North Yorkshire HEDNA Employment Site Assessments

Site Assessment Appendix

Iceni Projects Limited on behalf
of North Yorkshire Council

May 2025

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Contents

A1. Introduction

A2. Coastal Sub-Area

A3. Malton and Norton Sub-Area

A4. Harrogate Sub-Area

A5. North York Moors National Park Sub-Area

A6. Northallerton and Thirsk Sub-Area

A7. Richmond Sub-Area

A8. Ripon Sub-Area

A9. Selby Sub-Area

A10. Skipton Sub-Area

A11. Yorkshire Dales Sub-Area

A1. Introduction

A1.1 This is a standalone appendix to the North Yorkshire Housing and Economic Development Needs Assessment (HEDNA). The purpose of this appendix is to detail the findings of our site assessments which took place over a concentrated period in late September and early October.

A1.2 The site assessments provide each site with a recommendation: Retain (if protected as an existing employment site within existing policy); Protect (if no current policy applies); or Release. Some recommendations include a recommended amendment to the boundary to reflect the growth of the employment site or non-employment uses that should be excluded from the site.

A1.3 The table below summarises the findings of the site assessments.

ID	Site Name	Submarket	Recommendation	Page No.
1	Willymath Close, Burniston	Coastal	Retain	1
2	Lower Clark Street / Durham Street	Coastal	Retain	3
3	Melrose Street / Dean Road	Coastal	Retain and encourage regeneration	5
4	Gladstone Lane and Cleveland Lane	Coastal	Release	7
5	Sherwood Street / Belle Vue Street	Coastal	Release	9
6	Manor Road Business Park	Coastal	Retain	11
7	Londesbrough Road	Coastal	Retain	13
8	Spring Bank	Coastal	Retain	15
9	Barry's Lane	Coastal	Retain	17
10	Queen Margarets Industrial Estate	Coastal	Retain	19
11	Scarborough Business Park	Coastal	Retain	22
12	Havers Hills, Eastfield	Coastal	Retain	26
13	Clarence Drive, Filey	Coastal	Retain	28

14	Hunmanby Industrial Estate	Coastal	Retain	30
15	Betton Farm, Racecourse Road	Coastal	Retain	33
16	Farfield Business Park	Coastal	Retain	35
17	Wykenham Business Centre	Coastal	Retain	37
18	Larpool Industrial Estate	Coastal	Retain	39
19	St Hilda's Business Centre	Coastal	Retain	41
20	Whitby Business Park, Cholmley Way	Coastal	Retain / Amend Boundary	43
21	Sneaton Lane, Ruswarp	North York Moors NP	Retain	46
22	Kingspan, Sherburn	Malton and Norton	Retain	48
23	Norton Grove Industrial Estate	Malton and Norton	Retain	50
24	Eden Camp Business Park	Malton and Norton	Retain	52
25	Showfield Lane Industrial Estate	Malton and Norton	Retain	54
26	The Maltings, Malton	Malton and Norton	Retain	56
27	York Road Industrial Estate	Malton and Norton	Retain	58
28	BATA, Amotherby	Malton and Norton	Retain	60
29	Westgate Carr Industrial Estate, Pickering	Malton and Norton	Retain	62
30	Thornton Road Industrial Estate, Pickering	Malton and Norton	Retain / Amend Boundary	64
31	Kirkby Mills Industrial Estate, Kirkbymoorside	Malton and Norton	Retain	66
32	Perry Slingsby/Marshall Slingsby, Kirkbymoorside	Malton and Norton	Retain	68

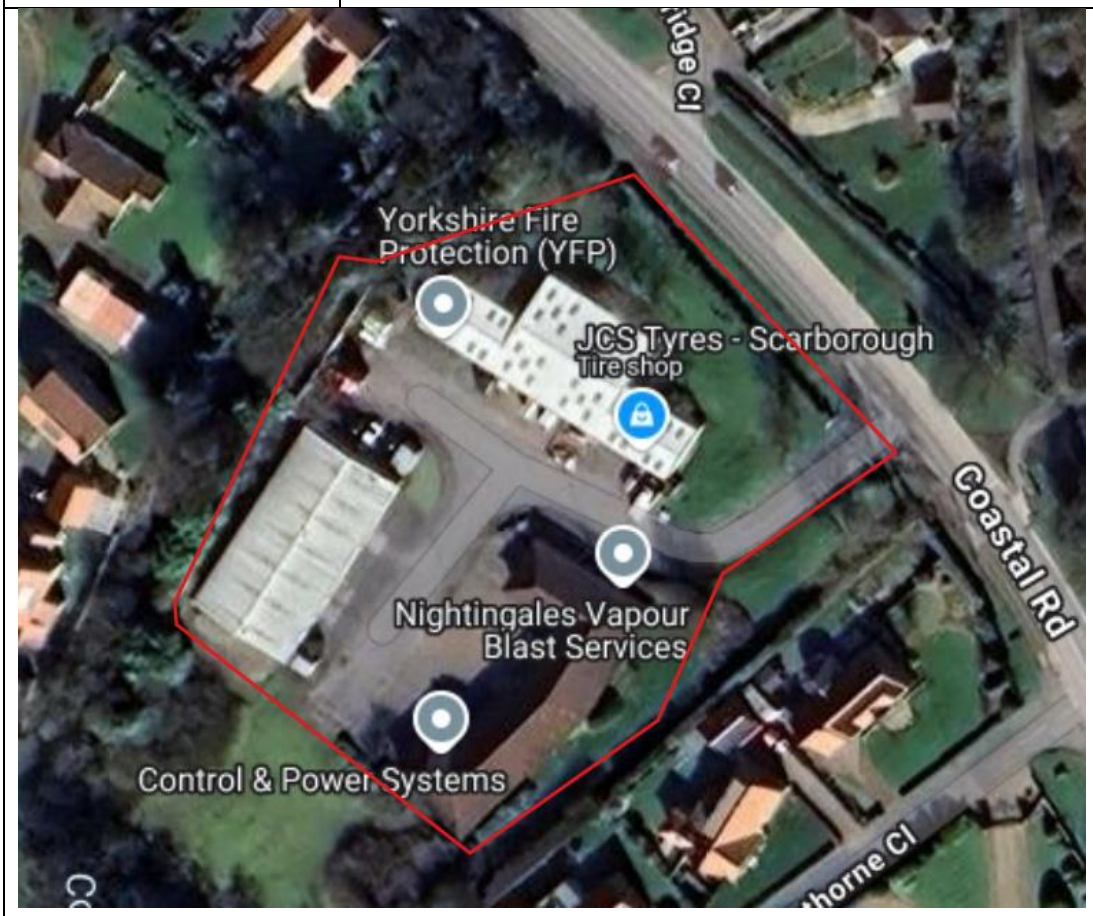
33	Sawmill Lane Industrial Estate, Helmsley	Malton and Norton	Retain	70
34	Sheriff Hutton Industrial Estate, Sheriff Hutton	Malton and Norton	Retain	72
35	York Biotech Campus	Malton and Norton	Retain / Consider Expansion	74
36	Northallerton Industrial Area	Malton and Norton	Retain / Amend Boundary	76
37	Finkills Way, Northallterton	Malton and Norton	Retain	78
38	Stokesley Business Park	Malton and Norton	Retain / Amend Boundary	80
39	Dalton Gates	Malton and Norton	Release	83
40	Crabtree Hall Business Centre, Little Holtby, Hackforth	Malton and Norton	Retain	85
41	Leeming Bar Industrial Estate	Malton and Norton	Retain	87
42	The Craft Yard, Bedale	Malton and Norton	Release	90
43	Station Road, Thirsk (incl. Europark)	Malton and Norton	Retain	92
44	Sowerby Gateway	Malton and Norton	Retain	94
45	Carlton Miniott Business Park	Malton and Norton	Retain / Encourage regeneration	96
46	Alanbrooke Business Park, Topcliffe	Malton and Norton	Retain	98
47	Dalton Old Airfield Industrial Estate	Malton and Norton	Retain / Amend Boundary	100
48	Tholthorpe Business Park	Malton and Norton	Retain	102

49	Moor Lane Industrial Estate, near Tholthorpe	Malton and Norton	Release	104
50	Longbridge House / Easingwold Business Park	Malton and Norton	Retain	106
51	Hawk Creative Business Park, Easingwold	Malton and Norton	Retain	108
52	Shires Bridge Mill, Easingwold	Malton and Norton	Retain	110
53	Greenpark Business Centre, near Sutton-on-the-Forest	Malton and Norton	Retain	112
54	Carr Lane/ Cleveland Industrial Estate, southeast of Easingwold	Malton and Norton	Retain	114
55	Cardale Park	Harrogate	Retain	116
56	Claro Park	Harrogate	Retain	119
57	Hornbeam Park	Harrogate	Retain	121
58	Plumpton Park	Harrogate	Retain	124
59	Manse Lane	Harrogate	Retain	126
60	St James Park, Knaresborough	Harrogate	Retain / Amend Boundary	129
61	Marston Business Park	Harrogate	Retain	131
62	New York Mills	Harrogate	Retain	134
63	Riffa Park	Harrogate	Retain	136
64	Aske Hall	Richmond	Retain	138
65	Colburn Business Park	Richmond	Retain / Consider industrial uses on site	140
66	Gallowfields Estate	Richmond	Retain	142
67	Gatherley Road, Bromton on Swale	Richmond	Retain	144
68	Walkerville Industrial Estate	Richmond	Retain	146
69	A1(M) J52 – Catterick Central	Richmond	Protect	148
70	Harmby Road (Leyburn Business Park)	Richmond	Retain	150
71	A1(M) J53 – Scotch Corner	Richmond	Protect	152
72	Moor Park, Melsonby	Richmond	Protect	154
73	Harelands Courtyard Offices, Melsonby	Richmond	Protect	156
74	Western House Business Park, Melsonby	Richmond	Protect	158
75	Bar Lane	Ripon	Retain	160

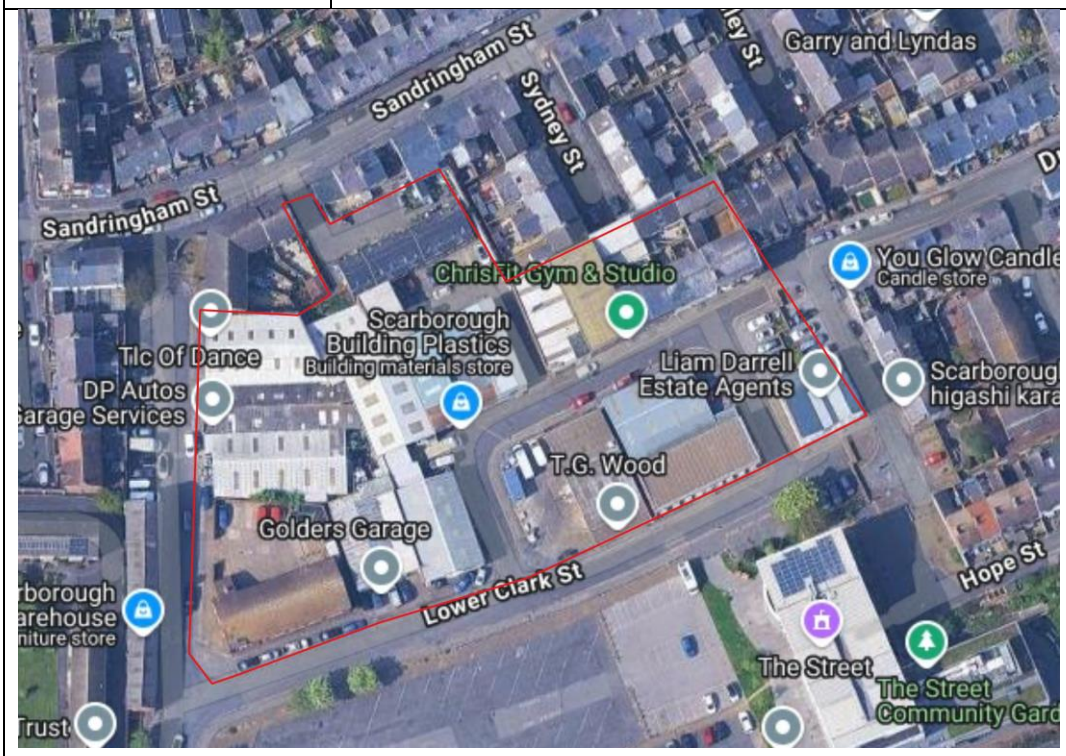
76	Boroughbridge Road	Ripon	Retain	163
77	Dallamires Lane	Ripon	Retain	165
78	The Maltings, Ure Bank Top	Ripon	Retain	168
79	Melmerby Industrial Estate/Barker Business Park	Ripon	Retain	170
80	Fearby Road	Ripon	Retain	173
81	Access 63, Selby	Selby	Retain	175
82	Olympia Park, Selby	Selby	Retain	177
83	Selby Road (South), Eggborough	Selby	Retain	179
84	North Point Business Park, Selby Road (North)	Selby	Retain	181
85	Former Eggborough Power Station	Selby	Protect	183
86	Konnect 62 (former Kellingley Colliery)	Selby	Protect	185
87	Selby Business Park	Selby	Retain	187
88	Drax Power Station	Selby	Retain/Upgrade	189
89	Sherburn Enterprise Park	Selby	Retain	191
90	Sherburn 2	Selby	Protect	193
91	The Maltings, Fenton Lane, Sherburn In Elmet	Selby	Protect	196
92	Gascoigne Wood	Selby	Protect	198
93	Church Fenton Creative Studios	Selby	Protect	200
94	Station Road, Tadcaster	Selby	Retain	202
95	York Road, Tadcaster	Selby	Release	204
96	Airedale Business Centre / Snaygill Industrial Estate	Skipton	Retain	206
97	Engine Shed Lane	Selby	Retain	209
98	Sandylands Business Park	Skipton	Retain	211
99	Belle Vue Square	Selby	Retain	213
100	Skipton Auction Mart	Selby	Retain	215
101	Gateway House	Selby	Release if vacancy continues	217
102	Skipton Building Society	Selby	Retain	219
103	Skipton Rock Quarry	Selby	Retain	221
104	Aireside Mills, Cononley	Skipton	Release	223
105	Riparian Way, Cross Hills	Skipton	Retain	225
106	Junction Mills, Crosshills	Skipton	Retain	227
107	Skipton Road Industrial Estate, Cross Hills	Skipton	Retain	229
108	Hayfield Mill, Glusburn	Skipton	Retain	231

109	Broughton Hall Business Park BD23 3AE	Skipton	Retain	233
110	Canal Wharf and Industrial Estate	Skipton	Retain	235
111	Systagenix, Gargrave	Skipton	Retain	237
112	Land adjacent to Gargrave Station	Skipton	Release	239
113	Soworth Industrial Estate	Skipton	Retain	241
114	The Sidings	Skipton	Retain	243
115	Angus Fire	Skipton	Retain	245
116	Bentham Auction Mart	Skipton	Retain	247
117	Bentham Industrial Estate	Skipton	Retain	249
118	New Road Industrial Estate	Skipton	Retain	251
119	Thornton Yard, Ingleton	Skipton	Retain	253
120	John Roberts Paper Mill	Skipton	Retain	255

A2. Coastal Sub-Area

Name	
Site Name	Willymath Close, Burniston
ID	#1
Historical Local Authority	Scarborough
Submarket	Coastal
	
Gross Site Area (Ha)	0.6
Overview	Small estate containing 4 small light industrial / office units
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015)

Clustering (industries / activities / jobs)	Occupiers include: JCS Tyres, Control & Power Systems, Yorkshire Fire Protection, and Nightingale.
Adjacencies/Issues	Colwath Beck bounds to the site to the east and north.
Accessibility	The site is accessible from the A165 and close to the A171.
Public transport	Bus services to Middlesbrough operate from Scalby Road and Burniston Gardens via the X93 Max bus every hour. Buses to Ravenscar (5) run irregularly from Three Jolly Sailors PH.
Circulation/Parking	Significant on-road parking due to not enough parking spaces
Age and quality of buildings / public realm	1980s units – very good quality
Vacancy Rate	0% - no apparent vacancy
Market Attractiveness	Medium – the site is well let and of good quality, serves local businesses
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

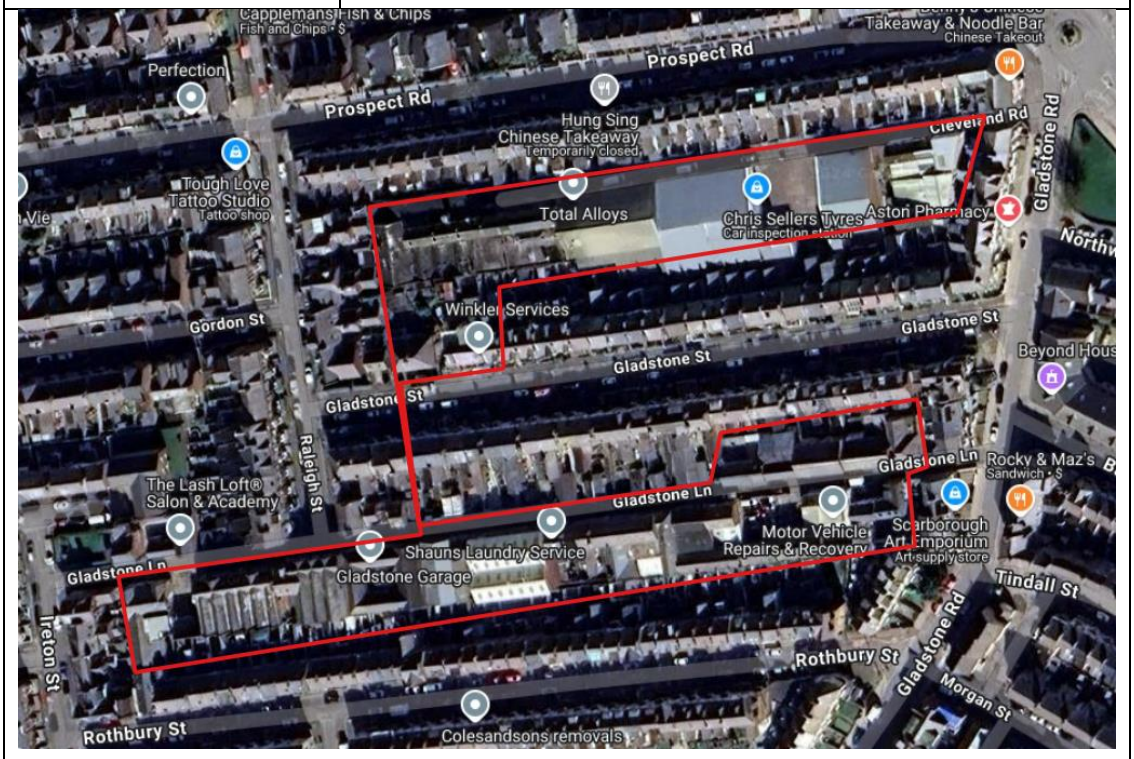
Name	
Site Name	Lower Clark Street / Durham Street
ID	#2
Historical Local Authority	Scarborough
Submarket	Coastal
	
Gross Site Area (Ha)	0.8
Overview	Small industrial estate located in Scarborough
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015 / ELR 2023)
Clustering (industries / activities / jobs)	Occupiers include: Bed Warehouse, Royal Mail, UK Laundry Group, TLC Warehouse, Golder Garage, Scarborough Building Plastics, Hair and Makeup Academy, Chrisfit Gym, and T&C Cleaning.
Adjacencies/Issues	William Street coach and car park to the south. Mixed development to the east. Residential development is to the north and west of the site.

Accessibility	The site is in the town centre and is accessible via Lower Clark Street and Sandringham Street.
Public transport	Bus service to Scarborough (5) is accessible from the Trafalgar Square bus stop. Buses to Peasholm Park (5 and 108) and Ravenscar (5) can be accessed from North Marine Road. Further afield, buses from St Thomas Street (Stop F) offer bus service to Weaponness (44) while buses from St Thomas Street (Stop D) offer service to Scalby (10), Barrowcliffe (8), Thorxenby (9A), Newby (4), and Easy Ayton (3).
Circulation/Parking	Parking is available but some overcrowding, and poor circulation in the west of the site.
Age and quality of buildings / public realm	1950/60s – mostly average quality, some poorer units with signs of wear. Average-quality public realm
Vacancy Rate	0-5% - no apparent vacancies
Market Attractiveness	Medium – well-let estate located in town, some poor-quality stock.
Development Opportunities / Applications	No applications.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Melrose Street / Dean Road
ID	#3
Historical Local Authority	Scarborough
Submarket	Coastal
	
Gross Site Area (Ha)	1.2
Overview	Small industrial estate located in the centre of Scarborough
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015 / ELR 2023)
Clustering (industries / activities / jobs)	Occupiers include: Sunclairs, Tiger Resin Drives, Suzuki Garages, Edmunson Electrical Scaroborugh Fixings, and Sweeting Engines.
Adjacencies/Issues	Residential development surrounds the site as it is within the town centre. Scarborough Council Depot is located to the north.

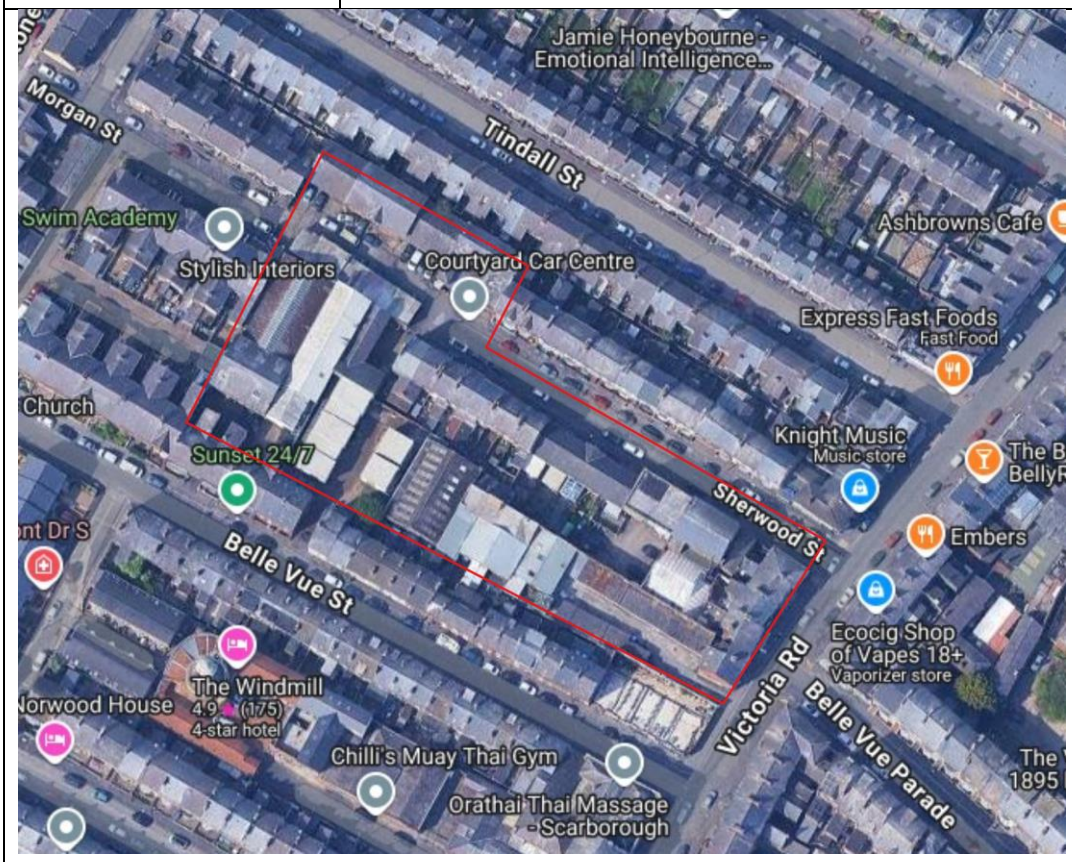
Accessibility	Town centre location. Accessible from A165.
Public transport	Bus services to Leeds Bus Station and Scarborough via the 843 Coastliner and X94 buses, respectively, are accessible from the site. Scarborough is also accessible every hour from the Colombus Ravine bus stop via the 4 bus. Bus service to Crossgates (7/7A) is available about every ten minutes from Aberdeen Walk (Stop K) and to Scarborough (5) hourly. Further afield, buses to Barrowcliffe (8), Throxenby (9A), Scarborough (2), Scalby (9), Neby (4) and East Ayton (3) run from St Thomas Street.
Circulation/Parking	Adequate parking, tight circulation
Age and quality of buildings / public realm	Range of ages from the 1950s to 2020s – good to poor quality. Some newer 2021 units.
Vacancy Rate	1-5% - 1 Melrose Street available (1,200 sq. ft)
Market Attractiveness	Medium – town centre employment site well let some signs of refurbishment and regeneration.
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site . Encourage the regeneration of the site.

Name	
Site Name	Gladstone Lane and Cleveland Lane
ID	#4
Historical Local Authority	Scarborough
Submarket	Coastal



Gross Site Area (Ha)	0.2
Overview	Industrial units located in a built-up residential area
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015)
Clustering (industries / activities / jobs)	Occupiers include: AWJ Joinery, MOT, A&D Motor Services, SLS Laundry, Gladstone Garage, Simon Allen Interior
Adjacencies/Issues	Residential development surrounds the site.
Accessibility	Access to the units is narrow. Accessible from A165 and in the town centre.

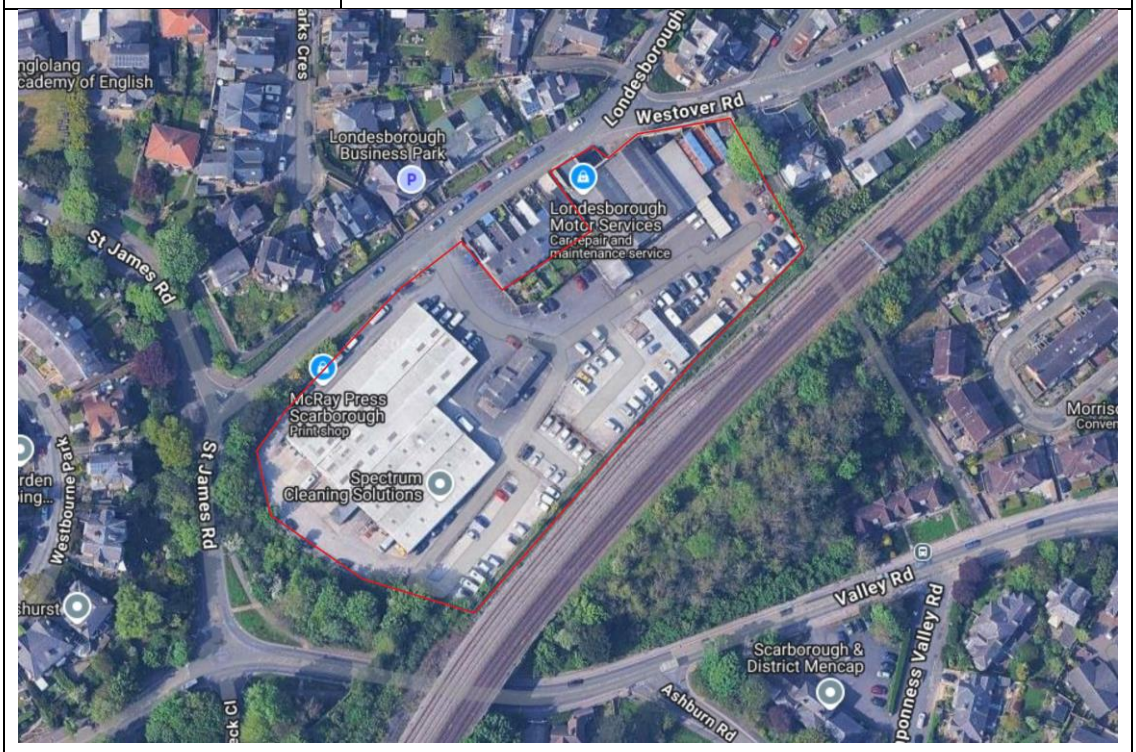
Public transport	Bus services to Scarborough and Whitby via the 843 Coastliner from the Gladstone Road bus stop and X94 buses, respectively. Scarborough Station is about 0.4 miles from the site. Bus stops near the station run regular services to Scarborough (3, 7, 777S, 843 Coastliner), Peasholm Park (5), Ravenscar (5), Cayton (10), Bridlington (12C Coaster), Throxenby (9A), Falsgrave (2), Barrowcliffe (8), Scalby (9) and Middlesbrough (X93 Max).
Circulation/Parking	No dedicated parking – on-road parking causes narrowing of roads – one way, no circulation. Cleveland Road is a dead end.
Age and quality of buildings / public realm	Average to poor quality. Pre-war brick build
Vacancy Rate	0-5%
Market Attractiveness	Low – poor quality units with poor access and circulation.
Development Opportunities / Applications	No applications.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Release – do not protect as an employment site, site would be suitable for residential redevelopment.

Name	
Site Name	Sherwood Street / Belle Vue Street
ID	#5
Historical Local Authority	Scarborough
Submarket	Coastal
	
Gross Site Area (Ha)	0.7
Overview	Industrial units mixed in with residential properties located in Scarborough.
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015 / ELR 2023)
Clustering (industries / activities / jobs)	Occupiers include: Courtyard Car Centre, Artc Foods
Adjacencies/Issues	Residential surrounds the site. Vacant plot to the south of the site with planning permission: 20/01784/FL - Erection of 5 dwellings.

Accessibility	In town centre.
Public transport	Scarborough Railway Station is about 0.1 miles from the site. Bus services run from Gladston Road to Scarborough and Peasholm Park every hour via the 843 Coastliner. Buses to other destinations including Scarborough (3 and 843 Coastliner), Peasholm Park (5) and Ravenscar (5) frequently run from West Square (Stop V). Scarborough Railway Station Stop S offers bus services to Scalby (9), Barrowcliffe (8), Falsgrave (2), Throxenby (9A), East Ayton (3), and Middlesbrough (X93 Max).
Circulation/Parking	No dedicated parking, poor circulation
Age and quality of buildings / public realm	Pre-war units, poor quality
Vacancy Rate	0%
Market Attractiveness	Low – despite town centre location units are dated and blocked in by residential
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Release – site is surrounded by residential on all sides and not in an appropriate location.

