



## Remitted Part of the Site Allocations Plan Examination

**Matter 2A (MM39): Note on recent delivery and  
current activity on employment sites in key strategic  
locations**

## 1. Introduction

This note provides additional information following a request from the Inspector at the SAP Examination hearing session held on 17 September 2021.

The request was to provide more information to justify the Council's position in relation to the recent delivery of employment development and construction activity. This relates particularly to the Council's response to Matter 2A (MM39) – Question 4 (RS2/1a) which included the following statement (para 4.2, page 3):

*“It is relevant that Leeds’ portfolio of general employment sites at key strategic locations on the edge of the City are progressing at various planning stages, signalling a strong market demand for land for general employment in these areas”.*

## 2. Approach

This note extracts the relevant information from the Council's evidence submitted to the SAP Remittal that relates to recent delivery and activity in key strategic locations using the approach outlined in detail below.

### Use

The data only relates to general employment uses and thus excludes office development which were not relevant to the Matters and Issues relating to MM39.

### Timescales

To record recent delivery, the schedules include sites developed since the beginning of the 2017/18 financial year only. This coincides with the first full year after the first HS2 Safeguarding Directions were issued in November 2016.

To record current activity, a separate schedule is provided of sites currently under construction (including any sites completed since the September 2020 base date of the supply information).

### Locations

The Council's Matters and Issues statement referred to “*key strategic locations on the edge of the city*”. The Leeds Core Strategy Key Diagram (page 74) sets out “*Strategic locations for Job Growth*” indicated by a pink symbol. Six of these broad locations are situated on the edge of the city, either the edge of the main urban area or major settlements as follows.

- Aire Valley North – Enterprise Zone area & Cross Green (near M1 Junction 45)
- Aire Valley South – Stourton area (near M1 Junction 44)
- Thorpe Park (near M1 Junction 46)
- Garforth (near M1 Junction 47)
- Gildersome (near M62 Junction 27)
- Morley (near M62 Junction 28)

These locations are shown indicatively on the Key Diagram and do not have a specific boundary. The council has therefore used judgement to determine which developments lie within these areas. All developments meeting the above criteria for use and timescales within the strategic locations are included in the analysis set out below.

### 3. Summary of recently completed sites and sites under construction in strategic locations for employment

The table below summarises the level of recent employment development activity taking place in strategic employment locations.

| Strategic Employment Location | Recently Completed (ha) | Under Construction (ha) |
|-------------------------------|-------------------------|-------------------------|
| 1. Aire Valley North          | 40.64                   | 27.65                   |
| 2. Aire Valley South          | 5.58                    | 0.41                    |
| 3. Thorpe Park                | -                       | -                       |
| 4. Garforth                   | 0.2                     | -                       |
| 5. Gildersome                 | 0.5                     | 5.64                    |
| 6. Morley                     | 3.55                    | -                       |
| <b>TOTAL</b>                  | <b>50.47</b>            | <b>33.7</b>             |

In total, 50.5 hectares of land was developed for general employment in strategic employment locations between April 2017 and September 2020. This represented approximately 75% of the 66.8 hectares of land developed for general employment across the district over the same period. A further 33.7 hectares of land was under construction at September 2020 and is expected to be delivered over the next two years.

**Appendix 1** sets out a schedule of recently completed sites and sites under construction by strategic location.

**Appendix 2** provides a set of plans showing the location of the above sites. The plans show the HS2 Safeguarded Direction boundary as this relates to the Aire Valley North and South, Thorpe Park and Garforth strategic locations for information.

