

Appendix 1

Identified Office Employment

SHLAA Ref	Address	Capacity sqm	Comment
2002362	Flax Warehouse (formerly Marshall House) Marshall Street LS11	390	This was a live permission at the base date of the plan 1/4/2012 for 390sqm of offices.
2002400	Whitehall Riverside Whitehall Road LS1	35184	Permission given in 2013 for 3 office blocks with a total of 35184sqm of B1a office space.
2003139	Adj West Point Wellington Street LS1	14100	Site under construction as an office development in 2014
2003993	3 Wellington Place Whitehall Road LS1	13565	Site with planning permission for offices. Reserved matters approval 10/02974/RM
2003994	10 Wellington Place Whitehall Road LS1	4350	Site benefits from permission for office development of 4350sqm (10/02973/RM)
2004840	Extension At Cloth Hall Court Infirmary Street LS1	4350	Office extension scheme completed after base date of plan (1/4/2012)
2005020	6 Queen Street And 28a York Place LS1	8070	Office development 09/05038/FU & 12/04569/FU not completed before base date of plan 1/4/2012
2005100	10 - 11 Sweet Street Holbeck LS11 9DB	7900	Site with permission for 7900sqm of offices
2005700	Former John Peters Armley Road	1281	This is an ex retail unit of John Peters furnishings. It is located in an area that is light industrial with some retail. Housing exists to the south west across the railway line. Although previously a retail unit employment uses in this area would be suitable.
2005740	Warehouse Sweet Street LS11	13515	Site has planning permission (13/04476/OT) for office building of 13515sqm
2005750	1 Victoria Place Holbeck LS11 5AN	667	Existing office has planning permission (14/04149) for office extension over existing car park.
2005760	Kirkstall Road - Maxis Restaurant site	3034	Current site with approval for demolition of the existing building and construction of mixed use development consisting of office, hotel and use classes A1, A2 & A3 floorspace and basement car parking under 13/01198/OT.
2103380	City West Office Park Gelderd Road Leeds 12	4160	This site is part of a Business Park (City West) off Gelderd Road near the centre of the town. As it is within a Business Park the site is ideally located for employment uses.
2104460	Tristram Centre Brown Lane West Ls12	650	Site appears to be newly developed. Includes 2104460 and 2104690.
2302404	R/o Arlington Business Centre Millshaw Park Avenue Ls11	3280	Site has planning permission for 2 storey office development
2302835	Phase 2c Capitol Park Tingley Common Tingley Wf3	4400	Remaining part of employment allocation available for development.
2302837	Flats Adj Block B Capitol Park Tingley Common Tingley Wf3	476	Plot within UDP allocated Capitol Park remains available for development

2602760	Bodington Business Park Otley Road Ls16	24375	UDP Employment allocation. Northern part has permission for residential, rest of site to be retained for employment.
2603710	Site 4 Oatland Lane Meanwood Ls7	160	Local Authority application for various works which includes a small amount of office for a Neighbourhood Office. App 08/02852.
2701510	Low Lane Horsforth	8302	Permission for four storey office building approved March 2014 (13/04490/FU). Nearing completion.
2801002	Ph3 Rawdon Park Green Lane Yeadon	510	The site has planning permission for offices.
2900890	Warren House Lane Harrogate Rd Yeadon Ls19	3000	Site is part of a larger development site, which has in part been developed out, allocated as a Key Business Park in the UDP. It is proposed that the site is carried forward for commercial use.
3103954	Park Hill Farm Park Hill Studio Walton Road Wetherby	579	Identified Site. Site has obtained planning permission for office use. Recent variation of condition application increased the office floorspace on the site and extended the time period of the consent
3203250	Plot 4500 Century Way Thorpe Park Ls15	7463	Part of Thorpe Park which is key business park.
3203252	Plot 4400 Park Approach Thorpe Park Ls15	360	Part of Thorpe Park which is key business park.
3203254	Plot 3175 Century Way Thorpe Park Ls15	3000	Previous unimplemented consent under 09/00829/RM for three storey office block with car parking.
3306161	Residual Site Station Road Allerton Bywater Wf10	5550	UDP Employment allocation, part of a wider permission for mixed use development comprising residential and employment (13/05235/FU).
3306221	Ph1a Offices Hawks Park North Newhold Aberford Road Garforth	1860	UDP employment allocation. Forms part of wider permission for an employment park (12/00725/OT)
3306222	Ph1b Offices Hawks Park North Newhold Aberford Road Garforth	9290	UDP employment allocation. Forms part of wider permission for an employment park (12/00725/OT)
3306260	Former Colliery Offices Site Park Lane Allerton Bywater Wf10	1400	UDP Employment allocation. Forms part of a wider permission for mixed use development comprising residential and employment (13/05235/FU).
Total Identified Office Employment (sqm)		185221	