Name	
Site Name	Manor Road Business Park
ID	#6
Historical Local Authority	Scarborough
Submarket	Coastal
	
Gross Site Area (Ha)	0.7
Overview	High-quality business park located in the centre of Scarborough
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015 / ELR 2023)
Clustering (industries / activities / jobs)	Occupiers include: Exley's Studio, Motorhome Depot, Floor It, Host / Stay, and Dissent Skate Shop.
Adjacencies/Issues	Residential development surrounds the site.
Accessibility	The site is accessible from Manor Road.
Public transport	Scarborough Railway Station is approximately 0.7 miles from the site. The Harley Close bus stop

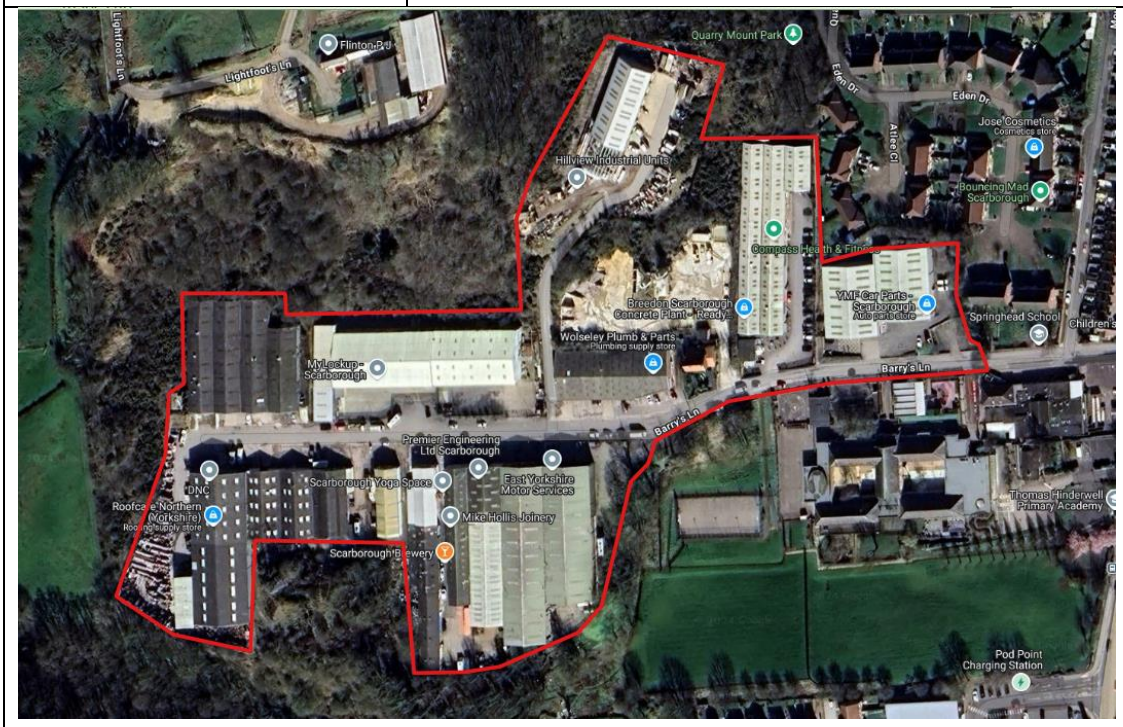
	offers services to Thorxenby (9A), Scalby (9), Barrowcliffe (8) about every half hour and Middlesbrough every hour (X93 Max). Buses to Scarborough (8 and X93 Max) and Cayton (10) operate from Harley Close as well throughout the day.
Circulation/Parking	
Age and quality of buildings / public realm	2021 new high-quality industrial units – high-quality public realm
Vacancy Rate	0-5% - appeared fully let
Market Attractiveness	High – modern high-quality units located in Scarborough town
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Londesbrough Road
ID	#7
Historical Local Authority	Scarborough
Submarket	Coastal
	
Gross Site Area (Ha)	1.1
Overview	Small industrial estate located in Scarborough
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015 / ELR 2023)
Clustering (industries / activities / jobs)	Occupiers include: Motor Services, CK Ink Direct, Spectrum Cleaning Services, MRay Press, and Dial a Ride.
Adjacencies/Issues	Railway lines run adjacent to the site to the south and southeast. Bus services run hourly from The Valley Bar to Scarborough via the 4 bus. Buses to Osgodby (777S), Helmsley (128), East Ayton (3), Scalby (10), Crossgates (7A), Barrowcliffe (8), Thoxenby (9A),

	Middlesbrough (X93 Max) and Leeds Bus Station (843 Coastliner) are accessible from Flasgrave Road.
Accessibility	Accessible from A64 through residential development.
Public transport	No public transport is apparent or accessible.
Circulation/Parking	Sufficient parking and circulation
Age and quality of buildings / public realm	The site is composed of buildings dating to the 1950s/60s – average to good quality. The public realm is good.
Vacancy Rate	0-5%
Market Attractiveness	Medium – well-let town centre estate, with good access to A64
Development Opportunities / Applications	No applications.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Spring Bank
ID	#8
Historical Local Authority	Scarborough
Submarket	Coastal
	
Gross Site Area (Ha)	2.1
Overview	Site is formed of two sections – western section is David Wood Baking manufacturing plant and eastern section is Mount View Business Park
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015 / ELR 2023)
Clustering (industries / activities / jobs)	Occupiers include: Tranhams, ommunity furniture stocks, auto diesl, accident repair centre, David Wood Baking, Woodhead, Murrary Scott-Nelson classic car specialists
Adjacencies/Issues	Falsgrave Park is to the north west. Residential development is to the south and north.

Accessibility	The site is accessed via a narrow road through a residential area. Good access to A46
Public transport	Bus services to St Thomas Street (7A bus), Westborough (7A bus), Leeds Bus Station (843 Coastliner) , Osgodby (777S), Kirkbymoorside (Market Place (128 bus), Victoria Street (7A bus), and Pickering (128). The Seamer Street bus stop offers service to Crossgates (7A), Leeds Bus Station (843 Coastliner), Osgodby (777S) and Helmsley (128).
Circulation/Parking	The site has crowded parking due to garages storing cars. Poor circulation within the site.
Age and quality of buildings / public realm	The site consists of building stock of various ages and qualities. The buildings dating to the 1960s are brick buildings of average quality. The buildings dating from the 1990s are of good quality.
Vacancy Rate	0%
Market Attractiveness	Medium – well-let estate with good accessibility to town centre
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Barry's Lane
ID	#9
Historical Local Authority	Scarborough
Submarket	Coastal
	
Gross Site Area (Ha)	4.9
Overview	Small to medium sized industrial estate located in the south of Scarborough
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015 / ELR 2023)
Clustering (industries / activities / jobs)	Occupiers include: YMF Car Parts, Splash Pools, City Plumbing, Compuass Health and Fitness, Wolsley, Breedon, Feeries, KFB, Best Flooring, CFSE, Premier Engineering, My Lockup, Desapline Martial Arts, Eletricial Network, Plaster Coving,
Adjacencies/Issues	Quarry Mount Park to the north. Residential development to the east and south. Scarborough Lodge retreat is to the south west.

Accessibility	The site is accessible via the A64.
Public transport	Bus services to Scarborough (777s and 843 Coastliner), Seamer Road Park and Ride Site (64), St Thomas Street (7), West Square (128), and Victoria Street (7), Edgehill Road (7, 128, 777S and 843 Coastliner). Scarborough Railway Station is about 1.3 miles from the site.
Circulation/Parking	There is sufficient parking outside each unit alongside a large yard space.
Age and quality of buildings / public realm	The site consists of a mix of older 1970/80s stock that is of a poor to average quality and some early 2000s stock that is of a high quality. Units on the south side of the site are of a poorer quality, run down and in need of maintenance.
Vacancy Rate	1-10% Unit 7 and 8 vacant
Market Attractiveness	Medium – well let industrial estate but some poor quality aspects
Development Opportunities / Applications	20/01048/FL Land North of Ready Mix Concrete Ltd. Extension of industrial building to create two additional B1/ B8 units. (approved).
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site. Encourage refurbishment and redevelopment of older units.

Name	
Site Name	Queen Margarets Industrial Estate
ID	#10
Historical Local Authority	Scarborough
Submarket	Coastal
	
Gross Site Area (Ha)	12.1
Overview	Medium-sized industrial estate containing small and mid-size units
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2023)

Clustering (industries / activities / jobs)	Occupiers include: James Hargreaves Plumbing Depot, Crossroads Pantomimes, Qdos Entertainment, Five Star Collection, JT Atkinson, Integra Electrics, Dulux Decorator Centre, CEF, Sunset Spas, Scarborough Fabrication, Whartons Bodyshop, Locked Up, G-Nergy,
Adjacencies/Issues	Enorthern Power Centre. The Mere to the South. The railway runs through the centre of the site.
Accessibility	Accessible via the A64.
Public transport	Bus services to St Thomas Street (7A), Westborough (7A), Leeds Bus Station (843 Coastliner), Osgodby (777s), and Kirkbymoorside (128) are accessible from the site. Buses to Scarborough (777s, 7, and 843 Coastliner) run about every ten minutes from Edgehill Road. An irregular service to Helmsley runs every two hours from B&Q the Mere via the 128 bus.
Circulation/Parking	The site has sufficient parking. Although there is on-road parking, it does not negatively affect the use of the site.
Age and quality of buildings / public realm	The site consists of some buildings from the 1990s and some from the 1960s. Some newly built stock. The poor quality stock is opposite the power centre.
Vacancy Rate	1-5% - Old Gas Works – newly built unit (10,800 sq. ft)
Market Attractiveness	Medium-high – dated but well used and let industrial estate.
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect,	Retain as an existing employment site

Release, Review Boundary)	

Name	
Site Name	Scarborough Business Park
ID	#11
Historical Local Authority	Scarborough
Submarket	Coastal

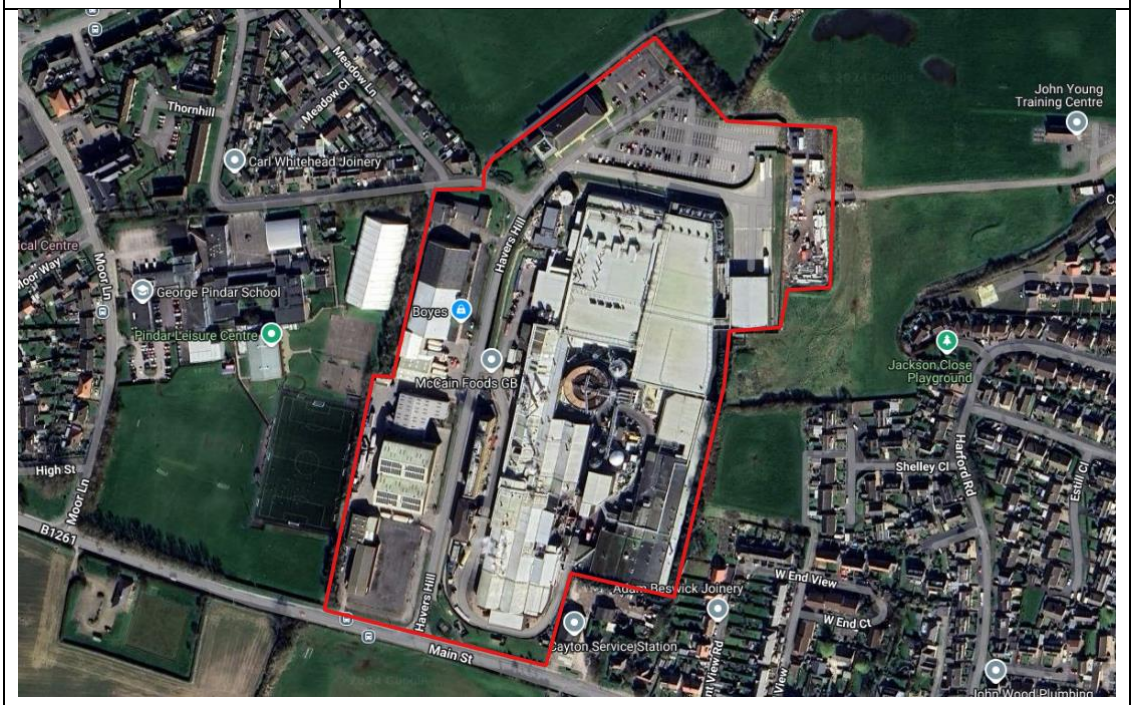


Gross Site Area (Ha)	120.0
Overview	The large industrial area is located south of Eastfield. This site has multiple allocations to allow for the extension of the park. Plots within allocations are currently under construction – shown in blue.
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015 / ELR 2023)
Clustering (industries / activities / jobs)	Occupiers include: Blue Raptor Signs, LGSFThe Secret Realm, VW, SWC, Boyes, Skoda, Manor Court - NFU Mutual, Fortus, Promech, SureCare, oCCG Supplies, Yorkshire Care Group,

	West Building Supplies, Duggleby Self-Storage, RR Engineering, UPM, Proudfoot
Adjacencies/Issues	To the east, there is a pending residential application (ZF24/00956/OL) seeking outline planning permission for up to 1400 dwellings including land for a primary school, a local centre, and associated infrastructure. Border supermarket to the northwest.
Accessibility	The A64 runs to the west of the site providing good access to Scarborough.
Public transport	Seamer Railway Station is adjacent to the north corner of the site just beyond the A64. Buses to Crossgates (7) and Scarborough (777S) run frequently from Seamer bus stop. Buses to Eastfield run every 20 minutes from Dunslow Road, the Police Station and Forge House (7). An hourly service to Scarborough runs from Salter Road (7A). Buses to Scalby can be accessed from Carr House Lane (10).
Circulation/Parking	Good circulation and parking around the site
Age and quality of buildings / public realm	Units are a range of ages dating back to the 1960s through to the present day. Generally all good quality. Manor Court contains high-quality office stock dating to the 2010s.
Vacancy Rate	1-5% Manor Court - unit 14 (2250 sq. ft), 16 (2250 sq. ft), 7 & 8 (4495 sq. ft) Unit 4 Dunslow Court (1,194 sq. ft) Olympian Trading Estate (16,000 sq. ft)
Market Attractiveness	High–large industrial estate offering a range of stock currently undergoing expansion

Development Opportunities / Applications	Allocations have several permissions – access and road network have been implemented – several units are currently under construction and 3.2ha has been completed. **Land to the south of Plaxton Park Allocation** - 15/00140/OL- Outline planning application for the erection of B1, B2 and B8 Business units and 22/00143/FL Erection of manufacturing, research and development building (B2) 15/01948/OL (**Land to north and south of Cayton Approach Allocation**) - Replace planning permission for a business park and car showrooms, hotel, ancillary retail, associated highway works, car parking and landscape. (approved). ZF23/01244/RM - Reserved matters approval in relation appearance, landscaping, layout and scale for the regrading of site (to include removal of excess material stockpiling) and phased construction and expansion of a manufacturing, research and development building with ancillary office space, associated storage and distribution space (Use Classes E(g)(i)(ii), B2, B8), car parking, servicing, landscaping, drainage infrastructure, substation, sprinkler tanks and pump house (4.55ha) (UNDER CONSTRUCTION) ZF23/00683/FL - Extension to warehouse and associated alterations to site layout (0.66ha) 223sq.m of B8

	20/01829/RM – B1, B2 and B8 Employment Units (5000sqm floorspace) (1.35ha) 21/02697/FL – **(Land to the North East of Burton Riggs Allocation**) – erection of 19 B2/B8/E(g) industrial units Land to south of Scarborough Business Park is protected under Local Plan policy EG4 for future expansion
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site – retain allocations to encourage to construction of permitted schemes.

Name	
Site Name	Havers Hills, Eastfield
ID	#12
Historical Local Authority	Scarborough
Submarket	Coastal
	
Gross Site Area (Ha)	10.8
Overview	McCain factory - large plant and HQ office building and Boyes HQ
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015 / ELR 2023)
Clustering (industries / activities / jobs)	Occupiers include: McCain and Boyes
Adjacencies/Issues	Playing field to the southwest. Jackson Close playground to the east. Residential to the southeast
Accessibility	Accessible through Cayton or Eastfield villages.
Public transport	Bus services to Field Lane (High Mill) (10), St Thomas Street (10), Scarborough Railway Station

	(12), West Square (12A), Scarborough UTC (12C Coaster) and Scalby (10) are accessible from the site.
Circulation/Parking	The site has a large staff car parking lot with good circulation that allows for HGV movement.
Age and quality of buildings / public realm	The site benefits from a good quality public realm. McCain's site consists of an HQ office and a large manufacturing plant. Boyes has multiple premises - mid-size units built in the 1970s/80s.
Vacancy Rate	0%
Market Attractiveness	Medium – only suitable for large manufacturing occupiers
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Clarence Drive, Filey
ID	#13
Historical Local Authority	Scarborough
Submarket	Coastal
	
Gross Site Area (Ha)	1.1
Overview	Small cluster of industrial units located in Filey.
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015 / ELR 2023)
Clustering (industries / activities / jobs)	Occupiers include: Coastline, Plaster Coving, Yorkshire Steel and Fabrication, CIR, Scaife Fabrication, Tecnicolour
Adjacencies/Issues	Railway line adjacent to site and railway station. Beyond the rail station is a Tesco superstore to the

	east. Playing fields to the south of site. Residential development to the west and north of the site.
Accessibility	The site is in the town centre and is accessed through a single access point off of Clarence Drive.
Public transport	Filey railway station is adjacent to the east of site. Bus services run to Bridlington Bus Station every hour via the 12 or 13 buses. Bus services to Scarborough run every hour from the Wharfedale stop (12C Coaster) and Clarence Drive (12C Coaster).
Circulation/Parking	Suffcient parking is available on the site.
Age and quality of buildings / public realm	The site is composed of buildings from the 1970s that are of average to good quality. The public realm is average with open storage in the south of the site.
Vacancy Rate	0%
Market Attractiveness	Medium to high – serves local population, well-let, near to rail station
Development Opportunities / Applications	No applications.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Hunmanby Industrial Estate, Bridlington Road
ID	#14
Historical Local Authority	Scarborough
Submarket	Coastal
	
Gross Site Area (Ha)	13.7
Overview	Small industrial estate containing mid and small industrial and light industrial units
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015 / ELR 2023)
Clustering (industries / activities / jobs)	Occupiers include: Country Carpets and Beds, Muddy Paws Pet Supplies, and Unsworth Funeral Directors - average quality, pre-1950s

	Velco Trues, Spirit of Yorkshire Distillery, Hunprenco, Cirrus, Cara Veranda, Cobus, Transtools, Juicebitz, Lab Plant, Ohat Cow
Adjacencies/Issues	A sports field sits to the northeast of the site with residential to the west.
Accessibility	Accessible from Hunmanby train station and via Bridlington Road.
Public transport	Hunmanby station sits directly adjacent to the southeast corner of the site (approximately 0.2 miles). Bus services to Scarborough can be accessed from Hungate Court via the 12C Coaster bus.
Circulation/Parking	The site has some on-road parking but it does not affect the functionality of the site. There is a good public realm. Circulation is enhanced by a large turning space at the end of the site.
Age and quality of buildings / public realm	Units are a range of ages from 1970s to 2000s – good to average quality
Vacancy Rate	0-5%
Market Attractiveness	Medium – well let industrial estate serving local businesses.
Development Opportunities / Applications	18/00983/FL Highfield House. The proposed two-storey office block, adjacent corridor link to single storey (approved). 22/01727/FL Unit 5. Erection of 23 industrial units for use class B2 and E(g)(iii). (approved). 20/01095/FL Coastal Scarp and Autosalvage Limited Plot 2 - Erection of 10 units for commercial, business and service (approved).
Overall Recommendation	
Recommendation (Retain, Protect,	Retain as existing employment site. Extend the boundary of the site if an extension of the site is built out.

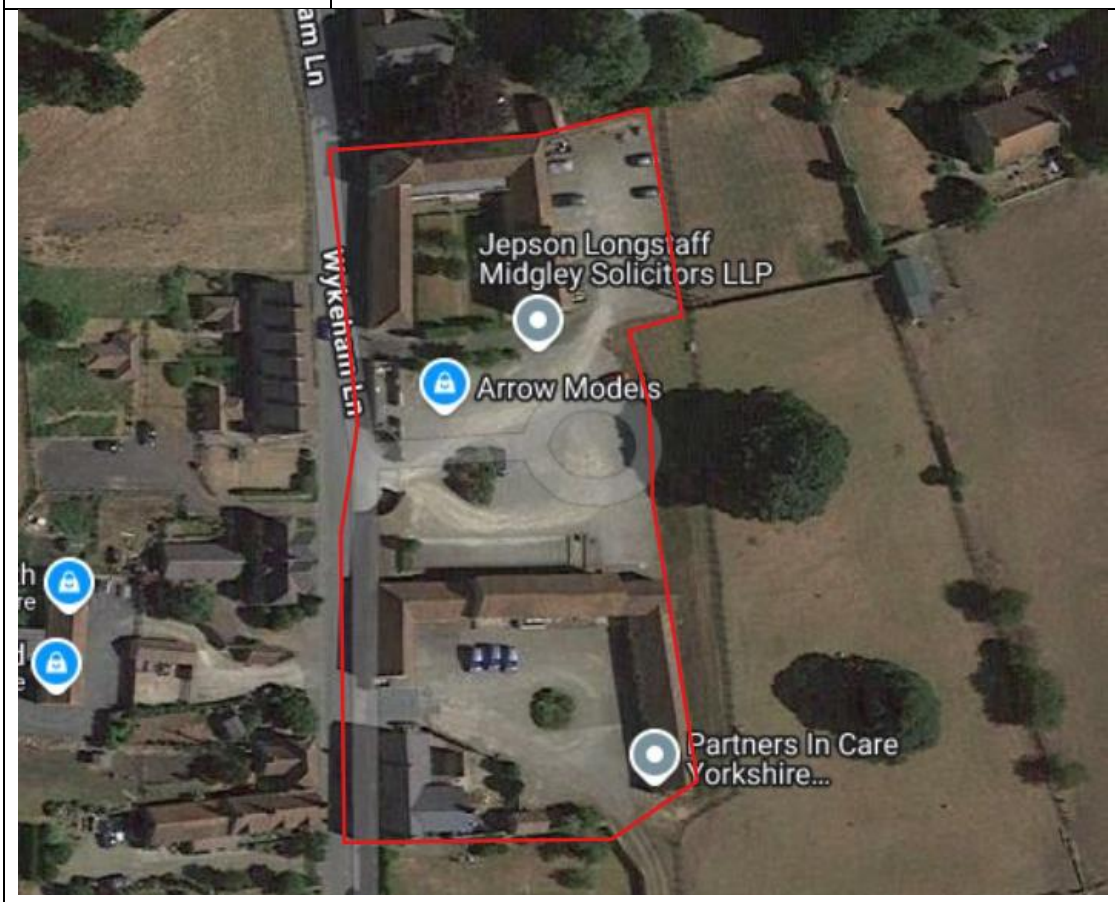
Release, Review Boundary)	

Name	
Site Name	Betton Farm, Racecourse Road
ID	#15
Historical Local Authority	Scarborough
Submarket	Coastal
	
Gross Site Area (Ha)	1.7
Overview	Converted stone barn units
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015)
Clustering (industries / activities / jobs)	Occupiers include: Betton Farm - visitor attraction, Rural Accounting, BDP, Ian R Mitchell Business Park - Gencon, Gladstone Care, Betton Wines, White Rose Vending, Testcard, Othick Property Services, CoverIT, Bits4Landys, Moneyweb

Adjacencies/Issues	Housing development is under construction adjacent to site. (23/00454/FL Land at Racecourse Road. Major residential development).
Accessibility	The site has two entrances - Betton Farm and Betton Business Park. Direct access onto A170.
Public transport	Hourly bus service to East Ayton from Betton Rise Station (3) and Moor Lane (3). Frequent service to Scarborough can also be accessed from Racecourse Road bus stop (128). Services to Helmsley can be accessed at the Castlegate stop (128).
Circulation/Parking	Visitor car park is located at the rear of site. The business park has sufficient parking outside of each unit.
Age and quality of buildings / public realm	The site contains high quality refurbished units and a high quality public realm.
Vacancy Rate	0%
Market Attractiveness	Medium to high – well-let employment site with good road accessibility via A170
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Farfield Business Park
ID	#16
Historical Local Authority	Scarborough
Submarket	Coastal
	
Gross Site Area (Ha)	1.0
Overview	Small business park containing brick and wooded converted barn units and some steel rural workshops
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015)
Clustering (industries / activities / jobs)	Occupiers include: ThePicture Place, Mybility, Secret Spot, Retail Heros, PowerCo, Jordent, Daily Care, Secret Spot
Adjacencies/Issues	No adjacencies or issues.

Accessibility	Good access off A170.
Public transport	Bus services to West Square every hour (128 bus) from St Helens Holiday Park bus stop. Frequent buses to Scarborough can be accessed from the Yedmandale Road stop (3 and 128) every half hour.
Circulation/Parking	Adequate circulation and parking
Age and quality of buildings / public realm	Buildings are recently refurbished and of a high quality. The public realm is also of a high quality.
Vacancy Rate	1-5% - one unit available to let
Market Attractiveness	Medium to high – good accessibility via A170, well-let, high-quality units
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Wykenham Business Centre
ID	#17
Historical Local Authority	Scarborough
Submarket	Coastal
	
Gross Site Area (Ha)	0.6
Overview	High quality, small business centre containing offices. Converted stone barns
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015)
Clustering (industries / activities / jobs)	Occupiers include: Provide React Homecare, The Hearing Suite, JM Glendinning Insurance Brokers, Betton Consulting, Jenson Longstar, IC Consult, and Lawrence Neil Wealth Management.

Adjacencies/Issues	Mixed light development to the west (retail and residential)
Accessibility	Access off A170, rural location and via town/ residential development.
Public transport	Bus service to Kirkbymoorside, Pickering, and Helmsley (square) (128) is accessible from Wykeham Crossroads bus stop. Bus service to Scarborough (128) is also available about every two hours from Wykeham Crossroads.
Circulation/Parking	A sufficient-sized car park is available at the site.
Age and quality of buildings / public realm	High-quality office in historical cowshed and grain stores conversion (converted 2005).
Vacancy Rate	0%
Market Attractiveness	Medium – high-quality office units in a rural setting
Development Opportunities / Applications	17/01035/FL - Units 2 and 3 Lora Courtyard - Extension to create additional office space (B1) and creation of car park.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Larpool Industrial Estate
ID	#18
Historical Local Authority	Scarborough
Submarket	Coastal



Gross Site Area (Ha)	0.5
Overview	Small industrial estate containing around 16 one-storey light industrial units
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015 / ELR 2023)
Clustering (industries / activities / jobs)	Occupiers include: Wolesley, BH Refrigeration, SL Laudrettes, 3 Ways Kitchens and Interior, Drapers Carpets of Whitby
Adjacencies/Issues	River Esk to the west. Residential to south
Accessibility	Accessible from A171.

