



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

**Leeds Local Development Framework**

**Development Plan Document**

**Employment Background Paper**

July 2015

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

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## 1.0 Introduction

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

## 2.0 Policy Context

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

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

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

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

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

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

- **SP1** sets out the principles for the overall distribution and scale of development. Provision (ii) sets out the priority for identifying land for development, as follows:-
  - a. Previously developed land and buildings within the Main Urban Area/ relevant settlement,
  - b. Other suitable infill sites within the Main Urban Area/ relevant settlement,
  - c. Key locations identified as sustainable extensions to the Main Urban Area / relevant settlement

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

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

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

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

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

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

2.10 The NRWLP was adopted in January 2013. It contains a range of policies relating to minerals & aggregates, water resources, air quality, sustainable energy use and waste, as part of an overall integrated approach that seeks to minimise and manage the use of natural resources. Whilst the majority of the plan remains adopted for Leeds, subsequent to a legal challenge, Policy Mineral 13 and 14 have been remitted (i.e. removed from the adopted plan and resubmitted for further consideration). The public examination of the

remitted parts of the NRW DPD took place in May 2015 and as result a small number of modifications have been proposed. The remitted policies (Mineral 13 and 14) are aimed to be adopted by the end of 2015.

- 2.11 The following policies in adopted NRW DPD contain site/ area specific policies and allocations that are of particular relevance to the SAP and AVLAAP.
- Policy Minerals 2 and 3 defines safeguarding areas for sand, gravel and surface coal on the Proposals Map., This has been taken into account when allocating employment land.
  - Policy Waste 4 sets out that all proposals for permanent waste management facilities will be treated as an industrial use of land. Whilst waste facilities are not automatically a B2 use, it has similar impacts to industrial development. This Policy states that waste uses are employment generators and therefore contribute towards providing sufficient employment land.
  - Policy Waste 6 allocated three strategic sites as strategic waste management sites. These sites are of total 38.65 hectares located within the Aire Valley. These will contribute towards employment land provision.
  - Similarly Policy Waste 7 makes allocation of the site at Cinder Oven Bridge (4.22 hectares) for waste management, which will also contribute towards employment land provision.

### **3.0 Evidence base**

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

#### Employment Land Review (2006)

- 3.2 Planning Consultants Arup was commissioned by the City Council to prepare the Leeds Employment Land Review (ELR), which was published in March 2006. This study quantified the potential demand for employment land (in this case B1, B2 and B8) between 2006 and 2016, and the suitability of existing supply. It was informed by an ODPM guidance note on ELRs and best practice at that time. On the supply side, the ELR (2006) looked at the quantity of employment land supply, which totalled to 795 hectares in mid-2005. This included land with planning permission, UDP allocated sites and some windfall sites. The findings revealed that about 21 sites each of more than 5ha in size accounted for 70% of the supply. The remaining 30% was in 224 smaller sites. It also included detailed assessments of 21 key sites (each

more than 5 has) covering aspects such as local market conditions, strategic access, sustainability, availability/ timescale, ownership and constraints. Local property surveyor Donaldsons were sub-contracted to provide a Leeds market overview and to assess the commercial viability of each key site.

#### Employment site review 2008/09

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

#### ELR Update (2010)

- 3.4 In order to strengthen the evidence base for the Core Strategy and to reflect changed circumstances, namely the introduction of PPS4 and the economic downturn, the City Council carried out a partial review and update of the earlier study in 2010. The ELR Update (2010) made revision to economic and employment growth forecasts and publication of new guidance on how to use such data to identify employment land requirements. The key findings of the ELR Update have directly informed the content of the Core Strategy in relation to employment matters.
- 3.5 A site by site assessment of existing employment sites was also carried out as part of the ELR Update, and the base date of this round of site assessment was April 2010. The following criteria for inclusion were applied:-
- Undeveloped, allocated sites, with or without planning permission, over 0.4 ha in size
  - Unallocated sites which have obtained planning permission for employment use (windfall sites). The portfolio included sites of 0.4 ha or above, except for the City Centre and designated town centres where smaller sites were considered
  - Other sites which have been agreed for employment use by resolution of the Council as part of the Core Strategy submission approval.
- 3.6 The key findings showed that there were 173 sites in the existing land supply, amounting to 645.7 hectares. Of these sites,
- 88 were for office type development, amounting to 247 hectares. The existing commitment amounted to almost 840,000sqm in floorspace. Core

Strategy SP9 states that an additional 160,000 sqm will be identified in or on the edge of City and Town Centres through the SAP and AVLAAP.

- 85 sites were for general employment use, amounting to 398 hectares. Almost 50% of this land area comprised of UDP allocations. Hence once windfall is taken into account, the SAP and AVLAAP need to identify an additional 143 hectares of land to meet the objectively assessed demand (493 hectares general employment use land).

#### ELR 2015 Update

- 3.6.1 The ELR 2015 update commenced early 2015 with a focus on employment site supply. The demand side of the ELR has already fed into the requirements of the Core Strategy adopted recently in November 2014. The update will deal with recent changes in site circumstances and will apply the methodology set out in the National Planning Policy Guidance (NPPG), which is very similar to the National Guidance applicable at the time of the 2010 ELR, but slightly different because of the alignment with housing land assessment. Whilst the earlier national guidance expected sites to be suitable and attractive to the market, the NPPG expects sites to be suitable, available and achievable.
- 3.7 The ELR 2015 Update will present the latest site portfolio with breakdown of land supply by sector, and conclude on the adequacy of the size and spatial distribution of the portfolio as a whole.

### **4.0 Chronology**

- 4.1 The starting point for employment land in the Site Allocations Plan was making sure the Site Allocations and Aire Valley Leeds Area Action Plans would meet the Core Strategy requirements be consistent with policy concerning spatial distribution
- 4.2 The adopted Core Strategy has set out high level policies guiding on employment land allocation. SP1 directs development to previously developed land and buildings or other suitable infill sites within the Main Urban Area / relevant settlement, or key locations identified as sustainable extensions to the Main Urban Area / relevant settlement.
- 4.3 EC1 sets out the principles on how general employment land will be identified, namely by:-
- Carrying forward existing allocations and other commitments that are suitable, available and deliverable
  - subject to suitability, availability, and deliverability, identifying new allocations to address deficiencies in accessible locations within the Main Urban Area, Major Settlements and Smaller settlements, within



regeneration areas, within established industrial areas or within urban extension linked to new housing proposal

- phasing the release of land consistent with overall strategy for major regeneration and housing growth
- identifying freight storage/ distribution opportunities as part of the overall employment land required, focused in the areas along rail corridors (particularly in the Aire Valley) and along the Aire And Calder Navigation.

4.4 Core Strategy Policy EC2 sets out site selection criteria for office development. The focus for most office development will be within and/ or edge of the City Centre and designated Town and Local Centres, and out of centre development would normally be resisted unless there are exceptional reasons i.e. existing commitments or small scale (up to 500 sqm) office development in specific locations.

4.5 The above three Core Strategy policies set out the broad development distribution context and site selection criteria, with which the SAP and AVLAAP must comply.

4.6 The next task for the Site Allocations Plan was review of the available supply, including UDP allocations and unimplemented planning permissions. The Employment Land Review 2010 had assessed which sites were appropriate to carry forward and which not (see section on Evidence Base above).

4.7 Preparation of the Aire Valley Leeds Area Action Plan commenced much earlier than the Site Allocations Plan, with public consultation on Issues and Options in 2005 and on “Preferred Options” in 2007. The Aire Valley is a very important source of general employment land for Leeds, accounting for nearly half of total supply, and includes the Enterprise Zone which acts as a sub-regional attraction for new investment.