Identified Mixed Use with Office Employment

SHLAA Ref	Address	Capacity sqm	Comment
181	Sweet Street West (20) - Management Archives	1850	Outline permission in 2010 for mixed use development comprising 140 flats, 1,850sqm of offices and 140sqm of A1.
202	Silver Street - Midland Mills LS11 9YW	3310	Suitable for mixed office/residential development. Permission granted in 2010 to convert and extend the listed mill building with 3112sqm offices and 15 flats.
205	Granary Wharf Car Park, off Water Lane LS11 5PS	6800	Suitable for mixed residential/office development. Planning permission was given in 2008 and renewed in 2011 for 68 flats, 6,800sqm of offices and 650sqm of A3/A4 use.
208	Mabgate, Macaulay Street, Argyll Road (land between)	3670	Site close to the boundary of the city centre. Suitable for mixed office/residential development. Previous permission 08/01248/OT extended in 2013.
376	Ring Road West Park, Silk Mill Way and Iveson Drive Iveson Drive	4950	Suitable site for residential and employment uses. Site has outline planning permission from 2010 for mixed use development with 485 dwellings and offices (4950sqm)
402	Cropper Gate - Mayfair LS1	3620	Suitable city centre site for office/residential development. Planning permission granted in 2009 (20/283/04/FU) for 266 dwellings with 3,620sqm of office space
405	Globe Road - Tower Works LS10	141	Very accessible central site. Site suited to office and residential development. Office development largely completed prior to the base-date of the Plan. A more recent change of use for 141sqm remains to be completed.
409	Bath Road LS11	11930	Suitable site for mixed office/residential development. Planning permission was extended in March 2012 for 18,603m2 of residential apartments (indicatively 240 units), 11,930m2 of B1 business space.
423	Whitehall Road - Aireside	14000	Outline planning permission anticipates 600 dwellings within a predominantly office area. The site adjacent to the river would be more attractive for residential development, but with offices at lower floor levels.
433	Globe Road - Doncasters/Lattitude LS11	3220	Large site adjacent to the canal next to Whitehall Road. Site has had permissions in past for mixed use including office and residential. Given area the site is suitable for a housing and employment mix. The small area of employment is based on the approved planning application.
445	Jack Lane / Sweet Street LS10	95570	Site is suitable and available for a mixed use development with residential, offices, leisure and "A" uses. It has lapsed permission for a large mixed use scheme 95570 for office, 3982 for A uses, 31760 for leisure and 296 apartments.
450	Globe Road / Water Lane LS11	18720	Suitable and available development site, with temporary car park permissions due to expire 2017. Mixed use comprises of 263 dwellings plus office floorspace of 18720sqm (taken from overlapping employment sites 2004680 (10660sqm) and 2004545 (8060sqm).
454	Portland Crescent LS1	4000	Site has outline planning permission from 2007 which is still live by virtue of phase 1 being completed. This site is covered by phase 2 of the planning permission which anticipates between 2500 and 7000sqm of office space along with floorspace for 50 dwellings and hotel space. As per Issues and Options, assume 4000sqm for offices in a mixed use allocation
458	Sweet Street West (Land South of) Holbeck	14357	Suitable and appropriate site for mixed use development on the edge of Leeds city centre with outline planning permission. Includes residential, office and 0.3ha of general employment land.
626	Abbey Road - Kirkstall Forge LS5	14270	Site has planning permission for mixed use residential scheme.
626	Abbey Road - Kirkstall Forge LS5	14270	Site has planning permission for mixed use residential scheme.
1122	Mill Lane - Garnetts Paper Mill, Otley	604	Site suitable for residential development with offices.

3017	St Peters church & house	93	Permission granted for mixed residential office scheme.
5123	30 Sovereign Street, Leeds, LS1 4BA	205	Suitable building for mixed office/residential conversion with permission granted in 2010
2004517	Latitude Blue Office Bldg 2 At S/o Doncasters Monkbridge Works Whitehall Road Ls12	13940	Site has planning permission for office development.
2004519	S/o Doncasters Monkbridge Works Whitehall Road Ls12	36440	Suitable city centre site for office development. Suitable for high density residential. Outline permission for office and residential development with supporting uses.
Total Identified Mixed Use with Office Employment (sqm)		265960	

Proposed Allocations for Office Employment

SHLAA Ref	Address	Capacity sqm	Comment
2003996	Plot 6b Wellington Place Whitehall Road Leeds 1	20500	Suitable and available centrally located site for office development. Part of a wider scheme with outline planning permission for mixed use, including offices.
2003999	Aireside Centre Redevelopment Whitehall Road Northern Street LS1	163000	Active interest from developer MEPC to develop offices on this central city centre site.
2004069	Office Scheme Wellington Road & Gotts Road Leeds 12	20370	Site is on the edge of the City Centre adjacent to the City Island residential block. A great deal of office and light industrial is close to this area including the Latitude scheme to the south-east and Wellington Road Industrial estate across the road. With this in mind the site can be seen as being ideal for employment.
2005400	Hunslet Lane Hunslet Leeds	6000	Site suitable for redevelopment to provide linear office building
2005630	Kirkstall Road Car Park	22298	Overlaps with housing site 2024 which is no longer being proposed as a housing site. Part of the site would be suitable for a multi storey office building. Part would be suitable as a multi-storey car park. Part should be provided as greenspace
2104440	S/o Premier House Ring Road Royds Lane Ls12	4910	Site is in a predominantly industrial area. Has had prior permission for B8 from 2007. An extension was given in 2010 which expired in May 2013. Site is ideally located for employment uses.
2105090	St Anthony's Road Beeston	3295	Occupied industrial buildings with recent permission for offices on part of site.
2302836	Phase 3 Capitol Park Tingley Common Wf3	1600	Site suitable for office development
2401781	Ph2 Arlington Mills Armley Road Pickering Street Ls12	1780	Site is a sloping green area. In the past it has had permission for office blocks. Given the area the site is suitable for employment uses. Likely to be office. Phase offices completed Nov 07; this site is Phase 2 of 24/331/05/FU. Consent will not lapse.
3402830	Land at Regent Street/Skinner Lane Leeds	10316	Site visit - Proposed Green. Commercial site with good access surrounded by employment uses.
Total Proposed Office Employment (sqm)		254069	

