

**WAKEFIELD METROPOLITAN DISTRICT COUNCIL
LOCAL DEVELOPMENT FRAMEWORK**

EMPLOYMENT LAND TECHNICAL PAPER

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CONTENTS

	PAGE
1. INTRODUCTION	2
The Purpose of this Document	2
2. THE EXISTING EMPLOYMENT LAND SITUATION	3
Assessment of Supply of Employment Land at 31 March 2007	3
3. ESTABLISHING THE FUTURE EMPLOYMENT LAND REQUIREMENT	5
The Development Plan System	5
Method 1; Economic and Employment Forecasts for Draft Regional Spatial Strategy	6
Method 2; Past Take-Up of Employment Land	6
Comparing Results	9
Other Factors	10
4. MEETING THE REQUIREMENT	13
Sources of Potential Sites	13
Reviewing the Existing Employment Land Supply	13
Assessment of Existing Employment Sites at 31 March 2007	13
Identifying and Selecting Sites for the Local Development Framework	15
Appendix 1. Sites Identified for Employment Use in Wakefield Unitary Development Plan First Alteration at 31 March 2007	19
Appendix 2. Employment Zones in Wakefield Unitary Development Plan First Alteration at 31 March 2007	20
Appendix 3. Proforma for Assessment of Existing Employment Sites	21
Appendix 4. Wakefield Unitary Development Plan First Alteration Employment Allocations at 31 March 2007	22

1 INTRODUCTION

The Purpose of this Document

- 1.1 This document contains information and an explanation about the amount and location of land that will be proposed for employment use in the new Wakefield Local Development Framework. It includes the Council's review of undeveloped employment sites allocated in the Unitary Development Plan First Alteration (UDP), adopted by the Council in January 2003. It is a technical document and does not form part of the Local Development Framework (LDF).
- 1.2 The document is in three sections:
1. Taking stock of the situation at the base date of 31 March 2007;
 2. Establishing future requirements;
 3. Identifying sources of potential sites for the LDF and reviewing the existing land supply.
- 1.3 Where appropriate the technical paper draws on the Secretary of State's Proposed Changes to the Draft Regional Spatial Strategy (RSS) issued for consultation in September 2007 and Government guidance¹.

Note: The base date for information used in the preparation of the LDF is 31 March 2007. All figures in this technical paper refer to the situation at that date.

¹ Employment Land Reviews: Guidance Note, ODPM, December 2004 (ELR).

2 THE EXISTING EMPLOYMENT LAND SITUATION

Assessment of Supply of Employment Land at 31 March 2007

- 2.1 The Council's Employment Land Availability System monitors the employment land supply and take-up at the end of March and September each year. Information on all sites either allocated for employment use in the UDP First Alteration or with planning permission for employment use is recorded in a database and sites are captured on Geographic Information System. Each half year it is updated according to information from various sources including planning applications determined, Building Control records and site visits. The database is updated according to:
- new planning permissions for employment uses
 - planning permissions which result in losses of employment land
 - information on sites where construction has started.
- 2.2 Summary tables are produced each half year, showing land supply and take-up. These, and the data in the database, have been used to compile this Employment Land Review.
- 2.3 The table below shows the Employment Land Supply in the district at 31 March 2007. At that date there was a total of 391 hectares of land available for employment development.

Table 1 EMPLOYMENT LAND AVAILABILITY IN WAKEFIELD METROPOLITAN DISTRICT AT 31 MARCH 2007 BY SETTLEMENT	
Settlement	Hectares
Wakefield	87.66
Castleford	68.10
Pontefract	5.44
Featherstone	7.76
Hemsworth	0.00
Horbury	0.19
Knottingley (incl Ferrybridge)	26.46
Normanton (incl Altofts)	90.00
Ossett	2.33
South Elmsall/South Kirkby	52.19
Stanley/Outwood	5.22
Ackworth Moor Top	15.81
Crofton	0.00
Fitzwilliam/Kinsley	1.83
Ryhill/Havercroft	0.00
Upton	0.46
Other	27.64
District total	391.09

Source: Council records

- 2.4 The land supply figure in Table 1 represents approximately 1.15% of the land in the district. However, as Table 1 shows, some settlements are well provided for while others have little or no available employment land. In part this reflects the character of parts of the district, for Ryhill and Havercroft are rural areas and therefore would

not be expected to have large amounts of employment land. In urban areas, such as Ossett and Horbury, the low figure could indicate a shortage of employment land. The relatively high amounts available in the settlements of the Northern part of the district reflect the fact that this was identified as a regeneration area in the original UDP (1994), when most of the employment allocations were made. Much of the land in the Western part of the district lies within Special Policy Areas and is proposed for B1 use.

- 2.5 The UDP First Alteration contains both Employment Sites and Employment Zones. The former are areas of new land allocated for employment use in the UDP, whereas the Zones are areas of existing employment use, sometimes interspersed with other minority uses, with areas of vacant land for development / redevelopment. Special Policy Areas were designated in the UDP and are suitable for mixed use development or for one primary use supported by ancillary or complementary uses. The Special Policy Areas included here are those where employment uses are acceptable. Table 2 shows how the land supply divides between these categories:

Category	Definition	Hectares
Employment Sites	Undeveloped land allocated for employment use	221.72
Employment Zones	Undeveloped land within established employment areas	58.73
Special Policy Areas	Special Policy Areas & Possible Development Sites (where employment use is acceptable)	104.06
Key Development Areas	Within Wakefield centre	5.63
Other	Sites with planning permission for employment uses, outside Employment sites and zones	0.95
Total		391.09

Source: Council records

- 2.6 Details of the sites which make up the summary totals for Employment Sites and Zones in Table 2 are listed in Appendices 1 and 2. For the purposes of this technical paper the main focus will be on sites identified for employment use, including Employment Sites and Special Policy Areas, as they form the bulk of the land available for employment use. Details of both Sites and Zones will be included in the Site Specific Policies and Proposals Development Plan Document.

3 ESTABLISHING THE FUTURE EMPLOYMENT LAND REQUIREMENT

The Development Plan System

3.1 Large tracts of land were allocated for employment use in the UDP (1994) and were carried forward in the UDP First Alteration (2003). This was done in order to provide for new employment opportunities to replace those lost due largely to coal mine closures and in order to meet two of the Plan's main aims:

- to foster economic growth by encouraging the provision of a balanced range of employment opportunities; and
- to revitalise the coalfield communities.

These allocations were linked to one of the district's main advantages, its proximity to the A1/M1/M62 network and North/South rail links.

3.2 In accordance with changes to legislation the (LDF) will replace the UDP over the next few years. The LDF must conform to the strategy and policies of the (RSS) and must display close links with Wakefield's Community Strategy 'Developing Knowledge Communities' (2006). In terms of the economy, the LDF must contribute to the delivery of a dynamic economy as promoted by the Community Strategy, while also helping to develop the role of the district within the Leeds City Region and the wider Yorkshire and Humber Region.