#### Call for Sites

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

#### Site Allocations Plan Issues and Options

4.9 The Site Allocation Plan Issues and Options published in June 2013 provided an overview of employment in Volume 1. To address the Core Strategy

requirements the overview noted that c.350ha of general employment land was considered available from UDP allocations and unimplemented permissions leaving a further 143ha to be identified; it noted that there was a good supply of outstanding permissions for office development, and that further sites could be found through site allocations to meet the Core Strategy target of 1m sqm. It concluded that there were enough sites in the pool in categories of “Green” and “Amber” (see below) to meet the Core Strategy targets.

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

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

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

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

- 4.13 Sustainability appraisal of employment sites helped to understand how they perform against the 22 economic, social and environmental SA objectives.
- 4.14 Internal meetings with local Members during 2014 helped to identify further matters of local significance that might be important.
- 4.15 The culmination of the technical assessment of site options was the approval in principal of sites to be allocated by the City Council's Executive Board in February 2015 following previous Development Plan Panel meetings on 16th December 2014 and 6th and 13th January 2015.

#### Aire Valley Leeds Area Action Plan (AVLAAP)

- 4.16 Since Preferred Options in 2007 there was a major review of the proposals to take account of:
- i the downturn in the economy post 2008, which has impacted on the viability of development;
  - ii potential new ways of funding infrastructure;
  - iii the need to make development sustainable e.g. promoting energy efficiency and green energy and industry;
  - iv the preparation and adoption of the Leeds Core Strategy and changes to national planning policy;
  - v the Enterprise Zone which was designated in April 2012.
- 4.17 In addition, an informal consultation took place in 2011 to ask views on key changes. These were:
- The promotion of the area as an Urban Eco Settlement (UES);
  - Proposed boundary changes to the AAP boundary to include parts of the City Centre, Hunslet and Richmond Hill.
  - Amendments to proposed uses on some sites.
- 4.18 Following the informal consultation the boundary of the Aire Valley Leeds regeneration area was formally amended through the Core Strategy and this forms the boundary for the preparation of the AAP. The Core Strategy also gave formal recognition to the Urban Eco Settlement concept as the basis for forming the vision and supporting principles for the plan. The earlier consultations (up to 2007) remain important to consideration of options for development within the former plan boundary which is entirely incorporated within the revised boundary.
- 4.19 Subsequent to the informal consultation in 2011, there was a period of review of representations received, joint working across Council Services (including

with Children's Services on schools provision), dialogue with ward members and members of the Development Plan Panel and engagement with external infrastructure providers and agencies. To allow the plan to be drafted, the Council's Executive Board agreed the sites to be allocated for housing, employment, green space (including mixed use site) in principle at its meeting on 11th February 2015, following previous Development Plan Panel meetings on 16th December 2014 and 6th and 13th January 2015.

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

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

5.2 The full list of sites is set out in Appendix 1.

### Summary of overall supply

5.3 Leeds has 1,069,703sqm of office space identified and proposed for allocation, exceeding the Core Strategy target of 1m sqm. Approximately 20% of this total (207,165sqm) is within Aire Valley Leeds. Leeds has 496.58ha of general employment land identified and proposed for allocation, exceeding the Core Strategy requirement of 493ha. Slightly less than half this total (227.98ha) is within Aire Valley Leeds.

5.4 In terms of general employment 175.64ha is proposed for allocation compared with 320.94ha identified. Regarding offices 330,526sqm is proposed for allocation (including mixed use) compared with 739,177sqm identified.

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

Designation	Office Capacity sqm	General employment ha
Identified mixed use	500304	0.3
Identified mixed use (Aire Valley)	1271	n/a
Mixed use allocation	127746	12.97
Mixed use allocation (Aire Valley)	142525	n/a
Identified office employment	174233	n/a
Identified office employment (Aire Valley)	63369	n/a
Identified general employment	n/a	138.65
Identified general employment (Aire Valley)	n/a	169.02
Office allocation	60255	n/a
General employment allocation	n/a	116.68
General employment allocation (Aire Valley)	n/a	58.96
Not allocated for employment use	78198	131.8
Not allocated for mixed use	5000	38.05

### Geographic spread

- 5.6 The overall distribution of sites is set out in Appendix 2. General employment sites are not evenly spread around the Leeds district. In terms of proposed allocations, there are significant quantities proposed in Aireborough (36.6ha), Inner Area (4.5ha), Outer South West (63ha) and Outer West (7ha). In addition, over 60ha are proposed in Aire Valley Leeds. In terms of Identified sites, there are significant quantities found in Aireborough (23ha), East Leeds (4.6ha), Inner Area (15ha), Outer North East (19.9ha), Outer North West (5.29ha), Outer South East (36ha) and Outer South West (30.3ha). In addition, over 168ha is identified within Aire Valley Leeds.
- 5.7 Office land supply is also not evenly spread around the Leeds district. In line with policy, the focus is on Centres, particularly the City Centre (c. 500,000sqm) and Aire Valley part of the City Centre (c. 150,000sqm) and fringe areas including the Inner Area (c. 140,000sqm and Aire Valley part c. 20,000sqm). There is a wider spread of *identified* office floorspace, with some outer areas having large quantities identified, including North Leeds (c. 50,000sqm), Outer South East (18,100sqm) and Outer West (19,270sqm). The largest quantity of floorspace proposed for *allocation* is in the Aire Valley part of the City Centre with 133,675sqm. Around 100,000sqm is proposed for allocation in the rest of the city centre, and there is a significant quantity proposed in the Inner Area (c. 68,000sqm).

### Key sites

- 5.8 In terms of offices, Leeds City Centre offers the most significant location. It already contains over 900,000sqm of office space (Valuation Office Data) and has opportunities for new provision in all areas. Core Strategy Policy identifies the area south of Leeds City Station as a particular opportunity. The south eastern part of the City Centre is covered by the Aire Valley Leeds Area Action Plan in includes significant office development opportunities around the South

Bank and Marsh Lane. The City Centre has the benefit of excellent accessibility by all modes of transport, and a set of improvements planned, particularly to public transport. It also offers supporting facilities and services – shops, restaurants, hotels, leisure, conference etc. Leeds also has a number of out-of-centre business parks, planned through the Unitary Development Plan, but still with limited opportunities for expansion such as Thorpe Park and Leeds Valley Park, and a number of Town Centres offer opportunity for office development, often attractive to local business occupiers.

- 5.9 In terms of general employment (including light industry, research and development, business premises and storage and distribution) the Site Allocations and Aire Valley Leeds plans identify and allocate sufficient land to meet the Core Strategy requirement with a small margin. The Aire Valley provides the most significant supply of general employment land in Leeds. Part of the area is an Enterprise Zone with tax incentives and a simplified planning regime to attract business into the City Region. Outside of the Aire Valley, the largest allocation is 36ha at Leeds Bradford International Airport. This brings a significant employment development opportunity to an area of shortfall, where there has been a steady loss of existing premises and plant to residential development. Morley also offers a significant opportunity for general employment development with good links to the motorway network and a large workforce catchment.

