



# **AIRE VALLEY LEEDS AREA ACTION PLAN**

## **Leeds Local Development Framework**

**Development Plan Document**

**Employment Background Paper Submission Addendum**

**September 2016**

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# 1. INTRODUCTION

- 1.1 In September 2015, an Employment Background Paper was prepared to accompany the Publication Draft Site Allocations Plan (SAP) and Aire Valley Leeds Area Action Plan (AVLAAP). Consultation on the plans was undertaken in September to November 2015. 61 representations were received to the AVLAAP. A number of representations raised issues relating to the soundness and legal compliance of the plan.
- 1.2 In response to the representations received on the AVLAAP, the Council has proposed a number of pre-submission changes to address matters relating to the soundness of the plan. The Report of Consultation into the AVLAAP Publication Draft summarises the responses and Leeds City Council's actions as a result. In addition the Council is proposing other changes to correct errors and to update factual information in the plan. These proposed changes have led to a need to update the information in the Employment Background Paper. This addendum provides that update (for the AVLAAP only) and should be read in conjunction with the Publication Draft Employment Background Paper September 2015.

# 2. POLICY CONTEXT

## Natural Resources and Waste Local Plan (NRWLP)

- 1.1 As explained in the original employment background paper (paragraph 2.10), the NRWLP was adopted in January 2013 except for two policies relating to rail and canal freight sites which were remitted following a legal challenge and resubmitted for public examination in May 2015. Revised policies Minerals 13 and 14 were found sound and adopted by the Council in September 2015.
- 1.2 As a result of the revision to NRWLP Policy Minerals 13, the boundary of an allocation for a canal wharf and associated employment activities (NRWLP Site 21) was extended. This requires a change to Table 1 of the original paper with the revised data shown in Table 1 below. All the listed sites are located within the AVLAAP area.

**Table 1: List of NRWLP allocated sites that contribute to the employment land requirement**

NRWLP Ref	Site Address	Area (ha)
NRW 20	Skelton Grange Road	2.83
NRW 21	Bridgewater Road South	7.51
NRW 183	Cinder Oven Bridge	4.20
NRW 200	Former Skelton Grange Power Station Site	11.10
NRW 201	Former Wholesale Market, Newmarket Approach	6.68
NRW 202	Knostrop WWTW land, Temple Green	10.30
	<b>Total area</b>	<b>42.62</b>

### 3. EVIDENCE BASE

3.1 Section 3.6 - 3.8 of the original background paper refers to an update of the Employment Land Review (ELR 2015) focusing on the employment site supply. This piece of evidence base work has continued into 2016 being updated to a March 2016 base line and renamed the Employment Land Assessment 2016 (ELA 2016). The relevant information from the assessment relating to the AVLAAP area is presented in the appendices to this Addendum as follows:

- **Appendix 1** provides a schedule of sites assessed in the ELA (including those not proposed for allocation in the draft AVLAAP).
- **Appendix 2** set out the details of the methodology used to assess the suitability, availability and achievability of employment.
- **Appendix 3** sets out the detailed assessment of employment sites against the methodology set out in Appendix 2.
- **Appendix 4** provides a map showing the location of the sites assessed in the ELA.

### 4. CHRONOLOGY

4.1 Further to the consultation and approval processes set out in Section 4 of the original background paper (paras 4.16 – 4.19), consultation on the Publication Draft plan took place between September and November 2016. As a result of the Council response to submissions to the consultation and other factual updates based on updated planning information, there are a number of changes to the list of sites set out in Appendix 1 of the original background papers as follows.

- The boundary of one general employment site (AV68) extended in response to a representation submitted to the Publication Draft consultation.
- The boundary of one general employment site (AV83) reduced to reflect the extension of NRWLP Site 21 into the previous site boundary (see para 2.2).
- The floorspace capacity of two office/mixed use sites (AV10 & AV11) was amended.
- Two additional general employment sites included based on planning approvals granted during 2015/16 (AV115 and AV116)

These changes are set out in more detail in the Schedule of pre-submission changes.

## 5. KEY PROPOSALS: THE PORTFOLIO OF SITES

### Summary of overall supply in the AVLAAP area

- 5.1 Table 2 of the original background report set out a summary of the overall employment land provision in the AVLAAP Publication Draft. This included other employment related allocations and proposals such as NRWLP sites and the proposed New Generation Travel (NGT) trolleybus scheme, which included a vehicle and driver depot at Stourton in the AVLAAP area. **Table 2a** below sets out a detailed summary of the employment land position as at the time the Publication Draft plan was published in September 2016.

**Table 2a – AVLAAP Employment Land Provision (Publication Draft)**

Plan version	Office capacity (sqm)	General employment contribution (ha)
Publication Draft AVLAAP sites	221,865	186.74
NRWLP sites prior to Sept 2015 changes	--	41.28
NGT Depot @ Stourton Park & Ride site	-	4.3
<b>Total AVLAAP area</b>	<b>221,865</b>	<b>232.32</b>

- 5.2 As the result of the proposed pre-submission changes, the overall employment land position has been amended and is shown in **Table 2b** below. This reflects the changes identified in paragraph 4.1 above and the cancellation of the NGT trolleybus scheme following refusal of the application by the Secretary of State in May 2016. The pre-submission changes result in a higher quantity of office floorspace and general employment land proposed in the AVLAAP document. However, due to cancellation of the NGT scheme the overall level of general employment land proposed in the AVLAAP plan area has fallen by 1.5 hectares.

**Table 2b - AVLAAP Employment Land Provision (Pre-submission changes)**

Plan version	Office capacity (sqm)	General employment contribution (ha)
Publication Draft (inc. NRWLP sites)	228,058	188.20
NRWLP sites post Sept 2015 changes	-	42.62
NGT Depot @ Stourton Park & Ride site	-	-
<b>Total AVLAAP area</b>	<b>228,058</b>	<b>230.82</b>

- 5.3 When the site area of office sites is taken into account, overall employment land provision proposed AVLAAP area amounts to 254.8 hectares (down from 256.2 hectares at the Publication Draft stage). This figure continues to exceed the Core

Strategy requirements of 250 hectares of employment land set out in Core Strategy Spatial Policy 9.