Public transport	Bus services are accessible from the site to Whitby and Middlesbrough via the X93 MAX about every hour. Services to Sainsbury's operate from Helredale Road via the 95 bus every hour.
Circulation/Parking	Parking and circulation are adequate.
Age and quality of buildings / public realm	1970s units – good quality
Vacancy Rate	0-5% - one unit, possibly vacant
Market Attractiveness	Medium – a well-let industrial estate located near Whitby
Development Opportunities / Applications	No applications.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	St Hilda's Business Centre
ID	#19
Historical Local Authority	Scarborough
Submarket	Coastal
	
Gross Site Area (Ha)	0.6
Overview	Large brick business centre containing studio/office/light industrial space
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015)
Clustering (industries / activities / jobs)	Occupiers include: Maid in Whitby, the Computer Centre, Holiday Home Management, Driving Test Centre, McLean Doors, Town & County Care.
Adjacencies/Issues	Residential development to the west, north and east. Folly Garden camping and holidays to the south. River Esk to the west. The site sits within

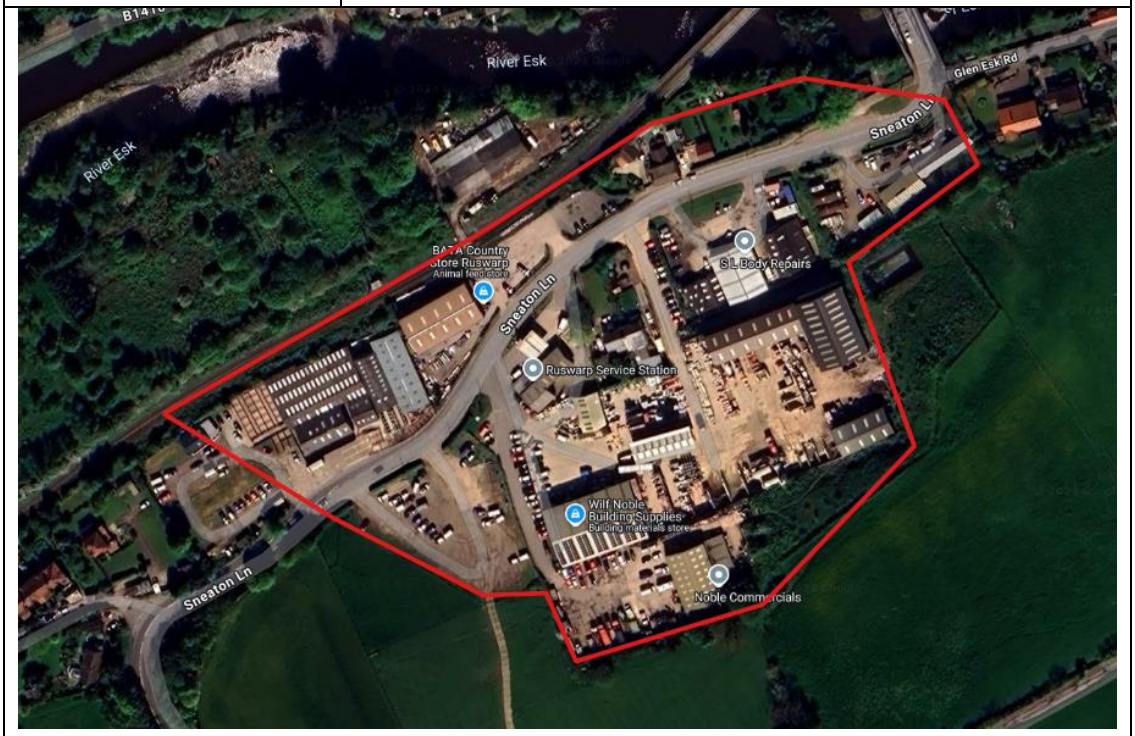
	a conservation area. There is also a Grade II listed building on site (St Hilda's Hospital).
Accessibility	Steep and narrow access from Green Lane. Located in the town centre of Whitby.
Public transport	Whitby Railway Station is approximately 0.7 miles from the site. Bus service is accessible from the site to Whitby, Sleights from Church Street via the 95 bus. The X93 Max bus to Middlesbrough runs hourly from New Bridge. The 95 bus runs to Sainsbury's and the X93 Max to Scarborough run every hour from Helredale Road.
Circulation/Parking	Dedicated car park but significant on-road parking
Age and quality of buildings / public realm	Grade II listed building – 1793. Good quality.
Vacancy Rate	1-5% - two offices advertised as available totalling 770 sq. ft
Market Attractiveness	Medium to high – provides well-utilised business space for small local businesses.
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Whitby Business Park, Cholmley Way
ID	#20
Historical Local Authority	Scarborough
Submarket	Coastal
	
Gross Site Area (Ha)	11.4 (amended boundary)
Overview	Large business park located to the south of Whitby containing small and medium units. The park is formed of three sections with separate entrances off the A171
Policy Status	Safeguarded Employment Sites and Premises (Scarborough Borough Local Plan 2017) / Existing Employment Site (ELR 2015 / ELR 2023) Part of the site falls into the North York Moors National Park plan area – shown in green

Clustering (industries / activities / jobs)	Occupiers include: Screwfix, AGI DIY, Jet Print, Dalewood, Yorkshire Highways and Recycling Centre, Fairfield (trade counter), ZipPak, Supreme Plastics, L7L Shellfish, MKM, Jewson, Sky Scaffolding, Beevers of Whitby, Whitby Distillery, Whitby Tire and Exhaust, Cowen Windows, Howdens, Whitby Seafood (major occupier), Happy Hounds Lounge, The Holiday Home Housekeeper.
Adjacencies/Issues	18/00470/FL Land North of Botany Way and Discovery Way. 15 no industrial/warehouse units with associated roads, or parking. (approved) to the North of the site. A171 is adjacent to the west. NYM/2023/0025 Enterprise Way. Construction of ten buildings to c
Accessibility	The site is accessible from A171 via multiple access points.
Public transport	Bus services run about every hour from the site to Whitby and Middlesbrough via the X94 and X93 MAX, respectively. Buses to Whitby, Sleights (95) run hourly from Sainsbury's.
Circulation/Parking	Significant on-road parking
Age and quality of buildings / public realm	A mix of units, mostly 1980/90s, some post-2000s units. Good quality public realm. Average to good quality units
Vacancy Rate	0-5% - no apparent vacancy
Market Attractiveness	Medium to high – well let, good quality site, expansion plans indicate good market interest
Development Opportunities / Applications	There are two vacant land parcels with extant planning permission shown in orange. The southern parcel falls within the North York Moors plan area.

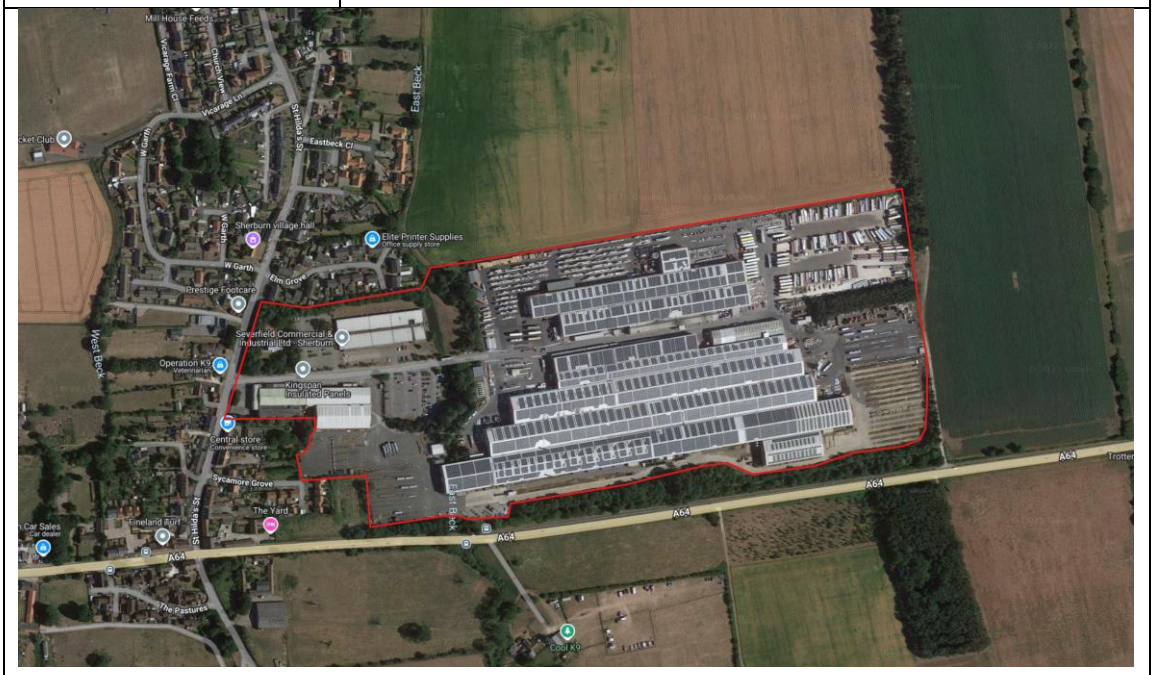
	18/00470/FL – 15 industrial warehouse units (Land North of Botany Way and Discovery Way) – northern parcel NYM/2023/0025 – Construction of 10 buildings to create 18 business and industrial units (Enterprise Way) – southern parcel
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Amend the boundary to exclude retail uses. Retain as an existing employment site and encourage the expansion of the site through the extant permissions.

A3. North York Moors National Park Sub-Area

Name	
Site Name	Sneaton Lane, Ruswarp
ID	#21
Historical Local Authority	Scarborough
Submarket	North York Moors NP
	
Gross Site Area (Ha)	4.1
Overview	Mid-size industrial estate containing small and mid-size industrial units. Site falls within North York Moors National Park
Policy Status	Existing sites and premises (ELR 2015/ELR 2023)
Clustering (industries / activities / jobs)	Occupiers include: Sneaton Body Repairs, BATA Country Stores, Wilf Noble.

Adjacencies/Issues	Railway to north and River Esk beyond. Residential development to south west.
Accessibility	Accessible thorugh residential development. Close to Ruswarp train station.
Public transport	Ruswarp Train station is about a 1 minute drive and 5 minute walk from the site (approx. 0.1 miles). Bus services to Sleights (95) run every hour and services to Leeds Bus Station (840 Coastliner) every two hours can be accssed from the School bus stop by Ruswarp railway station. The Parish Church bus stop offers service to Whitby (95) every hour and to Whitby Bus Station (840 Coastliner) every two hours.
Circulation/Parking	Circulation and parking are sufficient
Age and quality of buildings / public realm	1960s – good quality units despite age
Vacancy Rate	0%
Market Attractiveness	Medium – dated but good quality site, located outside of Whitby
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

A4. Malton and Norton Sub-Area

Name	
Site Name	Kingspan, Sherburn
ID	#22
Historical Local Authority	Ryedale
Submarket	Malton and Norton
	
Gross Site Area (Ha)	19.1
Overview	Industrial site in Sherburn with significant open storage
Policy Status	None
Clustering (industries / activities / jobs)	Occupied by Kingspan Insulated Panels and Severfield Structural engineers
Adjacencies/Issues	Residential adjacency to north and south in the west site. Agricultural adjacency to the east.
Accessibility	Accessed via St Hilda's Street which has direct access to the A64
Public transport	Nearby bus stop provides hourly 843 Coastliner service between Scarborough and Leeds

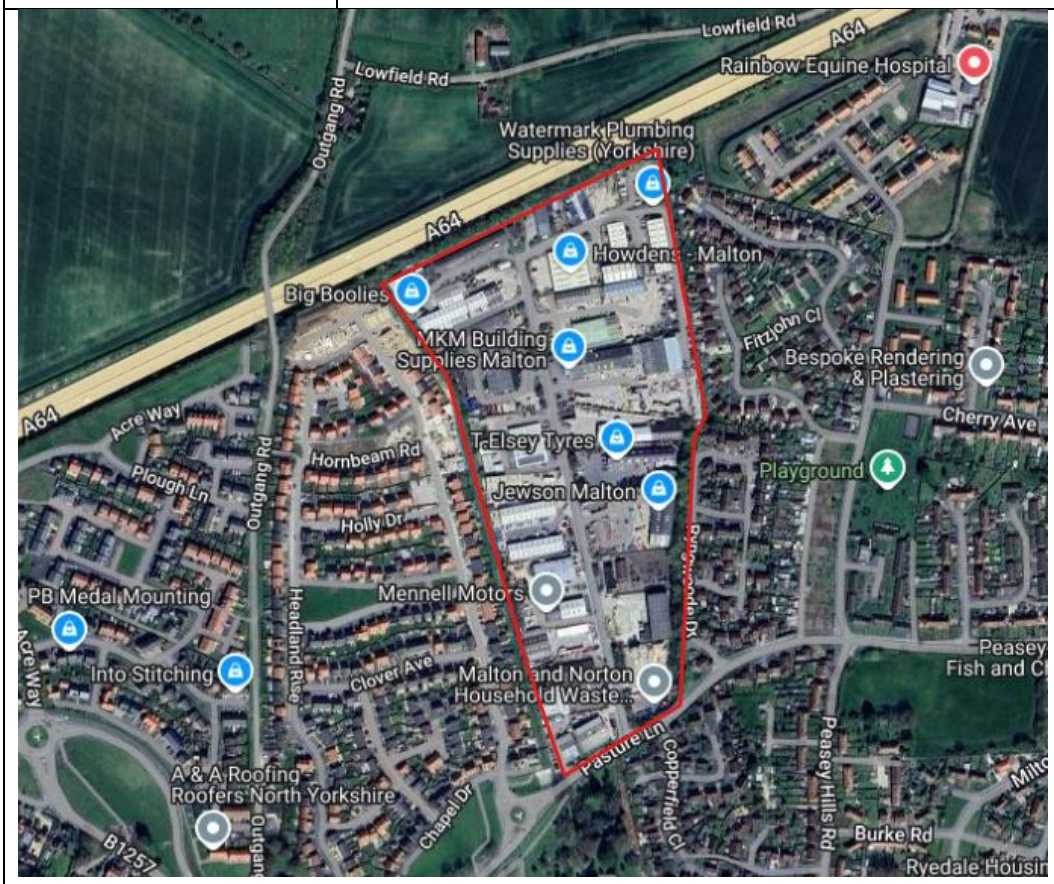
Circulation/Parking	Sufficient parking and circulation
Age and quality of buildings / public realm	Unknown
Vacancy Rate	0% - fully occupied
Market Attractiveness	Medium – occupier specific site with good access to A64
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site.

Name	
Site Name	Norton Grove Industrial Estate, Norton
ID	#23
Historical Local Authority	Ryedale
Submarket	Malton and Norton
	
Gross Site Area (Ha)	20.7
Overview	Mid-sized industrial estate located to the east of Norton containing small and mix-sized units
Policy Status	Existing Employment Area (Local Plan 2013)
Clustering (industries / activities / jobs)	Occupiers include: Yorkshire Baker, Robsons Motor Services, Sofine, The Original Baker, Neaco (offices and large unit), York Plastics Engineering
Adjacencies/Issues	21/O1115/MOUTE land Adjacent to Norton Lodge Hybrid applciation for full planning permission for erection of 645 no dwellings, and outline permission for a primary school. (pending permission) - to the south of the site. Residential to the north and

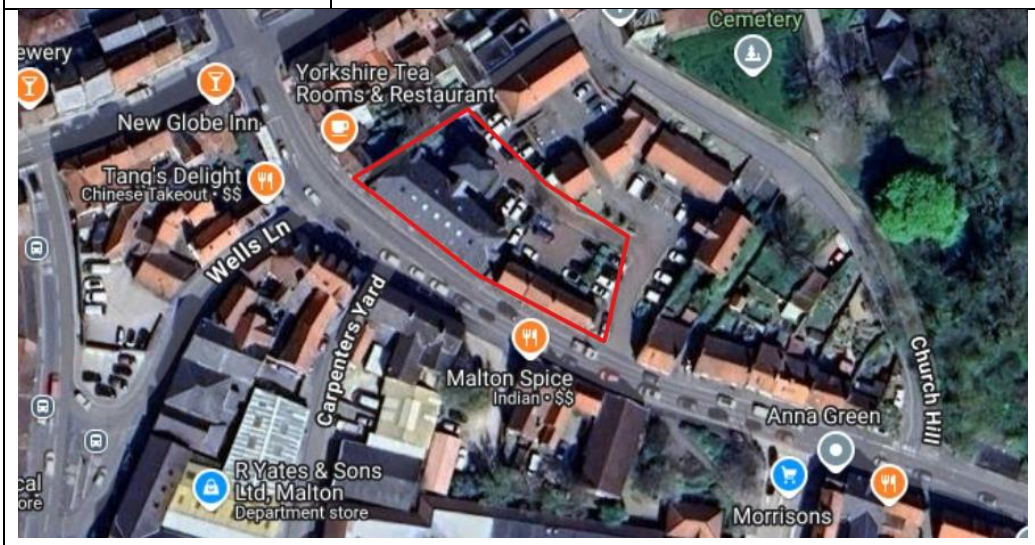
Accessibility	Accessed through Westfield Way, circumventing residential development. Single entry point as road through residential development is obstructed.
Public transport	Malton railway station is approximately 1.8 miles from the site. An irregular bus service runs from the Post Office bus stop to Foxholes (190). Bus services run from Beverly Road Shops bus stop to Malton (193 and 190 buses) about every hour.
Circulation/Parking	The site has sufficient parking and good circulation
Age and quality of buildings / public realm	The site's units are generally of good to very good quality, with units dating back to the 1990s along with some newer 2000s units. The public realm is of good quality.
Vacancy Rate	0%
Market Attractiveness	Medium – well let, good quality units
Development Opportunities / Applications	Vacant plot of 0.4ha with planning perission - 18/01398/FUL Erection of 1 no industrial unit for general purpose use alongside existing. Land to north has permission for vehcile logistics facility including car valeting centre and open storage (19/00338/MFUL)
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Eden Camp Business Park
ID	#24
Historical Local Authority	Ryedale
Submarket	Malton and Norton
	
Gross Site Area (Ha)	48.0
Overview	Part built out business park located to the north of Malton
Policy Status	Malton Food Enterprise Zone – agri-food sector
Clustering (industries / activities / jobs)	National Highways; Ripon Farm Services; Eurofins NDSM; Motorsports Sport; Andrew / CommScope
Adjacencies/Issues	Eden Camp Modern History Museum located to the south. Agricultural adjacency.
Accessibility	Direct access to A64
Public transport	Hourly bus service between Thornton-le-Dale and Leeds
Circulation/Parking	Adequate circulation and parking

Age and quality of buildings / public realm	High quality existing industrial units – built from 2019 onwards
Vacancy Rate	0-5% - no built out units available. Further units for development are being advertised for pre-let
Market Attractiveness	High – new high quality business park with good accessibility
Development Opportunities / Applications	Land in west of site has a LDO consent for construction of a B2 unit. Further vacant land parcels available within the Enterprise Zone
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site.

Name	
Site Name	Showfield Lane Industrial Estate, Malton
ID	#25
Historical Local Authority	Ryedale
Submarket	Malton and Norton
	
Gross Site Area (Ha)	10.1
Overview	Mid-size industrial estate located in the north of Malton
Policy Status	Existing Employment Area (Local Plan 2013)
Clustering (industries / activities / jobs)	Occupiers include: Lowfield garage, Malton Coachworks, Calverts, George Boyd, Breedon, Malton Equine Laundry, Mennll Motors, Jewson, Pet World, Prospect Works Spaces, Compello Fitness, Gary Tooby, T.Elsey Tires, Howarth Timber Builfing Supllies and MKM

Adjacencies/Issues	Residential development surrounds the site. A64 bounds the site to the north.
Accessibility	The site has a single access point from Pasture Lane. Roads are of poor quality.
Public transport	Malton Railway Station is about 1.0 mile from the site. Bus services to Norton (193) run about every 30 minutes from Peasey Hills bus stop. The 840 Coastliner bus to Thornton-le-Dale can be accessed from Highfield Road bus stop.
Circulation/Parking	The site offers on-road parking that negatively impacts circulation.
Age and quality of buildings / public realm	The site is composed of average to good quality units that date back to the 1980/90s along with some newer post-2000s stock.
Vacancy Rate	5-10% Prospects Work Spaces Available - Units 5A and 5B to let (office) Three units in north of site to let – total 10,000 sq.ft
Market Attractiveness	Medium – good location within Malton, however part of site is dated
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	The Maltings, Malton
ID	#26
Historical Local Authority	Ryedale
Submarket	Malton and Norton
	
Gross Site Area (Ha)	0.1
Overview	Offices within Malton town centre
Policy Status	Existing Employment Area (Local Plan 2013)
Clustering (industries / activities / jobs)	Occupiers include: Bramhall Blenharn Leonard (architect)
Adjacencies/Issues	Residential on all sides WITH SOME Town Centre uses nearby
Accessibility	Site is accessed through the town centre. There is a single narrow access off Castlegate.
Public transport	Regular bus services run from Wells Lane (buses 177 to Malton Bus Station, 193 to Norton, 194 to Worlsley Arms Hotel and 840 coastliner to Whitby Bus Station). Malton railway station is about a 3 minutes drive or a 5 minute walk from the site (0.2 miles)

Circulation/Parking	Small car park available
Age and quality of buildings / public realm	1990s build, early 2000s refurbished - good quality, well maintained.
Vacancy Rate	0-5% - no space advertised
Market Attractiveness	Medium – town centre located office space
Development Opportunities / Applications	No applications
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	York Road Industrial Estate, Malton
ID	#27
Historical Local Authority	Ryedale
Submarket	Malton and Norton
	
Gross Site Area (Ha)	23.0
Overview	Large industrial estate located outside of Malton Malton Enterprise park - newly developed unit with availability
Policy Status	Existing Employment Area (Local Plan 2013)
Clustering (industries / activities / jobs)	Occupiers include: RMS pumpottol, Ian Brown tyres, JF Nuclear, Norton Joinery, bestprint design, Hovingham Interiors, DJR Bodyworks, Bigg Metals, Park Engineering, Vetsonic, Perrys coachworks, Close Garage, Scothern Construction/

Adjacencies/Issues	Yorkshire water sanitation infrastructure is immediately adjacent. River Derwent runs to the west of the site. A railway line also runs to the west of the site.
Accessibility	The site has excellent connectivity to A64.
Public transport	Site is a 5 minute drive to the Malton railway station (1.1 miles). Bus services are also frequently available to Tadcaster Garnet Lane and Leeds Bus Station via the 843 Coastliner from York Road Industrial Estate bus stop. This bus stop also offers service to Malton Bus Station, Thornton-le-Dale and Scarborough, Whitby Bus Station (843 Coastliner) and to Malton (81).
Circulation/Parking	Marked parking bays are available at the front of the site. Circulation is adequate.
Age and quality of buildings / public realm	The site is composed of buildings dating back to the 1980s that are of good quality despite age.
Vacancy Rate	5-10% JF Nucelar site for sale – 15,706 sq.ft and yard Malton Enterprise Park - office space to let.
Market Attractiveness	Medium to high – good quality stock with good accessibility
Development Opportunities / Applications	Plots available in the south of the site – (10/00150/MOUT) Various full applications on plots: ZE24/00231/MFUL – 12,000 sq. ft unit 23/00069/MFUL – 9 units E/B2/B8 ZE24/03761/FUL – 3 units (pending)
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site. Encourage the build out of remaining plots

Name	
Site Name	BATA, Amotherby
ID	#28
Historical Local Authority	Ryedale
Submarket	Malton and Norton
	
Gross Site Area (Ha)	2.3
Overview	BATA farmers cooperative (animal feed) offices located in Amotherby
Policy Status	Existing Employment Area (Local Plan 2013)
Clustering (industries / activities / jobs)	Bata - HQ building with several industrial units behind - manufacturing/distribtuion
Adjacencies/Issues	The Queens Head Restaurant to the north and residential to the west
Accessibility	Single entrance access off Amotherby Lane

Public transport	Bus service to Malton runs about every hour from Manor Farm bus stop and the Eastfield bus stop via the 194 bus.
Circulation/Parking	Sufficient parking and circulation available.
Age and quality of buildings / public realm	The site benefits from a good quality public realm.
Vacancy Rate	0%
Market Attractiveness	Medium – purpose built single occupier site
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Westgate Carr Industrial Estate, Pickering
ID	#29
Historical Local Authority	Ryedale
Submarket	Malton and Norton
	
Gross Site Area (Ha)	6.9
Overview	Located to the west of Pickering. Contains large WHS plastics plant and office premises and small industrial units in the north of the site.
Policy Status	Existing Employment Area (Local Plan 2013)
Clustering (industries / activities / jobs)	Occupiers include: Peak Power Systems, JMD Technologies, WHS Plastics (major occupier multiple units), Invicta

Adjacencies/Issues	Pickering Waste Water Treatment sits to the south west of the site. Residential development surrounds the north east of the site.
Accessibility	The site is accessed off A170. Access road is adjacent to residential development.
Public transport	Pickering Railway station is about 1.0 mile from the site. The 170 bus operates hourly service from Manor Drive bus stop. Pickering Circular can be accessed via the 171 bus about every thirty minutes from the Working Men's Club bus stop.
Circulation/Parking	Good circulation and parking
Age and quality of buildings / public realm	The site is composed of buildings dating to the 1970/80s.
Vacancy Rate	0-5%
Market Attractiveness	Medium attractiveness. The site is easily accessible from Pickering and is fully occupied
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Thornton Road Industrial Estate, Pickering
ID	#30
Historical Local Authority	Ryedale
Submarket	Malton and Norton
	
Gross Site Area (Ha)	8.7 (11.3 amended boundary)
Overview	Large industrial estate located to the east of Pickering
Policy Status	Existing Employment Area (Local Plan 2013)
Clustering (industries / activities / jobs)	Occupiers include: JT Atkinson, Eastgate Coaches, Keld Cleaning Services, HPE, Contract Production, Royal Mail, Add Tyres, Derwant Vale Farm Vets, Town & Country Fires, Ask Scaffolding, Zeigen Porsche, Proline Windows, MPL and Mill Garage

Adjacencies/Issues	Premier Inn hotel to the west. Thornton Road bounds the site to the north with residential development just beyond. Ryedale Sports club sits to the east of the site. Zeigen Porsche is to the south, appearing to be vacant.
Accessibility	Good access via Thornton Road (A170)
Public transport	Bus stop adjacent to site serviced by the 128 and 840 Coastliner. These buses offer transport to West Square about every 2 hours and to Whitby Bus Station and Thornton-le-Dale, respectively.
Circulation/Parking	Significant on road parking is available, but narrows roads in places.
Age and quality of buildings / public realm	Good public realm. Units are slighly aged (1960-90s) but in good quality. Newer units (2024) are located in south of site
Vacancy Rate	5-10% - newly built stock in south of site is advertised as available
Market Attractiveness	High - good access, wide range of occupiers, and significant land being currently marketed.
Development Opportunities / Applications	16/00346/MOUTE - Hybrid Planning 1) full planning permission for a 5,127 m^2 purpose built production unit (E1(g)Use) on the eastern area of land 2) outline planning permission for the erection of 5,900 m^2 of Business Units (E1(g) Use) and 5,990 m^2 of Industrial Units (B2 Use) on western land Three units built out, rest of land vacant and ready for construction in south of park
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site. Amend boundary to include units that have been built out. Consider further extension of boundary if remaining units are built out.

Name	
Site Name	Kirkby Mills Industrial Estate, Kirkbymoorside
ID	#31
Historical Local Authority	Ryedale
Submarket	Malton and Norton
	
Gross Site Area (Ha)	4.3
Overview	Light industrial estate containing a mix of industrial and office space
Policy Status	Existing Employment Area (Local Plan 2013)
Clustering (industries / activities / jobs)	Occupiers include: Tyne Tees Cermaics, Case H Agriculture, Jean Barrington, Pete Silk of Helmsely, JG Paxtons & Sons, Moorside 4x4, Taylors Tiles, Sid Brackley Builders, Red Squirrel DIY.
Adjacencies/Issues	No adjacencies or issues as site is isolated. Site has floodzone 3B status

Accessibility	Good accessibility from the A170 via Kirkby Mills
Public transport	Bus services to Scarborough (128) and Pickering (128) run about every hour from Kedholme Lane End. Bus service to Kirkbymoorside (128) and Helmsley (128) run from Kirkby Mills Lane End bus stop.
Circulation/Parking	There is suffcient parking for each unit and good circulation.
Age and quality of buildings / public realm	Public realm is good. The site consists of units dating to the 1980s/90s that are in good condition.
Vacancy Rate	1-5% - business units to let up to 3,595 sq.ft
Market Attractiveness	Medium attractiveness. The site is easily accessible from Kirkby Mills and Kirkbymoorside. There are also letting opportunites currently being marketed.
Development Opportunities / Applications	ZE24/01629/FUL Erection of 1no General Industrial Building fo rUse Class B2. (pending approval).
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Perry Slingsby/Marshall Slingsby, Kirkbymoorside
ID	#32
Historical Local Authority	Ryedale
Submarket	Malton and Norton
	
Gross Site Area (Ha)	4.2
Overview	Two occupier site
Policy Status	Existing Employment Area (Local Plan 2013)
Clustering (industries / activities / jobs)	Occupiers include: Marshall Slingsby Advanced Composites, Perry FET Subsea
Adjacencies/Issues	Electricity infrastructure to the east.
Accessibility	Poor - Single access from rural road (Ings Lane).
Public transport	No public transport is apparent or accessible directly from the site. Bus services are available in Kirkbymoorside.

