

## Appendix 1(iii): SCHEDULE OF GENERAL EMPLOYMENT SITES

### A. SITE COMPLETIONS (APRIL 2012 – MARCH 2014)

Employment Ref	AAP Ref	Address	Hectares	Proposed allocation (2011)	Identified on Policies Map (2014)	HMCA
	92	William Cooke Castings, Cross Green Approach (extension)	0.16	None	General employment	City Centre
<b>TOTAL</b>			<b>0.16</b>			

### B. SITES TO BE IDENTIFIED FOR GENERAL EMPLOYMENT

Employment Ref	AAP Ref	Address	Hectares	Proposed allocation (2011)	Identified on Policies Map (2014)	HMCA
	42	Riverside Place, Bridgewater Road (extension)	0.81	None	General employment	East
2101311	45	Gibraltar Island Road	0.70	Industry	General employment	Inner Area
2102920	47	South Point, South Accommodation Road	0.51	None	General employment	Inner Area
2102148 2102140 2102149	57-60	Plots 2,5 & 6 Thornes Farm Business Park	9.1	Industry	General employment	East
2104400	61	Connex 45 site, Thornes Farm Way	1.83	Industry	General employment	East
2103780 2103781 2103782	63	Logic Leeds (Skelton Moor Farm)	49.1	Industry	General employment	East
2103760 2103761	64	Temple Green	69.6	Industry	General employment	East
2103551	67	Former Skelton Grange Power Station site	11.8	Industry	General employment	East
	69	Symingtons, Far Lane, Thornes Farm Business park (extension)	1.01	None	General employment	East
	70	2 Pontefract Lane	0.37	None	General employment	East
2104201	71	Thwaite Gate & Sussex Avenue	0.43	None	General employment	East
	73	Former Post Office building, Skelton Grange Road	1.49	None	General employment	East

Employment Ref	AAP Ref	Address	Hectares	Proposed allocation (2011)	Identified on Policies Map (2014)	HMCA
2200840	75	Land north of Pontefract Road	5.58	Industry	General employment	East
		Unit 4, Queen Street (extension)	0.22	None	General employment	East
		<b>TOTAL</b>	<b>152.2</b>			

### C. SITES PROPOSED TO BE ALLOCATED FOR GENERAL EMPLOYMENT

Employment Ref	AAP Ref	Address	Hectares	Proposed Allocation (2011)	Proposed Allocation (2014)	HMCA
	50	Snake Lane	0.8	Industry	General Employment	East
CFSM045	51	Knowsthorpe Lane	0.85	None	General Employment	East
2102120	52	Newmarket Lane	2.04	Industry	General Employment	East
2103710	54	Belfry Road	1.98	Industry	General Employment	East
2102081	55	Land south of Pontefract Road	0.49	Industry	General Employment	East
2102086	56	Knowsthorpe Road	2.97	Industry	General Employment	East
2102142	62	Thornes Farm Way	0.87	Industry	General Employment	East
	65	Pontefract Road / Newmarket Approach	0.41	None	General Employment	East
2102890	66	Former Pittards Site, Knowsthorpe Gate	5.22	None	General Employment	East
2103550	68	Land South of Knowsthorpe Lane	7.33	Industry	General Employment	East
CSFM002 2104080	72	Land North of Haigh Park Road	1.26	Industry	General Employment	East
CFSM002	74	Former Playing Fields, Skelton Grange Road	1.01	Industry	General Employment	East
CSFM002 2104070 2104071	76	Land South of Haigh Park Road	2.91	Industry	General Employment	East
2102231	77	Pontefract Road / Haigh Park Road	0.83	Industry	General Employment	East
CSFM002 2103790	78	Stourton Lagoon, Haigh Park Road	1.17	Mixed Use	General Employment	East
2103730	79	Valley Farm Way	1.10	Industry	General Employment	East
04770	80	Stocks Brothers site, Pontefract Road	1.45	None	General Employment	East
CSFM002	83	Land South of Skelton Grange Road	1.62	Industry	General Employment	East
		<b>TOTAL</b>	<b>34.3</b>			