## **APPENDIX 1**

### **SCHEDULE OF SITES ASSESSED IN THE ELA (UPDATED TO MARCH 2016)**

# Aire Valley Leeds Area Action Plan

## General employment allocation

Plan Ref	Address	Area ha	General emp. ha	Office cap. sqm	Green/Brown	Reason
AV51	Knowsthorpe Way	0.8	<b>0.85</b>		Greenfield	Suitable for general employment. Vacant site surrounded on all sides by industrial uses. Employment infill site not suitable or appropriate for alternative uses given industrial estate location.
AV54	Belfry Road	2	<b>1.98</b>		Brownfield	Suitable for general employment. Vacant, brownfield site which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses.
AV72	North of Haigh Park Road	1.3	<b>1.26</b>		Brownfield	Suitable for general employment. Vacant site which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses. The site has passed the flood risk sequential test.
AV74	Former Playing fields, Skelton Grange Road	1	<b>1.01</b>		Greenfield	Suitable for general employment. Vacant site which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses. The site has passed the flood risk sequential test.
AV76	Haigh Park Road	2.9	<b>2.91</b>		Brownfield	Suitable for general employment. Vacant site which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses. The site has passed the flood risk sequential test.
AV80	Stock Bros, Pontefract Road	1.4	<b>1.62</b>		Brownfield	Suitable for general employment. Site with temporary uses which is expected to come forward for development within the plan period and which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses. The site has passed the flood risk sequential test.
AV83	Off Skelton Grange Road, East site.	0.4	<b>0.41</b>		Brownfield	Site scheduled for adoption as an allocation for an employment use that can utilise canal freight as part of the NRWLP under Policy Mineral 13. Following the examination in May 2015 by an independent Inspector, the site is to be added to NRW20 as a modification to that allocation. Consequently AV83 will not be a proposal for general employment use in the AVLAAP submission plan.
<b>General employment allocation total:</b>			<b>10.04</b>			



# Aire Valley Leeds Area Action Plan

## Identified general employment

Plan Ref	Address	Area ha	General emp. ha	Office cap. sqm	Green/Brown	Reason
AV42	Riverside Place, Bridgewater Road	0.8	<b>0.45</b>		Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV45	Gibraltar Island Road	1.1	<b>0.7</b>		Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV47	South Point, South Accomodation Road	0.5	<b>0.51</b>		Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV50	Snake Lane	0.8	<b>0.8</b>		Greenfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV52	Newmarket Lane	2	<b>2.04</b>		Brownfield	Suitable for general employment. Vacant existing UDP allocation which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses. Site is available and being marketed.
AV55	South of Pontefract Road	0.5	<b>0.49</b>		Brownfield	Suitable for general employment. Vacant existing UDP allocation which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses.
AV56	Land off Knowsthorpe Road	3	<b>2.97</b>		Greenfield	Suitable for general employment. Vacant existing UDP allocation which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses.
AV57	Plot 2A, Thornes Farm Business Park	1	<b>0.99</b>		Greenfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV58	Plots 2B, Thornes Farm Business Park	1.1	<b>1.2</b>		Greenfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV59	Plot 5, Thornes Farm Business Park	2.7	<b>2.7</b>		Greenfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV60	Plot 6, Thornes Farm Business Park	2.4	<b>2.4</b>		Greenfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV61	North site, Thornes Farm Way	1.9	<b>1.83</b>		Greenfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV62	South site, Thornes Farm Way	0.9	<b>0.87</b>		Greenfield	Suitable for general employment. Vacant existing UDP allocation which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses. The site has passed the flood risk sequential test.
AV63	Logic Leeds (Skelton Moor Farm)	46.4	<b>46.4</b>		Greenfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV64	Temple Green	69.6	<b>69.56</b>		Mix 80:20	Site with current or recently expired planning permission. Principle of general employment development accepted.

# Aire Valley Leeds Area Action Plan

## Identified general employment

Plan Ref	Address	Area ha	General emp. ha	Office cap. sqm	Green/Brown	Reason
AV65	Pontefract Road / Newmarket Approach	0.4	<b>0.41</b>		Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV66	Former Pittards site, Knowsthorpe Gate	5.2	<b>5.22</b>		Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV67	Skelton Grange (North)	11.8	<b>11.81</b>		Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV68	Skelton Grange (South)	9.2	<b>9.17</b>		Brownfield	Suitable for general employment. Vacant UDP employment allocation which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses. Improvements to access required including enhancements to Skelton Grange Bridge. The site has passed the flood risk sequential test.
AV69	Symingtons Plot, Far Lane, Thormes Farm Business Park	5	<b>1.01</b>		Greenfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV70	2 Pontefract Lane	0.4	<b>0.37</b>		Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV71	Thwaite Gate & Sussex Avenue	0.4	<b>0.43</b>		Greenfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV73	Former Post Office building, Skelton Grange Road	3.3	<b>3.35</b>		Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV75	Pontefract Road, North of M1 J44	5.6	<b>5.58</b>		Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV77	Pontefract Road / Haigh Park Road	0.8	<b>0.83</b>		Greenfield	Suitable for general employment. Vacant UDP employment allocation which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses. The site has passed the flood risk sequential test.
AV78	Haigh Park Road, Stourton Lagoon	1.2	<b>1.17</b>		Greenfield	Suitable for general employment. Vacant UDP employment allocation which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses. The site has passed the flood risk sequential test.
AV79	Adj M621 J7, Stourton	1.2	<b>1.16</b>		Greenfield	Suitable for general employment. Vacant UDP employment allocation which accords with the Core Strategy policies SP1, SP5, and SP8. Not suitable for allocation to alternative uses due to location and neighbouring land uses.
AV92	William Cooke Castings, Cross Green Approach	4.7	<b>0.43</b>		Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV93	Unit 4 Queen Street Stourton	0.2	<b>0.22</b>		Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV96	Airedale Mills, Clarence Road	1.3	<b>0.6</b>		Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.