3.3 The provision of well-located employment land is essential to the district's future economic prosperity. The LDF must ensure a continuing supply of suitable employment land that is available, capable of being developed, and provides a variety of sites to meet differing needs. It should be sufficient to ensure that local businesses have the opportunity to expand or relocate within the district, meet demand arising from inward investment and enable the district to contribute to the economic growth of the Leeds City Region.

3.4 The LDF process also introduces changes in the way land is assessed for possible allocation. The emphasis now is on 'plan, monitor, manage' rather than the former method of 'predict and provide' to assess the need for new land requirements. To assist local planning authorities the Government has issued guidance² on how to carry out an Employment Land Review of the current supply and how to assess future requirements.

3.5 The Employment Land Review guidance notes that there is no definitive method for assessing future employment land requirements but two of the most commonly used are based on:

- sectoral economic and employment forecasts;
- past take-up of employment land.

Both have drawbacks and rely on significant assumptions which reduce their usefulness. The sectoral analysis involves translating employment forecasts, which are in themselves uncertain, particularly when dealing with new employment sectors, into land requirements using a range of assumptions. On the other hand past take-up rates may mask latent demand and, in a changing economic environment, may not be a good guide to future requirements.

² See footnote in Introduction.

Method 1: Economic and Employment Forecasts for Draft Regional Spatial Strategy

3.6 In preparing Draft RSS an assessment of the different types of employment land in each local authority area was carried out, using forecasts of employment change derived from the Regional Econometric Model. These are then translated into land requirements using various assumptions. The steps involved are:

- forecasting employment change by sector and local authority area;
- assigning each employment sector to a land use type;
- determining which land uses will require additional land;
- determining an average employment density for each land use type;
- determining the average site coverage for each land use type.

3.7 The econometric model attempts to take account of the recent upturn in regional job creation and to reflect the aims of the Northern Way for future economic growth. Figures for Wakefield for the period 2004-2016 show a maximum need for an additional:

- 14 hectares for light industry/offices (B1 use class) and
- 21 hectares for warehousing (B8) and general industry (B2).

Because the model forecasts changes in employment, the land requirements are net figures, i.e. they take account of the expected loss of existing employment land to other uses when employment in a particular sector is forecast to fall. The detailed methodology used is set out in technical papers available from the Yorkshire & Humber Assembly.

The work carried out using the econometric model was updated in a report produced in June 2007 for Government Office for Yorkshire and the Humber by Arup³. Figures from this report are set out in the RSS Proposed Changes, published for public consultation in September 2007. Table 14.7 shows that Wakefield has a potential Annual Job Growth of 1,140 full time equivalents. Table 14.7A analyses this by sector, as follows;

	Main Town Centre Uses		Main Employment Land Uses		Public Services		Other
	Offices B1a	Retail & Leisure	Industry B1b/c, B2	Storage & Distribution B8	Health & Education		
Wakefield	320	370	-160	90	260	-40	300

Source: RSS Proposed Changes Table 14.7A

Table 14.6 sets out guidance on land for industrial and storage/distribution uses 2006-2021. It indicates that an additional 20 hectares will be required in Wakefield District for B2/B8 uses in the period 2006-2021.

³ Update of the Job Growth and Employment Land Figures in the Draft RSS for Yorkshire and the Humber Arup for Government Office for Yorkshire and the Humber, June 2007

Method 2: Past Take-Up of Employment Land

3.8 The second method uses average rates of past land take-up to determine future land requirements. In the period covered by the UDP First Alteration, July 1996-March 2007, the amount of land developed for different types of employment use has been as follows:

Land Use Type	Area (hectares)
B1 (Offices and Light Industry)	30.08
B2 (General Industry)	73.2
B8 (Warehousing)	145.95
B2/B8	26.1
Total	275.33

Source: Council records

In addition, since June 1996, 63.37 hectares have been lost to non-employment uses.

3.9 Table 4 below shows the land take-up and floorspace started in the period June 1996-March 2007 by year.

	Floorspace (square metres)					Area (hectares)					Lost to Other Uses
	B1	B2	B8	B2/B8	Total	B1	B2	B8	B2/B8	Total	
1996(1/2)	110	265	15,438	0	15,813	0.69	0.09	5.04	0.00	5.82	0.00
1997	0	14,021	27,781	0	41,802	0.00	5.64	8.01	0.00	13.65	0.11
1998	1,764	15,831	50,955	6,190	74,740	1.31	8.39	14.59	4.18	28.47	0.00
1999	203	6,695	104,775	0	111,673	0.35	7.01	30.16	0.00	37.52	11.00
2000	1,969	41,529	25,856	0	69,354	1.46	17.99	13.36	0.00	32.81	9.39
2001	1,831	25,898	49,073	0	76,802	1.23	11.69	17.04	0.00	29.96	4.02
2002	8,549	1,226	13,065	0	22,840	6.39	0.18	6.14	0.00	12.71	8.05
2003	3,707	2,094	2,580	0	8,381	4.35	0.10	0.86	0.00	5.31	0.76
Jan-Mar 2004	8,986	11,370	52,536	0	72,892	1.66	4.58	17.15	0.00	23.39	3.62
Apr 04 - Mar 05	15,631	35,789	73,069	10,636	135,125	3.90	8.98	20.15	4.10	37.13	11.97
Apr 05 - Mar 06	7,584	1,065	-1,836	22,148	28,961	4.09	0.75	6.30	10.92	22.06	14.45
Apr 06 - Mar 07	13,119	17,154	22,113	28,745	81,131	4.65	7.80	7.15	6.90	26.50	0.00
Totals	63,453	172,937	435,405	67,719	739,514	30.08	73.20	145.95	26.10	275.33	63.37
Average	5,903	16,087	40,503	6,299	68,792	2.80	6.81	13.58	2.43	25.61	5.89

Source: Council records

3.10 Main points from Table 4:

- There has been very variable development of land and floorspace year by year in all categories, but the overall average is 25.6 hectares or 68,792 square metres per year.
- Only a small amount of land was recorded as lost to non employment uses in 1996-1998, though monitoring was not comprehensive for those years.

- High take-up rates are apparent in the years 1998-2001, then again for January to March 2004, 2004/05 and 2006/07.
- 10.9% of all land taken up is for B1 use, 26.5% for B2 and 53% for B8.
- 8.5% of floorspace developed is B1, 23.3% B2 and 58.8% B8.
- 71% of the B1 floorspace has been started since Jan 2004. Some of this may be due to changes in monitoring, but can also be attributed to B1 developments starting at the three Special Policy Areas, Paragon Park, Silkwood Park and Calder Park, all in Wakefield.
- The highest amount of B8 floorspace started was in 1999. Three sites at Wakefield Europort totalling 63,686 square metres were recorded as started that year.
- Only 9% of the 685.94 hectares available in July 1996 has been lost to non-employment uses. These include retail, leisure, park & ride, restaurants, DIY warehouse, educational development, car showrooms and hotels.
- Only 15 ha (2%) has been lost to housing.

Table 5 below show the take-up distributed by settlement.

