local employment' is itself open to debate. To some it might mean within walking distance in the local neighbourhood or village, to others within a short drive or bus journey or within the same town or city.

To allow any meaningful analysis to be undertaken on local employment opportunities it is important to know the scale and type of existing employment floorspace on a local area basis. The City Council do not hold any aggregate information on existing employment floorspace but the Office for National Statistics publish relevant data. The smallest area this data is available for is Middle Super Output Areas (MSOAs). These areas are typically home to about 6,000-7,000 people and form the basis of neighbourhoods that are used to formulate the City Council's Neighbourhood Index¹¹. There are a total of 108 MSOAs in Leeds MD.

ONS publish data on the amount of retail, office, factory and warehouse floorspace in each MSOA. The latest data is available for 2008. The office, factory and warehouse data is relevant to this study as they equate broadly to the office, industry and warehouse sectors being assessed here. Because slightly different definitions are used to define the sector the floorspace data will not fully match up with the B class land uses. An adjustment has been made to match the ONS floorspace figures with the B class floorspace estimates derived from employment data used in this study.

MSOAs are considered to be too small to be used in themselves as the basis for planning for future employment land and floorspace at a local level. Within urban areas many MSOAs are relatively small in terms of land area and are also largely built up. There will usually be little scope to provide further employment land in such areas. The MSOAs have therefore been combined into larger areas. This has been done on the basis of the City Council's Area Committees structure. The district has 10 Area Committees made up of two to four council wards each. The areas are divided into five wedges (East, North East, South, West and North West) radiating out from the city centre with each wedge having an inner and outer committee. The inner committees are generally made up of wards in the inner area and suburbs of the Leeds urban area with the outer committee made of wards in the outer suburbs and outlying towns (such as Otley, Wetherby, Morley and Garforth) and villages. The area committees vary in size but on average are home to about 75,000 people each. A full list of area committees and their make up in terms of wards and MSOAs is set out in Appendix H.

¹¹ See link for further details:
http://www.leeds.gov.uk/About_Leeds/Statistics/Neighbourhood_Index.aspx

Local supply of industrial & warehousing floorspace

Table G1 below compares the existing floorspace in the industrial and warehousing sectors in each Area Committee Sub Area with the amount that would be expected if floorspace was spread evenly across the district according to the working age population of each area. This simple analysis shows the relationship between existing local job opportunities in the sector against the number of people, on average, that would be expected to be working in the sector. It shows that four areas of the district have more floorspace in the sector than would be expected and six areas have less floorspace. There is a marked difference between the highest and lowest proportions. Inner South area has over three times as much floorspace as would be expected and Inner North East only 16%.

Table G1: Comparison between estimated existing occupied industry & warehousing floorspace and that expected according to the population size by Area Committee, 2010

Area Committee	Population estimate 2010	Industry & Warehousing		
		Expected occupied floorspace (000s sq m)	Estimated occupied floorspace (000s sq m)	% of need met in local area
Inner East	79,006	336	401	119%
Inner North East	69,495	296	48	16%
Inner North West	101,528	442	159	36%
Inner South	77,268	311	971	312%
Inner West	49,246	210	241	115%
Outer East	83,650	356	226	63%
Outer North East	61,143	260	140	54%
Outer North West	85,771	364	281	77%
Outer South	88,819	378	377	100%
Outer West	69,657	296	406	137%

This uneven distribution of existing floorspace does not necessarily represent a problem. To a great extent it reflects the historical growth of Leeds, with industrial businesses favouring sites along river/canal and railway corridors and latterly close to motorways which are found mainly in the southern half of the district. However, it may be particularly relevant to decisions relating to protection of existing employment area where consideration needs to be given as to whether there are sufficient local employment opportunities available.

Table G2 takes the analysis further by factoring in the future requirement for industrial and warehousing land in the district identified during the study period (see Table 12). The table assesses the cumulative need across the three key time periods 2010-16, 2010-21 and 2010-26. The analysis assumes that each area provides enough floorspace to accommodate 75% of the estimated need generated by that area. Existing floorspace counts towards meeting this need. 75% has been selected, rather than assuming that each area meets all its needs, because it much allows more flexibility in meeting the overall requirement across the district. In effect, according to the analysis in Table E1, it assumes that four areas of the district are not currently providing enough industrial and warehousing floorspace (Inner NE, Inner NW, Outer NE and Outer East). Areas that meet over 75% of their local need are considered to be in 'surplus' in terms of consideration of local need. Clearly there

would have to be some areas in 'surplus' if the district is to meet its overall requirement but this is a separate consideration.