**APPENDIX 1: SCHEDULE OF RECENTLY COMPLETED EMPLOYMENT SITES AND SITES UNDER CONSTRUCTION**

**1. Aire Valley North (Near M1 Junction 45)**

Recently completed sites at September 2020

| Site                                                                                   | ELA Ref | Policies Map | App Ref     | Completion Year | Site Size (ha) | Floorspace (Sqm) |
|----------------------------------------------------------------------------------------|---------|--------------|-------------|-----------------|----------------|------------------|
| Hub 45, Knowsthorpe Gate, Cross Green, LS9 0NP                                         | 481     | AV66         | 15/05293/FU | 2017-18         | 2.55           | 3,520            |
| Units 1-3, Kinetic 45, New Market Lane, LS9 0TN                                        | 490     | AV52         | 16/00124/FU | 2017-18         | 1.83           | 7,710            |
| Unit 8 Logic, Skelton Moor Way, Halton, LS15 0BF                                       | 2106    | AV63         | 15/03684/RM | 2017-18         | 2.39           | 4,368            |
| Units 5-7 Logic, Skelton Moor Way, Halton, LS15 0BF (Plots D,E & F, Skelton Moor Farm) | 2108    | AV63         | 17/01760/RM | 2018-19         | 3.86           | 9,611            |
| Units 1 & 2, Innovation Way, Cross Green, LS9 0DR (Plot 6 Thornes Farm)                | 2117    | AV60         | 16/05118/FU | 2018-19         | 1.60           | 4,551            |
| Units 1 & 2 Towngate Link, Cross Green Way, Cross Green, LS9 0SE                       | 2171    | N/A          | 17/07043/FU | 2018-19         | 2.44           | 10,916           |
| Site 8, Newmarket Green, Cross Green                                                   | 2083    | AV116        | 15/01003/FU | 2019-20         | 0.16           | 561              |
| Unit 3, Logic Leeds, Skelton Moor Way, Halton, LS15 0BF (Plot M)                       | 2109    | AV63         | 17/05962/RM | 2019-20         | 9.63           | 35,158           |
| Veolia Paper Pulping Facility, Newmarket Approach, Cross Green LS9 0RJ                 | 2138    | NRW201       | 15/07419/FU | 2019-20         | 0.68           | 638              |
| 1 Harker Way, Cross Green, LS9 0DY (Towngate Link Unit 3)                              | 2171    | N/A          | 17/07043/FU | 2020-21         | 1.12           | 5,017            |
| Unit 2 Logic Leeds, Skelton Moor Way, Halton, LS15 0BF                                 | 2191    | AV63         | 18/02345/RM | 2020-21         | 14.38          | 34,088           |

### Sites under construction

| Site                                                                   | ELA Ref | Policies Map | App Ref     | Completion Year | Site Size (ha) | Floorspace (Sqm) |
|------------------------------------------------------------------------|---------|--------------|-------------|-----------------|----------------|------------------|
| 2 Harker Way, Cross Green, LS9 0DY                                     | 475     | AV55         | 19/05090/FU | U/C             | 0.52           | 1,534            |
| Units 4A & 4B Logic Leeds, Skelton Moor Way, Halton, LS15 0BF          | 1985    | AV63         | 18/07851/RM | U/C             | 2.96           | 5,377            |
| Phase 3, Knowsthorpe Industrial Estate, Pontefract Lane, Richmond Hill | 2142    | AV56         | 19/02769/RM | U/C             | 2.68           | 5,931            |
| Phase 1, Knowsthorpe Industrial Estate, Pontefract Lane, Richmond Hill | 2217    | AV56         | 18/07124/RM | U/C             | 1.97           | 5,917            |
| Phase 2, Knowsthorpe Industrial Estate, Pontefract Lane, Richmond Hill | 2218    | AV56         | 19/01516/RM | U/C             | 1.88           | 8,806            |
| 4 Aire Valley Road, Cross Green LS9 0DZ (Temple Green)                 | 2229    | AV64         | 19/07896/RM | U/C             | 17.64          | 185,948          |

### **2. Aire Valley South – Stourton area (near M1 Junction 44)**

#### Recently completed sites at September 2020

| Site                                      | ELA Ref | Policies Map | App Ref     | Completion Year | Site Size (ha) | Floorspace (Sqm) |
|-------------------------------------------|---------|--------------|-------------|-----------------|----------------|------------------|
| Unit 1, Logistics Way, Stourton, LS10 1TA | 767     | AV75         | 16/05544/FU | 2017-18         | 5.58           | 5,398            |

### Sites under construction

| Site                                 | ELA Ref | Policies Map | App Ref     | Completion Year | Site Size (ha) | Floorspace (Sqm) |
|--------------------------------------|---------|--------------|-------------|-----------------|----------------|------------------|
| Land off Pontefract Road (west site) | 2116    | AV115        | 18/01039/FU | U/C             | 0.41           | 723              |

### **3. Thorpe Park (near M1 Junction 46)**

There are no general employment sites located within this strategic location other than remitted site MX2-38 at Barrowby Lane, Manston.