# Aire Valley Leeds Area Action Plan

## Identified general employment

Plan Ref	Address	Area ha	General emp. ha	Office cap. sqm	Green/Brown	Reason
AV113	Former Leeds College of Building, Intermezzo Drive, Stourton	1.6	1.62		Brownfield	Site with current or recently expired planning permission. Principle of general employment development accepted.
AV115	Land off Pontefract Road	0.7	0.71			Site with current or recently expired planning permission. Principle of general employment development accepted.
AV116	Site 8, Newmarket Green	0.2	0.16			Site with current or recently expired planning permission. Principle of general employment development accepted.
Identified general employment total:			178.16			

## Identified office employment

Plan Ref	Address	Area ha	General emp. ha	Office cap. sqm	Green/Brown	Reason
AV11	Former Alea Casino, The Boulevard, Leeds Dock	0.2		8191	Brownfield	Site with current or recently expired planning permission. Principle of office development accepted.
AV44	Unit 5 Nelson House, Quayside Business Park, George Mann Road	0.4		1059	Brownfield	Site with current or recently expired planning permission. Principle of office development accepted.
AV81	Leeds Valley Park	23.9		46000	Mix 60:40	Site with current or recently expired planning permission or existing UDP allocation. Principle of office development accepted.
Identified office employment total:				55250		

# Aire Valley Leeds Area Action Plan

## Mixed use allocation

Plan Ref	Address	Area ha	General emp. ha	Office cap. sqm	Green/Brown	Reason
AV7	Former Yorkshire Chemicals North West, Black Bull St	0.3	0	2250	Brownfield	Suitable for mixed use development including offices. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8). Brownfield site which is cleared, vacant and available.
AV12	Armouries Drive, Carlisle Road	1.4	0	10875	Brownfield	Suitable for mixed use development including offices. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8).
AV13	Clarence Road/Carlisle Road	0.2	0	1250	Brownfield	Suitable for mixed use development including offices. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8).
AV14	Hydro Works, Clarence Road	1.6	0	12000	Brownfield	Suitable for mixed use development including offices. Brownfield site which is cleared, vacant and available. Offices can provide a buffer use between housing and the glass manufacturing plant to the south west of the site. The site has previously had a planning permission for a mixed use scheme which included housing and offices. As the site lies in a sustainable location on the edge of the city centre it is considered it accords with the Core Strategy spatial development strategy (Policies SP1, SP2, SP5 and SP8).
AV15	Sayner Lane / Clarence Road	1.4	0	10500	Brownfield	Suitable for mixed use development including offices. Brownfield site which is cleared, vacant and available. Offices can provide a buffer use between housing and the glass manufacturing plant to the south of the site. The site has previously had a planning permission for a mixed use scheme which included housing and offices. As the site lies in a sustainable location on the edge of the city centre it is considered it accords with the Core Strategy spatial development strategy (Policies SP1, SP2, SP5 and SP8).
AV16	Sayner Lane / Carlisle Road	1.4	0	10500	Brownfield	Suitable for mixed use development including offices. Brownfield site which is cleared, vacant and available. Offices can provide a buffer use between housing and the glass manufacturing plant to the south of the site. As the site lies in a sustainable location on the edge of the city centre it is considered it accords with the Core Strategy spatial development strategy (Policies SP1, SP2, SP5 and SP8).
AV18	Marsh Lane	3.7	0	27500	Brownfield	Suitable for mixed use development including offices. Sustainable location on the edge of the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8). Brownfield site which is mainly vacant and underused with rear part of site occupied by rail sidings. Front (western) part of site is available now, with an expectation that whole site will become available during the plan period.
AV98	Atkinson Street	1.2	0	8850	Brownfield	Suitable for mixed use development including office. Offices can provide a buffer use between housing and the glass manufacturing plant to the south west of the site. Within this context, the site provides a sustainable location close to the city centre which accords with the Core Strategy spatial development strategy (Policy SP1). Site is occupied by crash repair centre but expected to become available for redevelopment within the plan period.
Mixed use allocation total:			0	83725		

# Aire Valley Leeds Area Action Plan

## Identified mixed use

Plan Ref	Address	Area ha	General emp. ha	Office cap. sqm	Green/Brown	Reason
AV5	Indigo Blu, Crown Point Road	0.1	0	1271	Brownfield	Site with current or recently expired planning permission. Principle of office development (within mixed use scheme) accepted.
AV10	Armouries Drive, Leeds Dock	0.9	0	8022	Brownfield	Site with current or recently expired planning permission. Principle of office development (within mixed use scheme) accepted.
AV31	Cross Green Lane / Echo Phase 3	0.2	0	6290	Brownfield	Site with current or recently expired planning permission. Principle of office development accepted.
Identified mixed use total:			0	15583		

## South Bank PSA Allocation

Plan Ref	Address	Area ha	General emp. ha	Office cap. sqm	Green/Brown	Reason
AV94	South Bank Planning Statement Area	19.5		73500	Brownfield	Suitable for mixed use development including offices. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8). Site is part vacant and part occupied by existing commercial uses (some of which are likely to remain throughout the plan period). There is also uncertainty of the availability of parts of the site as a result of HS2 route and station proposals currently shown within part of the site at New Lane (consultation document published January 2013). The location of the HS2 station remains under review and the scheme is subject to approval by parliament. Given the potential of the area to bring forward development but also the uncertainties created by HS2 proposal and the need for some flexibility, the area covered by the existing South Bank Planning Statement (adopted 2011) is identified as one site. The AAP identifies appropriate uses which include housing, alongside office uses, the proposed City Park and other town centre uses. The capacity of the site is based only on the land expected to become available for redevelopment within the plan period (mainly on the former Tetleys Brewery site to the east of the wider area).
South Bank PSA Allocation total:				73500		

# Aire Valley Leeds Area Action Plan

## Not allocated for employment use

Plan Ref	Address	Area ha	General emp. ha	Office cap. sqm	Green/Brown	Reason
AV53	Neville Hill Sidings	6.2	<b>6.17</b>		Mix 70:30	Not suitable. Site considered as a potential rail freight site through the NRWLP 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. There 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.
AV102	Sites at Cross Green / Knowsthorpe Way / Cross Green Way / Cross Green Approach / Knowsthorpe Road	32.5	<b>32.48</b>			Not available. Site already is existing employment use.
AV103	Site at Pontefract Lane / Newmarket Approach	6.3	<b>6.33</b>			Not available. Site already in existing employment use.
AV104	Land west of bridge, Thwaite Lane, Stourton	0.4	<b>0.42</b>			Not available. Site occupied by Leeds Rowing Club boathouse.
AV105	Sludge Lagoons, south of Knowsthorpe Lane	25.8	<b>25.84</b>		Brownfield	Not suitable / 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.
AV106	National Grid Site adj ex Skelton Grange Power Station	7.3	<b>7.3</b>		Brownfield	Not available. Site occupied by a large electricity sub-station.
AV107	Land East of bridge, Thwaite Lane, Stourton	0.5	<b>0.5</b>			Site is located in functional floodplain and is therefore unsuitable for employment development according to the NPPG.
AV108	Land north of Pontefract Road, Bell Hill	3.6	<b>3.59</b>			Not deliverable. Feasibility study identified substantial highway constraints. It is estimated that necessary highway works will cost over £5million.
AV109	Land opposite Thornes Farm Approach	4.6	<b>4.62</b>			Not available. The landowner Yorkshire Water have indicated they require site for operational use at the earlier consultation stages.
AV110	South of Knowsthorpe Lane (East Site)	13.5	<b>13.52</b>		Brownfield	Not deliverable within the plan period. Issues with access and remediation costs which make the site unviable for employment use without significant public investment.
<b>Not allocated for employment use total:</b>			<b>100.77</b>			