Preferred Mixed Use with Office Employment

SHLAA Ref	Address	Capacity sqm	Comment
CFSM051	Town Street, Farsley, Pudsey, Leeds, LS28 5UJ	5000	
187	Westgate - Brotherton House LS1 2RS	5000	Suitable for conversion to residential with lower floor offices. Development interest expressed.
198	Kirkstall Road - Yorkshire Chemicals Plc	31000	Site to be removed from the 'identified' list and instead included as a preferred site as part of the group of four sites making up a larger area to be masterplanned. Capacity is revised accordingly - 273 - recalculated based on CC density and halved to allow for mixed use - KH/LP/SS 19/11/14. Suitable for mixed use office development based on previous permission for 31000sqm of offices and close proximity to city centre boundary.
200	Quarry Hill	10000	Suitable for mixed use development with residential and office development. Quantity of apartments and offices reflects recent planning application.
216	Criterion Place, Sovereign Street	12596	Suitable site for office and residential. One office block was completed in 2014 to the western end of the site. Another office block is under construction to the eastern end of the site. The remaining central plot is preferred for a high rise residential scheme.
225	Water Lane - Westbank	20790	Site suitable for mixed office/residential scheme. Very accessible city centre site. Flood risk will be considerably improved by completion of the Leeds Flood Alleviation Scheme. Expect 20,790sqm of offices and 288 dwellings.
230	Westgate - Leeds International Swimming Pool	13243	Suitable central site for offices and residential.
411	York Street LS1	1000	Suitable site for office at ground floor level and residential at upper floor levels.
415	High Court LS1	707	Existing buildings suitable for conversion to office and residential. Current application for 9 flats and 707sqm of office space 14/05054/FU
420	Park Row (8)	1067	Suitable for conversion to residential development with offices at lower floor levels. Residential development interest shown through lapsed permission 20/324/00/FU.
431	The Calls (38)	112	Suitable for conversion to residential with offices at ground floor level.
443	Skinner Lane - Jayco House LS7	247	
449	Duncan Street (7)	428	Opportunity for upper floor conversion to provide office floorspace and dwellings.
456	The Calls (rear 2-28) LS2	600	Suitable and available, site is subject to a 2014 planning application for mixed use residential and office space (600sqm).
1009	Marshall Street - 1953 Building, Holbeck	1073	Suitable location for mixed office/residential development
1010	Bridge Street, Baker House	1000	Suitable city centre location for mixed use scheme with office at ground floor level adjacent to A64 and apartments on upper floors.
2001	St Peters Square	600	Suitable site for infill development with offices at ground floor and residential at upper floor levels.

2004	North Street - Leeds College of Building	4500	City centre site suitable for office and residential development.
2023	Wellington Street - YEP LS1 1RF	37000	Highly visible landmark site on the western side of the city centre suited to mixed office/residential development with greenspace and supporting uses.
2028A	Great George Street - LGI	12000	Health trust expects to dispose of older buildings on site including the Gilbert Scott and Brotherton wings which are covered by site 2028A. Site would be suited to part conversion to conserve the listed elements and part redevelopment to provide a mix of residential and office space.
2031	Water Lane Railway Triangle	5000	Site suited to high-rise mixed office apartment scheme. Limited access from the south will require investment.
2039	Thorpe Park, undeveloped non-submitted land	83615	Permission12/03886/OT for mixed use development with B1 office, A uses, hotel (C1), leisure facilities (D1, D2), multi-storey car park likely to be superseded by revised scheme with housing, offices, retail and other supporting uses.
3390	Washington Street and Kirkstall Road, Leeds	5000	Suitable site for offices and high density housing on the fringes of the city centre. Needs to be properly masterplanned with similar nearby sites.
3393	Kirkstall Road, Leeds	5000	Suitable site for offices and high density housing on the fringes of the city centre. Needs to be properly masterplanned with similar nearby sites.
3408	Wellington Road, Leeds	5000	Suitable site for offices and high density housing on the fringes of the city centre. Needs to be properly masterplanned with similar nearby sites.
2005550	Wellington Plaza Wellington Street	127	Development interest expressed for residential redevelopment with a small amount of office space. Such development would have policy support in this location.
Total Preferred Mixed Use with Office Employment (sqm)		261705	

Not Proposed for Office Employment

SHLAA Ref	Address	Capacity sqm	Comment
EMP00283	Kidacre Street, Motorcycle Training Area	0	The HS2 route to the Leeds terminus affects this site. Whilst some land may be developable which lies beyond the area of safeguarding, there will be blight from the uncertainty and from construction nuisance. Masterplanning by consultancy Arup may subsequently reveal which land can be developed and when. But until then, it is prudent to assume that no office space will be possible.
CFSE003	Land Between Apex View, Dewsbury Road & Meadow Road, Leeds	0	Located immediately adjacent to major vehicle infrastructure (the road network). Site may be constrained by efficient access on and off the M621 slip roads. However existing office development adjacent to site. More attractive and likely viable sites in area.
CFSE002	Land at Newton Lane, Allerton Bywater, WF10 2AA	0	Newton Lane acts as a natural boundary to Allerton Bywater. If this site were developed the settlement boundary would shift to the north of Newton Lane setting a dangerous precedent for further expansion into the Green Belt.
2000721	Kidacre Street - former gas works site	0	The line of HS2 runs through the core of the site. Whilst some office/residential development may be possible on the fringes of the site beyond the safeguarding line, there is uncertainty over what land will be required for construction and uncertainty over detailed plans and timescales. Therefore, allocations cannot be proposed until there is more certainty about land availability and timing.
2004179	S/o 20-22 Manor Road Holbeck LS11	909	Site no longer available. Mixed use predominantly residential scheme completed in December 2008.
2004330	Land Off Manor Road Ingram Row & Sweet Street	10275	Site unlikely to be available for office development. Planning application for housing scheme likely to be approved.
2004730	Office Elements Harewood Quarter LS2	9260	Whilst an original outline permission contained 9260sqm of office space, as reflected in Issues and Options, Phase II of the Victoria Gate scheme is shaping up to have no office content.
2004790	9, 10 & 12 South Parade Leeds LS1 5QS	9150	Offices (09/02975/FU) – Completed 01/03/2012 - before the base date of the plan.
2004990	Jack Lane/grape Street Hunslet Ls10	1440	Site already developed for employment use.
2005010	Globe Road Leeds LS11	280	Building has been occupied as an office since before the base date of the plan.
2005030	Arches 1 - 8 Church Walk LS2	0	Site not available as it is being used for day nursery
2005050	11-14 Bond Court LS1	200	Change of use 09/03717/FU completed before base date of plan.
2005580	Manor Court Manor Road Leeds	0	Site preferred for residential development with no office element. See housing site 1082
2005640	Leeds Club Albion Place	0	Not available because site has become fully established as a conference and hospitality venue.
2005670	Crown Street - White Cloth Hall LS2	0	Site suited to mixed retail/residential development without offices.
2005690	Meadow Lane frontage - Apex Business Park	0	The HS2 route to the Leeds terminus affects this site. Whilst some land may be developable which lies beyond the area of safeguarding, there will be blight from the uncertainty and from construction nuisance. Masterplanning by consultancy Arup may subsequently reveal which land can be developed and when. But until then, it is prudent to assume that no office space will be possible.

