

# **Site Allocations Plan**

## **Revised Publication Draft:**

### **Area Proposals for Outer North East**

**Employment Background Paper**  
**Outer North East Addendum**

**Leeds Local Development Framework**  
**Development Plan Document**  
September 2016



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**For clarity this document should be read alongside the Publication Draft Employment Background Paper (Sept 2015).**

## **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. Two hundred and twenty five public representations were received concerning employment sites in the Outer North East Housing Market Characteristic Area (HMCA) of Leeds, including one new site suggestion at Wetherby.
- 1.2. However, the Publication stage of plan preparation is being re-run for the Outer North East HMCA because of the magnitude of changes resulting from the withdrawal of the Headley Hall new settlement proposal. Therefore, regard will need to be had to any further consultation responses before it is determined whether to make further pre submission changes to the Site Allocations Plan.

## **2. POLICY CONTEXT**

- 2.1. No changes are made to the Policy Context part of the Employment Background Paper (2015) in relation to Outer North East HMCA.

## **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).
- 3.2. The ELA 2016 will be published ready for submission of Leeds' development plans. Relevant elements relating to Aire Valley Leeds have been set out in the ELA 2016 Addendum for the submission of AVLAAP in autumn 2016. This Addendum for the SAP will be updated for submission in 2017.

## **4. CHRONOLOGY**

- 4.1. Further to the consultation and approval processes set out in Section 4 of the original background paper (paras 4.09 – 4.15), consultation on the Publication Draft plan took place between September and November 2015. 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 Outer North East sites of the original background papers as follows.

i. EG1-8 Land at Rudgate Walton Wetherby

This has been updated to reflect a recent permission given for an extension. Using the standard plot ratio, a net gain of 0.25ha is appropriate. The extension measures 1406sqm (1200m+206m). This equates to a site area of 0.37ha (=0.14/37.5%) giving a net gain of 0.25ha.

ii. EG1-9 Units 512 & 515 Thorp Arch Trading Estate, Wetherby LS23 7BJ

This has a live planning permission with a total area of 1.9ha (ref 08/05903/FU). It produces a net gain 0.26ha on the site which was recorded with a total area of 1.64ha<sup>1</sup> in the Employment Background Paper page. 52.

iii. MX2-33 New settlement proposal at Headley Hall, Bramham

The withdrawal of this site means a loss of 7ha of general employment land

iv. MX2-39 New settlement proposal at Parlington

The suggested inclusion of this site would add an additional 11.5ha of general employment land.

v. EO1-40 Buildings "B", Parkhill Farm, Walton Road, Wetherby

This is a new identified site by virtue of an office planning permission with a floorspace of 1,050sqm

vi. EG1-68 Unit 204, Avenue C, Thorp Arch Trading Estate.

This is a new site with planning permission for 1.12ha of general employment land.

vii. EMP00340 Park Hill business Park, East of A1, Wetherby

This new employment site was proposed by the landowner. See map at Appendix 1 for details. It consists of two separate plots of land at the existing Park Hill Business Park (on the western plot) and an area of B2/8 employment land (on the eastern plot). A large strip of open land and two dwelling houses (excluded from the proposed employment site boundary) are sandwiched between the two plots. The site is washed over by the UDPR RUL6 Rural Land designation. It is surrounded by agricultural land to the south, east and the north. This is an area of predominately rural character to the east of the A1(M) outside of Wetherby. The proposed general employment allocation would intensify existing employment use in a piecemeal approach, and would represent an encroachment into the countryside. Therefore, the proposed allocation is not supported.

## 5. KEY PROPOSALS: THE PORTFOLIO OF SITES

- 5.1. Table 2 of the original background report set out a summary of the overall employment land provision in both the Site Allocations Plan (SAP) and the Aire Valley Leeds Plan (AVLAAP) Publication Drafts. For the Outer North East HMCA consultation autumn 2016, the timetable is different for the two Plans. The AVLAAP is at submission stage whereas the SAP is still at publication stage, with the Outer North East area being subject to a second period of consultation.

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<sup>1</sup> The Site Allocations Plan Publication Draft recorded the site size incorrectly as 1.69ha (page 357).

5.2. The following table sets out the total office floorspace and general employment land proposed for allocation and identification. This includes the contribution from the AVLAAP as proposed at plan submission. It provides the remaining total for the rest of Leeds as a context for the Outer North East HMCA, which is as proposed at Publication Draft stage (Autumn 2015). It then sets out the total employment supply proposed for the Outer North East HMCA itself. For comparison, this is given for the current second consultation (Autumn 2016) as well as for the previous consultation (Autumn 2015) which has been superseded.