## **APPENDIX 2**

### **EMPLOYMENT LAND REVIEW UPDATE 2016 METHODOLOGY**

# **EMPLOYMENT LAND REVIEW UPDATE 2016 - METHODOLOGY**

## **1. SCOPE OF REVIEW**

- 1.1. The Council's Employment Land Review 2010 Update was published in 2011. It reviewed changes to national planning policy, updated the quantity of employment land needed and re-appraised the UDP employment land supply, identifying large amounts of land that was no longer suitable or available for employment allocation. The ELR 2010 was relied upon for preparation and examination of Leeds' Core Strategy, which was adopted in November 2014 and sets out requirements for new office and general employment land for the period 2012 – 2028.
- 1.2. This update is concerned with refreshing evidence on Leeds' employment land supply. The requirements are fixed for a number of years in the Core Strategy so do not need to be re-examined.
- 1.3. The Review has been conducted in-house by Leeds City Council Plans and Policies service.
- 1.4. The update has been pitched to meet requirements of national planning policy guidance with a proportionate level of assessment. The assessment covers the whole of Leeds and supports the preparation of the Site Allocations Plan and Aire Valley Leeds Area Action Plan. The update has not engaged directly with landowners, businesses, business representatives, the Leeds enterprise partnership, parish councils nor forums preparing neighbourhood plans. This is because this engagement has been undertaken in parallel through the preparation of the Plans. They had a "call for sites" and have consulted widely on proposals for site allocations. The update has not involved viability assessments as these would be prohibitively expensive for an area as big as Leeds with over 300 sites.

## **2. NATIONAL POLICY**

- 2.1. The NPPF expects planning authorities to develop an evidence base to assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet identified needs (para 161). The NPPG provides advice on assessment of sites (both for housing and employment) expecting potential allocations to be suitable, available and achievable. As set out in the methodology section, the ELR update is designed to address all the issues raised in the NPPG.

## **3. METHODOLOGY**

- 3.1. The overall aim of the methodology is to ensure that employment sites can be properly assessed against nationally recognised criteria. A system of scoring helps to understand the relative merits of sites, but is not the sole determinant; consideration also needs to be given to wider matters.



### **3.2. Suitability**

- 3.2.1. According to the NPPG, suitability concerns whether a site accords with planning policy in terms of location and impact on regeneration and how a site performs in terms of physical matters (access, ground conditions, flood risk, contamination etc), impact on landscape and conservation, and environmental/amenity impact on neighbours. Regard should be given to whether problems with suitability can be mitigated by imposing site development requirements.
- 3.2.2. The ELR update relied upon seven detailed indications of suitability concerning physical appropriateness, impact on landscape, nature and heritage, and potential amenity impacts on neighbours. It also considered two indicators of policy compliance including consistency with core strategy locational policy and impact on regeneration.
- 3.2.3. The assessment of flood risk was based on whether a site has more than 20% of its area within one of the flood risk zones modelled by the Environment Agency . Sites are scored higher for being in lower zones of flood risk.
- 3.2.4. The Council keeps records of historic land contamination which are stored electronically. Where a site is affected by land contamination, the site was scored 1 if the area of contamination covers more than 80% of the site area, scored 2 if between 60 and 80%, 3 if between 40 and 60%, 4 if between 20 and 40% and 5 if less than 20%.
- 3.2.5. Accessibility was scored as a measure of public transport accessibility. The system used for the ELR involved updating a previous system used for early drafts of Leeds' Sustainability Appraisal of the Site Allocations and Aire Valley Leeds Plans. The scoring criteria used the Core Strategy office accessibility standard as the basis for achieving the highest score for this measure (5) and the general employment accessibility standard as the minimum level of accessibility (scoring 2). Sites which fail to meet the general employment accessibility standard were regarded as the least sustainable scoring 1. The criteria for scoring 3 or 4 lies between the office and general employment standard and thus provides a good or very good level of accessibility for general employment but marginally fails the accessibility standard for office development.
- 3.2.6. The West Yorkshire Combined Authority supplied mapped contours of public transport accessibility. Most sites fell entirely within one contour. Where sites overlapped, officers considered size of site, shape of site, extent of overlap and likely access points to determine which contour the site should be attributed to. Under the accessibility to public transport criteria average time to access public transport factors in walk time to a bus stop and the frequency of services serving that stop. It is calculated using the following formula (Average time = x minute walks = (0.5 x y min bus frequency) e.g. 5 minute walk and 15 min frequency (the Core Strategy accessibility standard for offices) = 5 + (0.5 x 15) = 12.5 minutes. Any site within 10 minutes' walk (800 m) of a railway station also scored 5.
- 3.2.7. Sites were scored 1 if the average time to access public transport services was greater than 40 minutes (fails to meet Core Strategy standard). They were scored 2 if the average time to access public transport services was greater than

20 minutes and less than or equal to 40 minutes (equivalent to Core Strategy standard for general employment uses). Sites were scored 3 if the average time to access public transport services was greater than 15 minutes and less / equal to 20 minutes. Sites were scored 4 if the average time to access public transport services was greater than 12.5 minutes and less than / equal to 15 minutes. They were scored 5 if the average time to access public transport services was less than or equal to 12.5 minutes (equivalent to Core Strategy standard for office uses).