**D. NATURAL RESOURCES AND WASTE PLAN ALLOCATIONS (EMPLOYMENT USES)**

Employment Ref	NRW Ref	Address	Hectares	Natural Resources and Waste Plan Allocation	HMCA
CSFM002	20	Skelton Grange Road	1.49	Proposed Canal Wharf	East
	21	Bridgewater Road South	7.51	Proposed Rail Freight	East
2102250	185	Cinder Oven Bridge	4.22	Recycling site for Construction, Demolition & Excavation waste	East
2103551	200	Former Skelton Grange Power Station site	11.1	Strategic Waste Site	East
2102122	201	Former Wholesale Market, Newmarket Approach	6.68	Strategic Waste Site	East
2103761	202	Temple Green (former Knostrop WWTW land)	10.3	Strategic Waste Site	East
<b>TOTAL</b>			<b>41.3</b>		

**E. STOURTON PARK & RIDE SITE (PROPOSED NGT VEHICLE DEPOT – EMPLOYMENT USE)**

Emp. Ref	AAP Ref	Address	Hectares	Allocation	HMCA
2102920	82	Skelton Grange Road	4.3	Park & Ride (assumed land area for Vehicle Depot)	East
<b>TOTAL</b>			<b>4.3</b>		

**TOTAL GENERAL EMPLOYMENT LAND PROPOSED (A + B + C + D = E) = 232.1 HECTARES**

## F. ALTERNATIVE OPTIONS FOR GENERAL EMPLOYMENT (NOT PROPOSED TO ALLOCATE)

Site Ref	Address	Size (ha)	Proposed allocation (2011 Consultation)	Proposed allocation (2014)	Reason for rejecting site for general employment
53	Neville Hill sidings	6.17	Industry	None (show within Green Infrastructure)	Site shown on earlier consultation documents as an employment site, based on its potential for rail related use incorporating parts of the rail sidings at the Neville Hill depot and adjoining land. The site was considered as a potential rail freight site through the Natural Resource & Waste Plan but was rejected on because of the difficulty of achieving a suitable highway access given the HGV ban, which applies along Halton Moor Avenue, and the need to cross the City Centre – Garforth cycle path, which runs along the south of the site. This is also a further issue about protecting the amenity of residents living in the Nevilles housing area to the east of the site. There is insufficient certainty about delivery prospects to underpin an employment allocation through the AAP given the potential costs of overcoming highway access and amenity constraints.
100	Land at Haigh Park Road, Stourton	39	Industry (parts of site)	General Employment & Natural Resources & Waste Allocations (parts of site)	The parts of the site that are available for general employment uses (AAP Site Refs: 72, 74, 76, 78 & 83) have been identified, except where they are proposed allocations under the Natural Resources and Waste Plan. The remaining land is in existing employment use and is not part of additional supply.
33	Low Fold	2.37	Mixed Use	Housing	Preferred for housing reflecting current developer proposal and close proximity to city centre and wider residential and mixed use proposals.
102	Sites at Cross Green / Knowsthorpe Way / Cross Green Way / Cross	32.8	None	General employment (part of site)	The part of the site that is available for general employment uses have been identified (AAP Site Ref: 51) The remaining land is in existing

Site Ref	Address	Size (ha)	Proposed allocation (2011 Consultation)	Proposed allocation (2014)	Reason for rejecting site for general employment
	Green Approach / Knowsthorpe Road				employment use and is not part of additional supply.
103	Site at Pontefract Lane / Newmarket Approach	6.4	None	General employment (parts of site)	The part of the site that is available for general employment uses have been identified (AAP Site Ref: 65) The remaining land is in existing employment use and is not part of additional supply.
104	LAND WEST OF BRIDGE THWAITE LANE STOURTON LS 10	0.62	None (shown within Green Infrastructure)	None (shown within Green Infrastructure)	UDP employment allocation. Not suitable & available. Functional flood plain not suitable for employment uses. Site includes Sea Scouts building and has planning permission for Leeds Rowing Club base.
105	SLUDGE LAGOONS EAST LEEDS LINK OFF PONTEFRACT LANE LS9	24.98	None (shown within Green Infrastructure)	None (shown within Green Infrastructure)	UDP employment allocation. Not deliverable. Site of former sludge lagoon for Knostrop WWTW now capped and naturally re-vegetating. Remediation costs are too high, making site unviable for employment use.
106	NATIONAL GRID SITE ADJ EX SKELTON GRANGE PWR STN LS9	7.29	None	None	UDP employment allocation. Not available. Site contains large existing electricity transformer station and very unlikely to be released in the foreseeable future.
107	LAND EAST OF BRIDGE THWAITE LANE STOURTON LS 10	0.50	None (shown within Green Infrastructure)	None (shown within Green Infrastructure)	UDP employment allocation. Not suitable. Functional flood plain not suitable for employment uses.
108	NORTH OF PONTEFRACT ROAD BELL HILL STOURTON	2.40	None (shown within Green Infrastructure)	None (shown within Green Infrastructure)	UDP employment allocation. Not deliverable. Feasibility study identified substantial highway constraints. It is estimated that necessary highway works will cost >£5million.
109	LAND OPPOSITE THORNES FARM APPROACH OFF	6.73	Industry	None	UDP employment allocation. Not available. The landowner, Yorkshire Water, have indicated they require site for operational use at the earlier