Circulation/Parking	Large staff car park, LBV servicing facilties
Age and quality of buildings / public realm	Units are 1990s and post-2000s that are of very good quality
Vacancy Rate	0%
Market Attractiveness	Low - minimal diversity of occupants and poor rural access.
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Sawmill Lane Industrial Estate, Helmsley
ID	#33
Historical Local Authority	Ryedale
Submarket	Malton and Norton
	
Gross Site Area (Ha)	4.4
Overview	Mix of office and industrial units. Thomas the Baker units composes a large portion of the site.
Policy Status	Existing Employment Area (Local Plan 2013)
Clustering (industries / activities / jobs)	Occupiers include: Thomas The Barker - large unit in north of site Adam Collier Funeral, Phillip Pearce, JT Atksnson, Bisca (newly refurbished unit), North York Moors National Park Authority Depot (poorer quality, 1960/70s run down) and Chas Atkinson Garage

Adjacencies/Issues	River Rye to the west. Residential development sits to the north.
Accessibility	The site is accessed through residential area. There are two site access points. There is a wider entrance point suitable for HGV deliveries near Thomas the Baker.
Public transport	Bus services to York (31X) and Helmsley (128) and Easingwold (31X) run about every two hours from Linkfoot Close. The Market Place bus stop offers services to Kirkbymoorside (31X), York (31X), Pickering (128).
Circulation/Parking	Sufficient parking available is available on the site. However, there is poor circulation.
Age and quality of buildings / public realm	Site consists of buildings dating to the 1980s.
Vacancy Rate	10-20% - vacancy
Market Attractiveness	Medium attractiveness as the site is directly adjacent to the settlement edge of Helmsely. However, access is poor. There are units available of good quality.
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Sheriff Hutton Industrial Estate, Sheriff Hutton
ID	#34
Historical Local Authority	Ryedale
Submarket	Malton and Norton
	
Gross Site Area (Ha)	5.8
Overview	Small industrial estate located to the south of Sherrif Hutton
Policy Status	Existing Employment Area (Local Plan 2013)
Clustering (industries / activities / jobs)	Occupiers include: Paintworx North, Pizza World, Purfect House, J Skelton Garage Services, Agricure, Poultry Health Services, Frozen in Time, JAK Marketing (multiple units), Electronics Direct, Ralloy, WHL, Infusion Concepts, Puddleducks Nursery

Adjacencies/Issues	No immediate adjacencies. York Meadows Caravan Park to the west
Accessibility	Single access off Sheriff Hutton Road.
Public transport	Bus services from Goose Track Lane offer regular services to York (81) about every two hours and one daily bus service to Foston (182). Bus services to Castle Howard (81) run from Goose Track Lane every two hours and to Malton (182) once a day.
Circulation/Parking	There is on-road overflow parking available around the whole site. However, this makes the road narrow in places. Circulation is good given cars are not parked in turning circle at end of road.
Age and quality of buildings / public realm	The site is composed of units dating to the 1990/2000s that are of good quality
Vacancy Rate	0%
Market Attractiveness	Medium – rural location but well occupied
Development Opportunities / Applications	No applications
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	York Biotech Campus
ID	#35
Historical Local Authority	Ryedale
Submarket	Malton and Norton
	
Gross Site Area (Ha)	21.7
Overview	Research and development campus containing lab and office space
Policy Status	Existing Employment Area (Local Plan 2013)
Clustering (industries / activities / jobs)	Occupiers include: Abingdon Health Plc, Covance, Fera Science Ltd, Abingdon Health, Cargill, University of York, Oxxie, Labcorp
Adjacencies/Issues	None
Accessibility	Good access from A64.
Public transport	Bus service to Leeds Bus Station (843 Coastliner) runs every thirty minutes, to Tadcaster Garnet Lane (843 Coastliner) about once a day, and to York (81) every hour from Fera bus stop. Fera bus stop also

	offers service to Malton Bus Station (843 Coastliner) every hour, Thornton-le-Dale (840 Coastliner), Whitby Bus Station (840 Coastliner), Scarborough (843 Coastliner) and Castle Howard (81).
Circulation/Parking	Suffcient parking and circulation
Age and quality of buildings / public realm	Good quality public realm - units are 1990s to 2000s
Vacancy Rate	5-10% - available units to let – 5,632 sq.ft in 1 Sand Hutton Court. Block 16 is currently for sale.
Market Attractiveness	High – good quality lab and office space with good links to York
Development Opportunities / Applications	None within site but there is room for expansion and this could meet strategic aims of the council is suitable
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site and consider expansion to east

A5. Northallerton and Thirsk Sub-Area

Name	
Site Name	Northallerton Industrial Area
ID	#36
Historical Local Authority	Hambleton
Submarket	Northallerton and Thirsk
	
Gross Site Area (Ha)	43.5
Overview	A large industrial area located in the north of Northallerton. The site contains several business parks - the County Business Park is on the east side of the site; Evolution Business Centre contains office accommodation; car sales front the main road; Omega Village offers high-quality office
Policy Status	Key employment site (Adopted Local Plan 2022)

Clustering (industries / activities / jobs)	Occupiers include: Northallerton heating centre, Hames Hargrees Plumbing, SHC Hire, Secret Storage, PetExtra, MyLoc kup, Renotech, GRO, Taylors Yard, Motrio, Lightfoot plumbing and heating, Sam Turner and Sons, Snigwig Car Centre, Vasstech, ABN (large plant), New Holland Agriculture, Volkswagen, Toolsttion, Toyota, Finli, Allterton Steel, Arnold Laver, JSW, Sweet Moments, Clarkes Environmental, Park Elctrical Distrubtiors, Winston and Pirter, Yorkshire Hygiene Solutions, Pendragon, Sash Window Comapny, JW4x4, Oleon, CB Furnishings, Calverts Carpets, MFP, Moody Construction, Capital Tyres, Sapphire,, Barkers, Wenslydale Bacon, Howdens, McIvors, simplybeds, GSF Parts, S&K Windows, Spray Shack, cbs (building services), Techno wash, motscope, Strutt and Parker, NFU Mutual, H&H indurance brokers, Walkjer Foster Solicitors
Adjacencies/issues	To the west of the site is Brompton Beck, beyond which is Shorthorn FC Home Pitch. To the south is a residential development and Finkills Way. To the west of the site is agricultural land.
Accessibility	The site can be accessed from A167 and the B6271.
Public transport	The site has access to an infrequent service to Northallerton Friar and Richmond via bus 55. An infrequent service can also be accessed from the High Street to Town Hall (S-Bound) via the 74C bus from Swain Court bus stop.
Circulation/parking	The western side of the site offers good circulation.
Age and quality of buildings / public realm	The site is composed of a range of stock, dating from about the 1960-90s. The buildings are of fair to good quality. The office space is of good quality.

Vacancy Rate	1-5% - Number of office premises to let throughout the park
Market Attractiveness	Medium to high – strong cluster of industrial and office space located near Northallerton
Development Opportunities / Applications	21/O1211/OUT Land in front of fire rescuerescue services headquarters. Outline application for proposed new and subdivided/ refurbished employment units; two drive-through facilities Land to north has permission (20/02689/HYB) - Full planning permission for construction of a commercial development comprising of 21,000sq ft (1951 sq.m) of trade counter space (B8), a 3,777sq ft (351 sq.m) drive-thru (E b) and outline permission for Phases 1B and 2 for the erection of the following: A four pump petrol station with up to 5,000sq ft (465 sq.m) of retail space (Sui generis and ancillary E a). A drive-thru of up to 1,800sq ft (167 sq.m) (E b) and sui generis. Office units of up to 15,000sq ft (1395 sq.m) E g. Industrial units of up to 190,000 sq. ft (18,116 sq. m) B2.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as a key existing employment site. Extend the boundary to include allocated land to the north of the site.

Name	
Site Name	Finkills Way, Northallterton
ID	#37
Historical Local Authority	Hambleton
Submarket	Northallerton and Thirsk
	
Gross Site Area (Ha)	4.6
Overview	Small industrial estate located in the north west of Northallerton
Policy Status	General employment site (Adopted Local Plan 2022)
Clustering (industries / activities / jobs)	Occupiers include: Screwfix, Simon Bailes Accident Repair, Plumbase, JT Askinton, Care Agricultural, Looby Lou's, Plumbcraft, JCB, Highways Depot
Adjacencies/Issues	Retirement home to the east of the site, residential to west, agricultural land to the south.

	Pending application for 44 homes to the north west of the site (ZB23/01033/FUL)
Accessibility	Site is accessed off the B2671 which provides access into Northallterton Town Centre. Site is located 7.5 miles from the A1.
Public transport	The site is about 1.4 miles from Northallerton Railway Station. Bus services to Richmond are accessible from the site via the 55 bus and to Town Hall (S-bound) via the 74C bus from Swain Court. Buses are also frequently available to Northallerton from the Swain Court bus stop (55).
Circulation/Parking	The site has significant on-road parking, but it does not affect the function of the site.
Age and quality of buildings / public realm	The site is composed of buildings dating from the 1980/90s that are of good quality. The site benefits from a good quality public realm.
Vacancy Rate	0%
Market Attractiveness	Medium to high – good quality units in a well-let estate
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Stokesley Business Park (including Station Road Industrial Estate and Terry Dicken Industrial Estate
ID	#38
Historical Local Authority	Hambleton
Submarket	Northallerton and Thirsk
	
Gross Site Area (Ha)	28.3
Overview	Mandale Park TS9 - newly built small light industrial units - occupiers include Bottley Site services, Tees Site Support, HT Energy, KRR Pro Streeam, H7P Hospitality, Tes Tex, CMB Dental Laboratory, Stoney Creek, Opips, Millenium Power, Elite Vehicle Support
Policy Status	Key Employment Site (Adopted Local Plan 2022)
Clustering (industries / activities / jobs)	Occupiers include: Jt Atkinson, AR Wholesale, Anelec, Sublet rentals, applied integration, Creabic, Genesis, Euronics, Pearson TV & Appliances,

	Westbrook Cycles, Mole country store, Quorn Foods plant in the south of the site. East of the site contains Mandale Park TS9 - newly built small light industrial units - occupiers include Bottoley Site Services, Tees Site Support and HT Energy.
Adjacencies/Issues	Eller Beck to the north, causing the northern and eastern portions to be in flood zone 3 and 2.
Accessibility	The site is near the A172 and accessible via the B1257.
Public transport	No public transport is apparent or accessible. There is one bus stop by the Stokesley School, offering only very limited service during school hours.
Circulation/Parking	Adequate
Age and quality of buildings / public realm	Range of unit ages and quality 1960s to modern day East of the site contains 2020s units
Vacancy Rate	5-10% Mandale Park - units 25-28 available Office to let - Millenium Park Weston Court office vacant Unit available - Wainstones Court
Market Attractiveness	Medium to high – well-let estate which has seen recent further development
Development Opportunities / Applications	Local Plan allocation to east of site.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site – amend boundary to include built out allocated land.

Name	
Site Name	Dalton Gates
ID	#39
Historical Local Authority	Richmondshire
Submarket	Northallerton and Thirsk
	
Gross Site Area (Ha)	3.9
Overview	Small rural business park - significant open storage
Policy Status	Existing Employment Sites (ELR 2018)
Clustering (industries/activities/jobs)	Occupiers include: Hill Cross, White Rose Agriculture and caravan storage
Adjacencies/issues	No adjacent issues.
Accessibility	The site is in a rural location, but accessible from the B1263.
Public transport	Bus stop to the south west of site with services to Northallerton via the 72 bus, but the stop is not easily accessible from the site.
Circulation/Parking	There is a car park located in west of site.

Age and quality of buildings / public realm	The public realm is poor due to road conditions and significant open storage. Steel buildings are of average to poor quality.
Vacancy Rate	0%
Market Attractiveness	Low – poor quality site, isolated location
Development Opportunities / Applications	22/01724/FUL Office Block at Dalton Gates. Removal of office units and develop site into 4 new user-occupier industrial/ warehouse units.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Release – land is mostly used for open storage and is of poor quality

Name	
Site Name	Crabtree Hall Business Centre, Little Holtby, Hackforth
ID	#40
Historical Local Authority	Hambleton
Submarket	Northallerton and Thirsk



Gross Site Area (Ha)	1.1
Overview	Business Centre containing office accomodation and café.
Policy Status	General employment site (Adopted Local Plan 2022)
Clustering (industries / activities / jobs)	Occupiers include: HLC Hair loss Clinic, J Pybus, Mini Exporers Nursery, Dash Media Productions, Stone Executive, Mad Dawg Media, Click Through Digital, Integrate Families, iFarm Underwriting, Biffa Sunderland Tattoos, St Davids Poultry Team
Adjacencies/Issues	Agricultural land

Accessibility	Accessible from Bowbridge Lane and the A6055. Near A1(M)
Public transport	No public transport is apparent or accessible.
Circulation/Parking	Large car park is available.
Age and quality of buildings / public realm	The office buildings are of a high quality and are made with restored brick. Buildings are in a parkland setting.
Vacancy Rate	0% - waitlist for office space advertised on website
Market Attractiveness	High – fully let high quality office space in parkland setting
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Leeming Bar Industrial Estate
ID	#41
Historical Local Authority	Hambleton
Submarket	Northallerton and Thirsk
	
Gross Site Area (Ha)	34.6
Overview	Large scale manufacturing, mid and big box units. Nursery on site. North of site has under gone consdierable recent construction with one plot still under construction
Policy Status	Key employment site (Adopted Local Plan 2022)
Clustering (industries / activities / jobs)	Occupiers include: Yibs, Precision Labelling systems, Upex Yorkshire, Medigold Health, Froneri, Holmerston Foods, Coars, Country Store, ABP Wessex, Fall Timber, Alverton Press, R&J Bearings, Bedale Motor Factors, Sayers, 4x4at, Coniston Commercials, Premi

Adjacencies/Issues	Adjacent to the A1 to the west. Residential development to the south and east. Wensleydale Heritage Railways runs along the southern boundary.
Accessibility	The site is easily accessible from the A1.
Public transport	Bus services to Northallerton (73) and Bedale (73) run from White Rose Hotel every hour. Northallerton can also be reached via the 53 bus from Fairview Flats, which runs about every two hours.
Circulation/Parking	Froneri have dedicated multistorey car park. Issues with lorries parking on-street and restrictions banning overnight parking.
Age and quality of buildings / public realm	The site is composed of units dating to the 1970/80s.
Vacancy Rate	1-5% - 1 Hambleton View (6,600 sq. ft) and Units 1-3 Portland Way (2,300 sq. ft), Plews Way (9,000 sq. ft)
Market Attractiveness	High – good quality units with good access to A1
Development Opportunities / Applications	One plot remains unstarted in north of site - Construction of storage and distribution unit (Class B1 and B8 uses) 23/00732/FUL – Plot 7 Conygarth Way There are extant permissions in the centre eastern border of the site. ZB23/01916/FUL - Application for 7no. B2/B8 light industrial units. 22/01600/FUL - Development of land for Class E(G), B2 and B8 with office space
Overall Recommendation	
Recommendation (Retain, Protect,	Retain as an existing employment site.

Release, Review Boundary)	

Name	
Site Name	The Craft Yard, Bedale
ID	#42
Historical Local Authority	Hambleton
Submarket	Northallerton and Thirsk



Gross Site Area (Ha)	0.5
Overview	Small workshop craft brick units
Policy Status	General employment site (Adopted Local Plan 2022)
Clustering (industries / activities / jobs)	Occupiers include: Holme Design, Lee Burges, White Rose Model Works, Peak Forest Model Storage, North Riding Computers, Plwsly, Boundless Beads
Adjacencies/Issues	The Wenslydale Heritage Railway line runs to the northeast. Bedale Beck to the south.
Accessibility	Accessible from Bedale Road
Public transport	Bus services run from Market Place to Northallerton (73 and 53) and Leyburn (155) about every hour. The 73 and 53 buses also run a service to Bedale every

	thirty minutes from the Eccles Heddon Solicitors bus stop.
Circulation/Parking	Car parking and circulation are suitable across the site.
Age and quality of buildings / public realm	The buildings on the site are of good quality and have recently been refurbished.
Vacancy Rate	0%
Market Attractiveness	Medium to high – good quality small light industrial / maker spaces
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Release as an existing employment site

Name	
Site Name	Station Road, Thirsk (incl. Europark)
ID	#43
Historical Local Authority	Hambleton
Submarket	Northallerton and Thirsk



Gross Site Area (Ha)	1.4
Overview	Small industrial estate located to the west of Thirsk
Policy Status	General employment site (Adopted Local Plan 2022)
Clustering (industries / activities / jobs)	Occupiers include: Police Transport and Logistics Hub, VetUK, Wholesale and Dustribvvtion,,rfoters foods, eurotech
Adjacencies/Issues	There is housing and a carehome to the north of the site. Land to east is allocated for residential development.
Accessibility	Accessible from the A61

Public transport	Regular bus services (via 70 bus) to the Buck Inn are accessible from the site. This stop is also serviced by the 153 bus to Thirsk Market Place.
Circulation/Parking	The site has sufficient parking and circulation.
Age and quality of buildings / public realm	The site features buildings from the early 2000s that are of good quality. The public realm is of good quality and has been well maintained.
Vacancy Rate	0%
Market Attractiveness	Medium to high – good quality units, fully let
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Sowerby Gateway
ID	#44
Historical Local Authority	Hambleton
Submarket	Northallerton and Thirsk
	
Gross Site Area (Ha)	11.6
Overview	Allocated employment site in Sowerby that is part built out
Policy Status	Key Employment Site (Adopted Local Plan 2022). Allocated for employment use (TIS3)
Clustering (industries / activities / jobs)	Toolstation; Upex Electrical Distributiors; Screwfix; Duftons Thirsk; PJH; YMF Car Parts; Econ Engineering.
Adjacencies/Issues	Residential development to the north, agricultural buildings to the southern border, railway line to the west.
Accessibility	Site is accessed off Cedar Road which has a strong connection to A168

Public transport	Site is served by route 32 which runs from Sowerby Gateway to Thirsk town hourly
Circulation/Parking	Sufficient parking and circulation
Age and quality of buildings / public realm	New high quality units (2020s)
Vacancy Rate	1-5%: 500 sq.m advertised as available
Market Attractiveness	High – new build, good quality stock closely located to Thirsk / Sowerby
Development Opportunities / Applications	Part built out – remaining parcel to be built out as part of wider mixed use application (10/02373/OUT)
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Carlton Miniott Business Park
ID	#45
Historical Local Authority	Hambleton
Submarket	Northallerton and Thirsk
	
Gross Site Area (Ha)	1.4
Overview	Small industrial estate located to the west of Thirsk
Policy Status	General employment site (Adopted Local Plan 2022)
Clustering (industries / activities / jobs)	Occupiers include: Station Auto Services, Vision PVC, Carlton Carpets.
Adjacencies/Issues	Residential to the west
Accessibility	Accessible from A61
Public transport	Thirsk Train Station is adjacent to the site. Bus services to Northallerton (70) and Thirsk (153) operate about every two hours from Carlton Close bus stop. An irregular service to Ripon (X70 and 70) also runs form Carlton Close bus stop in the morning and evenings.
Circulation/Parking	Large car park in west of site

Age and quality of buildings / public realm	The site features buildings from the 1970/80s. The units are of average to poor quality. As such, the units are in need of some maintanance. Significant open storage is available.
Vacancy Rate	Vacant unit in north of site next to nursery.
Market Attractiveness	Low to medium – poor quality industrial estate
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site. Given poor quality of units should promote redevelopment for enhanced employment use

Name	
Site Name	Alanbrooke Business Park, Topcliffe
ID	#46
Historical Local Authority	Hambleton
Submarket	Northallerton and Thirsk



Gross Site Area (Ha)	1.7
Overview	Small industrial estate.
Policy Status	General employment site (Adopted Local Plan 2022)
Clustering (industries / activities / jobs)	Occupiers include: MyLockUp.com, Unique Home Furnishings, Barlow Constriction, Topcliffe Motorbikes, Thirsk Bodyshop, Yorkshire Event Solutions, Nuture Landscapes, Greenbear Dispense, Trauma FX, J's Timber
Adjacencies/Issues	Blue cross rehoming centre to the west of the site.
Accessibility	The site is accessible from A167.
Public transport	An irregular bus service to Northallerton runs from the Topcliffe CP School bus stop (70) every two hours.

Circulation/Parking	Sufficient parking outside each unit and overflow. Circulation is good around the site.
Age and quality of buildings / public realm	Units on the site are from the post-2000s and are of good quality .
Vacancy Rate	0-5% - Unit AA to let (1,000 sq. ft) in Lockup Unit
Market Attractiveness	Medium to high – good quality stock, well let
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Dalton Old Airfield Industrial Estate
ID	#47
Historical Local Authority	Hambleton
Submarket	Northallerton and Thirsk
	
Gross Site Area (Ha)	92.5
Overview	Contains large plant manufacturing, mid/big box units and significant open storage
Policy Status	General employment site (Adopted Local Plan 2022)
Clustering (industries / activities / jobs)	Occupiers include: Whetherby Laroc, (major occupier), Firmenich, Severfield, Cargill, NTS, ABN Poultry Group, North Yorkshire Commercial, IPN (pet nutrition), Flexible Packing Solutions, WS Transportion and Cleveland Steel
Adjacencies/Issues	Agricultural land
Accessibility	Accessible from A168 via Dalton Lane
Public transport	No public transport is apparent or accessible. The nearest bus stops are in Dalton. The Chapel Row bus

	stop offers bus service irregularly to Thirsk (150) and Ripon (150).
Circulation/Parking	Each occupier has a dedicated car park and visitors area. Public realm is average, reduced by dirtier uses on site.
Age and quality of buildings / public realm	The buildings on the site range in age, from about the 1970/80s. There are also some newer units from about the 2000s at the entrance of site.
Vacancy Rate	0%
Market Attractiveness	Medium – remote location but offers large plant premises for large manufacturers
Development Opportunities / Applications	Land to north is allocated for employment in Local Plan. Part of allocated land has permission for an extension of the park: 21/00331/HYB - Hybrid planning permission for employment development comprising industiral uses (Class B2/E(g)(iii) and/ or storage or distribution uses (Class B8), including ancillary office space and Full planning for creation of new main access and road spur.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site. Extend boundary to include allocated land to north.

Name	
Site Name	Tholthorpe Business Park
ID	#48
Historical Local Authority	Hambleton
Submarket	Northallerton and Thirsk



Gross Site Area (Ha)	4.4
Overview	Small industrial estate located to the north of Tholthorpe
Policy Status	General employment site (Adopted Local Plan 2022)
Clustering (industries / activities / jobs)	Occupiers include: Lavelle Joinery, RnD, Chapmans Autos, Bowers and Nellis, Libery Caravan Sales, Fotre, Orwak, Topp & Co.
Adjacencies/Issues	None

Accessibility	2 access points off of Hag Lane. Roads of poor quality
Public transport	No public transport is apparent or immediately adjacent to the site. Infrequent bus services can be accessed in Tholthorpe, which provides service to Raskelf via the 80 bus from The Green bus stop.
Circulation/Parking	Adequate
Age and quality of buildings / public realm	The site is composed of buildings dating back to the early 2000s that are of very good quality. The public realm is of high-quality public realm with a gate for security. The south of the site has older large units that are converted agricultural buildings.
Vacancy Rate	0-5%
Market Attractiveness	Medium – good quality units in a remote location
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Moor Lane Industrial Estate, near Tholthorpe
ID	#49
Historical Local Authority	Hambleton
Submarket	Northallerton and Thirsk
	
Gross Site Area (Ha)	5.1
Overview	Small industrial estate located to north of Tholthorpe
Policy Status	General employment location (Adopted Local Plan 2022)
Clustering (industries/activities / jobs)	Occupiers include: Britcab (porta cabins, mostly open storage) Acaster Steel, and Liberty Leisure Group.
Adjacencies/Issues	No immediate adjacencies. Light industrial/ agricultural to the north west.
Accessibility	Rural location. 3 access points off of Moor Lane
Public transport	Bus services run from The Green bus stop to Raskelf via the 80 bus.
Circulation / Parking	Adequate for current use

Age and quality of buildings / public realm	The site is composed of agricultural units, some of which are of poor quality. One newer unit Eurorepair dating to the 2010s Poor quality of public environment due to rusted units and significant open storage of old machinery
Vacancy Rate	0%
Market Attractiveness	Low – low-quality units in a remote location
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Release – poor quality site that is mostly open storage

Name	
Site Name	Longbridge House / Easingwold Business Park
ID	#50
Historical Local Authority	Hambleton
Submarket	Northallerton and Thirsk
	
Gross Site Area (Ha)	5.8
Overview	Mix of office and industrial units. Site is split into two setions
Policy Status	Key employment site (Adopted Local Plan 2022)
Clustering (industries / activities / jobs)	Occupiers include: Industrial Textiles & Plastics, Oakcrafts, Easingwold Bathrooms, Dobson Motors,

	Easingwold Fire station, Green Power, Falcon Office Furniture, Spectrum Tiles, Agecko, Coloour Heros, UK Case Management, AH Fabrication, North Yorkshire Bu
Adjacencies/Issues	Residential to the north of the site
Accessibility	Two access points off Stillington Road
Public transport	Bus stop immediately adjacent to site with the 40 bus to York every hour.
Circulation/Parking	Sufficient parking and circulation
Age and quality of buildings / public realm	Buildings on the site date to about the 1980/90s.
Vacancy Rate	1-5% - Office available - 4,000 sqft. (Oakcrafts building)
Market Attractiveness	Medium – well let industrial estate that serves Easingwold
Development Opportunities / Applications	22/00063/FUL – construction of a two-storey building for 2 business units
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site. Extend boundary if site extension to north is built out.

Name	
Site Name	Hawk Creative Business Park, Easingwold
ID	#51
Historical Local Authority	Hambleton
Submarket	Northallerton and Thirsk



Gross Site Area (Ha)	0.7
Overview	Small business park located to the south of Easingwold
Policy Status	General employment site (Adopted Local Plan 2022)
Clustering (industries / activities / jobs)	Occupiers include: Planet Rail, SoftwareONE, Barabara Jacobs, Caedmon Homes, Elite Safety Services, Crysp, Ipheions, J Building Services, NJL, The Fry Group, SoftwareONE UK
Adjacencies/Issues	None

Accessibility	Access off A19
Public transport	Bus stops near the site offer regular services via the 30x bus to Thirsk, 30 to Thirsk and Easingwold, 31X to Kirkbymoorside.
Circulation/Parking	Sufficient parking - large car park provided and good circulation
Age and quality of buildings / public realm	Site is composed of high quality converted farm buildings and old steel industrial units.
Vacancy Rate	1-5% - availability advertised
Market Attractiveness	High – well let business park with high quality units
Development Opportunities / Applications	No applications
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Shires Bridge Mill, Easingwold
ID	#52
Historical Local Authority	Hambleton
Submarket	Northallerton and Thirsk
	
Gross Site Area (Ha)	2.4
Overview	Large industrial estate located to the east of Thirsk
Policy Status	General Employment Site (Adopted Local Plan 2022)
Clustering (industries / activities / jobs)	Occupiers include: Harris Tooling, MARRKT, Tiarpulins Direct, Furrytails Dog Training, ADS Electrical Services, Bradshaws Direct (pondshop), Oakhouse Foods, Easingwold Shotokan Karate Club, Paw Print, Pucketts pickles and preserves, Restore Galore, PASH
Adjacencies/Issues	Agricultural uses surrounding. Residential to the north west
Accessibility	Accessed off the A19

Public transport	Bus stops are accessible from the site, offering regular services via the 30x bus to Thirsk, 30 to Thirsk and Easingwold, 31X to Kirkbymoorside,
Circulation/Parking	The site offers sufficient parking for each unit.
Age and quality of buildings / public realm	Buildings are of a very good quality , and date back to the 2000s. Some buildings have been refurbished. The site has a high quality public realm, with each unit dedicated storage unit to prevent open storage.
Vacancy Rate	0-5% - Unit 9 for sale
Market Attractiveness	High – well let high quality industrial estate
Development Opportunities / Applications	Land to the east is located for residential use in the Local Plan
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

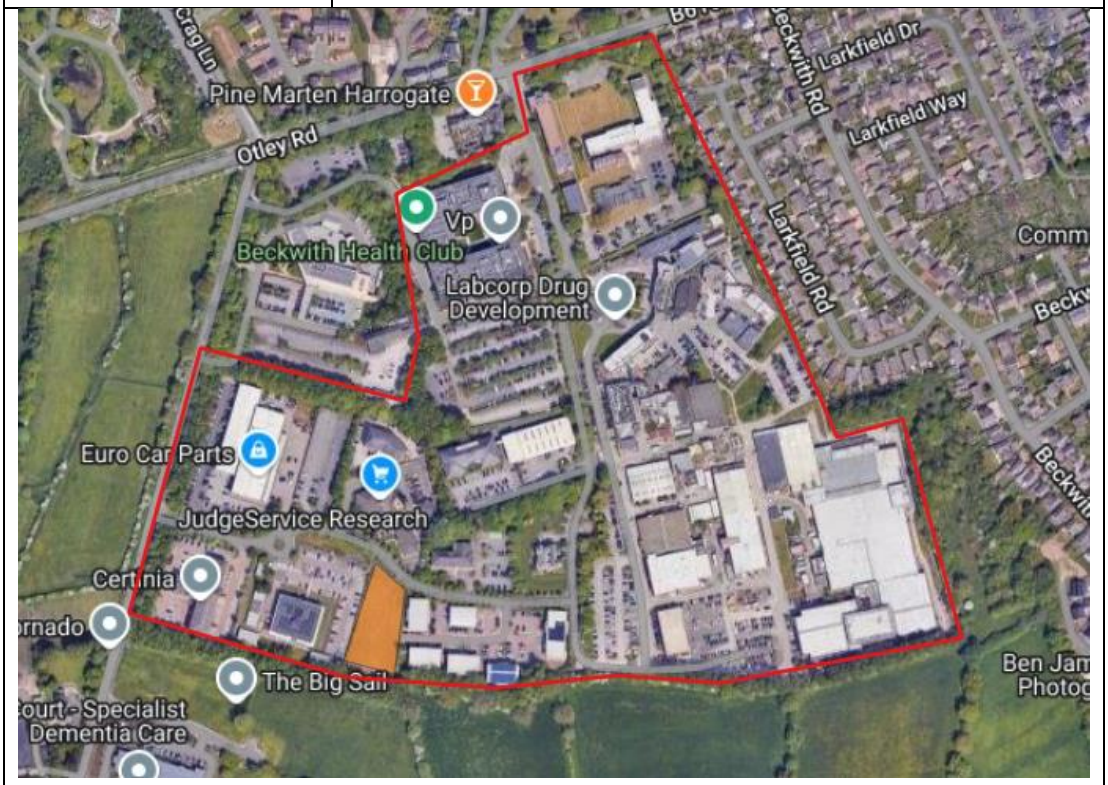
Name	
Site Name	Greenpark Business Centre, near Sutton-on-the-Forest
ID	#53
Historical Local Authority	Hambleton
Submarket	Northallerton and Thirsk
	
Gross Site Area (Ha)	3.7
Overview	Small industrial site containing small and medium light industrial and industrial units - mix of one storey steel and two storey with office above.
Policy Status	General employment site (Adopted Local Plan 2022)
Clustering (industries / activities / jobs)	Occupiers include: Peter Thompson of York, JP Wild, snap one, greenspace self storage,

	Reactivie Suspensure, Twinseal, boxxe tech solutions,
Adjacencies/Issues	Agricultural land; holiday park to the south west
Accessibility	Single access via goose lane.
Public transport	Two bus stops adjacent to site on Goose Lane (Goose Farm Stables and Green Park Business Centre) serviced every hour by the 40 bus to York.
Circulation/Parking	Parking is sufficient and there is good circulation around the site.
Age and quality of buildings / public realm	The site contains a 1980/90s unit of good quality.
Vacancy Rate	5% - unit in north east is vacant and under refurb
Market Attractiveness	Medium – well let despite rural location
Development Opportunities / Applications	Land to east of site has planning permission for the development of four business units (ZB23/01022/FUL)
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site. Extend boundary if eastern extension is built out

Name	
Site Name	Carr Lane/ Cleveland Industrial Estate, southeast of Easingwold
ID	#54
Historical Local Authority	Hambleton
Submarket	Northallerton and Thirsk
	
Gross Site Area (Ha)	6.0
Overview	Employment area supporting a range of business uses including motor vehicle services.
Policy Status	General employment area (Adopted Local Plan 2022)
Clustering (industries / activities / jobs)	Inner Space Self Storage; TMS Motor Sport, Belgravia Stone; Andrews Auto Base; House of Elliot; Lanes Group; Edge Windows
Adjacencies/Issues	Residential and campsite to the north. Agricultural land surrounds other borders