- 3.2.8. To score a site in terms of its topography and layout, officers visiting the site gave a score of 1 for steeply sloping or irregular shape/ layouts not suitable for employment use, a score of 3 for gently sloping land and a score of 5 for flat land.
- 3.2.9. Highway access was scored according to how well a site can be connected to the road network based on an officer site visit and an opinion of the highways officer. Sites with no access achievable were scored 1. Sites with highway frontage but adequate access and visibility not achievable were scored 2. Sites requiring development of adjacent site for access were scored 3. Sites where access can be achieved with mitigation works (e.g. signalised junction) were scored 4. Sites with adequate frontage for suitable access and visibility splays within site / adopted highway were scored 5.
- 3.2.10. Impact on the local highway network was scored as follows: Sites in a location with unsuitable local roads and no potential for mitigation were scored 1. Sites with unsuitable local roads but potential to mitigate with improvements were scored 2. Sites in areas with local congestion issues were scored 3. Sites with spare capacity in a suitable local network but likely to cause cumulative impact issues were scored 4. Sites with spare local network capacity and suitable network were scored 5.
- 3.2.11. The Council has a range of environmental designations mapped which could be adversely affected by employment land development. Officers made judgements about how significantly environmental designations might be affected depending on proximity of the site and the importance of the designation. Where significant harm would be caused to designations (Special Area of Conservation, Special Protection Area, Sites of Biological Importance, AONB, SSSI, Local ecology designations, Heritage assets, dense TPOs), sites were scored 1. Where mitigation would be necessary (eg Heritage assets, Conservation Area, Local ecology designations, light TPO coverage), sites were scored 3. If no impact on environmental designations was anticipated, sites were scored 5.
- 3.2.12. Sites were also scored according to what level of impact industrial use of a site might have on adjacent uses. This involved officer judgement on the proximity, scale and sensitivity of adjacent uses. Sites were scored 1 if the neighbouring uses were mainly residential or a rural area with no existing industrial/commercial uses. Sites were scored 2 if they were in mainly residential or a rural areas with few industrial/commercial uses; sites were scored 3 if they were in areas of mixed industrial/commercial and residential uses; sites were scored 4 if they were in established commercial areas, with residential uses or rural areas

nearby, and sites were scored 5 if they were in well-established industrial/commercial areas"

- 3.2.13. Sites were tested against the locational preferences of planning policy using Officer judgement. Core Strategy Policy EC1 concerns suitability of sites for General Employment. Part A (ii) is relevant which gives locational preference to locations in the Main Urban Area, Major Settlements and Smaller Settlements including sites with good access to the motorway, rail and waterway networks, locations in established industrial areas and locations within urban extensions lined to new housing proposals. Sites within the named areas were scored 5, sites adjoining the named areas or in accessible locations were scored 3 and other sites were scored 1. Policy EC2 concerns suitability of sites for office use. Sites with locations in the city centre or town centres were scored 5, edge of centre were scored 3, and other locations 1.
- 3.2.14. The last test of suitability concerned locations in Leeds' designated regeneration areas: Aire Valley, East Leeds, Inner South, South Leeds, Leeds – Bradford Corridor and West Leeds Gateway. Sites that are fully within these areas are scored 5, partly within 3 and in other locations 1.

### **3.3. Availability**

- 3.3.1. According to the NPPG, availability is whether a site is ready for development in terms of being free of legal / ownership constraints. It normally means a developer or landowner is known to be interested in site development.
- 3.3.2. ELR indications of availability include land owner interest, current state of occupancy and marketing.
- 3.3.3. Land owner interest was scored by officer judgement based on knowledge from submission information and development interest expressed through planning application history. If there are more than two owners with potential of ransom strips sites were scored 1. If there are two owners or less / or "don't know" sites were scored 3. If there is a single owner with active interest to develop for employment purposes sites were scored 5. Where a site proposed for identification / allocation in a Development Plan has been subject to public consultation, it is assumed that no contact from a landowner will be an indication that there is no disagreement with the proposal: such sites should be scored 3.
- 3.3.4. An availability score was also awarded according to the state of the site, based on a site visit. If a site is currently occupied it was scored 1. If a site appears empty or with vacant buildings it was scored 3. If the site is cleared it was scored 5.
- 3.3.5. To ascertain whether a site is being marketed officers looked out for signboards on site visits and also consulted the web-directory "Locate in Leeds". If a site is not being marketed, or being marketed exclusively for a non-employment use, it was scored 1. If a site is being marketed but without specifying employment, it was scored 3. If a site is being marketed for employment it was scored 5.

### **3.4. Achievability**

- 3.4.1. The NPPG says a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the development over a certain period.
- 3.4.2. ELR indications of achievability include understanding development viability and the level of development interest.
- 3.4.3. An indication of how viable a development for employment use would be on a site may be achieved by assessing the physical condition of the site. There is an overlap with the suitability test for contamination and the availability test for state of the site. Based on site visits and knowledge acquired about sites officers scored sites as follows: 1 for sites with known severe constraints of contamination, ground conditions etc which require public funding to address; 2 for sites where significant constraints are readily apparent; 3 for sites where clearance is required prior to any new development; 4 for cleared sites not in a prime location (near motorways or established employment areas, or city centre for offices); or 5 for cleared sites in a prime location (near motorways or established employment areas, or city centre for offices).
- 3.4.4. Using the Council's records of planning activity, officers can make a further judgement on achievability. Where sites have planning approval for development of non-employment uses they were scored 1; where there is interest in development for non-employment uses or no recent interest in employment sites were scored 2; where there is no planning permission for employment in last 10 years sites were scored 3; where planning permission had been given for employment use in last 10 years but no longer extant, sites were scored 4; and sites with current planning permission for employment use were scored 5.

## **4. USE OF SCORING**

- 4.1. Scoring the sites 1 – 5 against the 10 suitability, 3 availability and 2 achievability factors offered a maximum score of 75. Giving a separate average score of 1 - 5 for each of suitability, availability helped to balance the importance of these three criteria. However, a note of caution is needed; the scoring was a helpful tool for reaching conclusions and making recommendations about sites, but there were sometimes other practical reasons for overriding a score.
- 4.2. In practice the 15 factors are not equally important. It was not considered appropriate to introduce a comprehensive weighting system because this would make the scoring unduly complex and could easily give false validity to a set of subjective judgements. Even with a simple averaging of the suitability, availability and achievability, the scores need to be treated with caution
- 4.3. Some factors may trump all the others. For example, a site in the functional flood plain is entirely unsuitable for employment development. Alternatively a site may

be found to be completely unavailable, despite scoring well for suitability and achievability.