2201930	Thorpe Hall Thorpe Lane Thorpe Wf3	0	Site is a historic building falling into disrepair. Negotiations are continuing to release land for housing to fund repair of the house. However, the use of the house is as yet undecided and given the location office use may be unlikely.
2201970	Adj Dunford House Green Lane Methley Ls26	270	Out of centre location considered unsuitable for employment. No current permissions.
2302530	Rods Mills Lane - High St Morley	0	Site preferred for housing
2303441	Warehouse Units Adwalton Business Park Wakefield Road Drighlington Bd11	580	Not available for employment due existing new building.
2303459	Peel Mills Commercial Street Morley Ls27	430	Site not available because of relatively new residential and office development
2304500	Unit 1 Adwalton Business park 132 Wakefield Road Drighlington BD11 1DR	560	Not available for employment due existing, new building.
2401060	Former Loco Shed Site Off Royds Lane Ls 12	0	Site unavailable as being developed as full residential scheme for 154 dwellings under 14/00521/RM.
2402880	Cubic Business Centre Stanningley Road Ls13	1150	site is currently in employment use - permission 09/00695 completed
2403820	Swinnow Road Bramley Ls13	2663	More recent planning permission for housing development makes the site unavailable for employment uses.
2501640	Lane End Terrace Pudsey	975	Current employment site with planning permission for employment purposes. Retain
2502500	Midpoint Dick Lane Thornbury Bd4	0	Remove. Site under construction for residential development.
2502721	83-99 Bradford Road Stanningley Ls28	0	Remove. Planning permission granted for 92 flats and a two storey office block.
2502940	Richardshaw Drive Pudsey Ls28	0	planning permission granted 25/428/04/FU for 7 two storey office units in 3 blocks with 60 carparking spaces. Built and in use. Remove site no longer available.
2602360	St Marks Church St Marks Road Ls 6	0	Has been historic interest in conversion to offices, but the site is constrained by listed status and burial ground.
2603880	Royal Park Primary School Queens Road Ls6	660	Site to be used for Open Space. No longer available.
2701350	S/o Troy Mills Troy Road Ls18	1140	Permission for mixed use scheme (including offices) completed Spring 2010. The site is not available.
2802330	Office Element High Royds Hospital Redevelopment Bradford Road Guiseley	0	Not deemed to be an acceptable location for office use. Subsequent consent for residential granted.
2901610	Westgate, Otley	0	This site has been derelict/vacant for a number of years now and is proposed to come forward as part of a scheme with Ashfield Works. It is located within the town centre therefore town centre uses would be most appropriate. Access to the site is through a LCC car park.
3002680	355 Roundhay Road, Leeds	580	The site is not available for employment. Permission for petrol filling station (13/00296/FU).
3103830	Deighton Rd Wetherby	1210	Site not available. Required for residential use. Current planning application for 13 apartments pending.

3104060	Units A-d Cromwell Park York Road Wetherby Ls22	800	Site unavailable. Northern section of the site has been fully built out (as 2004 consent). The southern part of the site was subject to an approved planning application to extend the adjacent nightclub (The Engine Room), which post date the employment approval on the site
3104100	Adj Former Linton Springs Hotel Sicklinghall Road Wetherby Ls22	0	Site appears to have been recently converted into residential use as such it is not likely to be available for employment use. The site would create an isolated development within the Green Belt with poor transport links.Out of centre location.
3104330	S/o Travellers Rest Inn Harewood Road Collingham Wetherby	430	Not available for employment use. Recent consent for a nursery development post dates the previous office permission
3203123	Colton Mill Bullerthorpe Lane Ls15	60	Converted to five bedroom dwelling.
3203170	Residual Land At Temple Point Bullerthorpe Lane Ls15	0	UDP employment allocation. However, not available as the site has permission for 86 houses (12/01422/FU).
3203180	Red Hall Lane LS17	0	Offices not acceptable in this location and other B1 uses not realistic here. Option for residential use in line with adjacent land.
3400301	Hill Top Works Buslingthorpe Lane Ls 7	0	Site was in employment use. Recent interest for residential expressed.
3401980	Mansion & Former Kitchen Garden Gledhow Park Dri	0	A UDP Employment site. However, the site is not available as permission for residential was extended Nov 2013 (13/03145/EXT).
Total Not Proposed for Office Employment (sqm)		43022	