#### 4. Garforth (near M1 Junction 47)

Recently completed sites at September 2020

| Site                                            | ELA Ref | Policies Map | App Ref     | Completion Year | Site Size (ha) | Floorspace (Sqm) |
|-------------------------------------------------|---------|--------------|-------------|-----------------|----------------|------------------|
| Exstg Works At Proctors Site New Hold, Garforth | 1769    | EG1-39       | 14/04237/FU | 2018-19         | 0.20           | 749              |

#### 5. Gildersome (near M62 Junction 27)

Recently completed sites at September 2020

| Site                                         | ELA Ref | Policies Map | App Ref     | Completion Year | Site Size (ha) | Floorspace (Sqm) |
|----------------------------------------------|---------|--------------|-------------|-----------------|----------------|------------------|
| 3 Gilhusum Road, Gildersome, Morley LS27 7FN | 2189    | EG2-23       | 18/03999/RM | 2019-20         | 0.5            | 1,254            |

Sites under construction

| Site                                                    | ELA Ref | Policies Map | App Ref     | Completion Year | Site Size (ha) | Floorspace (Sqm) |
|---------------------------------------------------------|---------|--------------|-------------|-----------------|----------------|------------------|
| 1, 2 & 5 Gilhusum Road Gildersome Morley Leeds LS27 7FN | 2189    | EG2-23       | 18/03999/RM | Short           | 3.58           | 8,986            |
| 6 & 7 Gilhusum Road, Gildersome LS27 7FN                | 2230    | EG2-23       | 19/04365/RM | Short           | 2.05           | 7,849            |

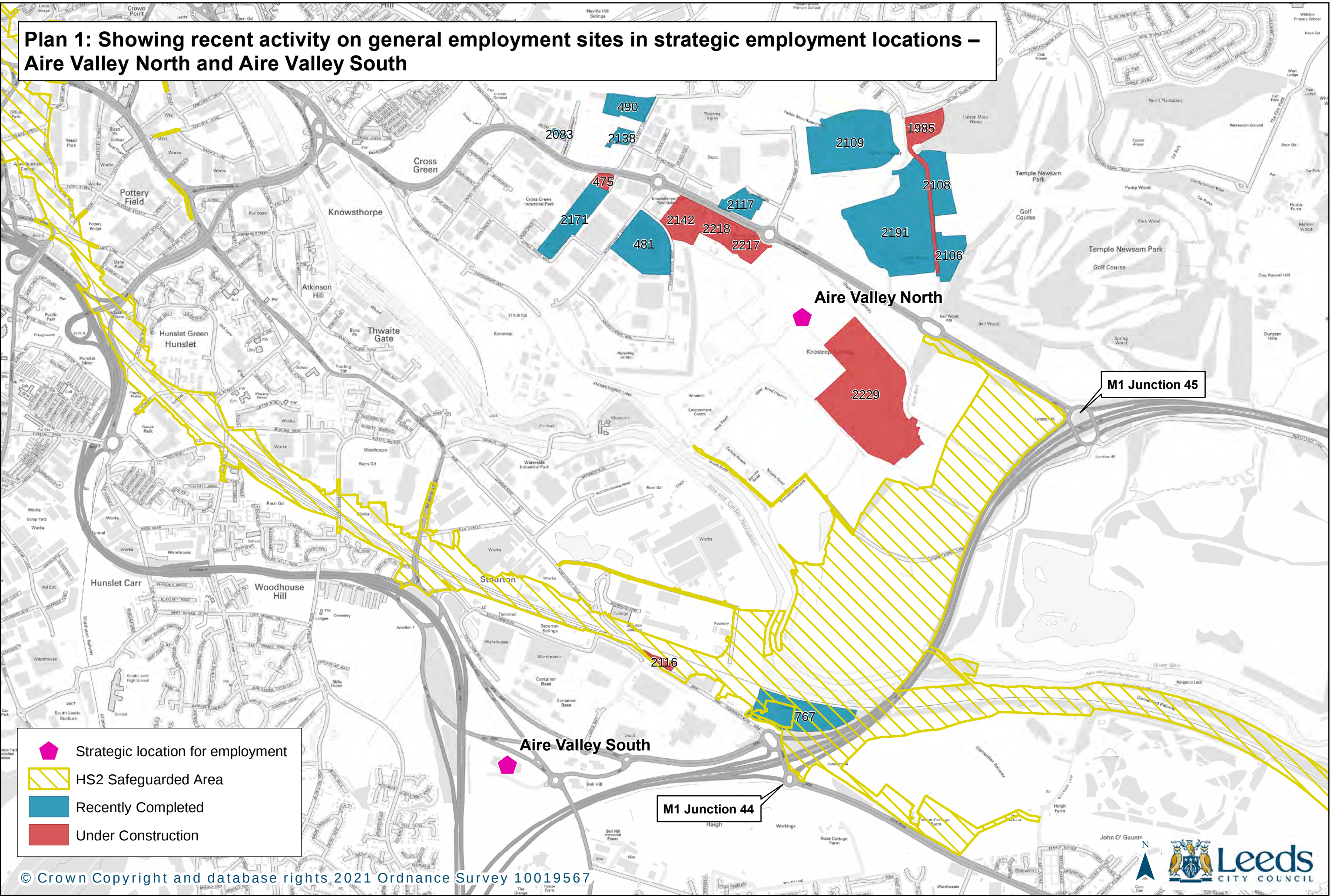
#### 6. Morley (near M62 Junction 28)