To assess future needs the net additional floorspace required over the relevant time period has been calculated for each sub area based on the overall requirement for the district. This is proportionate to the forecast population of the area¹². An allowance has been made for loss of existing floorspace as per the methodology for calculating the district wide requirement. It has been assumed that floorspace lost will be proportionate to the amount of existing floorspace in the area. Future requirements have then been added to the existing identified deficiency/surplus to determine the local employment requirement, as per the following calculation:

<p>Local employment land requirement = [Existing deficiency/surplus] + [allowance for loss of existing floorspace in area] + [net additional floorspace required] + [margin of choice]</p>

The table expresses the requirement as a floorspace requirement which has been converted into a land requirement using the standard plot ratio assumptions. The high figure assumes a plot ratio of 35% and the low figure a plot ratio of 40%.¹³

Table G2: Local need for industrial & warehousing floorspace and land by area committee sub area, 2010-2026

Sub Area	2010-16			2010-21			2010-26		
	F/S (000s sq m)	Land Req (ha)		F/S (000s sq m)	Land Req (ha)		F/S (000s sq m)	Land Req (ha)	
		High	Low		High	Low		High	Low
Inner East	(76)	(22)	(19)	(23)	(6)	(6)	23	7	6
Inner North East	176	50	44	176	50	44	176	50	44
Inner North West	189	54	47	205	58	51	213	61	53
Inner South	(571)	(163)	(143)	(441)	(126)	(110)	(318)	(91)	(79)
Inner West	(49)	(14)	(12)	(23)	(7)	(6)	2	1	0
Outer East	73	21	18	126	36	31	185	53	46
Outer North East	70	20	17	85	24	21	98	28	25
Outer North West	35	10	9	69	20	17	99	28	25
Outer South	(45)	(13)	(11)	0	0	0	46	13	11
Outer West	(125)	(36)	(31)	(78)	(22)	(20)	(33)	(9)	(8)

* Figures in brackets represent a surplus of existing employment floorspace/land relative to local need over the period.

The results in Table G2 show that by 2016, five sub-areas will have a deficiency of industrial and warehousing floorspace (Inner NE, Inner NW, Outer East, Outer NE, Outer NW). By 2026 the Inner East, Inner South and Inner West will also have a

¹² The assessment assumes that the existing working age population distribution will remain the same. Further assessment of future growth scenarios will be necessary if they suggest that the distribution of population will change significantly.

¹³ See Appendix 1 for further explanation of plot ratios.

small deficiency. This analysis assumes that no additional employment land is developed.

APPENDIX H

AREA COMMITTEES BY WARD AND MIDDLE SUPER OUTPUT AREA / NEIGHBOURHOOD

EAST & NORTH EAST AREA

INNER EAST		
Wards	Middle Super Output Area / Neighbourhood	
	Middle SOA	Neighbourhood
Burmantofts & Richmond Hill	Leeds 035	Seacroft North
Gipton & Harehills	Leeds 040	Fearnville, Hollin Park, Beechwood, Brooklands
Killingbeck & Seacroft	Leeds 047	Gipton North
	Leeds 048	Harehills Triangle
	Leeds 050	Seacroft South
	Leeds 053	Harehills
	Leeds 060	Gipton South
	Leeds 061	Crossgates and Killingbeck
	Leeds 064	Lincoln Green and Ebor Gardens
	Leeds 065	Harehills - Comptons, Sutherlands and Nowells
	Leeds 070	Osmondthorpe, East End Park
	Leeds 075	Cross Green, East End Park and Richmond Hill

OUTER EAST		
Wards	Middle Super Output Area / Neighbourhood	
	Middle SOA	Neighbourhood
Cross Gates & Whinmoor	Leeds 029	Wellington Hill, Whinmoor and Red Hall
Garforth & Swillington	Leeds 041	Swarcliffe
Kippax & Methley	Leeds 057	Manston, Stanks
Temple Newsam	Leeds 069	Halton, Whitkirk
	Leeds 072	Halton Moor, Wykebecks
	Leeds 073	Colton and Austhorpe
	Leeds 074	Garforth
	Leeds 077	East Garforth
	Leeds 087	Swillington, West Garforth and Little Preston
	Leeds 088	Kippax East, Ledston, Micklefield
	Leeds 089	Kippax
	Leeds 103	Allerton Bywater, Methley and Mickleton

INNER NORTH EAST		
Wards	Middle Super Output Area / Neighbourhood	

	Middle SOA	Neighbourhood
Chapel Allerton	Leeds 020	Roundhay Park
Moortown	Leeds 023	Moortown Central
Roundhay	Leeds 024	Roundhay
	Leeds 025	Carr Manor
	Leeds 031	Meanwood
	Leeds 032	Brackenwood and Gledhow
	Leeds 034	Chapel Allerton Village
	Leeds 037	Oakwood and Gipton Wood
	Leeds 038	Meanwood "6 Estates"
	Leeds 042	Chapelton

OUTER NORTH EAST		
Wards	Middle Super Output Area / Neighbourhood	
	Middle SOA	Neighbourhood
Alwoodley	Leeds 001	Wetherby West
Harewood	Leeds 002	Wetherby East, Thorp Arch and Walton
Wetherby	Leeds 005	Bramham, Boston Spa and Clifford
	Leeds 006	Bardsey, East Keswick, Collingham, Linton and Harewood
	Leeds 012	Alwoodley West
	Leeds 015	Alwoodley East
	Leeds 018	Moor Allerton
	Leeds 022	Scarcroft, Scholes and Shadwell
	Leeds 030	Aberford, Barwick, Lotherton and Thorer