Table 5 SUMMARY OF TAKE-UP RATES BY SETTLEMENT - STARTS JULY 1996-MARCH 2007											
	Lost to Non Emp Uses Hectares	B1 Floor space square metres	B2 Floor space square metres	B8 Floor space square metres	B2/B8 Floor space square metres	Total Floor space	B1 Site Area Hectares	B2 Site Area Hectares	B8 Site Area Hectares	B2/B8 Site Area Hectares	Total Site Area
Sub Regional City & Principal Towns											
Wakefield	15.15	49,175	16,125	22,181	6,788	94,269	24.18	5.89	4.92	2.70	37.69
Castleford	44.11	12,919	61,068	213,716	31,589	319,292	3.37	22.61	78.52	14.15	118.65
Pontefract	2.11	0	0	2,676	340	3,016	0.00	0.00	0.73	0.15	0.88
Sub Regional City & Principal Towns Total	61.37	62,094	77,193	238,573	38,717	416,577	27.55	28.50	84.17	17.00	157.22
Urban Areas											
Featherstone	1.55	398	33,573	3,725	18,007	55,703	0.00	14.10	1.52	5.57	21.19
Hemsworth	0.00	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
Horbury	0.00	1,300	0	0	0	1,300	0.98	0.00	0.00	0.00	0.98
Knottingley (incl Ferrybridge)	0.00	418	16,294	2,783	4,063	23,558	0.00	10.94	2.84	0.78	14.56
Normanton (incl Altofts)	0.45	650	14,134	29,018	6,698	50,500	0.24	6.57	6.29	2.57	15.67
Ossett	0.00	110	1,743	966	0	2,819	0.69	0.60	0.45	0.00	1.74
South Elmsall/South Kirkby	0.00	0	4,271	118,629	0	122,900	0.00	0.78	35.52	0.00	36.30
Stanley/Outwood	0.00	115	6,505	32,347	0	38,967	1.20	2.13	12.29	0.00	15.62
Urban Areas Total	2.00	2,991	76,520	187,468	28,768	295,747	3.11	35.12	58.91	8.92	106.06
Local Service Centres											
Ackworth Moor Top	0.00	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
Crofton	0.00	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
Fitzwilliam/Kinsley	0.00	0	555	2,492	131	3,178	0.00	1.36	0.22	0.00	1.58
Ryhill/Havercroft	0.00	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
Upton	0.00	0	2,600	0	450	3,050	0.00	1.78	0.00	0.18	1.96
Local Service Centres Total	0.00	0	3,155	2,492	581	6,228	0.00	3.14	0.22	0.18	3.54
Villages and Other Settlements Total	0.00	282	10,728	9,952	0	20,962	0.00	4.85	3.66	0.00	8.51
District total	63.37	65,367	167,596	438,485	68,066	739,514	30.66	71.61	146.96	26.10	275.33

Source: Council records

3.11 Main points from Table 5:

- 56% of all floorspace and 57% of land has been developed in the Sub Regional City and Principal Towns, settlements identified in the Regional Spatial Strategy and the LDF.
- A further 40% of floorspace and 38% of land has been developed in the Urban Areas.
- Only 3% of land taken up was in Villages and Other Settlements.

- 95% of B1 development has taken place in the Sub Regional City and Principal Towns. However, the figures show that 75% of B1 floorspace is in the Sub Regional City of Wakefield, while none has been developed in the Principal Town of Pontefract.
- The amount of employment development among all settlements is very variable, with some settlements having none recorded since 1996.
- Castleford has the highest total floorspace recorded, and also the highest amount of land lost to non employment uses.
- 75% of B8 floorspace is concentrated in Castleford and South Elmsall/South Kirkby.
- 59% of all floorspace has been developed for B8 use while only 9% has been developed for B1.

Comparing Results

3.12 Table 6 below summarises the results of the two methods of assessing future employment land requirements:

Use	RSS Assessment Based on Employment Change (net)	Assessment Based on Past Take-Up Rates (gross)		
		Average Rate 1996-2007	No of Years	Total Requirement
B1 Offices and Light Industry	14*	2.8	15	42
B2 General Industry	20**	6.81	15	102.15
B8 Storage/Distribution		13.58	15	203.7
B2/B8		2.43	15	36.45
Total	34	25.62	15	346.5
*Draft RSS		**RSS Proposed Changes		

Sources: Draft RSS, RSS Proposed Changes, and Council records

3.13 It should be noted that while Draft RSS suggested that Wakefield would require 14 hectares of land for office development in the period 2004-2016, the Secretary of State's Proposed Changes do not refer to any particular figure. However, in paragraph 6.9 the Proposed Changes support 'a general intent to achieve a greater diversity in all areas'. Policies in the Proposed Changes support examples relating to Wakefield District as follows:

- 'Supporting differentiated City Region roles in the office market for the cities and sub regional centres
- identifying areas with good accessibility for logistics developments utilising road, rail and water bourne modes as found in Wakefield.'

These comments in the Proposed Changes suggest that Wakefield, as a Sub Regional City, should prepare to take its share of office requirement in the Leeds City Region by ensuring land is available for B1 use. This is in addition to accommodating the anticipated increase in requirement for B2/B8.

3.14 The two methods give widely differing results neither of which is in itself considered to be an adequate basis for establishing future needs.

Other Factors

- 3.15 A number of other factors need to be considered which, whilst not adding to the quantitative analysis, help to determine which of the two methods provides the more reliable assessment.

Market Demand

- 3.16 The Wakefield District Development Agency, *first*, has provided information on two issues:
- the marketability of the remaining sites allocated for employment use
 - the types of enquiries received.
- 3.17 Amongst the remaining sites allocated for employment in the UDP, those located in the motorway corridors matched the requirements of enquirers most frequently in the last few years, notably Calder Park, Silkwood Park and Paragon Park along the M1 and sites at Featherstone, Normanton and Knottingley along the M62. Sites not marketed or with no interest include Sheepwalk Lane, Upton; Wheldale Colliery, Castleford; and Common Lane and Weeland Road, both in Knottingley. A summary of comments on each site is shown on the spreadsheet at Appendix 4.
- 3.18 *first* responds to an average of over 400 enquiries per year made directly to the agency, requesting information on available sites and premises within the district. An analysis of 463 enquiries received in 2006/07 shows that 79 (17%) were specifically about offices, while 130 (28%) were specifically about industrial premises.
- 3.19 The majority of enquiries (56%) came from within Wakefield District, with 24% coming from Yorkshire and the Humber. The two main stated reasons for the enquiry were new business start-up (28%) and relocation within the district (17%). 33% of enquiries came from the service sector and only 10% from manufacturing firms. 10% came from retail and only 6% from distribution/logistics.
- 3.20 Information from *first* shows that there is still a demand for land and premises, particularly in the M1/M62 motorway corridors. Demand originates from within the district and beyond, from both business start ups and relocation and from the service and manufacturing sectors. Enquiries from a number of new categories were recorded from 2006. These included advanced engineering, digital/media, food & drink, and public sector.