#### Sites not allocated

- 5.10 City wide some 169ha of land was not proposed for employment allocation (including mixed use) and around 83,000sqm of office floorspace was not proposed for allocation. The decision not to allocate will be down to a variety of reasons, including unavailability and preference to allocate for other uses

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

# 1 - Aireborough

## Identified office employment

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EO1-1	2900890	Warren House Lane Harrogate Rd Yeadon Ls19	0.8		<b>3000</b>	LG	Greenfield
EO1-2	2801002	Ph3 Rawdon Park Green Lane Yeadon	0.2		<b>510</b>	LG	Greenfield
<b>Identified office employment total:</b>					<b>3510</b>		

## Identified general employment

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EG1-1	2900891	Coney Park Harrogate Rd Yeadon Ls19	16.5	<b>16.5</b>		LG	Brownfield
EG1-2	2900893	Airport West Ph3 Warren House Lane Yeadon Ls19	0.5	<b>0.45</b>		LG	Greenfield
EG1-3	2901210	White House Lane Yeadon Ls20	4.6	<b>4.59</b>		LG	Greenfield
EG1-4	2801642	Adj Westfield Mills Yeadon	0.1	<b>0.11</b>		LG	Greenfield
EG1-5	2701530	Park Mill Leeds Road, Rawdon	1.6	<b>1.6</b>		n/a	Mix 50:50
<b>Identified general employment total:</b>				<b>23.25</b>			

## General employment allocation

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EG2-1	2801270	Land to side Netherfield Mills, Netherfield Road, Guiseley	0.4	<b>0.4</b>		n/a	Greenfield
EG2-24	EMP00338	Land at Carlton Moor / Leeds Bradford Airport	36.2	<b>36.2</b>		n/a	Greenfield
<b>General employment allocation total:</b>				<b>36.6</b>			



**Not allocated for employment use**

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
	2802310	Low Mills Guiseley Ls19	7.2	<b>7.22</b>		R	Greenfield
	2900895	Airport West Ph4 Warren House Lane Yeadon Ls19	1	<b>1.03</b>		LG	Greenfield
<b>Not allocated for employment use total:</b>				<b>8.25</b>			

## 2 - City Centre

### Identified mixed use

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
MX1-5	454	Portland Crescent LS1	0.9		<b>4000</b>	LG	Brownfield
MX1-7	402	Cropper Gate - Mayfair LS1	0.2		<b>3620</b>	LG	Brownfield
MX1-8	MXD00075	Aireside development, Wellington Place and Whitehall Road, Leeds	6.1		<b>121175</b>	n/a	Brownfield
MX1-9	5123	30 Sovereign Street, Leeds, LS1 4BA	0		<b>205</b>	LG	Brownfield
MX1-10	3017	St Peters church & house	0.3		<b>93</b>	A	Brownfield
MX1-13	450	Globe Road / Water Lane LS11	1.8		<b>18720</b>	LG	Brownfield
MX1-14	405	Globe Road - Tower Works LS10	1.1		<b>141</b>	LG	Brownfield
MX1-15	205	Granary Wharf Car Park, off Water Lane LS11 5PS	0.4		<b>6800</b>	LG	Brownfield
MX1-16	202	Silver Street - Midland Mills LS11 9YW	0.4		<b>3310</b>	LG	Brownfield
MX1-17	409	Bath Road LS11	1		<b>11930</b>	G	Brownfield
MX1-18	181	Sweet Street West (20) - Management Archives	0.5		<b>1850</b>	LG	Brownfield
MX1-19	458	Sweet Street West (Land South of) Holbeck	3.1	<b>0.3</b>	<b>14357</b>	LG	Brownfield
MX1-20	445	Jack Lane / Sweet Street LS10	2.9		<b>95570</b>	G	Brownfield
MX1-21	415	High Court LS1	0.1		<b>707</b>	G	Brownfield
MX1-22	443	Skinner Lane - Jayco House LS7	0.2		<b>247</b>	G	Brownfield

RAG ratings: G = Green A = Amber R = Red LG = Lime green (identified) P = Purple (sieved out) n/a = Site not in Issues and Options

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
MX1-23	456	The Calls (rear 2-28) LS2	0.4		<b>600</b>	LG	Brownfield
MX1-24	2023	Wellington Street - YEP LS1 1RF	1.9		<b>37000</b>	G	Brownfield
<b>Identified mixed use total:</b>				<b>0.3</b>	<b>320325</b>		

**Identified mixed use (Aire Valley)**

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
AV5	AV5	Indigo Blu, Crown Point Road	0.1		<b>1271</b>	n/a	Brownfield
<b>Identified mixed use total:</b>					<b>1271</b>		

## Identified office employment

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EO1-26	2005020	6 Queen Street And 28a York Place LS1	0.2		<b>8070</b>	LG	Brownfield
EO1-27	2004840	Extension At Cloth Hall Court Infirmary Street LS1	0.3		<b>4350</b>	LG	Brownfield
EO1-30	2003139	Adj West Point Wellington Street LS1	0.4		<b>22680</b>	G	Brownfield
EO1-31	2002400	Whitehall Riverside Whitehall Road LS1	1.7		<b>9690</b>	LG	Brownfield
EO1-32	2002362	Flax Warehouse (formerly Marshall House) Marshall Street LS11	0		<b>390</b>	LG	Brownfield
EO1-33	2005750	1 Victoria Place Holbeck LS11 5AN	0.2		<b>660</b>	n/a	Brownfield
EO1-34	2005740	Warehouse Sweet Street LS11	0.3		<b>13515</b>	n/a	Brownfield
EO1-35	2005100	10 - 11 Sweet Street Holbeck LS11 9DB	0.9		<b>7900</b>	LG	Brownfield
EO1-36	EMP00335	Criterion Place	0.6		<b>12596</b>	n/a	Brownfield
<b>Identified office employment total:</b>						<b>79851</b>	

## Identified office employment (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
AV10	AV10	Armouries Drive, Leeds Dock	0.9		<b>4130</b>	n/a	Brownfield
AV11	AV11	Former Alea Casino, The Boulevard, Leeds Dock	0.2		<b>5890</b>	n/a	Brownfield
<b>Identified office employment total:</b>						<b>10020</b>	

**Identified general employment**

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EG1-62	2103680	Bristol Street Motors Bridge Road Water Lane	0.7	<b>0.68</b>		n/a	Brownfield
<b>Identified general employment total:</b>				<b>0.68</b>			

**Identified general employment (Aire Valley)**

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
AV96	AV96	Airedale Mills, Clarence Road	1.3	<b>0.6</b>		n/a	Brownfield
<b>Identified general employment total:</b>				<b>0.6</b>			

## Mixed use allocation

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
MX2-15	2028A	Great George Street - LGI	4.3		<b>12000</b>	A	Brownfield
MX2-16	1010	Bridge Street, Baker House	0.2		<b>1000</b>	A	Brownfield
MX2-17	2004	North Street - Leeds College of Building	0.9		<b>4500</b>	A	Brownfield
MX2-19	230	Westgate - Leeds International Swimming Pool	1.3		<b>13243</b>	G	Brownfield
MX2-20	187	Westgate - Brotherton House LS1 2RS	0.3		<b>5000</b>	G	Brownfield
MX2-22	2001	St Peters Square	0.1		<b>600</b>	G	Brownfield
MX2-23	200_411	Quarry Hill/York Street Leeds	2.7		<b>11000</b>	n/a	Brownfield
MX2-25	449	Duncan Street (7)	0		<b>428</b>	G	Brownfield
MX2-29	431	The Calls (38)	0		<b>112</b>	G	Brownfield
MX2-30	2031	Water Lane Railway Triangle	1		<b>5000</b>	G	Brownfield
MX2-31	1009	Marshall Street - 1953 Building, Holbeck	0.6		<b>1073</b>	G	Brownfield
MX2-32	225	Water Lane - Westbank	2.2		<b>20790</b>	A	Brownfield
<b>Mixed use allocation total:</b>					<b>74746</b>		