Accessibility	Site is accessed via Carr Lane – minor road. Provides access to Sutton-on-the-Forest
Public transport	Bus stop outside of site provides hourly services between York and Easingwold (route 40)
Circulation/Parking	Sufficient parking and circulation
Age and quality of buildings / public realm	Mix of age and quality ranging from 1960s agricultural buildings to 2019 high quality units. Some poorer quality areas where there is significant open storage
Vacancy Rate	0% - no units advertised
Market Attractiveness	Medium – well let estate but in a rural area
Development Opportunities / Applications	Vacant land in the northwest of the site. Historical planning permission for industrial development (14/02529/FUL)
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

A6. Harrogate Sub-Area

Name	
Site Name	Cardale Park
ID	#55
Historical Local Authority	Harrogate
Submarket	Harrogate
	
Gross Site Area (Ha)	21.2
Overview	Large office park. Luxury Serviced offices (1 Cardale Park).
Policy Status	Protection and Enhancement of Existing Employment Area (Local Plan 2014) / Existing Employment Site (ELR 2015)
Clustering (industries / activities / jobs)	Occupiers include: Hutchinson Wealth Management, Little Gym, Euro car parts, Titan, Certinia, Nomad Catering, Judge Service, Bramall

	Properties, intechnology, Impulse Decisions, Lookers Leasing, Dentogenics, Parallel, Adaston, tlp, Beckwith Gym, Marsh Com
Adjacencies/Issues	Police station and nursery to the northwest. B6162 to the north of the site. Greenfield land to the west. Specialist dementia care and greenfield land to the south. Residential development sits to the east.
Accessibility	The site is accessed from Otley Road (B6162) and Beckwith Head Road.
Public transport	There are three bus stops adjacent to the north of the site. Bus 6 runs from these stops about every 30 minutes to Harrogate Bus Station. Services to Ripley (S1), Wedderburn Road (S8), Knox Way (S2), and Harrogate Bus Station (S8), run in the afternoon from Rossett High School.
Circulation/Parking	The site has significant on-road parking, but it does not impact the functionality of the site. There is also a large car park available for Central House.
Age and quality of buildings / public realm	The site consists of 1990s and early 2000s units.
Vacancy Rate	5-10% Central House - 56,000 sq. ft office available 12 Cardale Court - 1,444 sq. ft office Unit 1 Green Gate - 1,567 sq. ft office Unit 2 Green Gate - 5,973 sq. ft
Market Attractiveness	Medium - good quality office park but significant vacancy indicates lower market demand.
Development Opportunities / Applications	0.3ha vacant plot – unimplemented planning permission for PV panels (ZC24/01232/FUL) 21/03168/FUL - Refurbishment of existing office, warehouse and store buildings at Labcorp Clinical Development Limited

Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Claro Park
ID	#56
Historical Local Authority	Harrogate
Submarket	Harrogate
	
Gross Site Area (Ha)	10.2
Overview	Large industrial estate containing a mix of small to medium units.
Policy Status	Protection and Enhancement of Existing Employment Area (Local Plan 2014) / Existing Employment Site (ELR 2015)
Clustering (industries / activities / jobs)	Occupiers include: Howarth Timber, GH Brooks, Dulux Decorator Centre; Watsons of Harrogate White Rose Architects, Belzona Technology Centre, Royal Mail,
Adjacencies/Issues	The railway runs along the north-west side. Mixed-use residential to the south and southwest. Harrogate

	Tennis Centre and Harrogate Railway Junior Football Club are west of the site.
Accessibility	Accessed via residential development from the A59.
Public transport	Buses to Aspin (1A), Wetherby (X70), Carmires (1C), and Eastfield (1B) run about every half hour from Christ Church. Bus service to Harrogate Bus Station (2) operates every half hour and to Knox Way once a day (S2) from Alder Road.
Circulation/Parking	The site has significant on-road parking. However, this causes some congestion issues.
Age and quality of buildings / public realm	The site is composed of 1980/90s units. The units vary in quality. Belzona has high-quality premises, but there are several poor-quality units elsewhere around the site.
Vacancy Rate	0%
Market Attractiveness	Medium to high - well let industrial park, some poorer quality units
Development Opportunities / Applications	No development opportunities or relevant planning applications.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Hornbeam Park
ID	#57
Historical Local Authority	Harrogate
Submarket	Harrogate



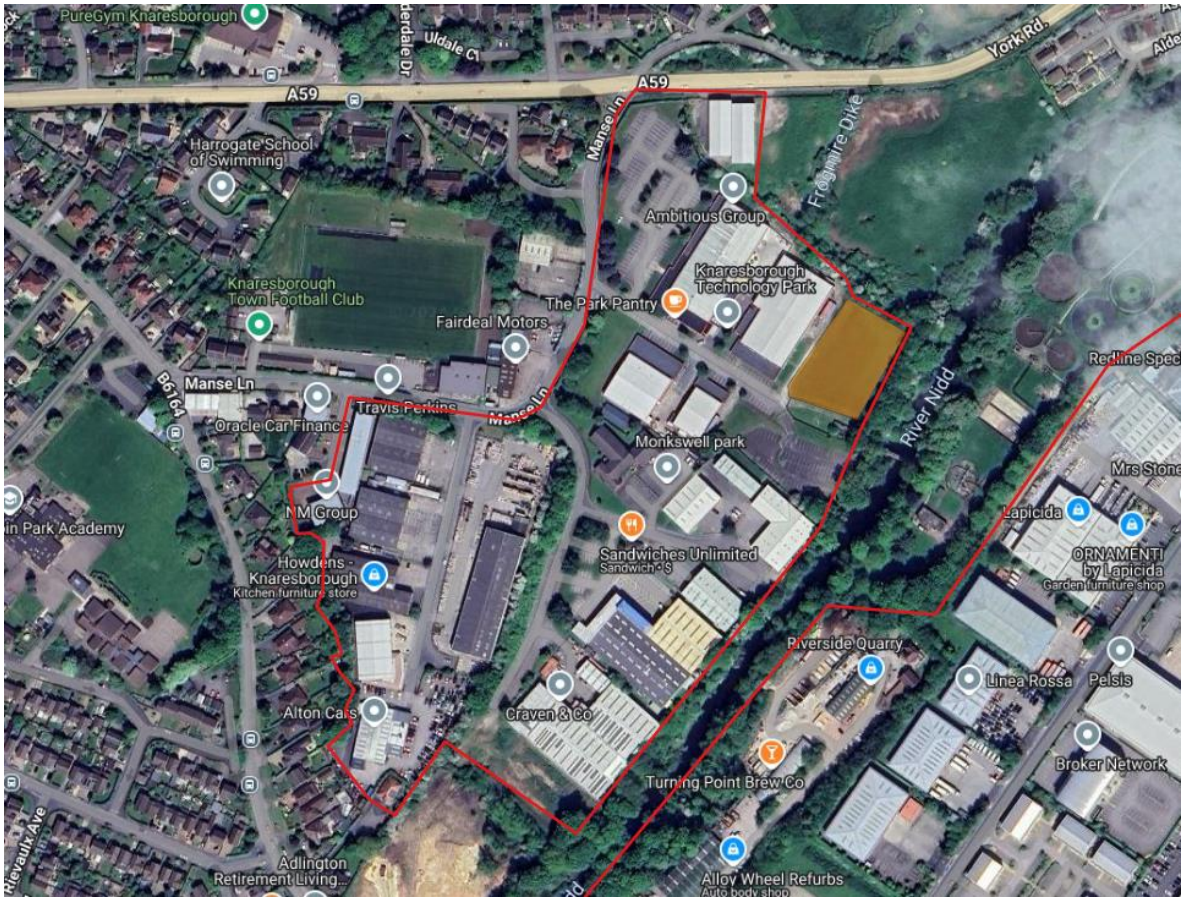
Gross Site Area (Ha)	16.1
Overview	The site is a mix of office and light industrial units. MB Matrix is in a new building of high quality. Hornbeam House is an affordable business centre. There is also a gym and café on site.
Policy Status	Protection and Enhancement of Existing Employment Area (Local Plan 2014) / Existing Employment Site (ELR 2015)

Clustering (industries / activities / jobs)	Occupiers include: Howdens, eurocell, Hexagon Cars, Intercermaic, Nidec, P&G, Harrogate Tool and Plant hire, YMF Car parts, Disability Action Yorkshire, White Horse, Machinery, The Serious Sweet Company, Witch Casket, Pipe Solut
Adjacencies/Issues	The railway runs along the site's western border. Premier Inn to North. Hookstone Beck to west. A mix of residential and employment development to the south.
Accessibility	Access from Hornbeam Park Avenue via Hookstone Road. It is about a 4-minute drive to A61.
Public transport	Hornbeam Park Train Station is directly adjacent to the north of the site. Two bus stops sit across from the site on Hookstone Road with infrequent services (S8) to Wedderburn Road. The Mount Gardens bus stop offers bus service to Harrogate (X52) once a day. Buses to Wetherby and Knaresborough operate irregularly from the bus stop at Coach Road.
Circulation/Parking	There is good circulation and parking across the whole site.
Age and quality of buildings / public realm	Building stock is mostly from the 1990s and early 2000s. There is also some older stock from around the 1960s-80s. The stock is very good quality. However, there is some poorer quality industrial stock in the southwest of the site.
Vacancy Rate	Around 10% The Lenz - 3,220 sq. ft of vacant office space The Inspire - 3,306 sq. ft of vacant office space Spetre House - 2,731 sq. ft of vacant office space Fourth Avenue - 2,500 sq. ft of vacant office space Hornbeam Space - 1,031 sq. ft of vacant office space

Market Attractiveness	Medium to high - light industrial units are well let, and office market demand has declined in recent years evidenced by increased vacancy
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Plumpton Park
ID	#58
Historical Local Authority	Harrogate
Submarket	Harrogate
	
Gross Site Area (Ha)	7.6
Overview	Small industrial estate containing light industrial units, trade counters and retail focus with some small scale manufacturing.
Policy Status	Protection and Enhancement of Existing Employment Area (Local Plan 2014) / Existing Employment Site (ELR 2015)
Clustering (industries / activities / jobs)	Occupiers include: Bettys and Taylors, Crown Decorating, Harvey George, Farball Coatings, Great North Aito Servic3es, Oldridge Windows, Platinum, Autoglass, Jollyes, Cone Exchange,

Adjacencies/Issues	Residential development to the west, south and east. Mixed use development to north (Forest Spring Recreation Ground, Little lambs childminding and residential.)
Accessibility	Site can be accessed off of Hookstone Chase (about 8 minute drive from A661).
Public transport	Adequate public transport links are accessible from the site. Four bus stops to the south of site (Eleanor Road, Greenfields Road, Plompton Drive and Hookstone Park) with services 8 and S8 running to Harrogate and Harrogate Bus Station, respectively, about every two hours. Buses to other destinations including Wetherby (X70) and Wetherby and Leeds (7) can be accessed on Wedderburn Road.
Circulation/Parking	The site offers sufficient parking and circulation.
Age and quality of buildings / public realm	The site is composed of a mix of 1980/90s building stock. There is evidence of rennovation of older stock.
Vacancy Rate	0%
Market Attractiveness	Medium to high - fully let industrial estate, ongoing renovation indicates high market demand
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site

Name	
Site Name	Manse Lane
ID	#59
Historical Local Authority	Harrogate
Submarket	Harrogate
	
Gross Site Area (Ha)	8.9
Overview	Large industrial estate containing small and medium units. Some office provision (Monkswell House). Whitfield Business Park contains two-storey office/light industrial units. The site also contains a nursery.

Policy Status	Protection and Enhancement of Existing Employment Area (Local Plan 2014) / Existing Employment Site (ELR 2015)
Clustering (industries / activities / jobs)	Occupiers include: APS, The Park Pantry, Best Radiators, NEO G Medical and Lifestyle Innovation, Travis Perkins, Fairdeal Motors, Claro, Craven Storage and Handling, Swish Fibre, Sky In-Homr, The Colour Group, Andway, Howdens, Alton Cars. Oracle and Integral
Adjacencies/Issues	River Nidd sits to the east of the site, causing significant parts of the site to be in Floodzone 2 and 3. Residential development is to the south, the A59 is to the north, and mixed use development is to the west.
Accessibility	Site is accessed off A59 and B6164.
Public transport	Good public transport links are accessible from the site. The Wetherby Road Bus stop and the Aspin Park School stop to the west of the site are served by the number 8 and 1A buses to Wetherby and Aspin, respectively. Buses to further destinations including Eastfield (1B), Roecliffe (21) and Boroughbridge (21) run frequently from the Lidl on York Road. The bus stop on Princess Drive also offers services to Harrogate (8) every two hours and to Knaresborough (21) about every hour.
Circulation/Parking	The site offers sufficient parking and circulation.
Age and quality of buildings / public realm	The site is composed of a mix of 1970/80s/90s units with some post-2000s stock (Whitfield Business Park). The building stock is of average to good quality. Whitfield Business Park contains high quality units overall.
Vacancy Rate	1-5% Knarseborough Technology Park - Building A - 4,500 sq. ft.
Market Attractiveness	Medium to high - good quality industrial estate located near the town centre

Development Opportunities / Applications	Vacant plot in northeast corner of site (0.3ha) with planning permission for two commercial business units (21/04712/FUL). Additional permission on-site for redevelopment of existing unit - ZC23/03805/FUL | The erection of a new light industrial building (Use Class E(g) and B8) - Knaresborough Body Repairs
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site. Develop vacant plot within site

Name	
Site Name	St James Park, Knaresborough
ID	#60
Historical Local Authority	Harrogate
Submarket	Harrogate
	
Gross Site Area (Ha)	14.4
Overview	Large estate containing a mix of retail, car showrooms and light industrial units. Martree Business Park is to the north of the site.
Policy Status	Protection and Enhancement of Existing Employment Area (Local Plan 2014) / Existing Employment Site (ELR 2015)
Clustering (industries / activities / jobs)	Occupiers include: Clad Safety Wear, Roundwood Garage, Smart Touch Autobodies, Riverside Quarry, Sixteen80, KPS Tade Counter, ALM Manufacturing, moviato, White & Company, Pelsis, Lapicida, MJ

	Ruyderm, Redline, Taylors of Harrogate and Clever Association.
Adjacencies/Issues	River Nidd sits to the west of the site, residential to the south, A658 to the east, and open land to north.
Accessibility	Site is accessed off Grimbald Crag Road and Grimbald Crag Way. There are 8 access points.
Public transport	Good public transport links. There are four bus stops to the immediate south of the site. Services on the 1A and 8 buses run to Knaresborough and Harrogate regularly throughout the day. Bus service to Wetherby can also be accessed from the Keberdale bus stop about every two hours via the 8 bus. Knaresborough train station is 1.7 miles from the site.
Circulation/Parking	The site has sufficient parking throughout and good circulation.
Age and quality of buildings / public realm	The site is composed of post-2000s units.
Vacancy Rate	<10% Offices available in St James Business Park (1,327 sq.ft) + 1,092 sq.ft Office available Hexagon House (22,979 sq.ft) Unit 9 Martree Business Park (156 sq.m)
Market Attractiveness	High - good quality units located with high accessibility to road network and labour supply
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site – exclude retail and car dealerships from boudary

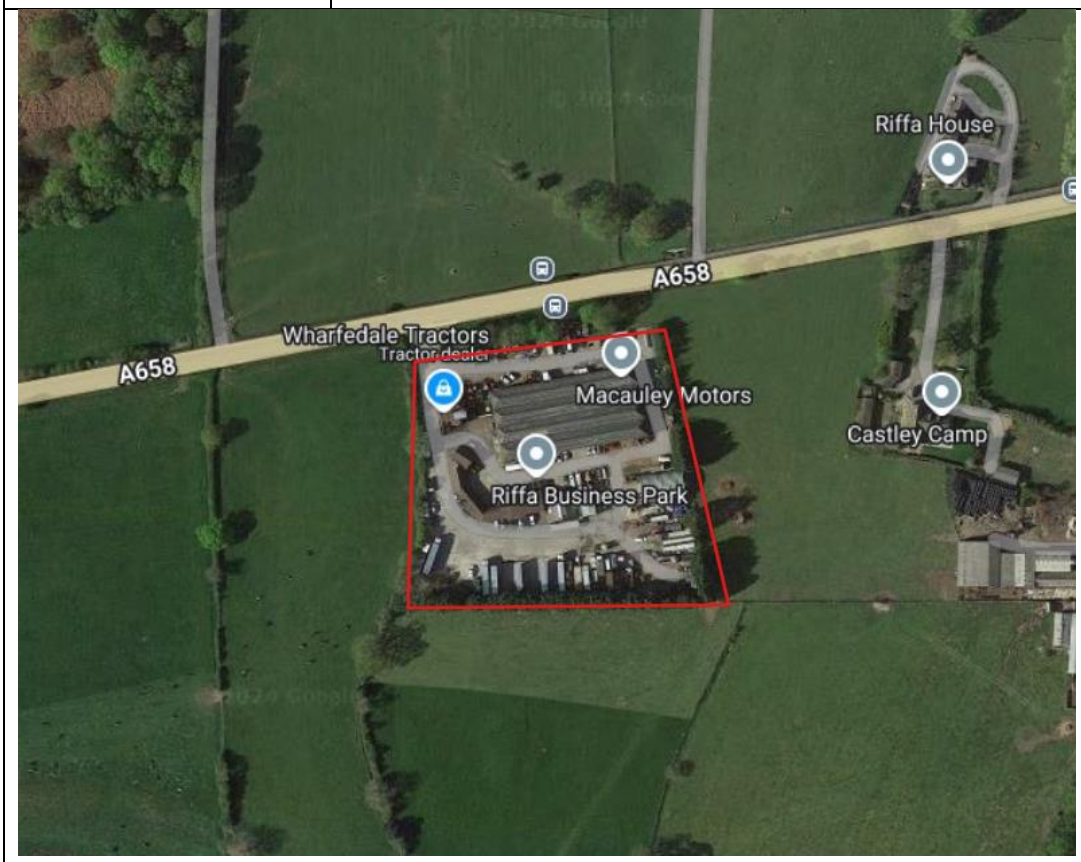
Name	
Site Name	Marston Business Park
ID	#61
Historical Local Authority	Harrogate
Submarket	Harrogate
	
Gross Site Area (Ha)	31.3
Overview	Large Business Park located to the west of Tockwith offering small and medium size industrial units as well as single storey units with roller shutters. Flexispace is available on the site. The recently constructed North Park has a separate entrance.
Policy Status	Protection and Enhancement of Existing Employment Area (Local Plan 2014) / Existing Employment Site (ELR 2015)

Clustering (industries / activities / jobs)	Occupiers include: stonemasons, Karma Duet, Terzetto, Leading Solvents, Tockwith MOT Centre, Rudgate Brewry, R&R Landrover, Dancing Goat Coffee, ABS Brick Cutting, Brin Engineering, Spraykraft, Genta, Halo, JS Power, House of Canopies, Freedom and M Cooper
Adjacencies/Issues	Former RAF Marston is directly to the south of the site. The site is surrounded by Grade 3 agricultural land.
Accessibility	Site is accessed off Rudgate via two access points. The site is 3.3 miles from A1 junction at Wetherby
Public transport	Bus service on site (Merston Business Park stop) provides services to Wetherby and York about every 2 hours via the 412 bus.
Circulation/Parking	There is dedicated parking for each unit. The circulation is sufficient around the site.
Age and quality of buildings / public realm	The site's units vary in age, from the 1960s to early 2000s. The units are of good quality.
Vacancy Rate	10% Unit 10 Rudgate Business Park - 5,360 sq.ft Unit 12 Rudgate Business Park - 3,110 sq.ft 20-21 Evans Business Park - 1,606 sq.ft 18 Marston Business Park - 5,086 sq.ft
Market Attractiveness	High - well-let industrial estate with new stock recently completed and further under construction, offers a range of unit sizes, bus connections to York and has affordable space available
Development Opportunities / Applications	Multiple vacant plots throughout the site. Largest plot in centre of site c.3ha - has outstanding permission for mixed use employment development up to 12,000 sq.m, part built out (18/01802/OUTMAJ)

	Remaining four plots c. 2.8ha have planning permission for Class E/B2/B8 development (20/04550/FULMAJ)
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site. Encourage development of vacant plots.

Name	
Site Name	New York Mills
ID	#62
Historical Local Authority	Harrogate
Submarket	Harrogate
	
Gross Site Area (Ha)	2.9
Overview	Small rural industrial estate located to the north of Summerbridge. Contains small industrial workshop units.
Policy Status	Protection and Enhancement of Existing Employment Area (Local Plan 2014)
Clustering (industries / activities / jobs)	Occupiers include: Clarity Arts, Plastic Engineering Techniques, Stif Mountain Bikes, Multi Tool Lab, Integrated Laboratory Services, Tableform,

	Frontispiece, Simpons Decorators, Harrogate Quilting Studio, Noble Foods, Playground
Adjacencies/Issues	River Nidd to the west of the site, designating parts of the site as floodzone 2. Residential development is to the south and there is a builders merchants to north east. The site is also within an Area of Outstanding Natural Beauty.
Accessibility	The site is accessed off B6165. Access from surrounding areas is through rural/residential areas, and therefore not suitable for HGVs.
Public transport	Bus services to Pateley Bridge and Harrogate are available about every two hours via the 24 bus, increasing in frequency in peak hours. The 24 bus also offers service to Upper Nidd High School in the morning.
Circulation/Parking	Each unit offers dedicated parking. The circulation is sufficient around the site.
Age and quality of buildings / public realm	The site contains good quality units, dating from the early 2000s. Some units appear to have been refurbished. Units in the south of site are older, dating to the pre-war period and are of good quality.
Vacancy Rate	0-5%
Market Attractiveness	Medium - well-let industrial estate serving small local businesses.
Development Opportunities / Applications	ZC23/02292/FUL | Erection of single storey extension to existing building to form new warehouse area (under construction).
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site

Name	
Site Name	Riffa Park
ID	#63
Historical Local Authority	Harrogate
Submarket	Harrogate
	
Gross Site Area (Ha)	1.4
Overview	Small business park containing single storey brick units. There is a large yard space for HGV trailers at rear of site.
Policy Status	Existing Employment Site (ELR 2015)
Clustering (industries / activities / jobs)	Occupiers include: Wharfedale Tractors, Kirwin Air Conditioning, PJ Equine, Riffa Fabrications, JK Autos, Discovery Centre, Classic Car Lab, Artisan Blacksmith, Global Sporting, Candy Bows

Adjacencies/Issues	The A658 runs to the north of the site. The site is otherwise surrounded by greenfield land. Isolated agricultural holdings and residences sit further afield of the site.
Accessibility	The site is in a rural location, but has good accessibility from the A658.
Public transport	Two buses serve the site including the A2 Flyer and X52. These buses provide a regular daily service to Airport & Bradford, Bradford City Centre, Otley Harrogate and Harrogate Bus Station.
Circulation/Parking	Parking and circulation at the site is sufficient.
Age and quality of buildings / public realm	The site is composed of pre-war units that are of average quality. Public realm is poor to average with significant open storage.
Vacancy Rate	0
Market Attractiveness	Medium - well let estate but isolated location
Development Opportunities / Applications	No development opportunities or relevant planning applications.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

A7. Richmond Sub-Area

Name	
Site Name	Aske Hall
ID	#64
Historical Local Authority	Richmondshire
Submarket	Richmond
	
Gross Site Area (Ha)	1.6
Overview	Country House Estate containing office and workshop commercial units known as Aske Stables and Riding School
Policy Status	Existing Employment Sites (2018 ELR)

Clustering (industries / activities / jobs)	Occupiers include: Harris Irwin Architect, iD Civil Design Consulting Engineers, Trimble Group, Aedis Regualtory Services, Retail Profiling Consultants
Adjacencies/Issues	There are several Grade II listed buildings and Grade I listed buildings on the site.
Accessibility	Remote location, accessible from High Street
Public transport	No public transport is apparent or accessible from the site itself. The Gilling Road bus stop provides frequent service to Richmond via the 29, 79 and X79 buses. This stop also offers service to Haughton Road (29), Barnard Castle (79), Darlington (29).
Circulation/Parking	Car parking for occupiers but not sufficient - overflow cars parked on grass verges. Circulation is sufficient
Age and quality of buildings / public realm	Building date to the pre-1990s. The buildings converted into offices are of a high quality. Parkland public realm is also of a high quality. The site contains a café.
Vacancy Rate	0% - no units available
Market Attractiveness	Medium – high quality office in a parkland setting, rural location
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Colburn Business Park
ID	#65
Historical Local Authority	Richmondshire
Submarket	Richmond
	
Gross Site Area (Ha)	8.2
Overview	Office Park containing some light industrial accomodation
Policy Status	Existing Employment Sites (2018 ELR)
Clustering (industries / activities / jobs)	Occupiers include: Tonis, Subsea Energy Solutions, Open CRM, Aerial Exposure, PBMWMNT, Able, Easby Electronics, Delta Impact, Matrix Electronics, Lycetts, Razor Blue, Montpellier, Nuliving, Doll Face

	Hair and Laser technology, Steamline chartered account
Adjacencies/Issues	Residential development bounds the site to the east.
Accessibility	Accessible off Catterick Road which provides direct access to A1(M)
Public transport	Frequent bus services to Fifth Avenue (Colburn), Darlington Town Hall and Tubwell Row (Darlington) via the X26 bus.
Circulation/Parking	There is dedicated car parking available for office tenants. Circulation is adequate across the site.
Age and quality of buildings / public realm	The buildings are of a high quality and date to the early 2000s.
Vacancy Rate	0-5% - no apparent vacancies
Market Attractiveness	Medium – high-quality offices with good accessibility
Development Opportunities / Applications	Significant quantum of vacant land Central parcel – no planning application Southern parcel (21/01051/OUT) - Outline permission with some matters reserved for employment development with ancillary office space The northern parcel has a pending application (ZD24/00063/FULL) for full planning permission for proposed units for Class B1 and B8.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain asexisting employment site. Extant office permission is unlikely to be built out speculatively given post-pandemic office conditions and rent levels. Development on vacant land would be more viable for E(g)(iii)/B2/B8 uses.

Name	
Site Name	Gallowfields Estate
ID	#66
Historical Local Authority	Richmondshire
Submarket	Richmond
	
Gross Site Area (Ha)	12.9
Overview	Large industrial estate located to the north of Richmond. Contains a mix of industrial, light industrial and office (Borough House Business Centre)
Policy Status	Existing Employment Sites (2018 ELR)
Clustering (industries / activities / jobs)	Occupiers include: JT Atkinson, Gale and Phillipson, Olivers, Browns of Richmond, Roots and Shoots Florists, Lamba Welding Systems, Acomb Construction, Print Demon Systems, ML Sports Fitness, ET Services, Fetch a Friend, Catre Barks Dog Day Care and Yolo.

Adjacencies/Issues	Rufus Woods is to the east of the site. There is also a conservation area to the north.
Accessibility	The site is accessible through residential development.
Public transport	A bus service runs from the site to Hurgill Road via the 31B bus every hour. The Quarry Road bus stop also offers service to Richmond via the 31B bus every hour. Slightly farther from the site, Cravengate bus stop regularly offers buses to Richmond (30 and 31B), Leyburn (159) and Ripon (159).
Circulation/Parking	Adequate for current uses
Age and quality of buildings / public realm	The site consists of mostly older 1960-80s stock that is generally of a good quality. The public realm is of good quality. However, to the east of the site, the public realm and building stock are slightly poorer. Jackson House contains new build light industrial
Vacancy Rate	0-5% - no apparent vacancies
Market Attractiveness	Medium to high – good quality estate located near Richmond
Development Opportunities / Applications	Eastern extensions – application pending: 20/00892/OUT Land North of Green Howards Road Richmond. Outline application with some matters reserved for 3 no commercial units (0.6ha).
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Gatherley Road, Bromton on Swale
ID	#67
Historical Local Authority	Richmondshire
Submarket	Richmond
	
Gross Site Area (Ha)	36.3
Overview	Large industrial area located to the east of Brompoton on Swale
Policy Status	Existing Employment Sites (2018 ELR)
Clustering (industries / activities / jobs)	Occupiers include: Brompton Laundry, Circor Pipeline Engineering, Yibs, Jolly Kitches, Simpson Strong Tyre, Swale Scaffolding, R&J Farrow Skip Hire, Hambleton Steel, IPS Group, Lowes Recovery,

	Chronology, Micmans, Waddington Buildings, Halls Auto
Adjacencies/Issues	A1(M) immediately adjacent to the west. Residential development to the north and northeast. River Swale to the south. There is a scheduled monument (cataractonium) to the south of the site as well.
Accessibility	Good access from A1(M) and Gatherley Road.
Public transport	Bus services to Richmond (34), Haughton Road (34) and Darlington (34) run from the Farmers Arms about every two hours. The Brompton Cross Roads bus stop also provides bus service to Haughton Road (34), Northallerton (55) and Darlington (34).
Circulation/Parking	On-road parking in the north of the site causes congestion with movement of skip lorries and HGVs. On road parking in south of site.
Age and quality of buildings / public realm	The site contains good quality units that are well maintained. Range of unit ages from the 1960s to the present day.
Vacancy Rate	<5% - no industrial vacancy apparent but office space to let
Market Attractiveness	High – Well-let industrial location with good access to A1(M)
Development Opportunities / Applications	Two plots of vacant land in the north of the site Southern plot (0.9ha) – permission (17/00220/FULL) Change of use to create an industrial unit for steel fabrication, B2 General Industrial, Erection of extension to link two existing units and utilisation of existing Hammer Head Access. (approved).
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Walkerville Industrial Estate
ID	#68
Historical Local Authority	Richmondshire
Submarket	Richmond
	
Gross Site Area (Ha)	8.5
Overview	Small industrial estate located in the east of Catterick
Policy Status	Existing Employment Sites (2018 ELR)
Clustering (industries / activities / jobs)	Occupiers include: Car repair and MOT cluster - Jonnoco, Car City, Victoria Prints, SB Fitness, Lazer Cherm, Howdens, Vincents Van, Aloha Cars, Insanity Ink, K Spray, Chads Flooring, Screwfix, David McKay, Storerite self-storage, Hunters Landscape.
Adjacencies/Issues	12/00669/OUT Arc Factory CSO - Outline application for mixed-use development (Residential, live/work units, and office space, industrial, retail) (approved). To the west of the site.
Accessibility	Excellent access to A1(M)

Public transport	Bus service to Fifth Avenue (Colburn) and Tubwell Row (Darlington) via the X26 bus is accessible from the site.
Circulation/Parking	The site has sufficient parking and circulation. There is some on-road parking in the western portion of the site.
Age and quality of buildings / public realm	The site's units date back to the 1980/90s and are of good quality. The western portion of the site has newer units that date to the post-2000s, that are of great quality.
Vacancy Rate	0%
Market Attractiveness	High-quality, well-let estate with strong access to A1(M)
Development Opportunities / Applications	Vacant plot with planning permission – 8 Foss Way (22/00313/FUL) for two industrial units
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	A1(M) J52 – Catterick Central
ID	#69
Historical Local Authority	Richmondshire
Submarket	Richmond
	
Gross Site Area (Ha)	22.4
Overview	Greenfield site with permission for 100,000 sq.m of employment development (B2/B8/E)
Policy Status	None
Clustering (industries / activities / jobs)	N/A
Adjacencies/Issues	Site borders A1(M) – agricultural adjacency
Accessibility	Excellent accessibility to A1(M)
Public transport	No direct public transport access
Circulation/Parking	N/A

Age and quality of buildings / public realm	N/A – will provide new high quality development
Vacancy Rate	N/A
Market Attractiveness	High – new employment site with excellent SRN accessibility
Development Opportunities / Applications	Planning consent for 100,000 sq.m of B-class employment development (22/00189/OUT) Units up to 60,400 sq.m are advertised
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an employment site

Name	
Site Name	Harmby Road (Leyburn Business Park)
ID	#70
Historical Local Authority	Richmondshire
Submarket	Richmond
	
Gross Site Area (Ha)	7.4
Overview	Large industrial estate containing small and medium units located in Leyburn
Policy Status	Existing Employment Sites (2018 ELR)
Clustering (industries / activities / jobs)	Occupiers include: JT Atkinson, Myers Kitchen, Wensleydale Spirit Company, Wensyldale Brewery, Land Rover, Hudspeth Flooring, Your Fitness Needs, ARC, Tyre Shop, Mole Country Store, Classic Car Solutions, Chocolate Factory, Simon Winstanley Plant Hire.
Adjacencies/Issues	Residential and greenfield/ agricultural to the south. Greenfield/ agricultural to the east. The railway line bounds the site to the north with greenfield further afield.