Recent Employment Changes

- 3.21 Recently published figures show that between 2001 and 2006 employment in the district increased by 8.4%, the highest rate in West Yorkshire and above regional (5.5%) and national (3.3%) growth rates. According to the May 2007 Regional Economic Trends Survey for Yorkshire & the Humber, carried out by Experian Business Strategies on behalf of Yorkshire Forward and the CBI, over the past twelve months, employment has increased in Wakefield (balance of 14 per cent) marginally more than across the region (balance of 13 per cent). Over the coming year further increases are expected as a balance of 17 per cent of companies in Wakefield expect employment to increase compared to a regional balance of 13 per cent.
- 3.22 Latest available forecasts predict that employment growth will be weaker than in the recent past but skewed towards the private services. Data from the Yorkshire and Humber Experian Business Strategies Economic Database (Spring 2007 model)

provided by Yorkshire Forward's Chief Economist Unit to the Yorkshire Futures Network suggest that between 2006 and 2016 employment growth in the district is set to grow by 6.8% against 5.2% for the region and 4.9% for the UK as a whole.

- 3.23 These figures indicate the need for a higher land supply in the LDF than suggested by the outputs from the econometric model and the Arup report.

Guidance in Draft RSS

- 3.24 Draft RSS recognised that the assessment based on the econometric model is only one factor to be considered by local planning authorities when developing employment land requirements in their LDFs. The importance of providing the market with choice and flexibility in site selection and the need to maintain a land-bank will result in a larger land supply than the econometric modelling assessment would suggest. It is vital that the region has a range of sites available to meet employment and investment opportunities in a sustainable manner and it will be necessary to ensure that new sites come forward to avoid stagnation in the market.

Strategic Requirements

- 3.25 The LDF will need to identify sufficient employment land:
- which is in line with the strategy for the Leeds City Region in RSS Proposed Changes to enable the District to contribute to and benefit from the continuing economic growth of the sub-region;
 - to meet the Council's objectives for economic regeneration and the spatial priorities of the Community Strategy for delivering a dynamic local economy;
 - which accords with the LDF Development Strategy as proposed in the Core Strategy Submission Document.

Demand from Different Types of Employment Use

- 3.26 Account needs to be taken of the likely demand for land arising from different types of employment use, each of which has different locational and site requirements. In particular, provision needs to be made for the following types:
- Commercial offices – mainly in the centres of the sub regional city and principal towns but recognising that there are extensive current planning permissions at Paragon Park, Silkwood Park and Calder Park in Wakefield. This is likely to be a sector where demand will increase in future years.
 - Light and general industry – the need for land for light industry will continue but demand from the general industrial sector has been declining for many years and this is likely to continue.
 - Wholesale and freight distribution – a sector where Wakefield has a locational advantage within the Leeds City Region and where demand for land has been high and is likely to remain strong, especially in the M62 corridor.
 - Specialised employment land requirements – e.g. land for specific relocation and expansion by existing firms or for the development of clusters or to encourage inward investment.

Meeting Need in Different Areas

- 3.27 The LDF will need to provide sites of differing types and sizes across the district to ensure that land is available to meet needs in each area. There is a particular need to support the rural economy through providing small sites and premises in local service centres and villages to enable firms to expand and relocate. For the most

part, however, these will be too small to be identified individually in the LDF and planning applications for such sites will be considered in the context of Core Strategy and Development policies.

- 3.28 All the above factors suggest that the future land supply should be of a scale closer to that indicated by past take-up rates than that suggested by the assessment based on forecasts of employment change.

4 MEETING THE REQUIREMENT

Sources of Potential Sites

- 4.1 The requirement for employment land until 2021 can be met from the following sources:
- undeveloped land allocated for employment use in the UDP First Alteration (in both employment allocations and Special Policy Areas);
 - undeveloped land in Employment Zones in the UDP First Alteration;
 - other land with planning permission;
 - potential new sites to be allocated in the LDF (in both employment allocations and Special Policy Areas).

Reviewing the Existing Employment Land Supply

- 4.2 The supply figure in Table 1 and the average rate of take-up figure in Table 4 suggest that there is sufficient land available in overall terms to meet requirement for employment land for more than 15 years ($391.09 / 25.62 = 15.26$) i.e. until 2022. The LDF will only seek to allocate land to meet needs until 2021 and on this basis there would be no need to allocate any further land.
- 4.3 However, this crude estimate takes no account of the factors noted in the previous section and it is necessary to review the current supply of employment sites to determine the extent to which it matches, in terms of quantity, quality, type and location, the patterns of likely future requirements. Employment Land Review guidance, referred to above, and guidance in RSS are being followed in undertaking a review to make sure that existing land allocations in the UDP are:
- still suitable for employment use and are likely to be developed;
 - comply with the LDF spatial development strategy and RSS; and
 - meet current requirements for sustainable development.
- 4.4 Work done for Draft RSS identified an over-supply of employment land across the region, as shown in table 14.6 of the Proposed Changes. The strategy in RSS will aim to manage the supply by encouraging local authorities to de-allocate employment land which is no longer needed or not sustainable whilst ensuring an adequate supply in future. Seeking to align the supply of employment land with the RSS strategy will be a key challenge for the LDF.

Assessment of Existing Employment Sites at 31 March 2007

- 4.5 The Employment Land Review guidance paragraph 4.2 states:
- ‘The main objective is a simple assessment of the ‘fitness for purpose’ of the existing employment land portfolio, principally in order to identify the ‘best’ employment sites to be retained and protected and identifying sites that should clearly be released for other uses’.*

The process of reviewing sites uses criteria derived from the Employment Land Review guidance to:

- assess whether sites are no longer appropriate for employment use and should be released;
 - identify ‘high quality’ employment sites.
- 4.6 The assessment is in two parts:

- a classification of current employment allocations to assess whether the supply of allocated employment land is suitable for different types of use;
- a further assessment of allocated land to see which sites are suitable to be carried forward in the LDF, and which should be released for non employment uses or to remain unallocated.

Assessment Part 1

4.7 Here, employment sites are classified according to the types identified in box 5.2 of the Employment Land Review guidance. The following table shows the employment land supply at March 2007 distributed according to this classification.

Table 7 EMPLOYMENT LAND SUPPLY AT 31 MARCH 2007 BY ODPM EMPLOYMENT LAND REVIEW GUIDANCE CLASSIFICATION				
Type of Employment Site (from ODPM ELR Box 5.2)	Outstanding in Employment Allocations (Including Sites, SPAs etc shown in Appendix 1)	Outstanding in Employment Zones (Shown in Appendix 2)	Other Land with Planning Permission	Total
Established or potential office locations	6.49	0.95	0.30	7.74
High Quality Business Parks	37.99	0.00	0.00	37.99
Research & Technology/ Science Parks	0.00	0.00	0.00	0.00
Warehouse / distribution Parks	132.55	17.65	0.00	150.20
General Industrial/ Business Areas	95.96	34.19	0.65	130.80
Heavy/Specialist Industrial Sites	13.46	5.42	0.00	18.88
Incubator/ SME Cluster Sites	0.00	0.00	0.00	0.00
Specialist Freight Terminals	0.00	0.00	0.00	0.00
Sites for Specific Occupiers	27.24	0.00	0.00	27.24
Recycling/Environmental Industries Sites	17.72	0.52	0.00	18.24
Totals	331.41	58.73	0.95	391.09

Source: Council records

4.8 Main points

- 33% of the total is suitable for general industrial/business use;
- 38% is suitable for warehouse / distribution parks;
- All the land considered suitable for the High Quality Business Parks is within 2 Special Policy Areas – Calder Park (SEW50) and Paragon Park (NWS65) both in Wakefield.