### Mixed use allocation (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
AV7	AV7	Former Yorkshire Chemicals North West, Black Bull St	0.3		<b>2250</b>	n/a	Brownfield
AV12	AV12	Armouries Drive, Carlisle Road	1.4		<b>10875</b>	n/a	Brownfield
AV13	AV13	Clarence Road/Carlisle Road	0.2		<b>1250</b>	n/a	Brownfield
AV14	AV14	Hydro Works, Clarence Road	1.6		<b>12000</b>	n/a	Brownfield
AV15	AV15	Sayner Lane / Clarence Road	1.4		<b>10500</b>	n/a	Brownfield
AV16	AV16	Sayner Lane / Carlisle Road	1.4		<b>10500</b>	n/a	Brownfield
AV18	AV18	Marsh Lane	3.7		<b>27500</b>	n/a	Brownfield
AV94	AV94	South Bank Planning Statement Area	19.5		<b>58800</b>	n/a	Brownfield
<b>Mixed use allocation total:</b>						<b>133675</b>	

### Office allocation

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EO2-6	2005630	Kirkstall Road Car Park	0.7		<b>22300</b>	G	Brownfield
EO2-9	2005400	Hunslet Lane Hunslet Leeds	0.3		<b>6000</b>	n/a	Brownfield
<b>Office allocation total:</b>						<b>28300</b>	

### General employment allocation

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EG2-22	2000950	Leathley Road & Cross Myrtle Street LS11	0.2	<b>0.16</b>		G	Brownfield
<b>General employment allocation total:</b>				<b>0.16</b>			

### Not allocated for employment use

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
	2004179	S/o 20-22 Manor Road Holbeck LS11	0.4		<b>909</b>	LG	Brownfield
	2004330	Land Off Manor Road Ingram Row & Sweet Street	1.9		<b>10275</b>	LG	
	2004730	Office Elements Harewood Quarter LS2	6.8		<b>9260</b>	LG	Brownfield
	2004790	9, 10 & 12 South Parade Leeds LS1 5QS	0.1		<b>9150</b>	LG	Brownfield
	2005010	Globe Road Leeds LS11	0.2		<b>280</b>	LG	Brownfield
	2005050	11-14 Bond Court LS1	0		<b>200</b>	LG	Brownfield
<b>Not allocated for employment use total:</b>					<b>30074</b>		



### 3 - East Leeds

#### Identified mixed use

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
MX1-25	2039	Thorpe Park, undeveloped non-submitted land	34.7		<b>83615</b>	A	Greenfield
<b>Identified mixed use total:</b>						<b>83615</b>	

#### Identified office employment

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EO1-14	3203250	Plot 4500 Century Way Thorpe Park Ls15	2		<b>6310</b>	LG	Brownfield
EO1-15	3203252	Plot 4400 Park Approach Thorpe Park Ls15	0.9		<b>360</b>	LG	Brownfield
EO1-16	3203254	Plot 3175 Century Way Thorpe Park Ls15	0.6		<b>3000</b>	LG	Brownfield
<b>Identified office employment total:</b>						<b>9670</b>	

#### Identified office employment (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
AV44	AV44	Unit 5 Nelson House, Quayside Business Park, George Mann Road	0.4		<b>1059</b>	n/a	Brownfield
AV81	AV81	Leeds Valley Park	23.9		<b>46000</b>	n/a	Mix 60:40
<b>Identified office employment total:</b>						<b>47059</b>	

## Identified general employment

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EG1-32	3202740	Coal Road Seacroft Ls 14	3.7	<b>3.65</b>		LG	Greenfield
EG1-33	3200011	Manston La Sandreas Way Ls15	1	<b>0.95</b>		LG	Brownfield
EG1-34	3203171	Land off Bullerthorpe Lane LS15	0.1	<b>0.06</b>		G	Brownfield
<b>Identified general employment total:</b>				<b>4.66</b>			

## Identified general employment (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
AV42	AV42	Riverside Place, Bridgewater Road	0.8	<b>0.45</b>		n/a	Brownfield
AV52	AV52	Newmarket Lane	2	<b>2.04</b>		udp	Brownfield
AV55	AV55	South of Pontefract Road	0.5	<b>0.49</b>		udp	Brownfield
AV56	AV56	Land off Knowsthorpe Road	3	<b>2.97</b>		udp	Greenfield
AV57	AV57	Plot 2A, Thornes Farm Business Park	1	<b>0.99</b>		n/a	Greenfield
AV58	AV58	Plots 2B, Thornes Farm Business Park	1.1	<b>1.2</b>		n/a	Greenfield
AV59	AV59	Plot 5, Thornes Farm Business Park	2.7	<b>2.7</b>		n/a	Greenfield
AV60	AV60	Plot 6, Thornes Farm Business Park	2.4	<b>2.4</b>		n/a	Greenfield
AV61	AV61	North site, Thornes Farm Way	1.9	<b>1.83</b>		n/a	Greenfield
AV62	AV62	South site, Thornes Farm Way	0.9	<b>0.87</b>		udp	Greenfield
AV63	AV63	Logic Leeds (Skelton Moor Farm)	46.4	<b>46.4</b>		n/a	Greenfield
AV64	AV64	Temple Green	69.6	<b>69.56</b>		n/a	Mix 80:20
AV67	AV67	Skelton Grange (North)	11.8	<b>11.81</b>		n/a	Brownfield
AV68	AV68	Skelton Grange (South)	7.3	<b>7.33</b>		udp	Brownfield
AV69	AV69	Symingtons Plot, Far Lane, Thornes Farm Business Park	5	<b>1.01</b>		n/a	Greenfield
AV70	AV70	2 Pontefract Lane	0.4	<b>0.37</b>		n/a	Brownfield

RAG ratings: G = Green A = Amber R = Red LG = Lime green (identified) P = Purple (sieved out) n/a = Site not in Issues and Options

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
AV71	AV71	Thwaite Gate & Sussex Avenue	0.4	<b>0.43</b>		n/a	Greenfield
AV73	AV73	Former Post Office building, Skelton Grange Road	3.3	<b>3.35</b>		n/a	Brownfield
AV75	AV75	Pontefract Road, North of M1 J44	5.6	<b>5.58</b>		n/a	Brownfield
AV77	AV77	Pontefract Road / Haigh Park Road	0.8	<b>0.83</b>		udp	Greenfield
AV78	AV78		1.2	<b>1.17</b>		udp	Greenfield
AV79	AV79	Adj M621 J7, Stourton	1.2	<b>1.16</b>		udp	Greenfield
AV92	AV92	William Cooke Castings, Cross Green Approach	4.7	<b>0.43</b>		n/a	Brownfield
AV93	AV93	Unit 4 Queen Street Stourton	0.2	<b>0.22</b>		n/a	Brownfield
AV113	AV113	Former Leeds College of Building, Intermezzo Drive, Stourton	1.6	<b>1.62</b>		n/a	Brownfield
<b>Identified general employment total:</b>				<b>167.21</b>			