CENTRAL & SOUTH AREA

INNER SOUTH		
Wards	Middle Super Output Area / Neighbourhood	
	Middle SOA	Neighbourhood
Beeston & Holbeck	Leeds 082	Holbeck
City & Hunslet	Leeds 084	City Centre, Hunslet Green and Thwaite Gate
Middleton Park	Leeds 085	West Hunslet and Hunslet Hall
	Leeds 086	Beeston Hill
	Leeds 090	Beeston Millshaw, Elland Road and Cottingley
	Leeds 091	Beeston - Parkside and Cross Flatts
	Leeds 092	Belle Isle North
	Leeds 094	Belle Isle South
	Leeds 099	Middleton Park, Manor Farm and Sharp Lane
	Leeds 101	Middleton and Westwoods

OUTER SOUTH		
Wards	Middle Super Output Area / Neighbourhood	
	Middle SOA	Neighbourhood
Ardley & Robin Hood	Leeds 093	Churwell
Morley North	Leeds 095	East Gildersome and Morley Springfields
Morley South	Leeds 096	Drighlington and West Gildersome
Rothwell	Leeds 097	Woodlesford, Oulton
	Leeds 098	Rothwell
	Leeds 100	Carlton, Robin Hood N, Rothwell Haigh, Royds Lane
	Leeds 102	Morley East
	Leeds 104	Morley West
	Leeds 105	Middleton Heritage Village, Robin Hood S, Lofthouse and Thorpe
	Leeds 106	Morley - Bruntcliffe, Howley Parks and Tingley
	Leeds 107	East Ardsley
	Leeds 108	West Ardsley

WEST & NORTH WEST AREA

INNER WEST		
Wards	Middle Super Output Area / Neighbourhood	
	Middle SOA	Neighbourhood
Armley	Leeds 046	Broadleas, Ganners, Sandfords
Bramley & Stanningley	Leeds 051	Bramley Whitecote
	Leeds 052	Stanningley, Rodley
	Leeds 058	Bramley
	Leeds 059	Bramley Hill Top, Raynville and Wyther Park
	Leeds 067	Upper Armley
	Leeds 071	Armley, New Wortley

OUTER WEST		
Ward	Middle Super Output Area / Neighbourhood	
	Middle SOA	Neighbourhood
Caverley & Farsley	Leeds 039	Calverley, Farsley North
Farnley & Wortley	Leeds 062	Farsley South
Pudsey	Leeds 066	Thornbury
	Leeds 068	Swinnow
	Leeds 076	Pudsey - Waterloos, Tyersals, Westroyds
	Leeds 078	Farnley
	Leeds 079	Pudsey Central, Littlemoor
	Leeds 080	Gamble Hill, Moorside
	Leeds 081	Upper Wortley
	Leeds 083	New Farnley, Lower Wortley

INNER NORTH WEST		
Wards	Middle Super Output Area / Neighbourhood	
	Middle SOA	Neighbourhood
Headingley	Leeds 017	Tinshill
Hyde Park & Woodhouse	Leeds 019	Ireland Wood, Lawnswood
Kirkstall	Leeds 026	West Park and Weetwood
Weetwood	Leeds 033	Hawksworth Wood
	Leeds 036	Far Headingley
	Leeds 043	South Headingley
	Leeds 044	Headingley Central
	Leeds 045	Kirkstall
	Leeds 049	Hyde Park, Woodhouse
	Leeds 054	Hyde Park, Burley
	Leeds 055	Little London, Sheepscar
	Leeds 056	Burley
	Leeds 063	Little Woodhouse

OUTER NORTH WEST		
Wards	Middle Super Output Area / Neighbourhood	
	Middle SOA	Neighbourhood
Adel & Wharfedale	Leeds 003	Otley – Newalls / Weston Lane
Guiseley & Rawdon	Leeds 004	Otley
Horsforth	Leeds 007	Arthlington, Bramhope, Pool and Carlton
Otley & Yeadon	Leeds 008	Hawksworth Village, Tranmere Park
	Leeds 009	Guiseley
	Leeds 010	Yeadon - Henshaws, Sothway, Westfields
	Leeds 011	Yeadon - Rufford Park, Yeadon Tarn
	Leeds 013	Cookridge, Holt Park
	Leeds 014	Rawdon North
	Leeds 016	Adel
	Leeds 021	Horsforth - Brownberries, West End
	Leeds 027	Horsforth, New Road Side, Stanhopes and Rawdon South
	Leeds 028	Horsforth Central

**APPENDIX J
FIVE MAPS OF THE LEEDS DISTRICT SHOWING THE LOCATION
OF OFFICE AND INDUSTRIAL AND WAREHOUSE SITES TO BE
RETAINED, REMOVED OR LDF TO DETERMINE**