- There are three categories for which no land is specifically identified:
 - Research & Technology/Science Parks,
 - Incubator/SME Cluster Sites and
 - Specialist Freight Terminals

However, land within other categories might be suitable for these uses.

Assessment Part 2

- 4.9 This second part of the assessment uses criteria from boxes 4.5 and 4.6 in the Employment Land Review guidance to assess whether sites should be released for a non-employment use and also to identify sites which should be retained as 'High Quality' employment allocations. A pro-forma has been devised for this stage of the assessment on which to record information about individual sites, see Appendix 3.
- 4.10 A summary of the assessment of individual site allocations is shown in Appendix 4. The assessment shows that some sites have been fully, or almost fully, developed whilst on others development has only just begun, particularly in the case of a number of Special Policy Areas. It is proposed that those in the former group (for example CAS 10, FTH 2 and EMS 3 and 4) are re-designated as Employment Zones in the LDF, where the Council will support the continued existence of employment uses and where new industrial expansion or redevelopment proposals will generally be acceptable.
- 4.11 Where an allocated site has a valid planning permission it is proposed that it be retained automatically in the existing supply. In addition, where an allocation still has some undeveloped land without planning permission it should also be retained. The continuing suitability of all other sites, i.e. those with no planning permission, has been assessed. Employment is the preferred use for all these sites.
- 4.12 Table 8 below provides a summary of the employment land following the site assessment. It shows how each UDP employment allocation would fit into the categories currently proposed for employment land in the forthcoming Sites Document. 346 hectares of the total land available at 31 March 2007 would be carried forward and 43 hectares (mainly comprising Special Policy Area EMS59, 27 hectares) would be re-allocated as Protected Areas of Search for Long Term Development (PAS).

Table 8 EMPLOYMENT LAND SUPPLY AT 31 MARCH 2007, AFTER REVIEW, BY CATEGORY SHOWING SITE REFERENCE

Category Proposed in LDF	Definition	UDP Ref	Site Area (Hectares)
Employment Sites	Undeveloped land allocated for employment use		
		NOR2/FTH4	87.44
		EMS1	30.00
		EMS2	11.66
		EMS5 (West)	1.35
		ACK1	15.81
		Employment Sites Total	146.26
Additional Employment Zones	Undeveloped land in proposed Employment Zones		
		CAS7	10.65
		CAS9	9.69
		CAS10	0.00
		CAS11	4.24
		FTH2	0.00
		FTH3	7.76
		KNT7	2.21
		EMS3	0.00
		EMS4	3.05
		EMS5 (East)	0.46
		Additional Employment Zones Total	38.06
Special Policy Areas	Where employment uses would be acceptable		
		CAS8	17.72
		PNT4	3.72
		CAS63	18.79
		NWS64	18.73
		NWS65	12.55
		SEW50	25.44
		Special Policy Areas Total	96.95
Key Development Areas	Sites with planning permission for employment uses, outside Employment sites and zones		
		WCC19	2.00
		WCC35	3.63
		Key Development Areas Total	5.63
Existing Employment Zones	All Sites in Appendix 2		58.73
Unallocated land with PP for Employment			0.95
		Total all categories to be carried forward in the LDF	346.58
Proposed PAS	Sites allocated for employment uses proposed in the LDF as Protected Areas of Search for Long Term Development (PAS)		
		KNT5	8.46
		KNT6	7.50
		EMS59	27.24
		Total Proposed PAS	43.20
Deleted Sites	Sites deleted from Employment Land Availability as they have planning permission for other uses		
		CAS79	0.00
		PNT57	1.31
		Total Deleted Sites	1.31

- 4.13 During the initial review of employment sites a number of prime sites were identified. These are referred to in the Core Strategy, Section 8 - Supporting a Dynamic and Efficient Local Economy. Table 9 shows the prime sites and their net developable area remaining at 31 March 2006, when the initial review was carried out. It also includes the situation at 31 March 2007, in line with other information in this technical paper.

Table 9 PRIME EMPLOYMENT SITES

UDP Policy Ref.	Location	Net Developable Area Remaining at 31/03/2006	Type of Employment Use			Net Developable Area Remaining at 31/03/2007
			B1 Office	Other B1 + B2	B8	
Existing UDP Sites						
CAS63 pt.	Glasshoughton, Castleford	17.04	9	8		18.79
FTH3 pt.	Green Lane, Featherstone	11.54		12		7.76
NOR2 & FTH4	Industrial Estate Extension, Normanton	85.31			85	87.44
EMS1	South Kirkby Business Park, South Kirkby	30.00		30		30.00
NWS64	Silkwood Park, Dewsbury Road, Wakefield	19.55	1	18		18.73
NWS65 pt.	Paragon Business Village, Snowhill, Wakefield	13.73	14			12.55
SEW2 pt.	Power Station Site, Doncaster Road, Wakefield	18.08		18		18.08
SEW50 pt.	Calder Park, Denby Dale Road, Wakefield	28.78	29			28.78
Potential New Sites						
New Site within CAS63	Glasshoughton, Castleford	10.00			10	10.00
New Site	Former Prince of Wales Colliery, Pontefract	20.00	20			20.00
Total		254.03	73	86	95	252.13

Source: Council records

Identifying and Selecting Sites for the LDF

- 4.14 In addition to existing UDP sites identified in Appendix 4 and summarised above in Table 8, sites proposed to the Council during consultation on the LDF and other known sites are being considered as potential employment land allocations in the Site Specific Proposals Development Plan Document. The Core Strategy Submission Document states that the basis for identifying suitable allocations will be:
- the overall need for different types of employment land identified in policy CS8 of the Core Strategy (including any specific land requirements in RSS for the district or Leeds City Region);
 - the development strategy and the principles determining the location of development in Core Strategy policy CS1;
 - the broad locations for different types of employment use identified in Core Strategy policy CS8;
 - the suitability of the site, assessed in terms of national and regional planning policy guidance;
 - the opportunities to provide new employment development close to housing areas giving people the opportunity to work close to where they live.
- 4.15 All potential sites, both those carried forward from the existing UDP and potential new sites, will be subject to:
- consultation with technical consultees to determine the type and extent of constraints affecting each site;
 - initial Sustainability Appraisal carried out for the Council by Waterman Environmental;

- assessing consistency with national planning policy, RSS and the emerging LDF Core Strategy and Development Policies;
- determining accessibility using new accessibility modelling techniques;
- market demand assessment.