## General employment allocation (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
AV49	AV49	Bridgewater Road South	7.5	<b>7.51</b>		n/a	Brownfield
AV50	AV50	Snake Lane	0.8	<b>0.8</b>		n/a	Greenfield
AV51	AV51	Knowsthorpe Way	0.8	<b>0.85</b>		n/a	Greenfield
AV54	AV54	Belfry Road	2	<b>1.98</b>		n/a	Brownfield
AV65	AV65	Pontefract Road / Newmarket Approach	0.4	<b>0.41</b>		n/a	Brownfield
AV66	AV66	Former Pittards site, Knowsthorpe Gate	5.2	<b>5.22</b>		n/a	Brownfield
AV72	AV72	North of Haigh Park Road	1.3	<b>1.26</b>		n/a	Brownfield
AV74	AV74	Former Playing fields, Skelton Grange Road	1	<b>1.01</b>		n/a	Greenfield
AV76	AV76	Haigh Park Road	2.9	<b>2.91</b>		n/a	Brownfield
AV80	AV80	Stock Bros, Pontefract Road	1.4	<b>1.62</b>		n/a	Brownfield
AV83	AV83	Off Skelton Grange Road, East site.	1.6	<b>1.62</b>		n/a	Brownfield
AV84	AV84	Skelton Grange Road	1.5	<b>1.49</b>		n/a	Greenfield
AV85	AV85	Cinder Oven Bridge	4.2	<b>4.2</b>		n/a	Brownfield
AV86	AV86	Former Skelton Grange Power Station site	11.1	<b>11.1</b>		n/a	Brownfield
AV87	AV87	Former Wholesale Market, Newmarket Approach	6.7	<b>6.68</b>		n/a	Brownfield
AV88	AV88	Knostrop WWTW land, Temple Green	10.3	<b>10.3</b>		n/a	Brownfield

RAG ratings: G = Green A = Amber R = Red LG = Lime green (identified) P = Purple (sieved out) n/a = Site not in Issues and Options

General employment allocation total:

**58.96****Not allocated for employment use**

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
	AV53	Neville Hill Sidings	6.2	<b>6.17</b>		n/a	Mix 70:30
	AV102	Sites at Cross Green / Knowsthorpe Way / Cross Green Way / Cross Green Approach / Knowsthorpe Road	32.5	<b>32.48</b>		n/a	
	AV103	Site at Pontefract Lane / Newmarket Approach	6.3	<b>6.33</b>		n/a	
	AV104	Land west of bridge, Thwaite Lane, Stourton	0.4	<b>0.42</b>		n/a	
	AV105	Sludge Lagoons, south of Knowsthorpe Lane	25.8	<b>25.84</b>		n/a	Brownfield
	AV106	National Grid Site adj ex Skelton Grange Power Station	7.3	<b>7.3</b>		n/a	Brownfield
	AV107	Land East of bridge, Thwaite Lane, Stourton	0.5	<b>0.5</b>		n/a	
	3203123	Colton Mill Bullerthorpe Lane Ls15	0.1		<b>60</b>	LG	
	3203230	Former Vickers Factory Manston Lane LS15	20.5	<b>20.46</b>		R	Brownfield
	3203490	R/o Woodville Garage York Road Whinmoor Ls14	0.4	<b>0.42</b>		G	Brownfield
<b>Not allocated for employment use total:</b>				<b>99.92</b>	<b>60</b>		

## 4 - Inner Area

### Identified mixed use

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
MX1-6	208	Mabgate, Macaulay Street, Argyll Road (land between)	1.2		<b>3670</b>	LG	Brownfield
MX1-11	447	Whitehall Road - Doncasters LS12	3.5		<b>50380</b>	LG	Brownfield
MX1-12	433	Globe Road - Doncasters/Lattitude LS11	1.9		<b>3220</b>	n/a	Brownfield
<b>Identified mixed use total:</b>						<b>57270</b>	

### Identified office employment

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EO1-8	2005700	Former John Peters Armley Road	0.7		<b>2245</b>	n/a	Brownfield
EO1-9	2005760	Kirkstall Road - Maxis Restaurant site	0.3		<b>7330</b>	n/a	Brownfield
EO1-10	2104460	Tristram Centre Brown Lane West Ls12	0.1		<b>650</b>	R	Brownfield
EO1-11	2103380	City West Office Park Gelderd Road Leeds 12	1.4		<b>4160</b>	LG	Greenfield
<b>Identified office employment total:</b>						<b>14385</b>	

### Identified office employment (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
AV31	AV31	Cross Green Lane / Echo Phase 3	0.2		<b>6290</b>	n/a	Brownfield
<b>Identified office employment total:</b>						<b>6290</b>	

## Identified general employment

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EG1-20	3402480	Long Close Industrial Estate Dolly Lane Burmantofts	0.2	<b>0.2</b>		n/a	Brownfield
EG1-21	3400620	Trent Road Torre Road Ls9	8.6	<b>8.63</b>		LG	Mix 70:30
EG1-22	2104060	S/o 30 Springwell Road Holbeck Leeds 12	0.4	<b>0.39</b>		LG	Brownfield
EG1-23	2105070	Former Lord Nelson Inn 22 Holbeck Lane Holbeck	0.1	<b>0.11</b>		n/a	Brownfield
EG1-24	2105180	48-52 Springwell Road Holbeck LS12 1AW	0.2	<b>0.15</b>		n/a	Brownfield
EG1-25	2104130	139 Gelderd Road Leeds 12	0.2	<b>0.23</b>		LG	Brownfield
EG1-26	2001252	Land Inc Plot 7 The Piggeries Brown Lane West Ls12	0.1	<b>0.13</b>		LG	Greenfield
EG1-27	2001250	Brown Lane Ls 12	1	<b>0.99</b>		LG	Mix 40:60
EG1-28	2001251	Brown Lane Ls 12	0.2	<b>0.18</b>		LG	Greenfield
EG1-29	2104700	Ex- Boc Works Gelderd Road Ls12	3.3	<b>3.28</b>		LG	Brownfield
EG1-30	2105170	Latchmore Road LS11	0.6	<b>0.63</b>		n/a	Brownfield
EG1-31	2202540	Holme Well Road Middleton LS10 4SL	0.2	<b>0.18</b>		n/a	Brownfield
<b>Identified general employment total:</b>				<b>15.1</b>			



### Identified general employment (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
AV45	AV45	Gibraltar Island Road	1.1	<b>0.7</b>		n/a	Brownfield
AV47	AV47	South Point, South Accomodation Road	0.5	<b>0.51</b>		n/a	Brownfield
<b>Identified general employment total:</b>				<b>1.21</b>			

### Mixed use allocation

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
MX2-7	CFSM049	Thomas Danby College, Roundahay Road, Leeds	4.8	<b>1</b>		G	Brownfield
MX2-9	198_3390_3393	Kirkstall Road, Leeds	7.2		<b>41000</b>	n/a	Brownfield
MX2-10	3408	Wellington Road, Leeds	2.5		<b>5000</b>	A	Brownfield
MX2-11	1265	Armley Gytratory - former Gas Works	5.4	<b>2.5</b>		A	Brownfield
MX2-13	3015	Benyon House	2.5	<b>1.24</b>		A	Brownfield
<b>Mixed use allocation total:</b>				<b>4.74</b>	<b>46000</b>		

### Mixed use allocation (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
AV98	AV98	Atkinson Street	1.2		<b>8850</b>	n/a	Brownfield
<b>Mixed use allocation total:</b>					<b>8850</b>		

### Office allocation

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EO2-1	2401781	Ph2 Arlington Mills Armley Road Pickering Street Ls12	0.5		<b>1780</b>	G	Greenfield
EO2-2	2004069	Office Scheme Wellington Road & Gotts Road Leeds 12	0.5		<b>20370</b>	G	Brownfield
<b>Office allocation total:</b>					<b>22150</b>		

### General employment allocation

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EG2-10	2105050	Land at Brown Lane West Holbeck	1.5	<b>1.46</b>		n/a	Greenfield
EG2-11	2104230	Former Co-op Dairy Depot Gelderd Road Ls12	1.6	<b>1.62</b>		G	Greenfield
EG2-12	2103385	Gelderd Road Leeds 12	1	<b>0.99</b>		G	Greenfield
EG2-13	2104710	Tulip Street Beza Street Ls10	0.5	<b>0.46</b>		G	Brownfield
<b>General employment allocation total:</b>				<b>4.53</b>			