Identified General Employment

SHLAA Ref	Address	Capacity ha	Comment
2001250	Brown Lane Ls 12	0.99	The boundaries to the site are somewhat poorly defined. The site also has a high level of tree cover. The site is ideally placed for employment uses as it is effectively in the middle of a light industrial estate. The employment area reflects the site area.
2001251	Brown Lane Ls 12	0.18	Site part of larger site (2001250). Extensive tree cover. Site effectively in the middle of a large light industrial estate and therefore ideal for employment uses. The employment area reflects the site area.
2001252	Land Inc Plot 7 The Piggeries Brown Lane West Ls12	0.13	Site has poorly defined boundaries with heavy tree cover. Site in middle of light industrial estate and thus ideally situated for employment use.
2104060	S/o 30 Springwell Road Holbeck Leeds 12	0.39	Existing brownfield site. Recent planning permission (13/05855/FU-Change of use including part demolition, extension and alterations from office and warehouse to form 3 storage and distribution units each with ancillary trade sales counter). Given the type of permission and the local area this site is ideal for employment uses.
2104130	139 Gelderd Road Leeds 12	0.23	Any employment use involving structures on this site is based on a 2004 application (Extension of time of planning application 21/325/04/FU for 2 single storey wholesale warehouse units with 22 car parking spaces). This expired in May 2014. Currently being used as a hand car wash (09/03776). The site is on the edge of a large business/ industrial estate and is suitable for employment.
2104700	Ex- Boc Works Gelderd Road Ls12	3.28	Has permission for waste reclamation centre till December 2016 (11/04591/FU). Site is effectively in a large industrial area and so is suitable for employment.
2105040	Former Pack Horse Inn Gelderd Road LS12	0.26	Site available and suitable for general employment
2105070	Former Lord Nelson Inn 22 Holbeck Lane Holbeck	0.11	Site is in middle of a an industrial area. Suitable for employment use. Application 12/03172/FU Change of use of former public house to B1/B8 use & erection of two storey building with associated car parking & landscape. Permission granted is for the construction of new two storey building with total floor area of 528m2. The space will be split into 33% office use, 57 % storage and warehouse use and 10% inspection and packing areas. 14/01891/FU - refusal for Hand Car Wash - Appeal in progress.
2105170	Latchmore Road LS11	0.63	Current site with approval for change of use from coach vehicle depot to brewery equipment manufacturing factory (B2) under 13/04859/FU.
2105180	48-52 Springwell Road Holbeck LS12 1AW	0.15	Current site with approval for one detached block of four industrial units under 13/02877/FU.
2202540	Holme Well Road Middleton LS10 4SL	0.18	Current site with approval for detached office/warehouse unit (Class B1/B2/B8) with car parking under 14/00553/FU.
2300262	Plots 210-220 Howley Park Ind Est Morley	3.54	Site is large Green area in middle of an industrial estate. Ideally located for employment use.
2300267	Plot 460 Howley Park Ind Est Morley	1.15	Site has had recent permission. 13/00904/FU - Soil treatment facility together with new [replacement] access to existing quarry, incorporating shared access arrangements and internal haul road, site office, car park, wheelwash and weighbridges. Site is middle of industrial estate and therefore ideal.
2300268	Plots 410 & 420 Howley Park Road East Morley Ls27	1.81	Site is part of UDP allocation (E3B.11). On edge of large industrial estate. Ideal for employment uses.
2300894	Adj Ravenheat Ltd Chartists Way Morley	0.09	Suitable available site. Not protected greenspace.
2301350	Howley Park Ind Est Morley	2.37	Suitable and available site for general industrial development

2301611	Wakefield Road Gildersome	3.57	Suitable, available and accessible site close to the M62
2302750	Topcliffe Lane Tingley Ls27	1.28	Vacant plot of UDP allocated industrial estate. Available for development
2303020	Hub62 Bruntcliffe Road Morley Ls27	5.93	UDP allocation to be retained for employment development currently part occupied by Highways Agency as temporary site office and compound. Site has good access to the motorway and close proximity to a large workforce making it one of the more attractive locations for general employment use in Leeds. It is a suitable and deliverable part of Leeds' general employment land supply.
2304060	R/o Epsom Court Bruntcliffe Avenue Morley Ls27	0.29	UDP allocation to be retained for employment development. Brownfield site currently used for car parking with potential to be developed for modern employment purposes. The site is a suitable and deliverable part of Leeds' general employment land supply.
2304190	Unit A Bracken Park & Overland Industrial Estate Gelderd Road Gildersome Ls27	0.35	Site has planning permission for employment use and the proposed new units on this part of the site are yet to be developed (09/03934/FU & 10/05535/FU).
2304191	Units B C & D Bracken Park & Overland Industrial Estate Gelderd Road Gildersome Ls27	0.9	Site complete. Site has planning permission for employment use and the proposed new units on this part of the site are now completed (09/03934/FU & 10/05535/FU).
2401181	Allocated Site Chelsea Close Leeds 12	0.93	suitable for employment. Retain as important for local supply.
2401631	Tong Road/pipe & Nook La Ls 12	0.22	Site has planning permission for employment purposes. Retain.
2402152	Carr Crofts Drive Armley Moor Ls 12	0.17	Retain for employment. In keeping with surrounding land uses.
2403262	R/o Nina Works Cottingley Spring Gelderd Road Ls27	0.63	Unimplemented part of UDP allocation to be retained for future employment development. Vacant site to the rear of established B2/B8 operation.
2403810	Opp Ravell Works Gelderd Road Wortley Ls12	5.02	UDP allocation to be retained for employment development. The site benefits from excellent access to the transport network making it an attractive location for general employment use.
2404190	Lcc Depot Off Viaduct Road Leeds Ls4	0.28	UDP employment allocation being carried forward. Redraw to exclude viaduct.
2404192	Premises Of J W Hinchliffe Scrap Yard Weaver Str	0.28	UDP employment allocation being carried forward.
2404193	Former Gas Holder Station Burley Place Leeds Ls4	0.45	UDP employment allocation being carried forward. Outline permission for single storey self storage facility (11/02976/OT). Redraw to exclude viaduct.
2405330	Unit 2 St Anns Mills Off Commercial Road Kirkstall	0.22	Permission granted for general industry Dec 2009. Completed April 2012.
2405670	DSL House Wortley Moor Road Upper Wortley LS12 4JE	0.29	site has planning permission for 6 business units (b1/2/8). Retain. 12/02351/FU
2501660	Intercity Way Stanningley Ls13	0.5	High profile site situated directly on Stanningley by-pass. Suitable for B2 or B8 users. Retain.
2701530	Park Mill Leeds Road, Rawdon	1.6	Part of the land is car park for the current employment site, the remainder is vacant white land. New employment would need to be sensitive of the residential dwellings on New York Lane.
2801642	Adj Westfield Mills Yeadon	0.11	Site has planning permission for employment purposes.