4.16 The outcome of this assessment is set out in the Site Specific Proposals Development Plan Document.

Appendix 1. Sites Identified for Employment Use in Wakefield UDP First Alteration at 31 March 2007

UDP Policy Ref	Location/Settlement	Undeveloped Area (hectares)
	Sites Allocated for Employment	
CAS 7	Normandy Park & Rhine Park, Wakefield Europort, Castleford	10.65
CAS 8	Former Wheldale Colliery, Castleford	17.72
CAS 9	Commerce Park & Pioneer Park, Whitwood, Castleford	9.69
CAS 10	Valencia Park Wakefield Europort, Castleford	0.00
CAS 11	Tuscany Park Wakefield Europort, Castleford	4.24
PNT 4	Park Road, Pontefract	3.72
FTH 2	Former Ackton Hall Colliery Yard, Featherstone	0.00
FTH 3	Green Lane, Featherstone	7.76
FTH 4	Normanton Industrial Estate Extension, Featherstone - now included in NOR2	0.00
KNT 5	Common Lane, Knottingley	8.46
KNT 6	Weeland Road, Knottingley	7.50
KNT 7	Former Sewage Works, Pontefract Road, Knottingley	2.21
NOR 2	Normanton Industrial Estate Extension, Normanton (includes FTH4)	87.44
EMS 1	South Kirkby/Ferrymoor Riddings, South Kirkby	30.00
EMS 2	Langthwaite Grange Extension, South Kirkby	11.66
EMS 3	Dale Lane Extension, South Elmsall	0.00
EMS 4	Dale Lane South, South Elmsall	3.05
EMS 5	Waggon Lane, Upton	1.81
ACK 1	Green Lane, Brackenhill, Ackworth	15.81
	Total Allocated Sites	221.72
	SPECIAL POLICY AREAS, POSSIBLE DEVELOPMENT SITES & KEY DEVELOPMENT AREAS (where employment use is acceptable)	
NWS 64	M1 Junction 40, Dewsbury Road, Wakefield (Silkwood Park)	18.73
NWS 65	Snowhill, Wakefield (Paragon Park)	12.55
SEW 50	M1 Junction 39, Wakefield (Calder Park)	25.44
CAS 63	Former Glasshoughton Colliery, Castleford	18.79
CAS 79	Fryston Lime Quarry, Castleford	0.00
EMS 59	Sheepwalk Lane, Upton	27.24
	Total Special Policy Areas	102.75
PNT 57	Friarwood, Pontefract	1.31
	Total Possible Development Site	1.31
WCC19	Adj Station, Westgate, Wakefield	2.00
WCC 35	Wakefield Waterfront	3.63
	Total Key Development Areas	5.63

Appendix 2. Employment Zones in Wakefield UDP FA at 31 March 2007

UDP Policy Ref	Location/Settlement	Zone Area (hectares)	Undeveloped Area (hectares)
NWS 1	Thornes, Wakefield	44.03	0.90
NWS 2	Flanshaw, Wakefield	24.05	5.02
NWS 3	Westgate End/Calder Vale/Calder Vale Sewage Works, Wakefield	94.97	0.35
NWS 5	Roundwood, Wakefield	5.53	0.00
SEW 1	Crigglestone Industrial Estate, Crigglestone, Wakefield	6.09	0.43
SEW 2	Portobello/Fall Ings, Wakefield	40.40	18.53
CAS 1	Whitwood /Willowbridge Lane, Castleford	16.35	0.21
CAS 2	Methley Road Area, Castleford	49.48	0.00
CAS 3	Carr Wood Road, Castleford	17.21	0.00
CAS 4	Castleford Ings, Castleford	54.37	1.25
CAS 5	Whitwood Industrial Estate, Castleford	51.74	5.46
PNT 1	East of Pontefract Town Centre, Pontefract	50.00	0.10
PNT 2	Tanshelf Industrial Estate, Pontefract	4.20	0.31
FTH 1	North of Wakefield Road, Featherstone	19.95	0.00
HEM 2	Kinsley Industrial Estate, Kinsley, Hemsworth	17.05	1.83
OH 1	Horbury Junction, Horbury	15.37	0.00
OH 2	Horbury Bridge, Horbury	9.22	0.19
OH 5	Hawkingcroft, Horbury	3.30	0.00
KNT 1	Banks of Aire & Calder Navigation, Ferrybridge to Willow Island, Knottingley	13.66	0.44
KNT 2	Headlands Lane/Hazel Road, Knottingley	32.08	2.05
KNT 3	Weeland Road/Womersley Road, Knottingley	8.23	0.00
KNT 4	Knottingley East, Knottingley	33.98	5.42
NOR 1	Normanton Industrial Estate, Normanton	99.65	2.56
OH 3	Healey, Ossett	13.50	0.38
OH 4	Dewsbury Road, Ossett	48.36	1.95
EMS 6	Langthwaite Grange Industrial Estate, South Kirkby	56.94	6.13
EMS 7	Dale Lane, South Elmsall	16.54	0.00
NWS 4	Lingwell Gate Industrial Estate (Wakefield 41 Industrial Park), Wakefield	115.90	5.22
NWS 6	Castlegate, Patrick Green, Stanley	7.92	0.00
Total Undeveloped Area in Employment Zones			58.73

Appendix 3. Proforma for Assessment of Existing Employment Sites.

**Wakefield MDC Land Availability Monitoring System
Employment Land Review 2005 Site Selection**

UDP Ref	Location
LA Ref	
Planning Permission at 31/03/2005? Yes/No	App No Expiry Date
Ownership	Remaining Developable Area <input style="width:50px; height:20px;" type="text"/>
Market segment/employment uses for which allocated (or would be suitable) from box 5.2	Known constraints or infrastructure required for development for employment uses

Criteria to Assess Whether Employment Sites are to be Released* (ie unsuitable to be brought forward for development)

1	Market Attractiveness Factors		
1.1	Has the site been formally identified for emp for at least 10 yrs?		
1.2	Has there been any recent devt activity, within the last 5 yrs? This could include works on site but also new or revised pl app/breg apps		
1.3	Is the site being actively marketed as an employment site?		
1.4	Is the site owned by a developer or another agency known to undertake employment development?		
1.5	Is the site in multiple ownership/ occupation, or owned by an organisation unlikely to bring it forward for devt?		
1.6	Is there a valid permission for emp devt, likely to meet market requirements?		
1.7	Would emp devt on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		

2	Sustainable Development Factors		
2.1	Would the site be allocated today for emp devt, measured against present sustainability criteria (including public transport & freight access, env impacts & brown/green field considerations?)		
2.2	Is emp the only acceptable form of built devt on this site (eg because of on-site contamination, adjoining uses or sus devt reasons?)		

3	Strategic Planning Factors		
3.1	Is the site within an area identified as of strategic importance to the delivery of the RSS/RES?		
3.2	Is the site identified or likely to be required for a specific user or specialist use?		
3.3	Is the site part of a comprehensive or long term devt or regen proposal, which depends on the site being developed for emp uses?		
3.4	Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?		
3.5	Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?		

*From ODFM Employment Land Review s (December 2004) Box 4.5

Criteria to be Used to Identify 'High Quality' Allocated Employment Sites**

1	Market Attractiveness Factors		
1.1	Has there been recent development activity within the last 5 years? [This could include works on site, planning briefs or perm -issions for good quality employment uses]		
1.2	Is it being actively marketed as an employment site?		
1.3	Has there been any recent market activity? [This could include enquiries, sales or lettings]		

1.4	Is the whole site owned by a developer or another agency which undertakes employment development?		
1.5	Is development for employment viable, with any public funding if it is committed?		
1.6	Is the site immediately available?		