## Not allocated for employment use

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
	2001200	Land at Elland Road Holbeck	4.2	<b>4.21</b>		n/a	Brownfield
	2003190	Ex LCC Depot Viaduct Road LS4	0.6	<b>0.56</b>		n/a	Brownfield
	2004990	Jack Lane/grape Street Hunslet Ls10	0.3		<b>1440</b>	LG	
	2104690	Unit 4, Tristram Centre, Brown Lane West, Ls12 6bp	0.9	<b>0.04</b>		R	Brownfield
	2104720	Ring Road Beeston/Gelderd Road LS12	4.1	<b>4.06</b>		n/a	Brownfield
	2105060	Land at Sydenham Street Holbeck	1.6	<b>1.59</b>		n/a	Brownfield
	2202170	Holme Well Road Middleton Ls10	0.2	<b>0.22</b>		R	Brownfield
	2603710	Site 4 Oatland Lane Meanwood Ls7	1.2		<b>160</b>	LG	Greenfield/Brownfield mix
	2603880	Royal Park Primary School Queens Road Ls6	0.3		<b>660</b>	LG	Greenfield
	3400360	Land off Preston Terrace Sheepscar Leeds	0.4	<b>0.42</b>		n/a	Greenfield
	3400920	Bayswater No.1 Arundel Leeds	0.4	<b>0.44</b>		n/a	Brownfield
	3402830	Land at Regent Street/Skinner Lane Leeds	1		<b>10316</b>	n/a	Brownfield
	2103480	TULIP STREET BEZA STREET LS10	4.5		<b>14500</b>	n/a	Brownfield
	2103560	SITE B OLD RUN ROAD LEEDS 10	0.9		<b>6410</b>	n/a	Brownfield
<b>Not allocated for employment use total:</b>				<b>11.54</b>	<b>33486</b>		

**Not allocated for mixed use**

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

## 5 - North Leeds

### Identified mixed use

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
MX1-2	376	Ring Road West Park, Silk Mill Way and Iveson Drive Iveson Drive	20.8		<b>4950</b>	LG	Brownfield
MX1-3	626	Abbey Road - Kirkstall Forge LS5	17.8		<b>14270</b>	LG	Brownfield
<b>Identified mixed use total:</b>					<b>19220</b>		

### Identified office employment

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EO1-4	2701510	Low Lane Horsforth	1.2		<b>8302</b>	n/a	Brownfield
EO1-5	2701300	OFFICE ELEMENT CORN MILL FOLD LOW LANE HORSFORTH LS18	0.1		<b>540</b>	n/a	Brownfield
EO1-6	2602760	Bodington Business Park Otley Road Ls16	4.4		<b>24375</b>	G	Greenfield
EO1-7	2404920	471 KIRKSTALL RD LS5	0.1		<b>500</b>	n/a	Brownfield
<b>Identified office employment total:</b>					<b>33717</b>		

### Identified general employment

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EG1-11	2405330	Unit 2 St Anns Mills Off Commercial Road Kirkstall	0.2	<b>0.22</b>		LG	Brownfield
EG1-12	2404192	Premises Of J W Hinchliffe Scrap Yard Weaver Str	0.3	<b>0.28</b>		LG	Brownfield
EG1-13	2404193	Former Gas Holder Station Burley Place Leeds Ls4	0.5	<b>0.45</b>		LG	Brownfield
EG1-14	2404190	Lcc Depot Off Viaduct Road Leeds Ls4	0.3	<b>0.28</b>		G	Brownfield
<b>Identified general employment total:</b>				<b>1.23</b>			

**Mixed use allocation**

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
MX2-4	3014	Kirkstall District Centre	3.6		<b>7000</b>	A	Brownfield
<b>Mixed use allocation total:</b>						<b>7000</b>	

**Not allocated for employment use**

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
	2701350	S/o Troy Mills Troy Road Ls18	0.6		<b>1140</b>	LG	Majority brownfield
	3002680	355 Roundhay Road, Leeds	0.3		<b>580</b>	LG	Brownfield
<b>Not allocated for employment use total:</b>						<b>1720</b>	

## 6 - Outer North East

### Identified office employment

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EO1-3	3103954	Park Hill Farm Park Hill Studio Walton Road Wetherby	0.5		<b>579</b>	LG	Greenfield
<b>Identified office employment total:</b>					<b>579</b>		

### Identified general employment

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EG1-8	3104450	Land at Rudgate Walton Wetherby	0.7	<b>0.12</b>		n/a	Brownfield
EG1-9	3104210	Units 512 & 515 Thorp Arch Trading Estate Wetherby Ls23 7bj	1.6	<b>1.64</b>		LG	Brownfield
EG1-10	3203550	Holmecroft York Road Ls13 4	2.3	<b>2.29</b>		LG	Brownfield
EG1-63	3100832	Avenue D Thorp Arch T E	4.3	<b>4.32</b>		LG	Brownfield
EG1-64	3103750	Wighill Lane & Rudgate, Thorp Arch Ind Estate	3.5	<b>3.49</b>		n/a	Brownfield
EG1-65	EMP00337	Avenue D & E Thorp Arch Estate	8.1	<b>8.06</b>		n/a	Brownfield
<b>Identified general employment total:</b>				<b>19.92</b>			

### Mixed use allocation

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
MX2-33	3391	Headley Hall, Bramham, Leeds	271.4	<b>7</b>		A	Greenfield
<b>Mixed use allocation total:</b>				<b>7</b>			

### Not allocated for employment use

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
	3103830	Deighton Rd Wetherby	0.3		<b>1210</b>	LG	Brownfield
	3104020	Sandbeck Lane Wetherby Ls22	6.3	<b>6.28</b>		R	Greenfield
	3104030	Ph2 Plot 361 Street 7 & Avenue E East Thorp Arch Trading Estate Wetherby	1.4	<b>1.41</b>		R	Brownfield
	3104060	Units A-d Cromwell Park York Road Wetherby Ls22	0.5		<b>800</b>	LG	Brownfield
	3104330	S/o Travellers Rest Inn Harewood Road Collingham Wetherby	0.4		<b>430</b>	LG	Brownfield
	3104400	Sweep Farm Boston Road Wetherby Ls22 5 Dx	0.4	<b>0.39</b>		LG	Greenfield
	3104420	Land At Sandbeck Lane Wetherby Ls23	0.5	<b>0.52</b>		LG	Greenfield
<b>Not allocated for employment use total:</b>				<b>8.6</b>	<b>2440</b>		

### Not allocated for mixed use

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
	CFSM033	NEB Site, Scarcorft Lodge, Scarcroft, Leeds	4.8	<b>4.78</b>	<b>5000</b>	P	
	CFSM038	Land at Parkhouse Farm, Aberford, Leeds	1.1	<b>1.2</b>		P	
	CFSM039	Land at Parlinton, Aberford, Leeds	28.4	<b>28.4</b>		u	
	CFSM053	Land at Home Farm, Aberford	2.2	<b>2.23</b>		P	
<b>Not allocated for mixed use total:</b>				<b>36.61</b>	<b>5000</b>		



## 7 - Outer North West

### Identified mixed use

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
MX1-1	1122	Mill Lane - Garnetts Paper Mill, Otley	9.3		<b>604</b>	LG	Brownfield
<b>Identified mixed use total:</b>					<b>604</b>		

### Identified general employment

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EG1-6	2901470	East Of Otley (indicative Allocation) Off Pool R	5	<b>5.02</b>		LG	Greenfield
EG1-7	2901640	Pool Road Otley LS21 1EG	0.3	<b>0.27</b>		n/a	Brownfield
<b>Identified general employment total:</b>				<b>5.29</b>			