Table 1: Employment land supply totals for Outer North East consultation 2016

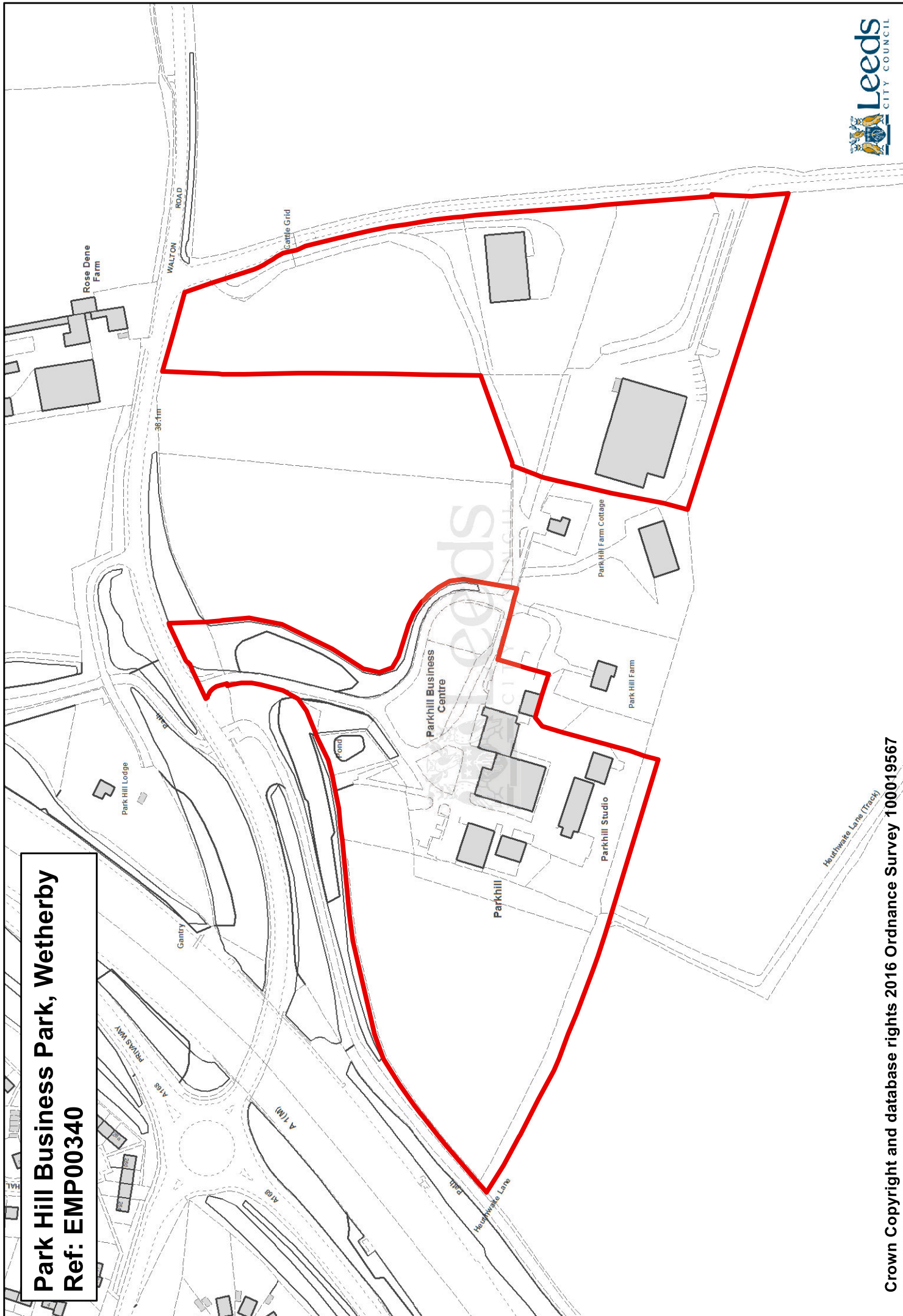
	Identified Office	Allocated Office	Identified General Employment	Allocated General Employment
Aire Valley Submission	70833	157225	178.16	10.04*
LCC (excl. AV)	666363	178726	117.38	117.57
ONE 2nd publication (current)	1629	0	21.55	11.5
ONE 1 <sup>st</sup> publication (superseded)	579	0	19.92	7

\* Plus 42.62ha from NRW allocations

**APPENDIX 1**

**Map of Proposed Site at Park Hill Business Park**

**Park Hill Business Park, Wetherby**  
**Ref: EMP00340**



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