Accessibility	Good access through Leyburn via the A684.
Public transport	Bus stops to the southwest of the site with services to Leyburn about every hour via the 155 bus. Buses 155, 159, and 856 run from the northeast of the site to Leyburn and Richmond Market Place daily.
Circulation/Parking	Sufficient parking and circulation.
Age and quality of buildings / public realm	The site is composed of single-storey brick units dating from the 1990s/Early 2000s. The site benefits from a good quality environment.
Vacancy Rate	<5% - Badger Court Industrial units are available to let.
Market Attractiveness	Medium – well let industrial estate with good-quality units.
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	A1(M) J53 – Scotch Corner
ID	#71
Historical Local Authority	Richmondshire
Submarket	Richmond
	
Gross Site Area (Ha)	3.8
Overview	Greenfield site with permission for 107,640 sq.ft of B8 development
Policy Status	None
Clustering (industries / activities / jobs)	N/A
Adjacencies/Issues	Hotel to north, permitted designer outlet site to the south, borders A6108 to the east and agricultural land to west and northwest
Accessibility	Excellent accessibility to A1(M)
Public transport	Nearby bus service provides half hourly services between Darlington, Richmond and Colburn
Circulation/Parking	N/A

Age and quality of buildings / public realm	N/A – will provide new high quality development
Vacancy Rate	N/A
Market Attractiveness	High – new employment site with excellent SRN accessibility
Development Opportunities / Applications	Planning consent for 100,000 sq.m of B-class employment development (22/00189/OUT) Units up to 60,400 sq.m are advertised
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an employment site

Name	
Site Name	Moor Park, Melsonby
ID	#72
Historical Local Authority	Richmondshire
Submarket	Richmond
	
Gross Site Area (Ha)	0.86
Overview	Small trade and retail park located south of Melsonby
Policy Status	None
Clustering (industries / activities / jobs)	Bon Coeur Fine Wines; Gilsans; Cellar21;Kefi Textiles
Adjacencies/Issues	Adjacent to residential to the east. Agricultural adjacency
Accessibility	Accessed off Moor Road which connects directly to A66
Public transport	Nearby bus stop provides services between Richmond and Darlington every two hours
Circulation/Parking	Sufficient parking and circulation

Age and quality of buildings / public realm	1970s units but of good quality.
Vacancy Rate	0%
Market Attractiveness	Medium – well let estate in rural area with good access to A1(M)
Development Opportunities / Applications	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site

Name	
Site Name	Harelands Courtyard Offices, Melsonby
ID	#73
Historical Local Authority	Richmondshire
Submarket	Richmond



Gross Site Area (Ha)	0.64
Overview	Office park located south of Melsonby
Policy Status	None
Clustering (industries / activities / jobs)	Johnson Clark Surveyor; Johnsons Group (construction); Dalcour Maclaren; Spectra Nalaysis; John Hibbert (dental lab); MHT Technology; Momentum accountants
Adjacencies/Issues	Adjacent to Harelands Farm, agricultural adjacency
Accessibility	Accessed off Moor Road which connects directly to A66

Public transport	No direct public transport access – nearest bus stop is 800m away providing services between Richmond and Garlington every two hours
Circulation/Parking	Sufficient parking and circulation
Age and quality of buildings / public realm	Offices built 1950s and renovated in 1995 – good quality,
Vacancy Rate	5-10% - 1,260 sq.ft advertised as available
Market Attractiveness	Medium – well let estate in rural area with good access to A1(M)
Development Opportunities / Applications	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site

Name	
Site Name	Western House Business Park, Melsonby
ID	#74
Historical Local Authority	Richmondshire
Submarket	Richmond
	
Gross Site Area (Ha)	
Overview	Business park located to the east of Melsonby containing mix of office and light industrial units
Policy Status	None
Clustering (industries / activities / jobs)	Swarco; Agrovista; Rqytheon Technology; Bellwood Rewinds; Just Wheels
Adjacencies/Issues	Agricultural land adjacency
Accessibility	Good accessibility to M1(M) J56 via East Road
Public transport	Limited public transport access- nearest bus stop is over 1km away providing services between Richmond and Garlington every two hours
Circulation/Parking	Sufficient parking and circulation

Age and quality of buildings / public realm	High specification modern development – 2023 build
Vacancy Rate	0-5% - nothing advertised
Market Attractiveness	Medium to high – well let estate in rural area with good access to A1(M)
Development Opportunities / Applications	Pending application for plot to north of Swarco UK premises (ZD24/00597/FULL) for B2/B8 unit.
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site

A8. Ripon Sub-Area

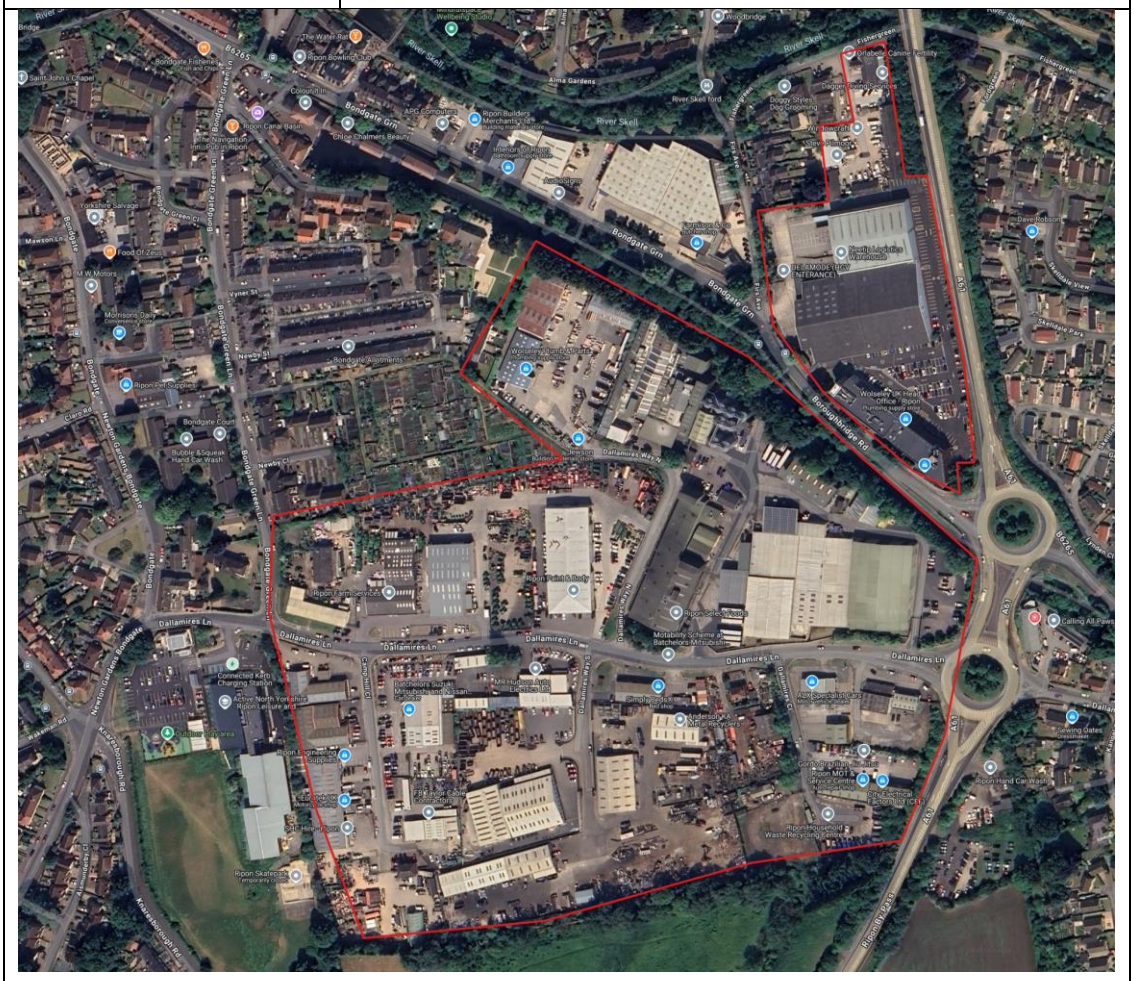
Name	
Site Name	Bar Lane
ID	#75
Historical Local Authority	Harrogate
Submarket	Ripon
	
Gross Site Area (Ha)	9.5
Overview	The industrial area is formed of three streets - and contains small and medium-sized units, focusing on manufacturing, construction and engineering. Some Sui Generis uses such as a gym.
Policy Status	Protection and Enhancement of Existing Employment Area (Local Plan 2014) / Existing Employment Site (ELR 2015)
Clustering (industries / activities / jobs)	Occupiers include: Reed Boardall, Yambits, Untha Shredding Technology, Aaztec washrooms, the Laughing Giraffe, Leeds Test Objects, Medi Scientific, York Test Pieces, Leisure Spaces, Ardent

	Fire, Johnsons Heating, Volvo, Paynes Farm Dairies, Senyap Transp.
Adjacencies/Issues	Boroughbridge Campsite is to the north. Industrial development and a retention pond are to the east. Another retention pond is to the southwest. There is an industrial site to the south.
Accessibility	The site is directly accessible from the A168 and A1. Located to the west of Boroughbridge.
Public transport	The Pasture Close bus stop offers infrequent service to Knaresborough (21) and to Roecliffe (21).
Circulation/Parking	On-road parking is available along Brickyard Road. However, the circulation is poor due to the narrow turning space. The public realm is generally of good quality.
Age and quality of buildings / public realm	The site is mostly composed of buildings dating to the 1990s and early 2000s with some older stock from the 1970/80s. Buildings are overall of good quality and well maintained.
Vacancy Rate	Scott House - office/studio - 800 sq. ft
Market Attractiveness	Medium to high - strong accessibility to A1, well-let
Development Opportunities / Applications	Large vacant plot in the east of site - 2.4ha. Part of this plot has a pending application (ZC24/00009/OUTMAJ) - Hybrid application comprising, in full (1): 1,450 sq.m new workshop and associated office, HGV sales, service areas and car parking (sui generis); and (2) in outline: up to 3,350 sq.m of Use Class E ii and iii)/B2/B8 workspace in 3-7 units
Overall Recommendation	
Recommendation (Retain, Protect,	Retain as an existing employment site. Encourage the development of vacant plots.

Release, Review Boundary)	

Name	
Site Name	Boroughbridge Road
ID	#76
Historical Local Authority	Harrogate
Submarket	Ripon
	
Gross Site Area (Ha)	9.5
Overview	Newly built industrial estate offering mid-size units. Canalside house contains office space.
Policy Status	Protection and Enhancement of Existing Employment Area (Local Plan 2014) / Existing Employment Site (ELR 2015)
Clustering (industries / activities / jobs)	Occupiers include: Oeco garden rooms, Screwfix, yesss electrics, Alstob Auctioneers, Knaresborough tyres, Tool Station, private labouel by G, Kube, General Traffic, MKM, Express screed, Travis Perkins, NFU Mutual, Bill Plant Driving School, Howdens

Adjacencies/Issues	Yorkshire Water Site and community garden allotments to the west. Boroughbridge Road (B6265) to the South. Residential to the west. River Skell runs to the north, designating northern portions of the site as within Flood Zone 2.
Accessibility	The site has good access off A61 via the B6265.
Public transport	Bus stops adjacent to the southwest edge of the site provide infrequent services by the 82 bus to York Piccadilly and Green Hammerton daily.
Circulation/Parking	There is a large car park in the centre of the new units. On-road parking in the southern section of the site.
Age and quality of buildings / public realm	The site is mostly composed of 2020s stock of high quality alongside a high-quality public realm. Econ in older 1970/80s units.
Vacancy Rate	0-5% 7 Charter Road - 4,584 sq. ft available
Market Attractiveness	New high-quality industrial estate located near Ripon
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Dallamires Lane
ID	#77
Historical Local Authority	Harrogate
Submarket	Ripon
	
Gross Site Area (Ha)	16.5
Overview	Two mid-size industrial estatea containing small and medium-sized units. There is a clustering of car sales and trade counters on the site. Site in north contains an office property
Policy Status	Protection and Enhancement of Existing Employment Area (Local Plan 2014) / Existing employment site (ELR 2015)

Clustering (industries / activities / jobs)	Occupiers include: South Site: ALX, Simplybeds, KA Anderston Metal Recyclers, Ripon Paint and Body, Ewolseley, and Jewson. John Deere, Sihgn Works, M Hudson Auto electrics, Ripon Farm Services, Nissan, Mitsubishi, Suzuki, Ripon ground care, Ripon Engineering Supplies North Site: Wolseley Head Office; Neetip Logistics; Delamode; Windowcraft
Adjacencies/Issues	Mixed-use development to the west (Leisure and wellness centre and residential). Greenfield land is to the south of the site. The A61 runs along the east of the site. The site is bound by Bondgate Grn to the North, past which is employment development.
Accessibility	There is good access to the site from the A61 and Bondgate Green Lane.
Public transport	The site is accessible from an infrequent bus service via the 82 and 822. The 82 runs to Ripon Bus Station about every 4 hours, to York Piccadilly every 2 hours, and to Green Hammerton once a day.
Circulation/Parking	The site has significant on-road parking on Dallamires Lane, causing congestion.
Age and quality of buildings / public realm	The site is composed of 1990s stock and good-quality units that are well-maintained. Average to good quality of environment with some roads of poor quality.
Vacancy Rate	0-5% Unit 4 Camp Hill Close - 8,700 sq. ft
Market Attractiveness	Medium to high - good quality industrial estate, some units with quality issues, well-let

Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as a protected employment site.

Name	
Site Name	The Maltings, Ure Bank Top
ID	#78
Historical Local Authority	Harrogate
Submarket	Ripon
	
Gross Site Area (Ha)	3.4
Overview	Small industrial estate containing small and mid-size industrial units
Policy Status	Existing Employment Site (ELR 2015)
Clustering (industries / activities / jobs)	Occupiers include: Powells of Ripon, JP Concrete, Morriis Electricals, Yorkshire Framer, Modular Cubed, K Bland Joinery, Leada Motors
Adjacencies/Issues	To the north of the site are Ure Bank Pond and Riverside Meadows Caravan Park. Agricultural land sits to the east. Residential development bounds the site to the west with agricultural land just beyond. Residential development sits to the south. There is a

Accessibility	Access off Ure Bank Top which is just off the A61. Have to go through residential development to reach the site.
Public transport	The site has inadequate access to public transport. The nearest bus stops are towards the A61 and Ripon Bypass Roundabout, which is about a ten-minute walk from the site.
Circulation/Parking	The site has poor circulation and parking along street and buildings.
Age and quality of buildings / public realm	The site is composed of buildings dating to the pre-1960s that are of average to poor quality. The poor quality public realm in some places.
Vacancy Rate	0%
Market Attractiveness	Medium - poorer quality industrial estate however well-let with good accessibility to the A61
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Melmerby Industrial Estate/Barker Business Park
ID	#79
Historical Local Authority	Harrogate
Submarket	Ripon
	
Gross Site Area (Ha)	42.3
Overview	The site is composed of two industrial areas, Barker Business Park and Ripon Business Park 34
Policy Status	Protection and Enhancement of Existing Employment Area (Local Plan 2014) / Existing Employment Site (ELR 2015)
Clustering (industries / activities / jobs)	Occupiers include: Barker - Food manufacturing cluster. Duffield Timber, Turners Accident Repair, Tritan Engineering, Dalton Engineering, TRUEfoods (key

	occupier), Delamode International Logistics, Yorkshire Vehicle Buyers, Primary Diets, Hambleton Brewe
Adjacencies/Issues	No adjacent uses
Accessibility	Good access to A1 via A61 - 2 miles approx.
Public transport	A bus service is available to Ripon via the 136 bus about every 30 minutes. Bus stop on Melmerby Green Road.
Circulation/Parking	There is sufficient parking and good circulation around the site, making it suitable for LGVs
Age and quality of buildings / public realm	The site consists of stock from the 1990s/early 2000s and some newer 2010/2020s stock. Units are of a high quality. The site also benefits from a good quality public realm. The units are of great quality.
Vacancy Rate	5-7.5% Elizabeth House - 1,578 sq. ft building 3 and 4 - 21,048 sq. ft and 20,587 sq. ft
Market Attractiveness	Medium to high – well-let, excellent access to A1(M)
Development Opportunities / Applications	Land to the west of the site is allocated for employment uses B1/B2/B8 with an indicative yeild of 52,000 sq.m (4.9ha). Two vacant plots in the north of the site - one with extant permission for one more unit of 65,900 sq. ft as part of a wider application part-built out (6.15.12.N.DVCMAJ / ZC24/01680/FUL). Part of the other vacant plot has a pending application for an 853 sq.m maintenance facility (ZC23/04253/FULMAJ). This site is allocated South of the site currently has a pending application (ZC23/03073/FULMAJ) for demolition of the existing

	building and erection of three blocks of sub-divisible employment space (Use Class B2 and/or B8 and/or E(g)(iii)
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site. Encourage the development of vacant plots.

Name	
Site Name	Fearby Road
ID	#80
Historical Local Authority	Harrogate
Submarket	Ripon
	
Gross Site Area (Ha)	4.2
Overview	Masham Business Park – a small industrial estate located in the west of Masham
Policy Status	Protection and Enhancement of Existing Employment Area (Local Plan 2014) / Existing Employment Site (ELR 2015)
Clustering (industries / activities / jobs)	Occupiers include: Spirit of Masham Distillery, Black Sheep, Rosebud Preserves, Stretch Tent Hire, Stockdales Auto Paint Repair
Adjacencies/Issues	Residential to the east with greenfield/ agricultural land surrounding the site otherwise.
Accessibility	On the edge of rural town. Good access via Fearby Road through residential.

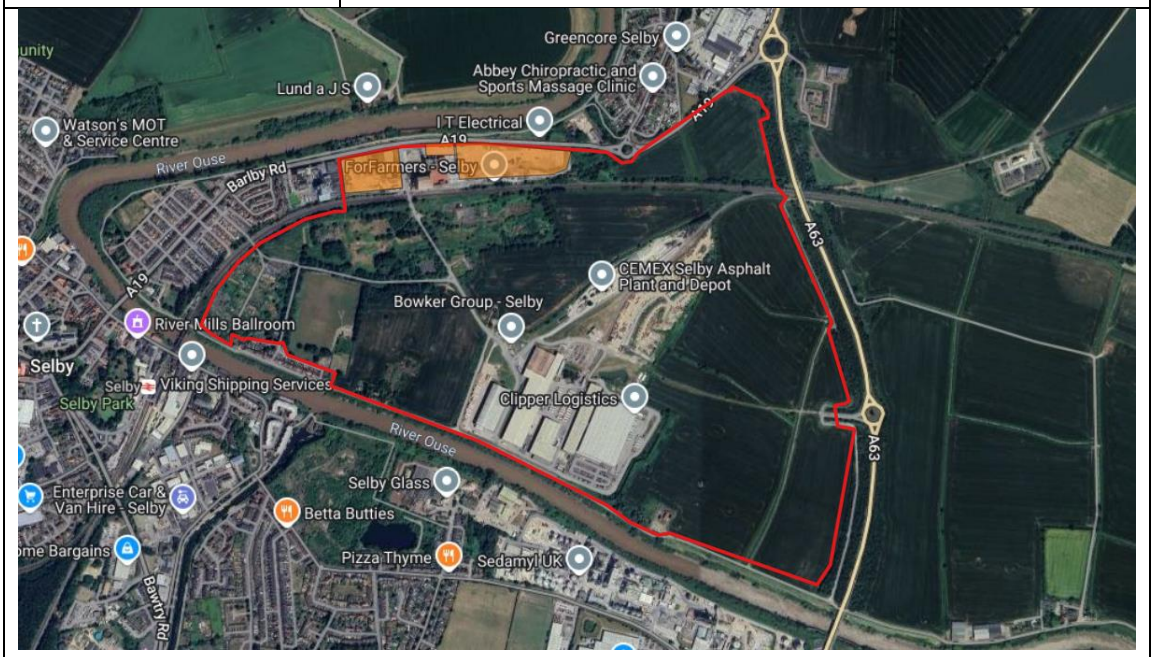
Public transport	The site itself has inadequate access to public transport. The nearest bus service is available from Market Place in Masham to Ripon (138 and 159) and Richmond (159) and Leyburn (159).
Circulation/Parking	Sufficient parking and circulation is available.
Age and quality of buildings / public realm	The site is well-maintained and composed of buildings dating from the 1980/90s of good quality.
Vacancy Rate	1-5% - Unit 6 and 7 to let
Market Attractiveness	Medium – serves local businesses despite rural location
Development Opportunities / Applications	Western extension – (22/02556/FULMAJ - Erection of two-grain stores and replacement general store; Erection of feed mill extension; formation of HGV and car parking
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

A9. Selby Sub-Area

Name	
Site Name	Access 63, East Common Lane, Selby, YO8 8GA - Denison Road
ID	#81
Historical Local Authority	Selby
Submarket	Selby
	
Gross Site Area (Ha)	30.7
Overview	Industrial area with some heavy uses. There are some vacant land and intensification opportunities.
Policy Status	Employment Development Site – 2005 Selby District Local Plan
Clustering (industries / activities / jobs)	Occupiers include: Heavy industrial - Sendemyl - Excel Mobility (potentially vacant), VPK Packaging,

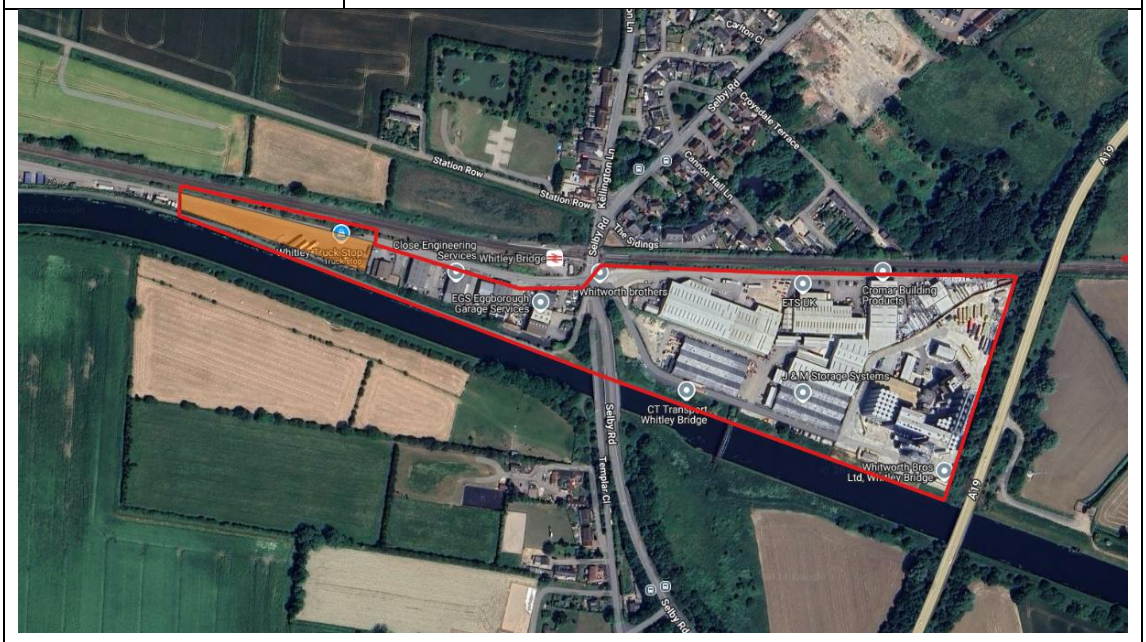
Adjacencies/Issues	Adjacent to River Ouse at the North, placing the entirety of the site in Floodzone 2 and 3. Residential development sits to the West and northwest.
Accessibility	Good access from the A63
Public transport	Poor access to public transport, although the 476 bus runs through the adjacent residential area. The train station is a 20-minute walk.
Circulation/Parking	Circulation is good due to a roundabout at the Residential end. No on-street parking was identified.
Age and quality of buildings / public realm	The site contains modern buildings from the 1990s. Buildings are of good quality for heavy industrial uses.
Vacancy Rate	0-5% Vacant unit in the southwest of the site (Van Os Medical Logistics UK)
Market Attractiveness	Reasonable, some vacant land likely to have been vacant for some time
Development Opportunities / Applications	2022/0153/FULM Land adjacent to A63 and East Common Lane Barlow Selby. HGV park and welfare building and warehouse to serve existing Sedamyl UK Ltd plan and employment unit. Highlighted on map
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Olympia Park (South of Barlby Road, Selby) YO8 7DZ - Including existing industrial uses
ID	#82
Historical Local Authority	Selby
Submarket	Selby



Gross Site Area (Ha)	114.1
Overview	Large industrial park with rail access. Large area for plant storage. Most of the site is still undeveloped land.
Policy Status	Strategic Development Site – Selby Core Strategy 2013
Clustering (industries / activities / jobs)	Occupiers include: Distribution (Bowker, GXO) and dirty manufacturing (Cemex) and Fairfax plant hire
Adjacencies/Issues	Close to the river and within Flood Zones 2 and 3. Largely adjacent to open land. Whitworth Brothers flour mill to the north of the site which is a large industrial use on the main road.

Accessibility	The site has good access to the A19 and the A63. Access to the southern part of the site is via a level crossing. Although new access is also prepared.
Public transport	2-minute drive to Selby Railway station and main road. Bus route 415 runs along Barlby Road to the north of the site. The centre of the site is more difficult to access.
Circulation/Parking	Internal signage is poor. But roads are good enough for HGV but could be better (potholes, flooding issues)
Age and quality of buildings / public realm	The site is composed of good-quality buildings and modern high-bay distribution units. The public realm is OK.
Vacancy Rate	Mostly occupied although some. Cleared areas ready for development with access in place for new development
Market Attractiveness	Likely to be good but very large site with rail access, so ample opportunity. Although the site has been marketed for some time and has not yet been developed.
Development Opportunities / Applications	Large parts of the site are still undeveloped and cleared. Other parts are underused including large portions to the north of the site. There is an opportunity for intensification in this northeast portion of the site. The western side of the site has been granted planning permission (2012/0541/EIA for a hybrid application for Olympia Park comprising 863 dwellings.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Selby Road (South), Eggborough
ID	#83
Historical Local Authority	Selby
Submarket	Selby
	
Gross Site Area (Ha)	8.0
Overview	The low-quality industrial area is adjacent to the M62 junction.
Policy Status	Employment Development Site – 2005 Selby District Local Plan
Clustering (industries / activities / jobs)	No clustering (maybe logistics clustering). Occupiers include: Cromar building products, ETS Limited, "Truckstop", Clark Logistics
Adjacencies/Issues	Adjacent to the river (potential flooding) and residential to the North although across the railway line.
Accessibility	Good access from M62
Public transport	Adjacent to Whitley Bridge railway station. Bus services to Selby Shops and College (476) run from Jolly Miller bus stop to the north of the site. The 476

	also offers service to Pontefract bus station and Chapel Garth from Cannon Hall Lane bus stop.
Circulation/Parking	Circulation is OK. There is some on-street parking, but loading and unloading is going on that could be interrupted by the on-street parking.
Age and quality of buildings / public realm	the site consists of some new buildings, like the flour mill, but mostly older buildings in good condition.
Vacancy Rate	0-5%
Market Attractiveness	The location would be good as adjacent to M62.
Development Opportunities / Applications	Intensification opportunity at truck park east of site.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	North Point Business Park, Selby Road (North)
ID	#84
Historical Local Authority	Selby
Submarket	Selby
	
Gross Site Area (Ha)	5.2
Overview	1980s industrial estate serving local market
Policy Status	Employment Development Site – 2005 Selby District Local Plan
Clustering (industries / activities / jobs)	No clustering. Occupiers include: Pawletts, Stuart Turner, Barker and Stonehouse, John Petch Transport, and Prestige Washrooms.
Adjacencies/Issues	A19 to the East. ARBRE power station to the North.
Accessibility	Accessibility is good. Theo A19 and M62 are accessible from the site.
Public transport	Inadequate provision of public transport. The nearest bus stops are along the A19 offering service to

	Selby's Shops and the Pontefract bus station from Eggborough Roall Water Works bus stop via the 476 bus.
Circulation/Parking	On-street parking. Circulation is Poor, particularly for HGV
Age and quality of buildings / public realm	Still in good quality. The public realm is OK. Building stock from the 1980s
Vacancy Rate	0% - fully occupied
Market Attractiveness	Medium to low - Fully occupied in any case
Development Opportunities / Applications	None obvious could expand to the North West but unlikely. There are areas used for storage but these are operational.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Former Eggborough Power Station
ID	#85
Historical Local Authority	Selby
Submarket	Selby



Gross Site Area (Ha)	132
Overview	Former power station with permission for employment development
Policy Status	Existing Core Employment Sites to be Retained - Core Strategy 2013
Clustering (industries / activities / jobs)	No occupiers as yet, some groundwork going on but not buildings other than former power station.
Adjacencies/Issues	No adjacencies. There are still some pylons on site.
Accessibility	Access to the site is good with new roundabout (A19) supporting new link road.