2900891	Coney Park Harrogate Rd Yeadon Ls19	16.5	Site currently has temporary car parking and caravan storage uses on site, however, this would not preclude the site coming forward for employment use development. The site was identified in the UDP as a Key employment site/Business Park and it is intended to carry forward the employment designation.
2900893	Airport West Ph3 Warren House Lane Yeadon Ls19	0.45	Site is located within a Key Business Park (UDP allocation), retain for employment.
2900895	Airport West Ph4 Warren House Lane Yeadon Ls19	1.03	Site is located within a Key Business Park (UDP allocation), retain for employment.
2901210	White House Lane Yeadon Ls20	4.59	Retain the site as whilst it has topographical issues it has good access and whilst out of centre it is in a good strategic location.
2901470	East Of Otley (indicative Allocation) Off Pool R	5.02	Site suitable for employment. Retain site for employment uses inconjunction with bringing forward the remainder of the site for residential.
2901640	Pool Road Otley LS21 1EG	0.27	Site has planning permission for 5 light industrial units. Retain.
3104210	Units 512 & 515 Thorp Arch Trading Estate Wetherby Ls23 7bj	1.69	Identified site. The site formed part of a consent to refurbish the buildings into 24 industrial units. Part of the consent (on an adjacent site), has been implemented as such the consent to develop the site remains extant.
3104450	Land at Rudgate Walton Wetherby	0.12	Identified site. Relates to an extension to a existing industrial building. Sixe altered to reflect size of extension only
3200011	Manston La Sandreas Way Ls15	0.95	Undeveloped part of UDP allocation to be retained.
3202740	Coal Road Seacroft Ls 14	3.65	Site with planning permission under 11/00318/OT for a range of employment uses (B1(b + c), B2 and B8).
3203171	Land off Bullerthorpe Lane LS15	0.06	Unimplemented UDP allocation to be retained.
3203550	Holmecroft York Road Ls13 4	2.29	Identified site. Site benefits from extant planning permission for B1 (b+c) employment uses.
3303683	New Hold Est Garforth Plot 3-5	0.58	UDP employment allocation. The site has outline permission for B1 (excluding offices), B2 and B8 use. Permission extended July 2013.
3303689	New Hold Est Garforth Plot 9	0.15	UDP Employment allocation. Suitable for employment.
3303691	New Hold Est Garforth Plot 17	0.32	UDP employment allocation. Suitable for employment.
3305010	Proctors Site New Hold Garforth	1.11	UDP employment allocation. Permission for employment completed May 2013.
3305013	Exstg Works At Proctors Site New Hold Garforth	0.2	UDP employment allocation. The site has planning permission relating to an employment use (14/04237/FU).
3305014	Ash Lane Procter Bros Site	0.44	UDP employment allocation. The site was recently granted planning permission for a 2 storey workshop and ancillary office (10/02420/FU).
3305670	Peckfield Business Park Micklefield	7.28	UDP Employment allocation. The site is considered suitable for employment.
3305674	Unit3 Peckfield Business Park Micklefield	1.54	UDP employment allocation. The site has extant permission for employment.

3305990	6A & 7 Astley Way Swillington	0.68	Site situated in industrial park to the south east of Swillington. In January 2014 permission was granted for 13 new industrial units.
3306220	Ph2 Hawks Park North Newhold Aberford Road Garforth	16.64	UDP employment allocation. Forms part of wider permission for an employment park (12/00725/OT).
3306223	Ph1 Warehouse Hawks Park North Newhold Aberford Road Garforth	7.21	UDP employment allocation. Forms part of wider permission for an employment park (12/00725/OT)
3400620	Trent Road Torre Road Ls9	8.63	This site is 8.6 Ha. Allocated site. Site is not in centre and is within the area formerly defined in the EASEL AAP. Part has been developed for parking; part contains an old industrial building and the remainder of the site is vacant open land. Suitable for general employment.
Total Identified General Employment (ha)		119.91	

Identified Mixed Use with General Employment

SHLAA Ref	Address	Capacity ha	Comment
458	Sweet Street West (Land South of) Holbeck	0.3	Suitable and appropriate site for mixed use development on the edge of Leeds city centre with outline planning permission. Includes residential, office and 0.3ha of general employment land.
Total Identified Mixed Use with General Employment (ha)		0.3	