Recently completed sites at September 2020

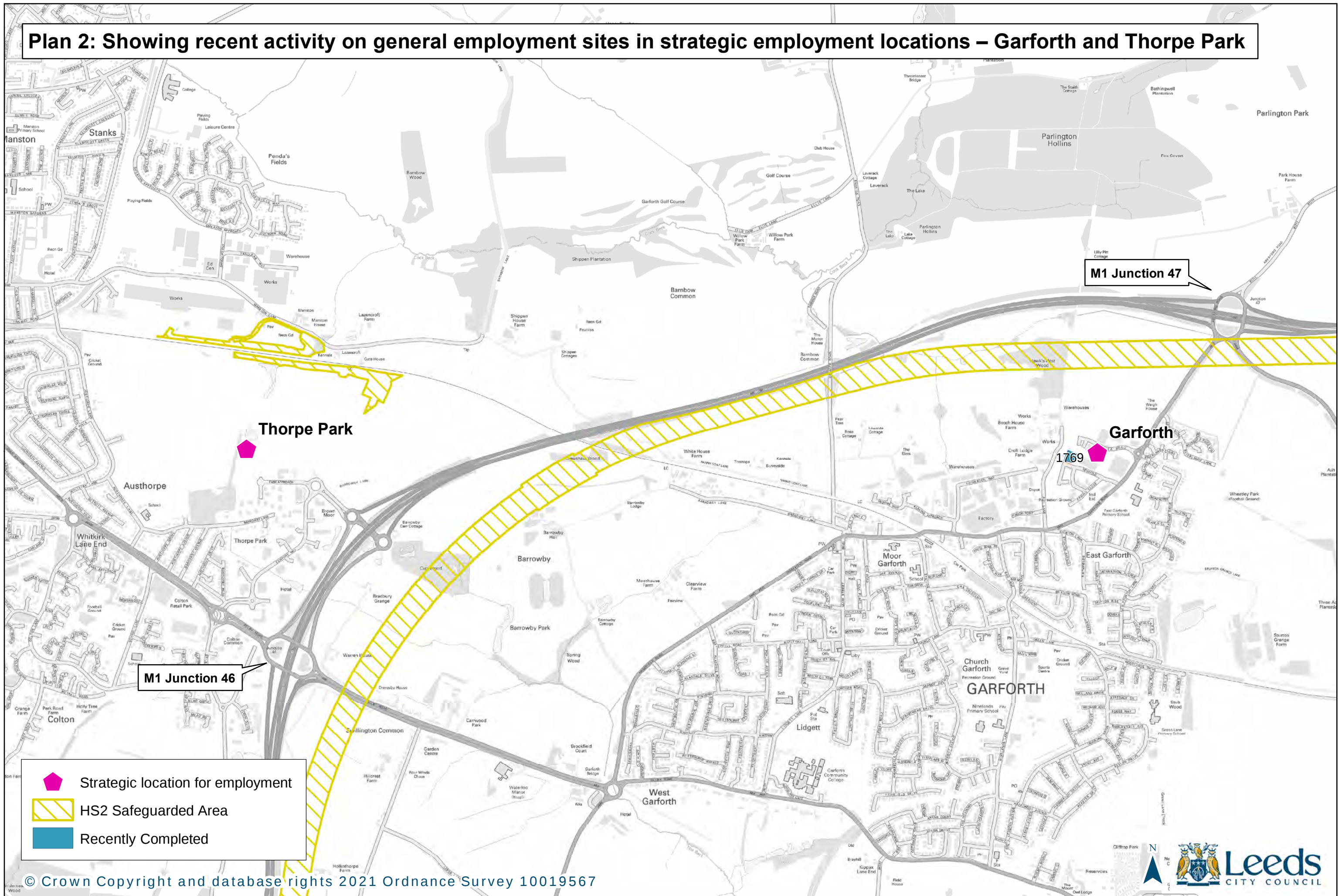
| Site                                      | ELA Ref | Policies Map | App Ref     | Completion Year | Site Size (ha) | Floorspace (Sqm) |
|-------------------------------------------|---------|--------------|-------------|-----------------|----------------|------------------|
| Unit 1, Howley Park Way, Morley, LS27 0FU | 2136    | EG1-73       | 15/05356/FU | 2017-18         | 3.55           | 5,522            |