- 4.4. Another important issue is whether new development can mitigate against certain low scoring factors. For example, poor access to a site can often be overcome through investment in highway infrastructure or contamination can be remediated. Where appropriate, site requirements can be specified in proposed site allocations and conditions and/or S106 Agreements can be attached to planning permissions to ensure that suitability issues are addressed in new development schemes.

## **APPENDIX 3**

### **EMPLOYMENT LAND ASSESSMENT UPDATE 2016 SITE ASSESSMENTS**

AV7 - Former Yorkshire Chemicals North West, Black Bull St - Mixed use allocation			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	3	
<b>STB2</b>	Suitability - Contaminated land	1	
<b>STB3</b>	Suitability - Accessibility	5	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB5</b>	Suitability - Access to highways	5	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	3	
<b>PLC1</b>	Suitability - Policy compliance	5	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>32</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	5	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>9</b>	
<b>ACB1</b>	Achievability - Viability/Survey	5	
<b>MKT1</b>	Achievability - Planning interest	2	
<b>Total Achievability score:</b>		<b>7</b>	
<b>Overall score:</b>		<b>48</b>	

AV12 - Armouries Drive, Carlisle Road - Mixed use allocation			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	1	
<b>STB2</b>	Suitability - Contaminated land	2	
<b>STB3</b>	Suitability - Accessibility	5	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	3	
<b>PLC1</b>	Suitability - Policy compliance	5	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>26</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	1	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>5</b>	
<b>ACB1</b>	Achievability - Viability/Survey	3	
<b>MKT1</b>	Achievability - Planning interest	2	
<b>Total Achievability score:</b>		<b>5</b>	
<b>Overall score:</b>		<b>36</b>	

AV13 - Clarence Road/Carlisle Road - Mixed use allocation			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	1	
<b>STB2</b>	Suitability - Contaminated land	2	
<b>STB3</b>	Suitability - Accessibility	5	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	3	
<b>PLC1</b>	Suitability - Policy compliance	5	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>26</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	1	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>5</b>	
<b>ACB1</b>	Achievability - Viability/Survey	3	
<b>MKT1</b>	Achievability - Planning interest	2	
<b>Total Achievability score:</b>		<b>5</b>	
<b>Overall score:</b>		<b>36</b>	

AV14 - Hydro Works, Clarence Road - Mixed use allocation			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	1	
<b>STB2</b>	Suitability - Contaminated land	1	
<b>STB3</b>	Suitability - Accessibility	5	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	3	
<b>PLC1</b>	Suitability - Policy compliance	3	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>23</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	5	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>9</b>	
<b>ACB1</b>	Achievability - Viability/Survey	4	
<b>MKT1</b>	Achievability - Planning interest	2	
<b>Total Achievability score:</b>		<b>6</b>	
<b>Overall score:</b>		<b>38</b>	



AV15 - Sayner Lane / Clarence Road - Mixed use allocation			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	1	
<b>STB2</b>	Suitability - Contaminated land	1	
<b>STB3</b>	Suitability - Accessibility	4	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	3	
<b>PLC1</b>	Suitability - Policy compliance	3	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>22</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	3	
<b>AVB3</b>	Availability - Marketing	5	
<b>Total Availability score:</b>		<b>11</b>	
<b>ACB1</b>	Achievability - Viability/Survey	2	
<b>MKT1</b>	Achievability - Planning interest	3	
<b>Total Achievability score:</b>		<b>5</b>	
<b>Overall score:</b>		<b>38</b>	

AV16 - Sayner Lane / Carlisle Road - Mixed use allocation			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	1	
<b>STB2</b>	Suitability - Contaminated land	1	
<b>STB3</b>	Suitability - Accessibility	5	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	3	
<b>PLC1</b>	Suitability - Policy compliance	3	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>23</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	5	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>9</b>	
<b>ACB1</b>	Achievability - Viability/Survey	2	
<b>MKT1</b>	Achievability - Planning interest	3	
<b>Total Achievability score:</b>		<b>5</b>	
<b>Overall score:</b>		<b>37</b>	

AV18 - Marsh Lane - Mixed use allocation			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	5	
<b>STB2</b>	Suitability - Contaminated land	2	
<b>STB3</b>	Suitability - Accessibility	5	
<b>STB4</b>	Suitability - Topography and layout	3	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	3	
<b>PLC1</b>	Suitability - Policy compliance	5	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>28</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	1	
<b>AVB3</b>	Availability - Marketing	3	
<b>Total Availability score:</b>		<b>7</b>	
<b>ACB1</b>	Achievability - Viability/Survey	3	
<b>MKT1</b>	Achievability - Planning interest	3	
<b>Total Achievability score:</b>		<b>6</b>	
<b>Overall score:</b>		<b>41</b>	

AV51 - Knowsthorpe Way - General employment allocation			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	5	
<b>STB2</b>	Suitability - Contaminated land	5	
<b>STB3</b>	Suitability - Accessibility	4	
<b>STB4</b>	Suitability - Topography and layout	3	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	5	
<b>PLC1</b>	Suitability - Policy compliance	5	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>32</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	5	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>9</b>	
<b>ACB1</b>	Achievability - Viability/Survey	5	
<b>MKT1</b>	Achievability - Planning interest	3	
<b>Total Achievability score:</b>		<b>8</b>	
<b>Overall score:</b>		<b>49</b>	

AV53 - Neville Hill Sidings - Not allocated for employment use			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	5	
<b>STB2</b>	Suitability - Contaminated land	2	
<b>STB3</b>	Suitability - Accessibility	1	
<b>STB4</b>	Suitability - Topography and layout	3	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	4	
<b>PLC1</b>	Suitability - Policy compliance	5	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>25</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	3	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>7</b>	
<b>ACB1</b>	Achievability - Viability/Survey	2	
<b>MKT1</b>	Achievability - Planning interest	3	
<b>Total Achievability score:</b>		<b>5</b>	
<b>Overall score:</b>		<b>37</b>	

AV54 - Belfry Road - General employment allocation			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	5	
<b>STB2</b>	Suitability - Contaminated land	1	
<b>STB3</b>	Suitability - Accessibility	5	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	5	
<b>PLC1</b>	Suitability - Policy compliance	5	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>31</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	5	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>9</b>	
<b>ACB1</b>	Achievability - Viability/Survey	5	
<b>MKT1</b>	Achievability - Planning interest	3	
<b>Total Achievability score:</b>		<b>8</b>	
<b>Overall score:</b>		<b>48</b>	