2	Sustainable Development Factors		
2.1	Does the site meet present (and expected future) sustainability criteria (including public transport & freight access, on and off site environmental impacts?)		

3	Strategic Planning Factors		
3.1	Is the site within an area identified as of strategic importance to the delivery of the RSS/RES?		
3.2	Is the site identified or likely to be required for a specific user or specialist use?		
3.3	Is the site part of a comprehensive development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?		
3.4	Is the site important in delivering other economic development objectives or the spatial strategy?		

**From ODFM Employment Land Review s (December 2004) Box 4.6

Appendix 4 Wakefield UDP First Alteration Employment Allocations at 31 March 2007

UDP Policy Ref.	Location	Undeveloped Area (hectares)	Type of Employment Site	Major Constraints - Summary	Summary Market Attractiveness (first)	Summary Sustainable Development	Retain as Employment Allocation?	Site Area to be Retained	Potential Alternative Designation/ Use	Potential Use Class
			(ELR Box 5.2)		(ELR ⁴ Boxes 4.5, 4.6)	(ELR Boxes 4.5, 4.6)				
Employment Sites										
CAS 7	Normandy Park & Rhine Park, Wakefield Europort, Caslteford	10.65	Warehouse/ Distribution Park		Almost complete		No		Employment Zone	
CAS 8	Former Wheldale Colliery, Castleford	17.72	Recycling/ Environmental Industries Site		No Information, not marketed	Brownfield site within urban area. Employment preferred use.	Yes	17.72	Employment Site within a proposed SPA	B2/B8
CAS 9	Commerce Park & Pioneer Park, Whitwood, Castleford	9.69	General Industrial/ Business Area		Almost complete		No		Employment Zone	
CAS 10	Valencia Park Wakefield Europort, Caslteford	0	Warehouse/ Distribution Park		Complete		No		Employment Zone	
CAS 11	Tuscany Park Wakefield Europort, Caslteford	4.24	Warehouse/ Distribution Park		Almost complete		No		Employment Zone	

⁴ Employment Land Reviews: Guidance Note, ODPM, December 2004.

UDP Policy Ref.	Location	Undeveloped Area (hectares)	Type of Employment Site	Major Constraints - Summary	Summary Market Attractiveness (first)	Summary Sustainable Development	Retain as Employment Allocation?	Site Area to be Retained	Potential Alternative Designation/ Use	Potential Use Class
			(ELR Box 5.2)		(ELR Boxes 4.5, 4.6)	(ELR Boxes 4.5, 4.6)				
PNT 4	Park Road, Pontefract	3.72	General Industrial/Business Area		255 enquirers. Details changed summer 2005 to include trade counter development.		No		Incorporate remaining land with Prince of Wales - new Special Policy Area	
FTH 2	Former Ackton Hall Colliery Yard, Featherstone	0	Heavy/Specialist Industrial Site		Complete		No		Employment Zone	
FTH 3	Green Lane, Featherstone	7.76	General Industrial/Business Area		Marketed since 1998. Last two plots anticipated to be completed by December 2008.	Brownfield extension site, part developed. Provides local employment opportunities.	No		Employment Zone	B2/B8
KNT 5	Common Lane, Knottingley	8.46	Heavy/Specialist Industrial Site/Freight Terminals	Flooding - SFRA	No Information, not marketed	Greenfield extension site suitable for chemical industry expansion or water borne freight. No alternative uses identified.	No		Protected Area of Search for Long Term Development (PAS)	

Employment Land Technical Paper

UDP Policy Ref.	Location	Undeveloped Area (hectares)	Type of Employment Site	Major Constraints - Summary	Summary Market Attractiveness (first)	Summary Sustainable Development	Retain as Employment Allocation?	Site Area to be Retained	Potential Alternative Designation/ Use	Potential Use Class
			(ELR Box 5.2)		(ELR Boxes 4.5, 4.6)	(ELR Boxes 4.5, 4.6)				
KNT 6	Weeland Road, Knottingley	7.5	Heavy/ Specialist Industrial Site/Freight Terminals	Flooding - SFRA	No Information, not marketed	Greenfield extension site suitable for chemical industry expansion or water borne freight. No alternative uses identified.	No		Protected Area of Search for Long Term Development (PAS)	
KNT 7	Former Sewage Works/ A1 Business Park, Pontefract Road, Knottingley	2.21	General Industrial/ Business Area		235 enquirers re B2/B8; 65 enquirers re B1; 51 enquirers re leisure and/or transport on Phase 2 (not part of the allocation.)	Brownfield site within urban area, part developed. Employment preferred use.	No		Employment Zone	B1/B2

UDP Policy Ref.	Location	Undeveloped Area (hectares)	Type of Employment Site	Major Constraints - Summary	Summary Market Attractiveness (first)	Summary Sustainable Development	Retain as Employment Allocation?	Site Area to be Retained	Potential Alternative Designation/ Use	Potential Use Class
			(ELR Box 5.2)		(ELR Boxes 4.5, 4.6)	(ELR Boxes 4.5, 4.6)				
NOR 2 / FTH4	Normanton Industrial Estate Extension, Normanton (includes Link 62)	87.44	Warehouse/ Distribution Park	Awaiting completion of Coalfields Link Road	Marketed since 1998 - 181 enquirers + 40 on Link 62. Capable of taking the largest unit in WMD.	Greenfield extension site accessible to M62 motorway, strategic site for warehousing / distribution. Awaiting planned highway investment. No alternative use identified.	Yes	87.44	Employment Site	B1/B2/B8
EMS 1	South Kirkby/Ferrymoor Riddings, South Kirkby	30	High Quality Business Park	Awaiting completion of Hemsworth - A1 Link Road	Marketed since 1998 - 159 enquirers. Part is potential recycling plant. Highway investment approved.	Brownfield extension site. Awaiting planned highway investment. Provides local employment opportunities. No suitable alternative use.	Yes	30	Employment Site	B1/B2/B8

UDP Policy Ref.	Location	Undeveloped Area (hectares)	Type of Employment Site	Major Constraints - Summary	Summary Market Attractiveness (first)	Summary Sustainable Development	Retain as Employment Allocation?	Site Area to be Retained	Potential Alternative Designation/ Use	Potential Use Class
			(ELR Box 5.2)		(ELR Boxes 4.5, 4.6)	(ELR Boxes 4.5, 4.6)				
EMS 2	Langthwaite Grange Extension, South Kirkby	11.66	General Industrial/ Business Area	Access, Culverting	Not marketed but Langthwaite Grange undergoing security & environmental improvements through English Partnerships funding which may attract interest in the site.	Greenfield extension site suitable for general industrial use in longer term. No suitable alternative uses identified.	Yes	11.66	Employment Site	B2
EMS 3	Dale Lane Extension, South Elmsall	0	General Industrial/ Business Area		No information		No		Employment Zone - incorporate with EMS7 and EMS4	
EMS 4	Dale Lane South, South Elmsall	3.05	General Industrial/ Business Area		Not marketed.		No		Employment Zone - incorporate with EMS7 and EMS3	