Public transport	Hensall Station is about a 6 minute drive from the site. Bus service in town from High Eggborough Lane from Selby to Pontefract runs every 2 hours.
Circulation/Parking	Circulation internally is good. No parking in place yet, but will come with development.
Age and quality of buildings / public realm	N/A
Vacancy Rate	N/A
Market Attractiveness	N/A
Development Opportunities / Applications	The whole site is being marketed for development and primed for it but unsure on timescale. Microsoft are promoting propsals for a datacentre campus. Potential scope for railfreight interchange. Southern portion granted outline planning permisison 22/06/2012 for construction and operation of new biomass handling and storage facilities (2012/0295/OUT). Northern portion granted hybrid application 1/10/2020 for demolition of former power station and redevelopment of employment units (2019/1343/EIA).
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an employment site

Name	
Site Name	Konnect 62 (former Kellingley Colliery)
ID	#86
Historical Local Authority	Selby
Submarket	Selby



Gross Site Area (Ha)	57.6
Overview	Modern Logistics Park
Policy Status	None
Clustering (industries / activities / jobs)	Logistics Occupiers – Oakland International, Campeys of Selby, KGJ Price Rail, The LED Shed
Adjacencies/Issues	Knottingley and Goole Canal bounds the site to the south. A playingfield is adjacent to the north of the site.
Accessibility	Reasonable access to A1(M) and M62 but would need to go through urban areas.

Public transport	Bus service by 476 from Selby to Pontefract runs twice a day. Knottingley Station and Eggborough Station are about an 8-minute drive away.
Circulation/Parking	Circulation is good. It is a new site with plenty of parking
Age and quality of buildings / public realm	2020s buildings, which are still being fitted out. The public realm is good and currently well-maintained.
Vacancy Rate	0% of built units, under construction units, are vacant
Market Attractiveness	Still being Marketed but newly constructed sites have been let
Development Opportunities / Applications	The site has permissions for major expansion and is only recently been built out. Planning applications pending for 12 units for Class E(f) and (g), B2 and B8 (ref: ZG2023/1293/FULM) at the West of the site.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site

Name	
Site Name	Selby Business Park
ID	#87
Historical Local Authority	Selby
Submarket	Selby



Gross Site Area (Ha)	14.6
Overview	Suburban light industrial and office location. Livestock auction
Policy Status	Employment Development Site – 2005 Selby District Local Plan
Clustering (industries / activities / jobs)	Occupiers include: White Road Finance, MKM, Nursery School, Pub, Hotel and Gym
Adjacencies/Issues	Edge of town, gap to residential development.
Accessibility	Good access from A63
Public transport	Poor public transport as there is infrequent bus service and the site is about 1.7 miles from Selby Train Station.

Circulation/Parking	Circulation is OK but some on-street parking and HGV traffic
Age and quality of buildings / public realm	Most of the buildings on the site are modern and of good quality.
Vacancy Rate	There are a few vacant units but nothing substantial
Market Attractiveness	Reasonably although a lot of retail creep
Development Opportunities / Applications	There are some vacant plots and potential westward expansion (2 Ha) (see map). Some of the auction house is underused but this may be not the case on market day.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain (but large parts of the site are already in Sui generis uses)

Name	
Site Name	Drax Power Station
ID	#88
Historical Local Authority	Selby
Submarket	Selby
	
Gross Site Area (Ha)	174.9
Overview	Very large biomass power station.
Policy Status	None
Clustering (industries / activities / jobs)	Occupiers include: Drax Energy
Adjacencies/Issues	National Grid Camblesforth Substation to the south/southwest of the site as is large.
Accessibility	Good access off A645.
Public transport	Bus services to Castle Hill Lane (Drax) (8) run about every two hours and an irregular service to Newport B1230 (400) can be accessed from the Power

	Station Entrance bus stop. Buses also run to Selby bus station (400, 641 and 8) from this stop.
Circulation/Parking	Plenty of parking is available at the site.
Age and quality of buildings / public realm	Still in good quality. The public realm is OK as it is tree-lined.
Vacancy Rate	0%
Market Attractiveness	N/A – single occupier
Development Opportunities / Applications	No development opportunities
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site or upgrade to nationally important infrastructure

Name	
Site Name	Sherburn Enterprise Park LS25 6PJ
ID	#89
Historical Local Authority	Selby
Submarket	Selby



Gross Site Area (Ha)	126.0
Overview	Large mixed site with trading counters, warehousing, motor services
Policy Status	Employment Development Site – 2005 Selby District Local Plan
Clustering (industries / activities / jobs)	No clustering. Occupiers include: Eddie Stobart Warehouse (potentially closed), GXO, Switch Mobility, Deluxe Candy, GXO Sainsburys, Kingspan Insulation, Screwfix
Adjacencies/Issues	Adjacent to Sherburn-in-Elmet Railway station, A162 runs to the west of the Site. Bishop Dyke runs to the north of the site.

Accessibility	Excellent access to A162 from the site.
Public transport	Adjacent to Sherburn-in-Elmet train station. Frequent bus service also runs from Seafox Court to Park Street Shelter (64) Leeds City Centre Bus Station (16) and Pontefract Bus Station (493). Bus services also run frequently to Sherburn-in-Elmet (492), Tadcaster (492) and Wetherby (492) from Oak Terrace.
Circulation/Parking	Circulation is good in most areas and parking is plentiful in marked car parks.
Age and quality of buildings / public realm	Buildings of various ages and qualities. Poor quality structures towards the west. Ranging in age from new buildings to about 60s.
Vacancy Rate	20% vacancy GXO unit – 600,000 sq. ft Sherburn 550 – 556,598 sq. ft 27-30 Moor Lane – 46,444 sq. ft Unit 2-4 Moor Lane – 23,446 sq. ft Various other smaller units available
Market Attractiveness	Medium to High - Great Accessibility to the motorway and attractive to a wide range of sectors however significant vacancies imply issues with the site.
Development Opportunities / Applications	There are some opportunities for intensification towards the southwest of the site) 2022/0225/FULM Enterprise House Enterprise Way. Erection of new unit to provide additional manufacturing and storage. (approved). 2018/0479/FULM Land to the north of 3A Lincoln Way. Proposed erection of five industrial warehouse units for use within Class B2 or B8 with ancillary office to each (approved). The former L&G Modular Build factory is also vacant and that is a substantial existing supply that could be reused

Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Sherburn 2 LS25 6QY
ID	#90
Historical Local Authority	Selby
Submarket	Selby



Gross Site Area (Ha)	35.0
Overview	The large modern logistics park
Policy Status	None
Clustering (industries / activities / jobs)	One unit is occupied by Cromwell but there are no occupants of the most recent development.
Adjacencies/Issues	Adjacent to the existing Sherburn industrial area
Accessibility	Access of A162 which has good access to A1(M)

Public transport	Good bus services (64, 164, 493) to Park Street Shelter, Selby Bus Station and Pontefract Bus Station, respectively.
Circulation/Parking	Circulation is excellent and parking is plentiful, however, the units are currently vacant.
Age and quality of buildings / public realm	The site consists of buildings dating from the 2020s that are still to be occupied but the area to be high spec.
Vacancy Rate	High but new builds are yet to be occupied (Vacancies to the west of site and northwest).
Market Attractiveness	Currently being marketed but likely to be high given low vacancy in the neighbouring site and high quality.
Development Opportunities / Applications	There remain large parts to be developed in future phases.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site

Name	
Site Name	The Maltings, Fenton Lane, Sherburn In Elmet (LS25 6EZ)
ID	#91
Historical Local Authority	Selby
Submarket	Selby
	
Gross Site Area (Ha)	3.4
Overview	Site for specific occupier (Triesse veneers and laminates)
Policy Status	None
Clustering (industries / activities / jobs)	Single occupier

Adjacencies/Issues	Single residential unit adjacent. Attenuation pond to the north. Next to the railway line and Sherburn-in-Elmet station to the South/ Southwest.
Accessibility	Good access from the SRN
Public transport	Adjacent to Sherburn-in-Helmet Train Station. Buses to Tadcaster also run from Maltkiln Cottages bus stop immediately adjacent to the site (493).
Circulation/Parking	Good Circulation but direct access has low visibility.
Age and quality of buildings / public realm	The site contains buildings from the 1990s with inadequate public realm.
Vacancy Rate	0%
Market Attractiveness	High - fully occupied
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site

Name	
Site Name	Gascoigne Wood
ID	#92
Historical Local Authority	Selby
Submarket	Selby
	
Gross Site Area (Ha)	66.1
Overview	Largely derelict former Power Station
Policy Status	None
Clustering (industries / activities / jobs)	None. Along with some unmarked storage there is a Joseph Lymm construction hub which is related to railway upgrade works.
Adjacencies/Issues	None
Accessibility	Poor accessibility although the site does have rail access.
Public transport	The site has inadequate public transport provision. The site is approximately 4.1 miles from the Sherburn-in-Elmet railway station.
Circulation/Parking	Circulation is OK but roads are badly paved. There is no parking as such but the space is largely derelict.

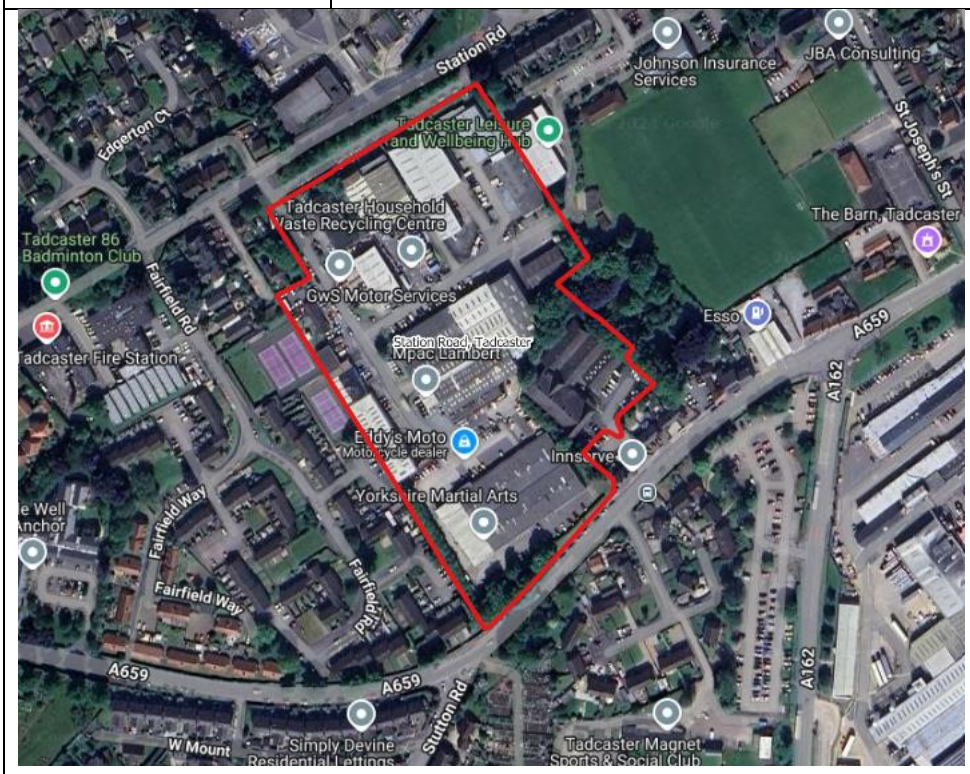
Age and quality of buildings / public realm	The site is composed of poor-quality buildings. There is a bank of portacabins which serves as a construction hub.
Vacancy Rate	100% vacant except for the construction hub.
Market Attractiveness	The site is currently being marketed for development.
Development Opportunities / Applications	2021/1531/EIA - Outline application for the demolition of existing colliery buildings and the construction of up to 1,460,000 sq ft of employment floorspace comprising Use Classes B2, B8 and E(g) to include access (with all other matters reserved)
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an employment site

Name	
Site Name	Church Fenton Creative Studios
ID	#93
Historical Local Authority	Selby
Submarket	Selby



Gross Site Area (Ha)	26.8
Overview	Converted RAF base that contains small industrial units and a car showroom. The Runway is currently being used for open storage (vehicles and containers).
Policy Status	None
Clustering (industries / activities / jobs)	No clustering is apparent (minor groupings for car sales and restoration). The airport is still functioning as Leeds East Airport.
Adjacencies/Issues	The site is in a small village with a newly built residential development adjacent.
Accessibility	Access to the site is OK but off a rural road.

Public transport	On the main road, there is a regular bus service to Wetherby, Tadcaster and Sherburn-in-Elmet.
Circulation/Parking	The site's circulation and parking are good.
Age and quality of buildings / public realm	The buildings are converted 1930/40s stock but have recently been renovated. The public realm is good.
Vacancy Rate	0-5% - Low vacancy rate but some areas have potential for intensification.
Market Attractiveness	Probably low as it is not in the most accessible location.
Development Opportunities / Applications	Some areas are in open storage including all of one of the runways. 2018/0673/OUTM Leeds East Airport Busk Lane Church Fenton. Hybrid application for full planning permission for the erection of a building for creative, digital and media use and associated works. Permanent change of use of existing buildings to commercial TV and film studios and associated services and activities. An outline planning permission, with means of access to be considered, for the development of a creative, digital and media industries employment park and film studies (approved) - Entire site.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment uses but you could see some mixed-use development and could be allocated for mixed use if aviation uses cease.

Name	
Site Name	Station Road, Tadcaster
ID	#94
Historical Local Authority	Selby
Submarket	Selby
	
Gross Site Area (Ha)	3.9
Overview	Busy small suburban light industrial area
Policy Status	Employment Development Site – 2005 Selby District Local Plan
Clustering (industries / activities / jobs)	swdOccupiers include: NTCC Recycling, MPAC Lambert, Blucher Uk, Dlaughton, Skelf Frame, BT, Innserve
Adjacencies/Issues	In a largely residential area but also opposite Coors brewery
Accessibility	Access is OK to the A659 (not perfect for HGV movements)

Public transport	Queens Gardens bus stop offers frequent bus service to Leeds Bus Station (843 Coastliner) about every thirty minutes and to Stutton (T1) and Sherburn-in-Elmet less frequently. However, it is a short walk to better services in the Town Centre. The New Street bus stop offers 843 Coastliner services to Scarborough, Malton Bus Station, York Stonebow, Thornton-le-Dale and Whitby Bus Station. The 492 bus also runs from this stop hourly to Wetherby.
Circulation/Parking	Some units have on-site parking but there is a lot of on-street parking. Circulation is not great due to two dead ends.
Age and quality of buildings / public realm	The site is composed of buildings varying in age. Most buildings, however, date back to about the 1960s, although some are reclad. The public realm is poor.
Vacancy Rate	0%
Market Attractiveness	0% - fully occupied from local demand
Development Opportunities / Applications	None 22/00063/FUL Land adjacent to Longbridge House. Construction of a two-storey building for use as 2no. business units
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	York Road, Tadcaster (LS24 8EA)
ID	#95
Historical Local Authority	Selby
Submarket	Selby
	
Gross Site Area (Ha)	4.8
Overview	Small poorer quality light industrial location fronted by car /tractor showrooms
Policy Status	Employment Development Site – 2005 Selby District Local Plan
Clustering (industries / activities / jobs)	No clustering. Occupiers include: Car and Tractor Show Room, Monumental Tiles, and Triton Projects. There is a large closed area formerly Sarah Brownridge Country Food)

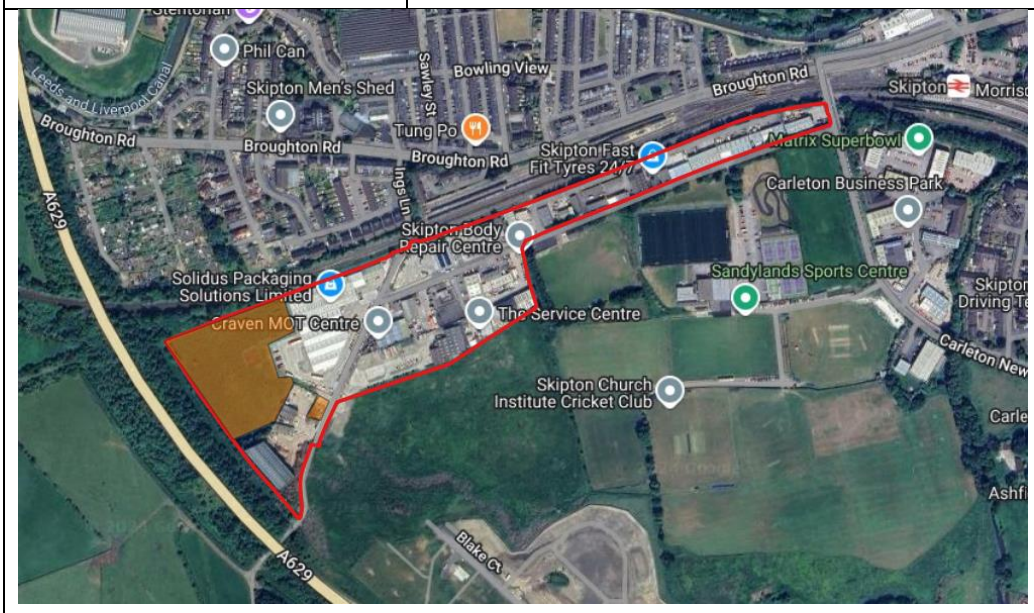
Adjacencies/Issues	Nothing adjacent stand-alone sites although there were three residential units on site one of which is derelict
Accessibility	The site is adjacent to the A64 trunk road.
Public transport	Little Catterton Lane bus stop is immediately adjacent to the site providing a variety of services to Malton Bus Station, York Stonebow and Scarborough (843 Coastliner) and Thornton-le-Dale and Whitby Bus Station (840 Coastliner). The Tadcaster Industrial Estate bus stop has 843 Coastliner services to Leeds Bus Station operating about every thirty minutes, this service also runs to Tadcaster Garnet Lane but infrequently.
Circulation/Parking	Parking is OK, but Circulation is poor.
Age and quality of buildings / public realm	The front of the site is in good condition (showrooms) but the rear of the site is possibly a redevelopment opportunity. The site consists of older stock with a high vacancy rate.
Vacancy Rate	High (40% or more). Partially vacant unit to the east of Samuel Beer Warehouse. There are two other vacant units in the northern part of the site.
Market Attractiveness	Low. The current buildings are of poor quality but its adjacent to SRN and could be redeveloped.
Development Opportunities / Applications	The rear of the site has a lot of vacant land and low-density uses. It could be redeveloped although may also be released
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Release. Current uses Sui Generis or poor-quality stock

A10. Skipton Sub-Area

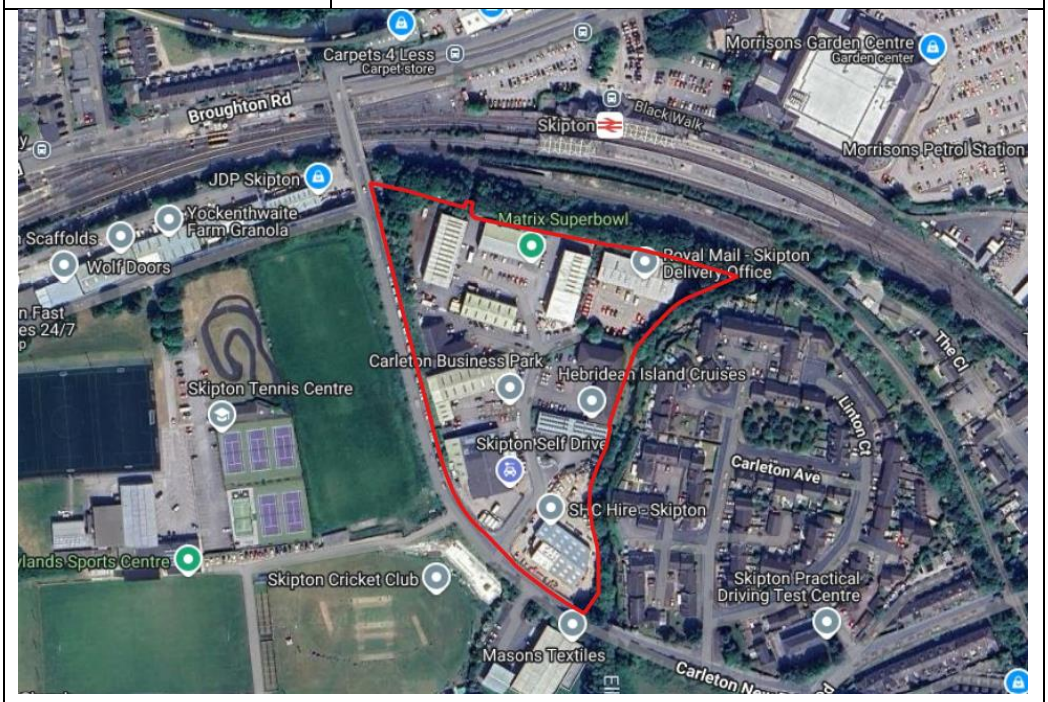
Name	
Site Name	Airedale Business Centre / Snaygill Industrial Estate
ID	#96
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	29.9
Overview	Major light industrial location in Skipton - Many trade counters, services and manufacturing. One part of the site is being developed as Skipton Nano Park which are small lock-ups with an office above. The site includes retail stores car showrooms and some offices.

Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Occupiers include: King Cole, Guyson, Whitikers Chocolates, Mobili Office, Select Kitchen Components, Primeur, Dechra, Aldi, The Range, Isuzu, howdens, CGR Office Park includes Etex, Armstrong Watson, Acorn Dental Clinic, and S&J Paper.
Adjacencies/Issues	Leeds and Liverpool Canal runs to the east of the site. Agricultural land sits to the east of the site. The A629 runs along the western boundary of the site.
Accessibility	Good access to the A629.
Public transport	The site is about 1.1 miles from Skipton Train Station. There is a regular bus route (66 Dalesway) nearby that runs services to Keighley about every 30 minutes (66 Dalesway). There is also an irregular service about every two hours to Airedale Hospital (78A) and Low Bradley once a day (972). The Snaygill Industrial Estate bus stop offers frequent services to Skipton about every half hour (78A and 66 Dalesway)
Circulation/Parking	Circulation and Parking in the Office Park are good but the industrial element is not as good with some on-street parking.
Age and quality of buildings / public realm	Buildings mostly date the the 1990s, but there are some more modern units including Aldi.
Vacancy Rate	0-5%
Market Attractiveness	Medium to high - given the low vacancy rate and size of the site.
Development Opportunities / Applications	None

Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site - Important industrial location

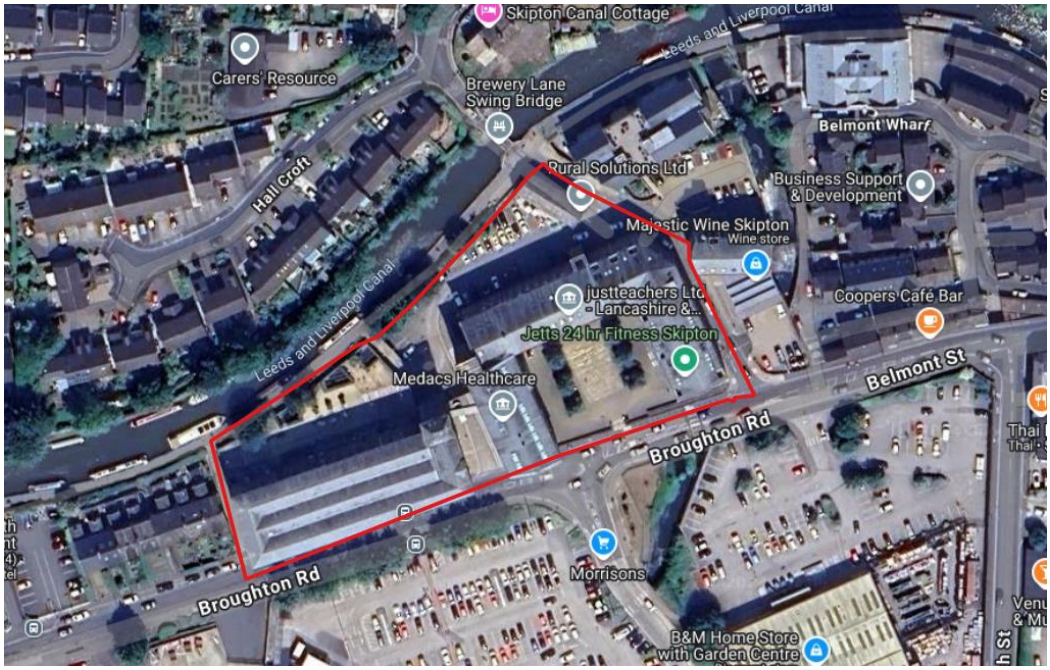
Name	
Site Name	Engine Shed Lane, Skipton
ID	#97
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	7.5
Overview	General light industrial estate
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Occupiers include: Solidus, Whitelocks, PA Thorpe, NY Council Depot, Dairy Crest, JDP
Adjacencies/Issues	Railway line and sports pitches are immediately adjacent to the site. Flood risk – entire site is in floozone 2/3A/3B
Accessibility	Accessed off Carleton New Road at one end and via a low tunnel at Ings Lane at the other.
Public transport	Close to Skipton Railway Station (8 minute walk and 2 minute drive from eastern end) and Town Centre (21 minute walk and 5 minute drive) although quite a distance to the far end of this linear strip. Bus services along Broughton Road are available, providing bus service to Skipton

	via the 280 and M6 Mainline buses throughout the day.
Circulation/Parking	Circulation is poor (linear Road) and there is on-street parking.
Age and quality of buildings / public realm	The buildings are likely to be from the 1970/80s. Units are mostly of a reasonably good quality. Nothing to be redeveloped yet.
Vacancy Rate	Low <10%. There are two vacant buildings in the eastern portion of the site (Wolf Doors and eFixx - the Electricians Channel).
Market Attractiveness	Medium - lower quality uses
Development Opportunities / Applications	Vacant plot to the west - ZA23/24969/FUL. Extension/ infill of existing industrial building
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site

Name	
Site Name	Sandylands Business Park, Skipton BD23 2DE
ID	#98
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	2.5
Overview	1980s light industrial Estate - Local businesses, some office development
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Occupiers include: Matrix superbowl, the Carpet Company, Dalesway Picture Framing, Royal Mail sorting office, Skipton Gunroom, Trio healthcare.
Adjacencies/Issues	Residential to the East. Railway to the North.
Accessibility	Access from town centre and Carleton Road is good

Public transport	Close to railway station (2 minute drive and 9 minute walk, or about 0.4 miles) and town centre bus routes.
Circulation/Parking	Circulation is OK, lots of on street parking although some units have dedicated spaces
Age and quality of buildings / public realm	Mixed ages mostly 90s although some more recent conversions. Public relam is poor (limited signage, no green space)
Vacancy Rate	0-5%
Market Attractiveness	Low - Only local demand
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site

Name	
Site Name	Belle Vue Square BD23 1FJ
ID	#99
Historical Local Authority	Craven
Submarket	Skipton



Gross Site Area (Ha)	0.9
Overview	Converted Mill now modern office
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Occupiers include Rural Solutions, Verner Whelock, Jetts Gym, North Yorkshire County Council, Computer Share, Medacs
Adjacencies/Issues	Residential, Canal and Town Centre Retail.
Accessibility	Good access to SRN but poor direct access to the site.
Public transport	Excellent access to public transit. The site is close to Skipton Railway Station (4 minute walk) and Town Centre Bus options.