AV72 - North of Haigh Park Road - General employment allocation			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	1	
<b>STB2</b>	Suitability - Contaminated land	1	
<b>STB3</b>	Suitability - Accessibility	3	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	5	
<b>PLC1</b>	Suitability - Policy compliance	5	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>25</b>	
<b>AVB1</b>	Availability - Ownership	5	
<b>AVB2</b>	Availability - Occupancy	5	
<b>AVB3</b>	Availability - Marketing	3	
<b>Total Availability score:</b>		<b>13</b>	
<b>ACB1</b>	Achievability - Viability/Survey	5	
<b>MKT1</b>	Achievability - Planning interest	3	
<b>Total Achievability score:</b>		<b>8</b>	
<b>Overall score:</b>		<b>46</b>	

AV74 - Former Playing fields, Skelton Grange Road - General employment allocation			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	1	
<b>STB2</b>	Suitability - Contaminated land	5	
<b>STB3</b>	Suitability - Accessibility	3	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	5	
<b>PLC1</b>	Suitability - Policy compliance	5	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>29</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	5	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>9</b>	
<b>ACB1</b>	Achievability - Viability/Survey	5	
<b>MKT1</b>	Achievability - Planning interest	4	
<b>Total Achievability score:</b>		<b>9</b>	
<b>Overall score:</b>		<b>47</b>	

AV76 - Haigh Park Road - General employment allocation			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	2	
<b>STB2</b>	Suitability - Contaminated land	1	
<b>STB3</b>	Suitability - Accessibility	3	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	5	
<b>PLC1</b>	Suitability - Policy compliance	5	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>26</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	5	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>9</b>	
<b>ACB1</b>	Achievability - Viability/Survey	5	
<b>MKT1</b>	Achievability - Planning interest	3	
<b>Total Achievability score:</b>		<b>8</b>	
<b>Overall score:</b>		<b>43</b>	

AV80 - Stock Bros, Pontefract Road - General employment allocation			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	2	
<b>STB2</b>	Suitability - Contaminated land	3	
<b>STB3</b>	Suitability - Accessibility	5	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	5	
<b>PLC1</b>	Suitability - Policy compliance	5	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>30</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	1	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>5</b>	
<b>ACB1</b>	Achievability - Viability/Survey	5	
<b>MKT1</b>	Achievability - Planning interest	4	
<b>Total Achievability score:</b>		<b>9</b>	
<b>Overall score:</b>		<b>44</b>	

AV83 - Off Skelton Grange Road, East site. - General employment allocation			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	1	
<b>STB2</b>	Suitability - Contaminated land	3	
<b>STB3</b>	Suitability - Accessibility	1	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	5	
<b>PLC1</b>	Suitability - Policy compliance	5	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>25</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	5	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>9</b>	
<b>ACB1</b>	Achievability - Viability/Survey	5	
<b>MKT1</b>	Achievability - Planning interest	3	
<b>Total Achievability score:</b>		<b>8</b>	
<b>Overall score:</b>		<b>42</b>	

AV94 - South Bank Planning Statement Area - South Bank PSA Allocation			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	2	
<b>STB2</b>	Suitability - Contaminated land	2	
<b>STB3</b>	Suitability - Accessibility	5	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	3	
<b>PLC1</b>	Suitability - Policy compliance	5	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>27</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	3	
<b>AVB3</b>	Availability - Marketing	3	
<b>Total Availability score:</b>		<b>9</b>	
<b>ACB1</b>	Achievability - Viability/Survey	3	
<b>MKT1</b>	Achievability - Planning interest	3	
<b>Total Achievability score:</b>		<b>6</b>	
<b>Overall score:</b>		<b>42</b>	

AV98 - Atkinson Street - Mixed use allocation			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	1	
<b>STB2</b>	Suitability - Contaminated land	1	
<b>STB3</b>	Suitability - Accessibility	0	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	4	
<b>PLC1</b>	Suitability - Policy compliance	3	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>19</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	1	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>5</b>	
<b>ACB1</b>	Achievability - Viability/Survey	3	
<b>MKT1</b>	Achievability - Planning interest	3	
<b>Total Achievability score:</b>		<b>6</b>	
<b>Overall score:</b>		<b>30</b>	

AV102 - Sites at Cross Green / Knowsthorpe Way / Cross Green Way / Cross Green Approach / Knowsthorpe Road - Not allocated for employment use			
Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	0	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	0	
STB5	Suitability - Access to highways	0	
STB6	Suitability - Environmental constraints	0	
STB6	Suitability - Environmental constraints	0	
STB7	Suitability - Adjacent uses	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	3	
PLC1	Suitability - Policy compliance	3	
PLC2	Suitability - Regeneration/shortfall areas	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		56	
AVB1	Availability - Ownership	5	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	1	
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	3	
AVB3	Availability - Marketing	3	
Total Availability score:		18	
ACB1	Achievability - Viability/Survey	3	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	3	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		12	
Overall score:		86	



**AV103 - Site at Pontefract Lane / Newmarket Approach - Not allocated for employment use**

Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	5	
<b>STB1</b>	Suitability - Flood risk	5	
<b>STB2</b>	Suitability - Contaminated land	5	
<b>STB2</b>	Suitability - Contaminated land	5	
<b>STB3</b>	Suitability - Accessibility	0	
<b>STB3</b>	Suitability - Accessibility	0	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	5	
<b>STB7</b>	Suitability - Adjacent uses	5	
<b>PLC1</b>	Suitability - Policy compliance	3	
<b>PLC1</b>	Suitability - Policy compliance	3	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>56</b>	
<b>AVB1</b>	Availability - Ownership	5	
<b>AVB1</b>	Availability - Ownership	5	
<b>AVB2</b>	Availability - Occupancy	1	
<b>AVB2</b>	Availability - Occupancy	1	
<b>AVB3</b>	Availability - Marketing	3	
<b>AVB3</b>	Availability - Marketing	3	
<b>Total Availability score:</b>		<b>18</b>	
<b>ACB1</b>	Achievability - Viability/Survey	3	
<b>ACB1</b>	Achievability - Viability/Survey	3	
<b>MKT1</b>	Achievability - Planning interest	3	
<b>MKT1</b>	Achievability - Planning interest	3	
<b>Total Achievability score:</b>		<b>12</b>	
<b>Overall score:</b>		<b>86</b>	