Proposed Allocations for General Employment

SHLAA Ref	Address	Capacity ha	Comment
CFSE005	Land at former Kirkstall Power Station	4.2	Retain. Former commercial site for power station with access.
EMP00326	Thorp Arch Trading Estate	72.2	Suitable site for general employment based on the land area subject to the planning application for 2000 dwellings. Issues of protecting the SEGI and historic character, highway capacity and relationship with sites identified in the Natural Resources and Waste Plan need to be resolved.
2000950	Leathley Road & Cross Myrtle Street LS11	0.15	Site suitable and available to be allocated for general employment. The site to the north is already allocated as a waste site in the Natural Resources and Waste DPD. There have been previous permissions for business units.
2101900	Parkside Lane Ls 11	1	LIKELY TO NEED SITE AREA ALTERATION AS INCLUDES BOWLING CENTRE. Site is open land to the rear of a large Industrial estate. Access via Parkside Lane. Location adjacent to an Industrial area makes it a suitable site.
2103385	Gelderd Road Leeds 12	0.99	This site is part of a Business Park (City West) off Gelderd Road near the centre of the town. As it is within a Business Park the site is ideally located for employment uses.
2103631	Plots 2 & 3 Astra Park Parkside Lane Ls11	0.39	Site is a strip of land in the middle of Astra Business Park. As such it is ideally located for employment uses.
2103680	Bristol Street Motors Bridge Road Water Lane	0.68	Cleared available site suited to general industry, across railway lines from city centre
2104230	Former Co-op Dairy Depot Gelderd Road Ls12	1.62	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 on a main radial (A62). The site is on the edge of a large business/ industrial estate and is suitable for employment.
2104450	Royds Service Station Royds Lane Beeston	0.25	Vacant and derelict site; suitable for development.
2104710	Tulip Street Beza Street Ls10	0.46	Has had permission for B1 and B8. However, now expired. Site is in the car park of a retail park. Area suitable for employment use.
2105050	Land at Brown Lane West Holbeck	1.45	Site is an area of Green land next to the Ingram distributor and south of the dismantled railway. Given its location and the surrounding uses it is suitable for employment uses. AMU have reported that an informal planning statement has been created and the site is being marketed for all B uses except offices.
2200462	Fall Lane East Ardsley Wf3	0.61	This site has a lapsed permission for residential and a medical centre (08/00541/FU - exp. 16.04.2011). Although this permission has lapsed Members in the area have expressed a desire to retain the site for employment.
2202290	Lingwell Gate Lane, Thorpe	5.81	Suitable for employment.
2302250	Off Britannia Rd Morley	1.24	Site redrawn to exclude land that overlaps with the housing site (137A) to the north. Suitable and available site within the Howley Park industrial area.
2303010	Nepshaw Lane Asquith Avenue Gildersome	15.1	Employment allocation carried over from UDP. Available for general employment.
2303011	Moorfield Land At Nepshaw Lane Asquith Avenue Gildersome	15.26	Employment allocation carried over from UDP. Available for general employment.
2400850	Land Rear of Stanninley Field Close, Swinnow Lane, Swinnow	0.48	Retain for employment. Site is within an employment area could have access to the road network. No other use would be acceptable here.

2401892	Stanningley Road & Swinnow Road, Pudsey	0.42	A grassed flat site located within an employment area. Retain.
2500680	Land Adjacent To Canada Dry Intercity Way Stanningley Pudse	0.81	Site is extension land for Britvic factory adjacent. Planning permission has been granted for an extension and a further planning application has been submitted for a water treatment plant building. Retain site for employment.
2501424	Expansion Land At Emballator Ltd Phoenix Way Bd4	1.15	Retain employment designation as expansion land for adjacent occupier.
2801270	Land to side Netherfield Mills, Netherfield Road, Guiseley	0.4	Good employment site, well located in terms of sustainability and compatible with adjacent uses.
2900040	Land off Ilkley Road, Otley, Leeds	0.48	A vacant piece of land currently grassed. It is between a large industrial use and a smaller storage use. The site would suit employment uses in keeping with those adjacent. It bounds the Green Belt.
2900042	Land off Ilkley Road, Otley, Leeds	0.53	green field site, located within the Green Belt. However, site is between two existing industrial uses and the location of the river and road would provide good , strong defensible boundaries.
3203490	R/o Woodville Garage York Road Whinmoor Ls14	0.42	Previous unimplemented consent for demolition of existing industrial units and erection of detached block of 5 industrial units and detached block of 2 industrial units under 08/05072/FU.
Total Proposed General Employment (ha)		126.1	

Preferred Mixed Use with General Employment

SHLAA Ref	Address	Capacity ha	Comment
CFSM049	Thomas Danby College, Roundahay Road, Leeds	1	
CFSM010	Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds	26.8	
HSG01793	Wortley Low Mills Whitehall Road	1.23	
1265	Armley Gyratory - former Gas Works	2.5	With the proposed remodelling of the Armley Gyratory junction land should become available for housing and general employment development. It is a suitable location for both.
3391	Spenn Common Lane, Bramham, Leeds	7	Green Belt site. Local preference for a new settlement to be planned with residential, general employment and other supporting uses and infrastructure.
Total Preferred Mixed Use with General Employment (ha)		38.53	