### General employment allocation

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EG2-2	2900040	Land off Ilkley Road, Otley, Leeds	0.5	<b>0.48</b>		n/a	Greenfield
EG2-3	2900042	Land off Ilkley Road, Otley, Leeds	0.5	<b>0.53</b>		n/a	Brownfield
<b>General employment allocation total:</b>				<b>1.01</b>			

### Not allocated for employment use

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
	2901530	Wharfedale Fabrication Coal Yard, Station Rd, Arthington	0	<b>0.04</b>		LG	Brownfield
<b>Not allocated for employment use total:</b>				<b>0.04</b>			

## 8 - Outer South

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### Not allocated for employment use

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
	2201970	Adj Dunford House Green Lane Methley Ls26	0.4		<b>270</b>	LG	Brownfield
<b>Not allocated for employment use total:</b>						<b>270</b>	

## 9 - Outer South East

### Identified office employment

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EO1-17	3306221	Ph1a Offices Hawks Park North Newhold Aberford Road Garforth	3.8		<b>1860</b>	LG	Greenfield
EO1-18	3306222	Ph1b Offices Hawks Park North Newhold Aberford Road Garforth	0.3		<b>9290</b>	LG	Greenfield
EO1-19	3306260	Former Colliery Offices Site Park Lane Allerton Bywater Wf10	1.8		<b>1400</b>	LG	Brownfield
EO1-20	3306161	Residual Site Station Road Allerton Bywater Wf10	1.5		<b>5550</b>	LG	Brownfield
<b>Identified office employment total:</b>					<b>18100</b>		

## Identified general employment

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EG1-35	3306220	Ph2 Hawks Park North Newhold Aberford Road Garforth	16.6	<b>16.6</b>		LG	Greenfield
EG1-36	3306223	Ph1 Warehouse Hawks Park North Newhold Aberford Road Garforth	7.2	<b>7.21</b>		LG	Greenfield
EG1-37	3305010	Proctors Site New Hold Garforth	1.1	<b>1.11</b>		LG	Brownfield
EG1-38	3305014	Ash Lane Procter Bros Site	0.4	<b>0.44</b>		LG	Brownfield
EG1-39	3305013	Exstg Works At Proctors Site New Hold Garforth	0.2	<b>0.2</b>		LG	Brownfield
EG1-40	3303691	New Hold Est Garforth Plot 17	0.3	<b>0.32</b>		G	Brownfield
EG1-41	3303689	New Hold Est Garforth Plot 9	0.2	<b>0.15</b>		LG	Brownfield
EG1-42	3303683	New Hold Est Garforth Plot 3-5	0.6	<b>0.58</b>		LG	Greenfield
EG1-43	3305674	Unit3 Peckfield Business Park Micklefield	1.5	<b>1.54</b>		LG	Greenfield
EG1-44	3305670	Peckfield Business Park Micklefield	7.3	<b>7.28</b>		LG	Greenfield
EG1-45	3305990	6A & 7 Astley Way Swillington	0.7	<b>0.68</b>		n/a	Mix 70:30
<b>Identified general employment total:</b>				<b>36.11</b>			

## Not allocated for employment use

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
	3305200	Lotherton Way & Ash Lane Garforth	0.7	<b>0.72</b>		R	Majority greenfield
<b>Not allocated for employment use total:</b>				<b>0.72</b>			

## 10 - Outer South West

### Identified office employment

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EO1-22	2302404	R/o Arlington Business Centre Millshaw Park Avenue Ls11	0.4		<b>3280</b>	LG	Brownfield
EO1-23	2304560	Millshaw Park Lane Leeds LS11 0LT	2.3		<b>6265</b>	n/a	Brownfield
EO1-24	2302835	Phase 2c Capitol Park Tingley Common Tingley Wf3	1		<b>4400</b>	LG	Greenfield
EO1-25	2302837	Flats Adj Block B Capitol Park Tingley Common Tingley Wf3	10.6		<b>476</b>	LG	Brownfield
<b>Identified office employment total:</b>					<b>14421</b>		

## Identified general employment

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EG1-46	2105040	Former Pack Horse Inn Gelderd Road LS12	0.3	<b>0.26</b>		n/a	Brownfield
EG1-47	2403262	R/o Nina Works Cottingley Spring Gelderd Road Ls27	0.6	<b>0.63</b>		LG	Greenfield
EG1-48	2403810	Opp Ravell Works Gelderd Road Wortley Ls12	5	<b>5.02</b>		LG	Greenfield
EG1-50	2304190	Unit A Bracken Park & Overland Industrial Estate Gelderd Road Gildersome Ls27	2.6	<b>0.35</b>		LG	Brownfield
EG1-51	2304191	Units B C & D Bracken Park & Overland Industrial Estate Gelderd Road Gildersome Ls27	0.8	<b>0.81</b>		LG	Brownfield
EG1-52	2301611	Wakefield Road Gildersome	3.6	<b>3.57</b>		LG	Greenfield
EG1-53	2304060	R/o Epsom Court Bruntcliffe Avenue Morley Ls27	0.3	<b>0.29</b>		LG	Brownfield
EG1-54	2303020	Hub62 Bruntcliffe Road Morley Ls27	5.9	<b>5.93</b>		LG	Greenfield
EG1-55	2300894	Adj Ravenheat Ltd Chartists Way Morley	0.1	<b>0.09</b>		LG	Greenfield
EG1-56	2300262	Plots 210-220 Howley Park Ind Est Morley	3.5	<b>3.54</b>		LG	Greenfield
EG1-57	2300268	Plots 410 & 420 Howley Park Road East Morley Ls27	1.8	<b>1.81</b>		LG	Greenfield
EG1-58	2301350	Howley Park Ind Est Morley	1.9	<b>2.37</b>		LG	Brownfield
EG1-59	2300267	Plot 460 Howley Park Ind Est Morley	1.2	<b>1.15</b>		LG	Greenfield
EG1-60	2302750	Topcliffe Lane Tingley Ls27	1.3	<b>1.28</b>		LG	Greenfield
EG1-61	2202570	Lingwell Gate Lane, Thorpe (west)	3.2	<b>3.2</b>		n/a	Brownfield
<b>Identified general employment total:</b>				<b>30.3</b>			

## Office allocation

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EO2-3	2104440	S/o Premier House Ring Road Royds Lane Ls12	0.3		<b>4910</b>	LG	Brownfield
EO2-4	2105090	St Anthonys Road Beeston	2.9		<b>3295</b>	n/a	Brownfield
EO2-5	2302836	Phase 3 Capitol Park Tingley Common Wf3	2.4		<b>1600</b>	G	Brownfield
				<b>Office allocation total:</b>		<b>9805</b>	

## General employment allocation

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EG2-14	2104450	Royds Service Station Royds Lane Beeston	0.3	<b>0.26</b>		n/a	Brownfield
EG2-15	2103631	Plots 2 & 3 Astra Park Parkside Lane Ls11	0.4	<b>0.39</b>		LG	Brownfield
EG2-16	2101900	Parkside Lane Ls 11	3.7	<b>1</b>		G	Greenfield
EG2-18	2302250	Off Britannia Rd Morley	1.2	<b>1.24</b>		G	Greenfield
EG2-19	CFSM010	Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds	26.8	<b>26.8</b>		u	Greenfield
EG2-20	2200462	Fall Lane East Ardsley Wf3	0.6	<b>0.59</b>		R	Brownfield
EG2-21	2202290	Lingwell Gate Lane, Thorpe	3.7	<b>3.7</b>		n/a	Greenfield
EG2-23	2303010_2303011	Land At Nepshaw Lane Asquith Avenue Gildersome	29	<b>29.04</b>		n/a	Greenfield
				<b>General employment allocation total:</b>		<b>63.02</b>	