**APPENDIX 2: PLANS SHOWING LOCATIONS OF RECENTLY COMPLETED  
EMPLOYMENT SITES AND SITES UNDER CONSTRUCTION**

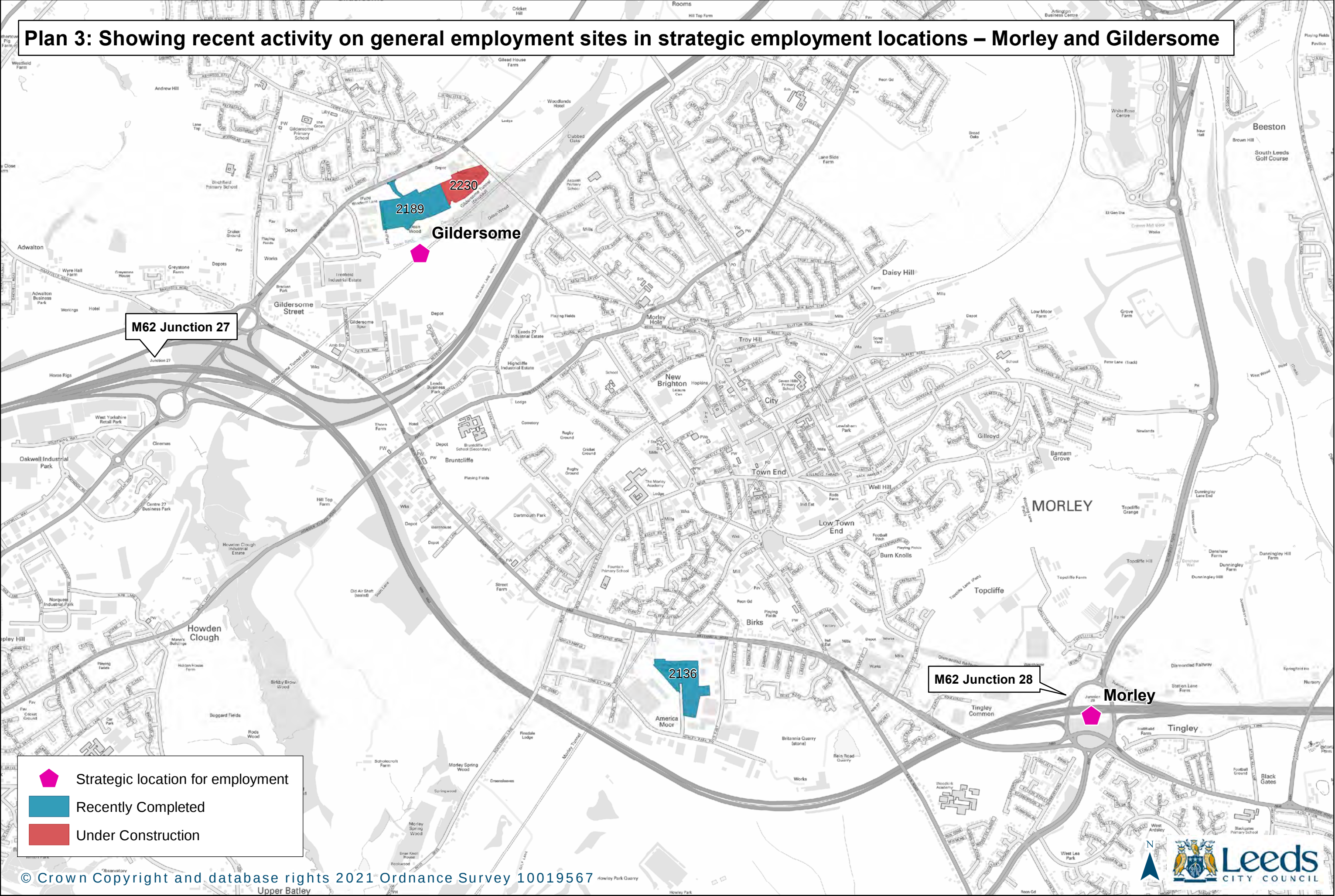
**Plan 1: Showing recent activity on general employment sites in strategic employment locations – Aire Valley North and Aire Valley South**



**Plan 2: Showing recent activity on general employment sites in strategic employment locations – Garforth and Thorpe Park**



Plan 3: Showing recent activity on general employment sites in strategic employment locations – Morley and Gildersome



 Strategic location for employment

 Recently Completed

 Under Construction