AV104 - Land west of bridge, Thwaite Lane, Stourton - Not allocated for employment use			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	1	
<b>STB2</b>	Suitability - Contaminated land	5	
<b>STB3</b>	Suitability - Accessibility	4	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	5	
<b>PLC1</b>	Suitability - Policy compliance	1	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>26</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	1	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>5</b>	
<b>ACB1</b>	Achievability - Viability/Survey	1	
<b>MKT1</b>	Achievability - Planning interest	1	
<b>Total Achievability score:</b>		<b>2</b>	
<b>Overall score:</b>		<b>33</b>	

AV105 - Sludge Lagoons, south of Knowsthorpe Lane - Not allocated for employment use			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	4	
<b>STB2</b>	Suitability - Contaminated land	1	
<b>STB3</b>	Suitability - Accessibility	1	
<b>STB4</b>	Suitability - Topography and layout	3	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	5	
<b>PLC1</b>	Suitability - Policy compliance	3	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>22</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	5	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>9</b>	
<b>ACB1</b>	Achievability - Viability/Survey	1	
<b>MKT1</b>	Achievability - Planning interest	3	
<b>Total Achievability score:</b>		<b>4</b>	
<b>Overall score:</b>		<b>35</b>	

AV106 - National Grid Site adj ex Skelton Grange Power Station - Not allocated for employment use			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	5	
<b>STB2</b>	Suitability - Contaminated land	5	
<b>STB3</b>	Suitability - Accessibility	1	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	5	
<b>PLC1</b>	Suitability - Policy compliance	1	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>27</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	1	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>5</b>	
<b>ACB1</b>	Achievability - Viability/Survey	1	
<b>MKT1</b>	Achievability - Planning interest	1	
<b>Total Achievability score:</b>		<b>2</b>	
<b>Overall score:</b>		<b>34</b>	

AV107 - Land East of bridge, Thwaite Lane, Stourton - Not allocated for employment use			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	1	
<b>STB2</b>	Suitability - Contaminated land	5	
<b>STB3</b>	Suitability - Accessibility	4	
<b>STB4</b>	Suitability - Topography and layout	5	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	5	
<b>PLC1</b>	Suitability - Policy compliance	3	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>28</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	5	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>9</b>	
<b>ACB1</b>	Achievability - Viability/Survey	1	
<b>MKT1</b>	Achievability - Planning interest	3	
<b>Total Achievability score:</b>		<b>4</b>	
<b>Overall score:</b>		<b>41</b>	

AV108 - Land north of Pontefract Road, Bell Hill - Not allocated for employment use			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	5	
<b>STB2</b>	Suitability - Contaminated land	1	
<b>STB3</b>	Suitability - Accessibility	5	
<b>STB4</b>	Suitability - Topography and layout	3	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	5	
<b>PLC1</b>	Suitability - Policy compliance	5	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>29</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	5	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>9</b>	
<b>ACB1</b>	Achievability - Viability/Survey	1	
<b>MKT1</b>	Achievability - Planning interest	3	
<b>Total Achievability score:</b>		<b>4</b>	
<b>Overall score:</b>		<b>42</b>	

AV109 - Land opposite Thornes Farm Approach - Not allocated for employment use			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	5	
<b>STB2</b>	Suitability - Contaminated land	5	
<b>STB3</b>	Suitability - Accessibility	3	
<b>STB4</b>	Suitability - Topography and layout	3	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	5	
<b>PLC1</b>	Suitability - Policy compliance	5	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>31</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	5	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>9</b>	
<b>ACB1</b>	Achievability - Viability/Survey	5	
<b>MKT1</b>	Achievability - Planning interest	2	
<b>Total Achievability score:</b>		<b>7</b>	
<b>Overall score:</b>		<b>47</b>	

AV110 - South of Knowsthorpe Lane (East Site) - Not allocated for employment use			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	3	
<b>STB2</b>	Suitability - Contaminated land	1	
<b>STB3</b>	Suitability - Accessibility	1	
<b>STB4</b>	Suitability - Topography and layout	3	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	5	
<b>PLC1</b>	Suitability - Policy compliance	5	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>23</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	5	
<b>AVB3</b>	Availability - Marketing	3	
<b>Total Availability score:</b>		<b>11</b>	
<b>ACB1</b>	Achievability - Viability/Survey	1	
<b>MKT1</b>	Achievability - Planning interest	3	
<b>Total Achievability score:</b>		<b>4</b>	
<b>Overall score:</b>		<b>38</b>	

AV111 - Skelton Gate - Housing allocation			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	4	
<b>STB2</b>	Suitability - Contaminated land	5	
<b>STB3</b>	Suitability - Accessibility	1	
<b>STB4</b>	Suitability - Topography and layout	3	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	2	
<b>PLC1</b>	Suitability - Policy compliance	3	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>23</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	5	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>9</b>	
<b>ACB1</b>	Achievability - Viability/Survey	2	
<b>MKT1</b>	Achievability - Planning interest	5	
<b>Total Achievability score:</b>		<b>7</b>	
<b>Overall score:</b>		<b>39</b>	

AV114 - Skelton MSA - Not allocated for other uses			
Test	Description	Score	Comment
<b>STB1</b>	Suitability - Flood risk	3	
<b>STB2</b>	Suitability - Contaminated land	5	
<b>STB3</b>	Suitability - Accessibility	1	
<b>STB4</b>	Suitability - Topography and layout	3	
<b>STB5</b>	Suitability - Access to highways	0	
<b>STB6</b>	Suitability - Environmental constraints	0	
<b>STB7</b>	Suitability - Adjacent uses	2	
<b>PLC1</b>	Suitability - Policy compliance	3	
<b>PLC2</b>	Suitability - Regeneration/shortfall areas	5	
<b>Total Suitability score:</b>		<b>22</b>	
<b>AVB1</b>	Availability - Ownership	3	
<b>AVB2</b>	Availability - Occupancy	5	
<b>AVB3</b>	Availability - Marketing	1	
<b>Total Availability score:</b>		<b>9</b>	
<b>ACB1</b>	Achievability - Viability/Survey	2	
<b>MKT1</b>	Achievability - Planning interest	3	
<b>Total Achievability score:</b>		<b>5</b>	
<b>Overall score:</b>		<b>36</b>	

## **APPENDIX 4**

### **MAP SHOWING EMPLOYMENT SITES AND ALTERNATIVE OPTIONS ASSESSED**



Appendix 4 Employment sites and alternative options