## Not allocated for employment use

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
	2303441	Warehouse Units Adwalton Business Park Wakefield Road Drighlington Bd11	0.2		<b>580</b>	LG	Brownfield
	2303459	Peel Mills Commercial Street Morley Ls27	0.4		<b>430</b>	G	Brownfield
	2304490	Howley Park Road East LS27	0.9	<b>0.87</b>		n/a	Brownfield
	2304500	Unit 1 Adwalton Business park 132 Wakefield Road Drighlington BD11 1DR	0.1		<b>560</b>	n/a	Brownfield
	2403250	Carr Crofts Tong Rd Ls12	0.2	<b>0.21</b>		LG	Brownfield
	2100562	MANOR MILL LANE LS 11	1		<b>3790</b>	n/a	Brownfield
<b>Not allocated for employment use total:</b>				<b>1.08</b>	<b>5360</b>		



# 11 - Outer West

## Identified mixed use

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
MX1-4	CFSM051	Town Street, Farsley, Pudsey, Leeds, LS28 5UJ	3.3		<b>5000</b>	u	Brownfield
<b>Identified mixed use total:</b>					<b>5000</b>		

## Identified general employment

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EG1-15	2501660	Intercity Way Stanningley Ls13	0.5	<b>0.5</b>		LG	Greenfield
EG1-16	2401631	Tong Road/pipe & Nook La Ls 12	0.2	<b>0.22</b>		LG	Brownfield
EG1-17	2405670	DSL House Wortley Moor Road Upper Wortley LS12 4JE	0.3	<b>0.29</b>		n/a	Brownfield
EG1-18	2402152	Carr Crofts Drive Armley Moor Ls 12	0.2	<b>0.17</b>		LG	Brownfield
EG1-19	2401181	Allocated Site Chelsea Close Leeds 12	0.9	<b>0.93</b>		LG	Greenfield
<b>Identified general employment total:</b>				<b>2.11</b>			

## Mixed use allocation

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
MX2-6	HSG01793	Wortley Low Mills Whitehall Road	2.5	<b>1.23</b>		n/a	Brownfield
<b>Mixed use allocation total:</b>				<b>1.23</b>			

## General employment allocation

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
EG2-5	2500680	Land Adjacent To Canada Dry Intercity Way Stanningley Pudsey	0.8	<b>0.81</b>		n/a	Greenfield
EG2-6	2400850	Land Rear of Stanningley Field Close, Swinnow Lane, Swinnow	0.5	<b>0.48</b>		n/a	Greenfield
EG2-7	2401892	Stanningley Road & Swinnow Road, Pudsey	0.4	<b>0.42</b>		n/a	Greenfield
EG2-8	CFSE005	Land at former Kirkstall Power Station	4.2	<b>4.2</b>		G	Brownfield
EG2-9	2501424	Expansion Land At Emballator Ltd Phoenix Way Bd4	1.2	<b>1.15</b>		LG	Brownfield
<b>General employment allocation total:</b>				<b>7.06</b>			

## Not allocated for employment use

Plan Ref	SHLAA Ref	Address	Area ha	General employment ha	Office capacity sqm	I&O RAG	Green/Brown
	2402880	Cubic Business Centre Stanningley Road Ls13	0.2		<b>1150</b>	LG	Brownfield
	2403820	Swinnow Road Bramley Ls13	0.6		<b>2663</b>	LG	Greenfield/Brownfield mix
	2501410	Providence Mills, Viaduct Street, Stanningley, Pudsey	0.5	<b>0.54</b>		n/a	Brownfield
	2501640	Lane End Terrace Pudsey	0.3		<b>975</b>	LG	Brownfield
	2503200	Waterloo Road & Gibraltar Road Pudsey	1.1	<b>1.11</b>		LG	Brownfield
<b>Not allocated for employment use total:</b>				<b>1.65</b>	<b>4788</b>		

**APPENDIX 2 EMPLOYMENT ALLOCATIONS GEOGRAPHIC SPREAD/  
BREAKDOWN TO SUB AREAS**

HMCA	Designation	Office capacity sqm	General employment ha
Aireborough	Identified office employment	3510	
Aireborough	Identified general employment	n/a	23.25
Aireborough	General employment allocation	n/a	36.6
Aireborough	Not allocated for employment use	n/a	8.25
City Centre	Identified mixed use	320325	0.3
City Centre	Identified mixed use (Aire Valley)	1271	n/a
City Centre	Mixed use allocation	74746	n/a
City Centre	Identified office employment	79851	n/a
City Centre	Identified office employment (Aire Valley)	10020	n/a
City Centre	Identified general employment	n/a	0.68
City Centre	Identified general employment (Aire Valley)	n/a	0.6
City Centre	Mixed use allocation (Aire Valley)	133675	n/a
City Centre	Office allocation	28300	n/a
City Centre	General employment allocation	n/a	0.16
City Centre	Not allocated for employment use	30074	n/a
East Leeds	Identified mixed use	83615	n/a
East Leeds	Identified office employment	9670	n/a
East Leeds	Identified office employment (Aire Valley)	47059	n/a
East Leeds	Identified general employment	n/a	4.66
East Leeds	Identified general employment (Aire Valley)	n/a	167.21
East Leeds	General employment allocation (Aire Valley)	n/a	58.96
East Leeds	Not allocated for employment use	60	99.92
Inner Area	Identified mixed use	57270	n/a
Inner Area	Mixed use allocation	46000	4.74
Inner Area	Mixed use allocation (Aire Valley)	8850	n/a
Inner Area	Identified office employment	14385	n/a
Inner Area	Identified office employment (Aire Valley)	6290	n/a
Inner Area	Identified general employment	n/a	15.1
Inner Area	Identified general employment (Aire Valley)	n/a	1.21
Inner Area	Office allocation	22150	n/a
Inner Area	General employment allocation	n/a	4.53
Inner Area	Not allocated for employment use	33486	11.54
Inner Area	Not allocated for mixed use	n/a	1.44
North Leeds	Identified mixed use	19220	n/a
North Leeds	Mixed use allocation	7000	n/a
North Leeds	Identified office employment	33717	n/a
North Leeds	Identified general employment	n/a	1.23
North Leeds	Not allocated for employment use	1720	n/a
Outer North East	Mixed use allocation	n/a	7
Outer North East	Identified office employment	579	n/a
Outer North East	Identified general employment	n/a	19.92
Outer North East	Not allocated for employment use	2440	8.6
Outer North East	Not allocated for mixed use	5000	36.61
Outer North West	Identified mixed use	604	n/a
Outer North West	Identified general employment	n/a	5.29
Outer North West	General employment allocation	n/a	1.01
Outer North West	Not allocated for employment use	n/a	0.04
Outer South	Not allocated for employment use	270	n/a
Outer South East	Identified office employment	18100	n/a
Outer South East	Identified general employment	n/a	36.11
Outer South East	Not allocated for employment use	n/a	0.72
Outer South West	Identified office employment	14421	n/a
Outer South West	Identified general employment	n/a	30.3
Outer South West	Office allocation	9805	n/a
Outer South West	General employment allocation	n/a	63.02
Outer South West	Not allocated for employment use	5360	1.08
Outer West	Identified mixed use	19270	n/a
Outer West	Mixed use allocation	n/a	1.23
Outer West	Identified general employment	n/a	2.11
Outer West	General employment allocation	n/a	7.06
Outer West	Not allocated for employment use	4788	1.65