UDP Policy Ref.	Location	Undeveloped Area (hectares)	Type of Employment Site	Major Constraints - Summary	Summary Market Attractiveness (first)	Summary Sustainable Development	Retain as Employment Allocation?	Site Area to be Retained	Potential Alternative Designation/ Use	Potential Use Class
			(ELR Box 5.2)		(ELR Boxes 4.5, 4.6)	(ELR Boxes 4.5, 4.6)				
EMS 5	Waggon Lane, Upton (site in two parts)	1.81	General Industrial/ Business Area		No information.	Brownfield site within urban area, part developed. Provides local employment opportunities. Employment preferred use.	Yes, Western part. No, Eastern part - mainly developed.	1.35	Western part remains as Employment Site; Eastern part proposed as Employment Z.one	B2
ACK 1	Green Lane, Brackenhill, Ackworth	15.81	General Industrial/ Business Area		No information, not marketed.	Brownfield extension site. Employment use preferred to provide local employment opportunities.	Yes	15.81	Employment Site	B2
Total Employment Sites		221.72								

UDP Policy Ref.	Location	Undeveloped Area (hectares)	Type of Employment Site	Major Constraints - Summary	Summary Market Attractiveness (first)	Summary Sustainable Development	Retain as Employment Allocation?	Site Area to be Retained	Potential Alternative Designation/ Use	Potential Use Class
			(ELR Box 5.2)		(ELR Boxes 4.5, 4.6)	(ELR Boxes 4.5, 4.6)				
SPECIAL POLICY AREAS, POSSIBLE DEVELOPMENT SITES & KEY DEVELOPMENT AREAS (where employment use is acceptable)										
Special Policy Areas										
NWS 64	Junction 40, Dewsbury Road, Wakefield (Silkwood Park)	18.73	General Industrial/ Business Area		81 enquirers sent details of phase 2 & 212 for Design & Build Site.	Greenfield extension site, part developed. Suitable employment uses.	Retain as SPA - include outstanding area in commitments / supply. Eastern part of site proposed as Housing allocation, but does not form part of the Employment Land Supply. Buffer zone for B1 included in Employment Land.	18.73	SPA	B1/B2/B8

UDP Policy Ref.	Location	Undeveloped Area (hectares)	Type of Employment Site	Major Constraints - Summary	Summary Market Attractiveness (first)	Summary Sustainable Development	Retain as Employment Allocation?	Site Area to be Retained	Potential Alternative Designation/ Use	Potential Use Class
			(ELR Box 5.2)		(ELR Boxes 4.5, 4.6)	(ELR Boxes 4.5, 4.6)				
NWS 65	Land at Snowhill, Wakefield (Paragon Park)	12.55	High Quality Business Park		Marketed since 1998 - details of main site sent to 206 enquirers. In addition other units have received interest.	Greenfield site within urban area, part developed. Suitable for B1 office use.	Retain as SPA - include outstanding area with PP in commitments / supply. Substantial floorspace not yet developed.	12.55	SPA	Mixed use (to include 1200 houses.)
SEW 50	Junction 39, Wakefield (Calder Park)	28.78	High Quality Business Park		Marketed since before 1998, originally as a key site. Details sent to 163 enquirers about the main site plus strong interest in smaller units. Kingfisher House, the largest speculative building in WMD, is located here.	Greenfield extension site, part developed. Suitable for B1 office use.	Retain as SPA - include outstanding area in commitments / supply.	28.78	SPA	B1

Employment Land Technical Paper

UDP Policy Ref.	Location	Undeveloped Area (hectares)	Type of Employment Site	Major Constraints - Summary	Summary Market Attractiveness (first)	Summary Sustainable Development	Retain as Employment Allocation?	Site Area to be Retained	Potential Alternative Designation/ Use	Potential Use Class
			(ELR Box 5.2)		(ELR Boxes 4.5, 4.6)	(ELR Boxes 4.5, 4.6)				
CAS63	Former Glasshoughton Colliery, Castleford (Summit Park, Flemming Court, Marrtree Business Park.)	18.79	General Industrial/ Business Area		Actively marketing Summit Park - 115 enquirers. Flemming Court & Marrtree Business Park completed.	Brownfield extension site. Extends existing mixed-use development.	Exclude area North of railway from SPA. Leave area to South of railway as SPA. Include additional employment potential in commitments / supply.	18.79	SPA	B1/B2/B8
CAS 79	Fryston Lime Quarry	0		Outline planning permission for housing approved on 4.88ha.	No information		No		Housing	
EMS 59	Sheepwalk Lane, Upton	27.24	Warehouse/ Distribution Park		Marketed since 1998 - little interest.	Greenfield extension site for single user in long term? No suitable alternative use identified.	No		Protected Area of Search for Long Term Development (PAS)	B1/B2/B8
Total Special Policy Areas		46.03								
Possible Development Site										

Employment Land Technical Paper

UDP Policy Ref.	Location	Undeveloped Area (hectares)	Type of Employment Site	Major Constraints - Summary	Summary Market Attractiveness (first)	Summary Sustainable Development	Retain as Employment Allocation?	Site Area to be Retained	Potential Alternative Designation/ Use	Potential Use Class
			(ELR Box 5.2)		(ELR Boxes 4.5, 4.6)	(ELR Boxes 4.5, 4.6)				
PNT 57	Friarwood	1.31		Outline planning permission for housing approved.	No information		Falls within Pontefract Town Centre and will be re-assessed in Town Centres & Retail DPD.		Housing	
Total Possible Development Site		1.31								
Key Development Areas										
WCC 19	Adj Westgate Station, Wakefield	2	Established or Potential Office Location		OPP for mixed use approved 22/09/2005no marketing taking place at present.	Brownfield site within an urban area. Part of mixed use development.	OPP for mixed use including 30,000 sqm B1. Nominal site area of 2 ha. See Wakefield Area Action Plan.	2	??	B1

UDP Policy Ref.	Location	Undeveloped Area (hectares)	Type of Employment Site	Major Constraints - Summary	Summary Market Attractiveness (first)	Summary Sustainable Development	Retain as Employment Allocation?	Site Area to be Retained	Potential Alternative Designation/ Use	Potential Use Class
			(ELR Box 5.2)		(ELR Boxes 4.5, 4.6)	(ELR Boxes 4.5, 4.6)				
WCC 35	Wakefield Waterfront (Skillcentre Site, to East of Doncaster road, and Waterside, to West of Barnsley Road.)	3.63	Established or Potential Office Location		Development started on Waterside site. Phase 1, Navigation Walk & Hebble Wharf, due for completion May 2008. No progress on Skillcentre site (84 flats completed March 2007 on adjacent site).	Brownfield site within urban area, part developed. Provides local employment opportunities as part of mixed use development.	Retain as SPA - include current area with planning permission for 10,000sqm on Skillcentre site + 2ha of potential B1 at Waterside. See Wakefield Area Action Plan.	3.63	SPA	B1
Total Key Development Areas		5.63								
District Total		274.69								