Not Proposed for General Employment

SHLAA Ref	Address	Capacity ha	Comment
EMP00303	Denso Marston 49-59 Armley Road	0	Site has been derelict for some time. Past and recent interest for retail. Members for area have expressed a desire for it to be considered for retail in order for site to come into use.
CFSE004	Broad Lane/Wyther Lane	0	Remove. Site is too small to allocate.
2001200	Land at Elland Road Holbeck	4.21	The site has been used as a Saturdays only Car Park for Leeds United. The neighbouring land uses are complex and singular. Elland Road (LUFC) borders the site to the east which, as well as the football, has two conference areas associated with the club. Also to the south the site is the West Yorkshire HQ of the Police. Although predominantly offices this site also has other uses. The site is next to a railway line and just south of the M621. The site is currently used as a Park and Ride with the residual area having permission for an ice rink. The employment floorspace reflects the site area.
2002611	Wellbridge Industrial Estate Graingers Way Ls12	0	Site appear to be being used as a car park for various buildings along Graingers Way. This includes retail and office uses. Site is part of SHLAA Site 2027 and is marked Green for Housing.
2003190	Ex LCC Depot Viaduct Road LS4	0.56	Site unavailable as in current use as storage land by Carillion plc.
2005500	Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter	0	Majority of buildings on site are fully occupied. Land not available for redevelopment
2104690	Unit 4, Tristram Centre, Brown Lane West, Ls12 6bp	0.04	Site appears to be newly developed. Includes 2104460 and 2104690.
2104720	Ring Road Beeston/Gelder Road LS12	4.06	Site has recent approval for Car Sales and Garage. (14/03978/RM - Reserved Matters Application for motor dealership for the sale, service and MOT of motor vehicles, associated access roads and landscaping). Site is suitable for employment use but unlikely to go ahead due to other uses.
2105060	Land at Sydenham Street Holbeck	1.59	Site seems to fully occupied for employment uses. Unable to allocate if site is occupied for employment uses.
2201750	Pontefract Road Rothwell	0	The site has an existing employment use and therefore cannot contribute to additional supply.
2201920	Former Brick Works Lingwell Gate Lane Thorpe Wf3	0	Allocated site. Given adjacent use to the south is residential then likely to come forward as a housing site.
2201921	Former Brick Works Lingwell Gate Lane Thorpe Wf3	0	Site has been built out as residential.
2202170	Holme Well Road Middleton Ls10	0.22	The site is part of a large ASDA store.
2301552	Bruntcliffe Lane Morley	0	Availability for employment development uncertain.
2304490	Howley Park Road East LS27	0.87	This site seems to be in full employment.
2403100	Abbey Rd Adj R Aire Leeds 5	0	Remove. High risk of flooding therefore unlikely to gain planning permission for any use.
2403210	Wyther Lane Leeds 5	0	removed following consent for residential.

2403250	Carr Crofts Tong Rd Ls12	0.21	Site unavailable as currently occupied for employment purposes.
2403270	Whitehall Park Whitehall Road Leeds 12	0	Remove site as it is in current use for materials recycling.
2404191	Premises Of A Taylor & Son Weaver Street Ls4	0	The site is not available as it has a current employment use.
2500550	Round Hill Pudsey	0	Planning permission has been granted for residential development on site.
2501400	Stanningley Station Ls 28	0	site is in use as a timber and building merchants and should therefore be removed.
2501410	Providence Mills, Viaduct Street, Stanningley, Pudsey	0.54	site is in use. Doesn't appear underdeveloped. Remove
2502510	Off Tyersal Lane Tyersal Bd4	0	Former employment allocation. Site identified for housing. Remove
2503200	Waterloo Road & Gibraltar Road Pudsey	1.11	Retain to reflect consent for builders merchants warehouse with ancillary offices. 06/04894/FU
2601360	Ex-woodside Quarries Clayton Wood Road Ls16	0	UDP employment allocation. However, outline consent for a housing-led mixed use 'urban village' granted March 2010. Not suitable for B2-B8.
2601811	Moor Grange West Park Ls 16	0	UDP employment allocation. However, land-locked site within a Local Nature Reserve (LNR 026). Not suitable for employment.
2800611	Lcc Depot Off Green Lane Yeadon	0	Site is not available. It is in use as a LCC highways Depot.
2802310	Low Mills Guiseley Ls19	7.22	The site has been available for over 20 years. The site has now been allocated for housing. There is some potential conflict with the Natural Resources and Waste DPD as there are recycling providers on/adjacent to site.
2901230	East Chevin Road Otley Ls21	0	Site was an employment allocation in the UDP. It is currently in use as a cattle market and there are no indications to think that this is not going to continue. Unlikely to come forward for alternative employment use.
2901530	Wharfedale Fabrication Coal Yard, Station Rd, Arthington	0.04	Site has existing uses on site.
3104020	Sandbeck Lane Wetherby Ls22	6.28	Not available. Site required for residential use.
3104030	Ph2 Plot 361 Street 7 & Avenue E East Thorp Arch Trading Estate Wetherby	1.41	Whole site in active general employment use. Site does not present a new employment allocation opportunity.
3104400	Sweep Farm Boston Road Wetherby Ls22 5 Dx	0.39	Planning permission now expired planning permission of B8 use. Isolated Green Belt location, not suitable for allocation.
3104420	Land At Sandbeck Lane Wetherby Ls23	0.52	Site built out in 2011. Would not contribute to employment land supply for the plan period
3203230	Former Vickers Factory Manston Lane LS15	20.46	Residential scheme (08/03440/OT) approved 16/03/2009 on adjoining site.
3203231	Residential Scheme At Former Vickers Defence Factory Manston Lane Ls 15	0	Residential scheme (08/03440/OT) approved 16/3/2009.

3203370	S/o Howson Algraphy Ring Road Seacroft Ls14	0	Area behind site being used as football pitches. Site now a green area. Surrounding area is industrial. Interest shown for Warehouse facility, trade counter type retail units, hard and soft landscaping, car parking, vehicle loading and serviceing areas. Likely to be developed for office employment.
3305200	Lotherton Way & Ash Lane Garforth	0.72	UDP employment allocation. However, the site has been found unsuitable because of highway constraints and drainage issues. Not proposed.
3305370	Aberford Road Garforth	0	UDP employment allocation. However, the site has been found unsuitable because of highway constraints and drainage issues. Not proposed.
3400360	Land off Preston Terrace Sheepscar Leeds	0.42	Site may be suitable in long term but currently 'land locked' by other owners and uses. Recent sale of college building and various options for buildings in the area mean uses for area uncertain. However, if the site is bought by new owners may go into employment. Clarity likely to emerge in future but site next to education use with poor access..
3400920	Bayswater No.1 Arundel Leeds	0.44	Area is unused vacant land. Given area to west of site is largely industrial and office but the east of the site is residential, this would be ideal for employment or residential.
3402480	Long Close Industrial Estate Dolly Lane Burmantofts	0.2	Site completed on 12/03/2013 under 07/06433/FU.
Total Not Proposed for General Employment (ha)		51.51	