Site Ref	Address	Size (ha)	Proposed allocation (2011 Consultation)	Proposed allocation (2014)	Reason for rejecting site for general employment
	PONTEFRACT LANE LS9				consultation stages.
110	AVEA SITE 50 EAST LEEDS LINK OFF PONTEFRACT LANE LS9	13.43	None (shown within Green Infrastructure)	None (shown within Green Infrastructure)	UDP employment allocation. Issues with access. Remediation costs will make site unviable for employment use without significant public investment.

## Appendix 1(iii): SCHEDULE OF OFFICE SITES

### A. SITE COMPLETIONS (APRIL 2012 – MARCH 2014)

Employment Ref	AAP Ref	Address	Floorspace (sq m)	Proposed allocation (2011)	Identified on Policies Map (2014)	HMCA
2004559	5	CROWN POINT ROAD	1,270	Mixed Use	Mixed Use	City Centre
<b>TOTAL</b>			<b>1,270</b>			

### B. SITES TO BE AN IDENTIFIED AS OFFICE SITES (INCLUDING MIXED USE SITES)

Employment Ref	AAP Ref	Address	Floorspace (sq m)	Proposed allocation (2011)	Identified on Policies Map (2014)	HMCA
	10	Armouries Drive, Leeds Dock	4,130	None	Mixed Use	City Centre
	11	Former Alea Casino, The Boulevard, Leeds Dock	5,890	None	Offices	City Centre
2001841	31	Echo Phase 3, Cross Green Lane	6,290	Offices	Mixed Use	Inner Area
	44	Unit 5 Nelson House, Quayside Business Park, George Mann Road	1,060	None	Offices	East
2103650	81	Leeds Valley Park	46,000	Offices	Offices	Outer South
<b>TOTAL</b>			<b>63,370</b>			

### C. PROPOSED ALLOCATIONS TO INCLUDE OFFICES

Employment Ref	AAP Ref	Address	Floorspace (sq m)	Proposed allocation (2011)	Proposed Allocation (2014)	HMCA
	1-4	South Bank Framework Area Sites (New Lane & Tetleys sites)	73,500	Mixed use / offices	Mixed Use	City Centre
	14	Hydro works, Clarence Road	33,000	Housing	Mixed Use	City Centre
2001331	15	Sayner Lane / Clarence Road		Mixed use	Mixed Use	City Centre
2102920	16	Sayner Lane / Carlisle Road		Mixed use	Mixed Use	City Centre
2004340 / 2004350	18	Marsh Lane	27,500	Mixed use (part)	Mixed Use	City Centre
CFSM026 / CFSM037	89	Skelton Gate	10,000	Housing	Housing (allowing offices up to	East

					threshold)	
			<b>TOTAL</b>	<b>144,000</b>		

**TOTAL OFFICE FLOORSPACE PROPOSED (A + B + C) = 208,640**

**D. ALTERNATIVE OPTIONS FOR OFFICES (NOT PROPOSED TO ALLOCATE)**

Site Ref	Address	Size (ha)	Proposed allocation (2011 Consultation)	Proposed allocation (2014)	Reason for rejecting site for offices
100	Land at Haigh Park Road, Stourton	39	Industry (parts of site)	General Employment & Natural Resources & Waste Allocations (parts of site)	Out of centre location. Preferred for general employment uses.
33	Low Fold	2.37	Mixed Use	Housing	Edge of centre location but preferred for housing reflecting current developer proposal and respective need to identify housing and office sites against district-wide and local targets
102	Sites at Cross Green / Knowsthorpe Way / Cross Green Way / Cross Green Approach / Knowsthorpe Road	32.8	None	General employment (part of site)	Out of centre location. Preferred for general employment uses.
103	Site at Pontefract Lane / Newmarket Approach	6.4	None	General employment (parts of site)	Out of centre location. Preferred for general employment uses.