Circulation/Parking	Circulation is OK for smaller vehicles and parking is marked but limited.
Age and quality of buildings / public realm	The site is composed of a modern conversion of a victorian mill. Good public relam – large courtyard in front of building.
Vacancy Rate	0-10%
Market Attractiveness	Medium - OK for smaller serviced office space.
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site

Name	
Site Name	Skipton Auction Mart BD23 1UD
ID	#100
Historical Local Authority	Craven
Submarket	Skipton



Gross Site Area (Ha)	11.1
Overview	Very Mixed Site - Auction Mart is the main tennent but also there is a storage facility, theatre, butcher, vets and equine arena
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Agribusiness clustering. Occupiers include: Livestock auction, vets, equine company, country store, Craven College
Adjacencies/Issues	None - The site is at the edge of town
Accessibility	Excellent access from A59, A629 and A65
Public transport	Skipton B's bus stop is immediately adjacent to the northern portion of the site, offering services

	between Settle and Skipton (580) about every hour, Skipton Schools in the mornings (V66) and Skipton Bus Station irregularly (972). Services to Settle (580), Malham (211) and Burnley (M6 Mainline) can be accessed from the Farm Shop bus stop to the north of the site.
Circulation/Parking	Circulation is good and parking is well marked and plentiful.
Age and quality of buildings / public realm	The site is composed of good quality buildings probably from the 1990s
Vacancy Rate	0-%
Market Attractiveness	Low - Mostly for specific occupiers
Development Opportunities / Applications	There is some open land to the south of the site (marked up) that could be more intensely used however, it may just be storage or parking on auction days
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site - Important Rural Service Centre

Name	
Site Name	Gateway House
ID	#101
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	2.6
Overview	Former Corporate Office of Computershare
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Single Occupier – formerly Computershare
Adjacencies/Issues	None
Accessibility	Good access off A69 - A65
Public transport	Frequent bus service to Skipton about every hour (580 and M6 Mainline). Irregular buses run once a day from this stop to Skipton Schools (V66) and Skipton Bus Station (972). The Craven College bus stop, slightly further from the site, is serviced by the 580 bus to Settle

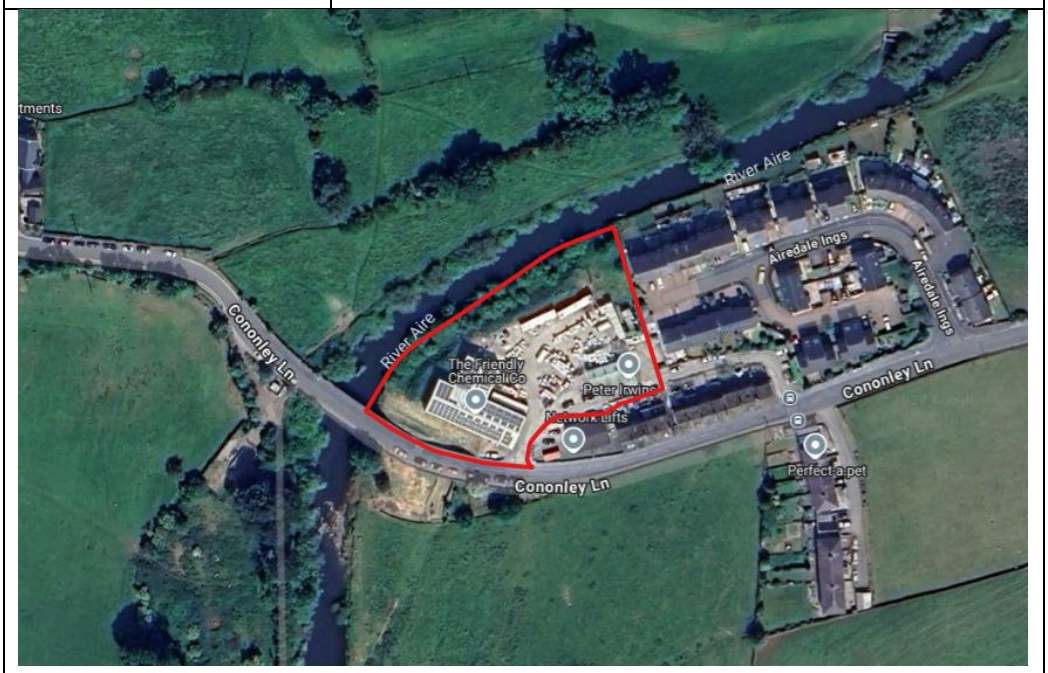
	hourly and by the M6 Mainline to Burnley infrequently.
Circulation/Parking	Excellent Circulation and Parking (Car park was empty due to vacant office).
Age and quality of buildings / public realm	The site contains a modern office Building (2009).
Vacancy Rate	The site is 100% vacant and is being marketed as such but some minor continued use is occuring
Market Attractiveness	Low - Modern Office HQ
Development Opportunities / Applications	None - If site is long term vacant may need to consider options
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Consider release if cannot be relet after a suitable period of time.

Name	
Site Name	Skipton Building Society
ID	#102
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	3.2
Overview	Skipton BS HQ - Site for specific occupier - Modern office location
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Single occupier - Skipton Building Society
Adjacencies/Issues	Residential Area - Close to town centres and Skipton Castle
Accessibility	Access from A59 is reasonable via The Bailey

Public transport	Frequent and diverse bus services (14, 59, 64, 864 and 873) to location such as Skipton Circular (13) and Embsay (14).
Circulation/Parking	Circulation is excellent and parking is pleniful although full (there is a decked car park element as well)
Age and quality of buildings / public realm	Modern Office building with slightly more historic front entrance.
Vacancy Rate	0%
Market Attractiveness	N/A - Site in specific occupier use, but it is a modern HQ
Development Opportunities / Applications	No applications
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site

Name	
Site Name	Skipton Rock Quarry BD23 6AB
ID	#103
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	69.9
Overview	Operating quarry (Hansen) tarmarc, asphalt
Policy Status	Employment Allocation (Craven Local Plan 2019)
Clustering (industries / activities / jobs)	Occupiers include: Heidelberg Materials Ready-mixed concrete, Tarmac Skipton Quarry and Asphalt. Skipton Household Waste Recycling Centre
Adjacencies/Issues	No adjacencies/ Land Fill
Accessibility	Access from A59
Public transport	No public transport is accessible.
Circulation/Parking	The site has good circulation and parking.
Age and quality of buildings / public realm	Site consits of buildings from around the 1960s.

Vacancy Rate	0%
Market Attractiveness	Low
Development Opportunities / Applications	Site was allocated in Craven Local Plan (SK135) to provide 1ha on new B2/B8 employment land on the part of the site formerly used for quarry workings.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site while operational

Name	
Site Name	Aireside Mills, Cononley, BD20 8LG
ID	#104
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	0.5
Overview	Purpose built industrial units
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	The Friendly Chemical Company and Peter Irwins Car Mechanics
Adjacencies/Issues	Residential and agricultural and River Aire. Located within Flood Zones 2 and 3.
Accessibility	Fine accessibility. However, the site is accessed via an unpaved rural road.
Public transport	Cononley train station is directly to the west of the site, about a 4-minute walk. There is also an irregular bus service adjacent to the site from

	Business Park bus stop to Skipton (78A and 441).
Circulation/Parking	Poor with some parking in the rear of the site badly maintained.
Age and quality of buildings / public realm	The site consists of good-quality stone buildings. 1970s units.
Vacancy Rate	50% - unit 1 available 8,798 sq. ft
Market Attractiveness	Low due to rural location.
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Release

Name	
Site Name	Riparian Way, Cross Hills (near Skipton Road industrial estate) BD20 7BW
ID	#105
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	11.7
Overview	Rural modern light industrial location with car showrooms and light industrial/ storage a few larger vacant units
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Occupiers include: SES engineering, GA Fabrications, Airedale chemicals, Drivelodge motorhomes
Adjacencies/Issues	Railway line and A629. Flood risk issues to the east
Accessibility	Excellent connectivity to A629 however congestion issues caused by level crossing on Skipton Road

Public transport	Hourly bus service runs between Skipton and Keighley via Crosshills
Circulation/Parking	Good parking and circulation
Age and quality of buildings / public realm	The site consists of buildings all of qood quality, but mixed age. There are some new hybrid units to rear of site, but the buildings towards front date to 1990s
Vacancy Rate	0-5% - There are two large units vacant and several small hybrid units empty on the western portion of the site. As these units have only been built recently, they are likely to have never been occuppied.
Market Attractiveness	Medium to high - location accessible due proximity to strategic road network. Attractive to rural local market but a degree of vacancy indicted limited demand for this type of space
Development Opportunities / Applications	There is potential for intensification in the western portion of the site (to the east of Just MG Keighley).
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain – Important rural location with good access to SRN.

Name	
Site Name	Junction Mills, Crosshills, BD20 7SE
ID	#106
Historical Local Authority	Craven
Submarket	Skipton



Gross Site Area (Ha)	1.4
Overview	Site for specific occupier – Burberry
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Burberry
Adjacencies/Issues	Residential development is adjacent to the site. The site also abuts the boundary with Bradford.
Accessibility	Poor and through residential street (Skipton Road) to main industrial area although there is direct access to the office on the main road.
Public transport	Number 66 bus between Skipton and Keighley runs through Crosshills or Eastburn. An irregular service to Ingrow is also available (943)

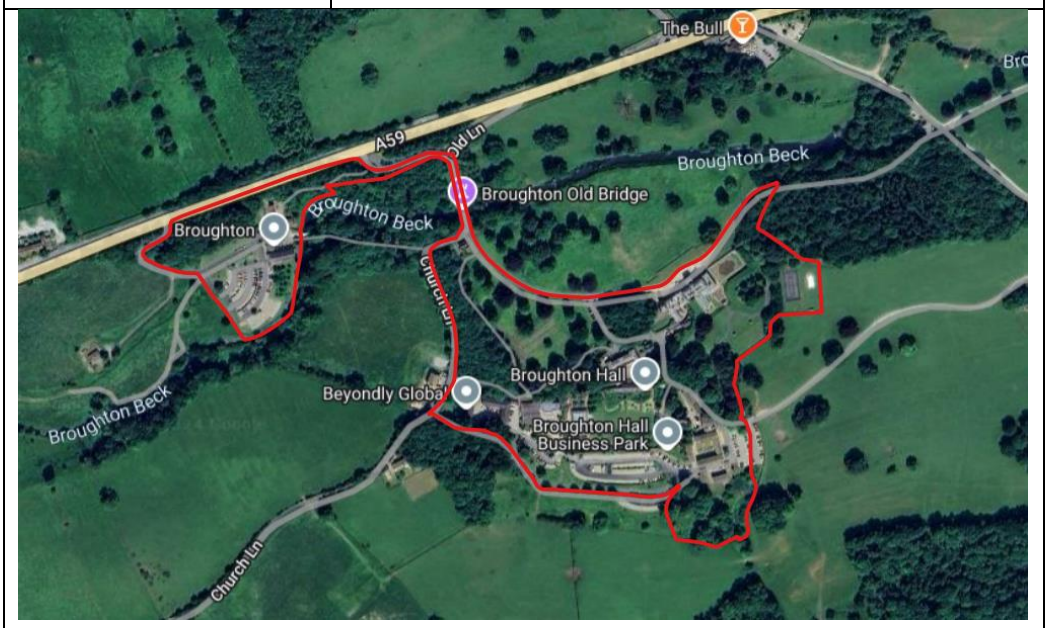
Circulation/Parking	Access is restricted but some parking is available to front of site.
Age and quality of buildings / public realm	Site consists of old stone mill buildings that are of good quality.
Vacancy Rate	0% - Fully occupied.
Market Attractiveness	N/A – single occupier
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site

Name	
Site Name	Skipton Road Industrial Estate, Cross Hills BD20 7DS
ID	#107
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	4.7
Overview	Rural industrial location with car showrooms
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Occupiers include: Airedale Group, Citroen, John Deere, Craven Brew
Adjacencies/Issues	Railway line and residential
Accessibility	A629 very good - good access to A629. Highways congestion along Skipton Road at peak times.
Public transport	Good - bus services every half hour to Skipton (66 Dalesway) and to Keighley (66 Dalesway).

Circulation/Parking	Circulation is poor but parking is adequate.
Age and quality of buildings / public realm	Buildings are of ok quality, dating from 1980s, but with a poor public realm.
Vacancy Rate	1-5% - 757 sq. ft available in Midland Mills Trading Estate
Market Attractiveness	Medium - Limited to a rural market but low vacancy rate suggests demand
Development Opportunities / Applications	Small storage yard Joda Freight - could be intensified.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Hayfield Mill, Glusburn, BD20 8QP
ID	#108
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	3.3
Overview	Large rural industrial estate with two occupiers.
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	None - Two Occupiers - Baker and Finnemore Ltd (Metal industry suppliers) and Cirteq (lock manufacturers).
Adjacencies/Issues	Residential and Lyndhurst Wood.
Accessibility	Poor access through narrow residential area.
Public transport	Close to Bus stops with services running every 30 minutes to Burnley (M4 Mainline) and to Cowling, although less frequently via the 975 bus. Buses to Keighley also run from the Post Office bus stop about every half hour.

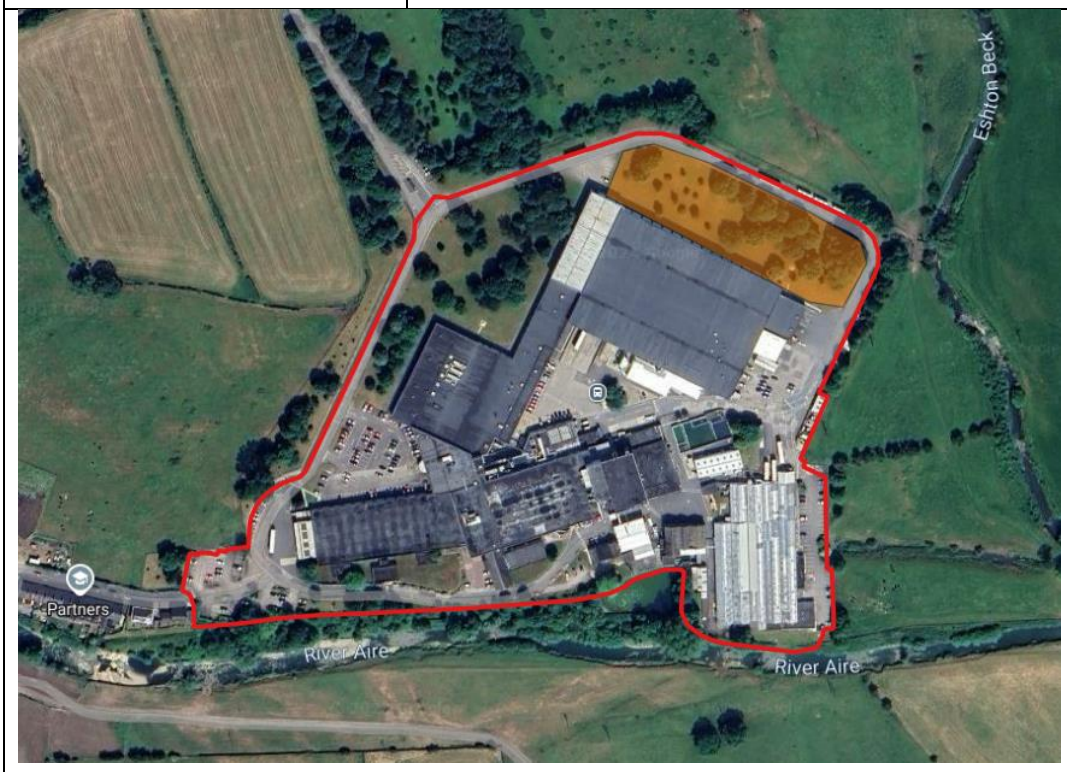
Circulation/Parking	Good circulation internally. Car park is sufficient.
Age and quality of buildings / public realm	Mix of old stone buildings (Victorian) and new units dating to about 1970s. Buildings seem to be of medium quality.One of last remaining historic mills in Craven.
Vacancy Rate	0%
Market Attractiveness	Low - the Site is in a residential area that is not easily accessed from motorway. Could potentially be interest for local rural users.
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site

Name	
Site Name	Broughton Hall Business Park BD23 3AE
ID	#109
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	11.4
Overview	Working Georgian manor house and converted properties into offices.
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Occupiers include: Clusters of luxury brands, N Peal, luxury watch company, MBP solutions, rural concepts group
Adjacencies/Issues	Adjacent to manor house.
Accessibility	Good accessed off A59
Public transport	Bus services from the A59 are accessible from the site. These bus stops offer services to Skipton Bus Station (M6 Mainline, V43) about every hour, and to Skipton Schools (V44) irregularly, about once a day. The Bull Inn bus

	stop offers service to Burnley (M6 Mainline) and Clitheroe (280) frequently throughout the day.
Circulation/Parking	The site has good parking and circulation.
Age and quality of buildings / public realm	High quality, stone manor and agricultural buildings. Excellent public realm.
Vacancy Rate	0%
Market Attractiveness	Likely to be high for smaller user or those looking for an upmarket location.
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site

Name	
Site Name	Canal Wharf and Industrial Estate off Eshton Road, Gargrave BD23 3PN
ID	#110
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	1.1
Overview	Rural 80s industrial estate with small warehouse and small converted office building.
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Occupiers include: Auto Services, bike shops, Canal Side Fitness, feed stores
Adjacencies/Issues	Canal, caravan park to the north east and residential nearby.
Accessibility	Close to A65 but accessed via a residential street (Eshton Road).
Public transport	20 minute walk (uphill) and 3 minute drive to Gargrave statio (0.8 miles). The site is close to Ray Bridge bus stop with hourly services between Skipton and Settle from A65 through

	Gargrave, irregular bus service to Melham from bus stops on Eshton Road.
Circulation/Parking	Circulation around the site is ok and roadside parking is available.
Age and quality of buildings / public realm	Buildings vary in age. The main buildings date to 1990s with older stone buildings.
Vacancy Rate	0-5% - One vacant lot used for storage, but overall there is a low vacancy rate.
Market Attractiveness	Low - Poor quality of buildings and rural location.
Development Opportunities / Applications	Vacant and cleared section to the North of canal and to the West of Eshton road
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site – addresses local requirements

Name	
Site Name	Systagenix, Gargrave
ID	#111
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	8.0
Overview	Large campus site for a specific occupier
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Mativ / Scapa healthcare
Adjacencies/Issues	River Aire to the South and Eshton Brook to the East (Flood Zone 2).
Accessibility	Accessible from A65.
Public transport	Bus stop at site entrance and is serviced by the 580 bus to Settle Market Place and Skipton Bus Station. Further bus services are also available to Skipton (580 and 211) from Skipton Road.

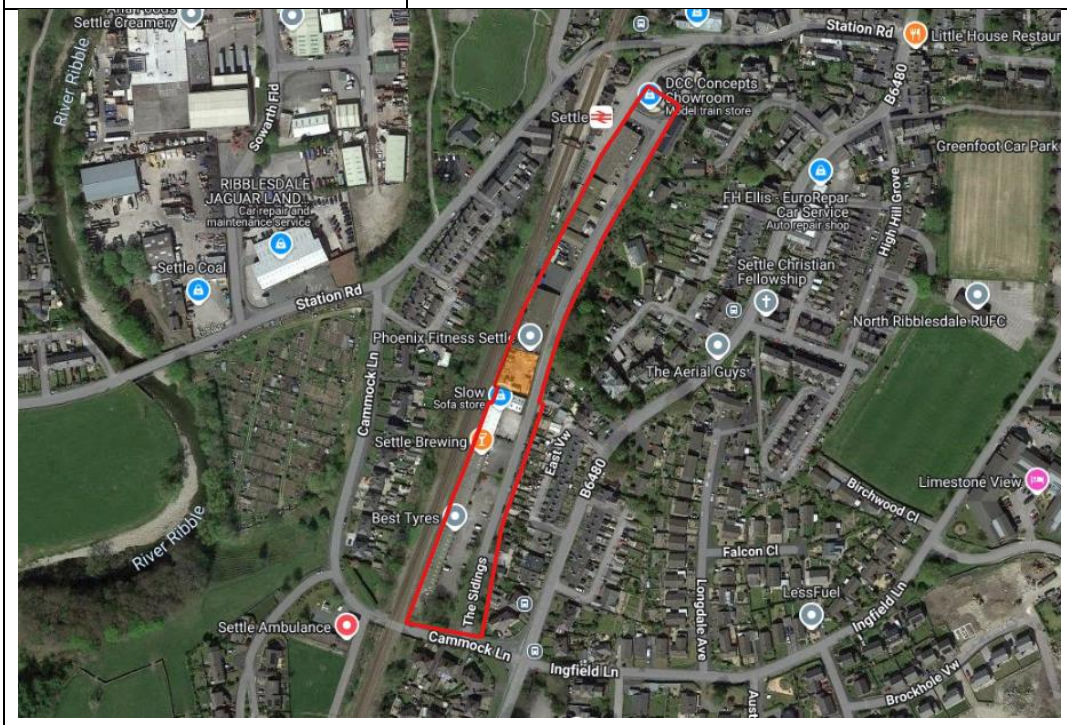
	Train station in Gargrave within 15 minute walking distance.
Circulation/Parking	Could not fully access site but good circulation and parking in the public areas
Age and quality of buildings / public realm	The site benefits from a good public realm.
Vacancy Rate	0%
Market Attractiveness	Low - limited market attractiveness because it's built for a specific occupier
Development Opportunities / Applications	Extension to north (2021/23395/FUL) Development of a commercial building (mixed class E/ B2/ B8 use)
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Land adjacent to Gargrave Station, BD23 3NE
ID	#112
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	0.7
Overview	Small rural industrial area with two occupiers.
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Occupiers include: Stone mason, Reliant installations. Much of the area is used for storage of stone or rock
Adjacencies/Issues	Adjacent to Gargrave station.
Accessibility	Accessible from Gargrave Station and narrow rural road (Church Street).
Public transport	The site is adjacent to railway line and Gargrave Station. Hourly bus service between Skipton and Settle from Gargrave centre and infrequent bus service to Malham.
Circulation/Parking	The site has poor circulation and parking.
Age and quality of buildings / public realm	The site's buildings and public realm are of a poor quality.
Vacancy Rate	0%

Market Attractiveness	Low
Development Opportunities / Applications	None
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Release

Name	
Site Name	Soworth Industrial Estate BD24 9AF
ID	#113
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	9.1
Overview	Mixed Industrial location anchored by Arla Dairy.
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Arguably some clustering of rural businesses. Occupiers include: Arla, Settle Coal, Timberworks Joinery, Settle Country Store, LJS transport, Booths Supermarket (rear of for loading bays)
Adjacencies/Issues	Railway line to the East and residential to the North.
Accessibility	Reasonable acccess to A65 but through residential area/narrow streets.

Public transport	Settle Railway Station is a 2 minute drive and 10 minute walk from the site (about 0.4 miles). Hourly bus service between Settle and Skipton from Settle Market Place
Circulation/Parking	The site has a lot of on-street parking meaning circulation is poor.
Age and quality of buildings / public realm	Buildings are of mixed age, ranging from the 1980s to more recent. Buildings are of OK quality.
Vacancy Rate	0-5%
Market Attractiveness	Low - Rural location potentially some local demand as it is in a service centre
Development Opportunities / Applications	North eastern corner of site is allocated as a mixed-use opportunity regeneration area (SG060) with potential to enhance part of the town centre. However units are currently occupied and no progress has been made since Local Plan adoption.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site - Important Rural Service Centre

Name	
Site Name	The Sidings
ID	#114
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	1.3
Overview	Converted railway sidings into lower quality light industrial and sui generis units
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	No clustering. Occupiers include: Royal Mail, tyre company, Settle Brewery, Physiotherepy and Gym, Interiors showroom
Adjacencies/Issues	Between Railway and Residential
Accessibility	Good Access to A65 although through a residential area
Public transport	Immediately Adjacent to Settle Train station. Bus services are available from the train station and

	from the Falcon Hill bus stop to Settle (580) and Skipton (580).
Circulation/Parking	Linear road, Circulation is poor, some on street parking but most businesses have there own bays.
Age and quality of buildings / public realm	Buildings date back to the 60s onwards. Buildings are of a mixed quality but nothing derelict.
Vacancy Rate	0%
Market Attractiveness	Low- some local interest perhaps but the site is fairly restricted
Development Opportunities / Applications	ZA23/25023/FUL Builders Yard adj unit 4. Construct a single building comprising 4 units suitable for leasing to local small businesses. Three units will be light industrial or commercial use and fourth is office space (approved).
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Angus Fire, High Bentham
ID	#115
Historical Local Authority	Craven
Submarket	Skipton



Gross Site Area (Ha)	6.3
Overview	Site for single occupier Angus Fire.
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	No Clustering. Single Occupier - Angus Fire, which is a manufacturer of fire hoses and foam.
Adjacencies/Issues	Bentham Train Station to the South and Residential to the West.
Accessibility	Fine accessibility as the site is within the town centre. However, Bentham itself is more difficult to arrive at.
Public transport	The site is adjacent to Bentham train station, about a 1-minute walk. Bus services to Ingleton

	are accessible from the site via Main Street but operate on an irregular rural service schedule.
Circulation/Parking	Parking provision is adequate, but circulation is poor around the site.
Age and quality of buildings / public realm	Buildings on the site are from the 1960s/70s and are of good quality.
Vacancy Rate	0% - Fully occupied by a single occupier
Market Attractiveness	Low due to accessibility of town and buildings for specific occupiers.
Development Opportunities / Applications	Undeveloped land in north of site for potential expansion
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	Bentham Auction Mart LA2 7NA
ID	#116
Historical Local Authority	Craven
Submarket	Skipton



Gross Site Area (Ha)	1.8
Overview	Livestock Auction Mart
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Occupiers include: Bentham Auction Mart
Adjacencies/Issues	Retail and residential development. Agricultural to east and south
Accessibility	Fine accessibility as the site is within the town centre. However Bentham itself is quite remote.
Public transport	Irregular rural bus service. Inadequate provision of public transport. Bentham Railway Station is about 0.5 miles from the site (or a 12 minute walk/ 3 minute drive).

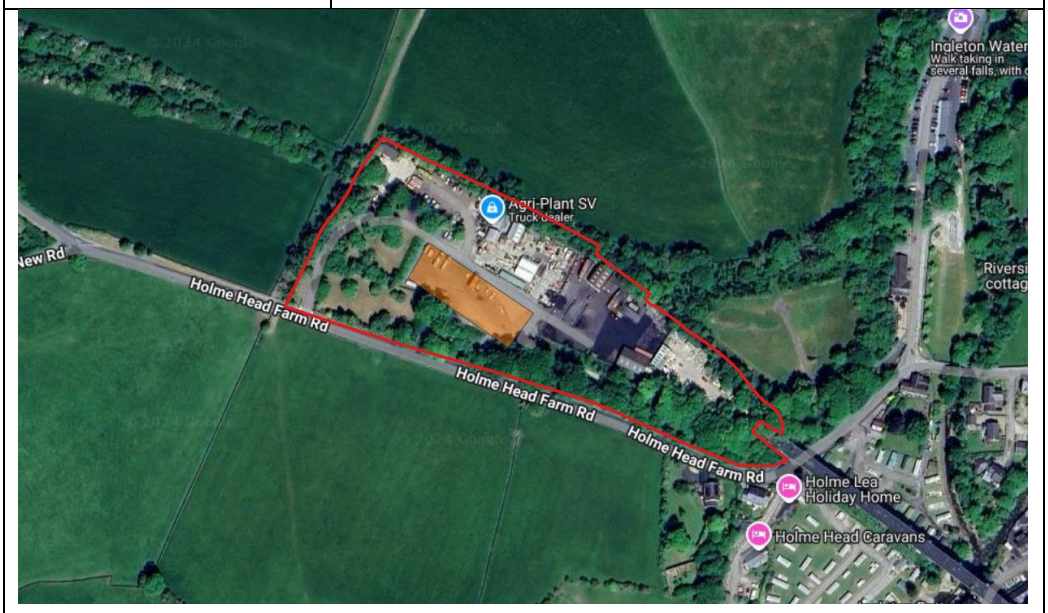
Circulation/Parking	Circulation is operational. Parking is gravel hard standing and not marked.
Age and quality of buildings / public realm	Buildings are from the 50s or 60s and generally of a poor quality
Vacancy Rate	0%
Market Attractiveness	Low market attractiveness as the site is for a specific occupier.
Development Opportunities / Applications	Hardstanding used for storage and parking could be used to intensify employment uses but is likely operational on busier days. No applications.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site

Name	
Site Name	Bentham Industrial Estate LA2 7NA
ID	#117
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	1.4
Overview	Light, small industrial estate.
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Occupied by Audio Works, graphic designers, and plant hire.
Adjacencies/Issues	Railway Line and van showroom are adjacent to the site, recreation grounds to the south.

Accessibility	The site is accessed via a residential street or a very narrow road to the north. Bentham itself is a remote location.
Public transport	Bentham Railway Station is about a 10 minute walk or 2 minute drive from the site.
Circulation/Parking	The site has some on-street parking. Circulation is operational as well.
Age and quality of buildings / public realm	Buildings are of reasonable quality from about the 1980/90s.
Vacancy Rate	0-5%
Market Attractiveness	Low market attractiveness due to remote location. However, local users could be interested.
Development Opportunities / Applications	No applications.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

Name	
Site Name	New Road Industrial Estate (Ingleton Industrial Estate) LA6 3NU
ID	#118
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	4.8
Overview	Small Rural Industrial Estate
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Occupiers include: Bibbys of Ingleton, Lonsdale Health Products (Multiple units), Green Forage, Robustrack, Highways North Yorkshire
Adjacencies/Issues	Residential to north, agricultural land to south
Accessibility	Direct access from A65

Public transport	There is a local bus service nearby that runs every hour to Kirkby Lonsdale, Booths (581 bus) and Kendal Bus station (567 bus).
Circulation/Parking	Parking is adequate, but circulation is poor.
Age and quality of buildings / public realm	The site is composed of buildings dating to the 60s and 70s. Most units have been reclad and are in ok condition.
Vacancy Rate	0-5%
Market Attractiveness	Low - Rural location potentially some local demand as it is in a service centre
Development Opportunities / Applications	Land to the south of the site is allocated for employment development – no application
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site - Rural Service Centre

Name	
Site Name	Thornton Yard, Ingleton
ID	#119
Historical Local Authority	Craven
Submarket	Skipton
	
Gross Site Area (Ha)	2.9
Overview	Isolated site with two occupiers
Policy Status	Existing Employment Area (Local Plan 2019)
Clustering (industries / activities / jobs)	Occupiers include: Redheads Coal Yard and a company that service or converts armoured vehicles.
Adjacencies/Issues	None - Holiday Park nearby
Accessibility	Poor access from Ingleton but OK from the West off A65
Public transport	There is not any public transport immediately next to the site. Within Ingleton, bus services to Kirkby Lonsdale (581, 583, 909C, 581) run about every hour, services to High Bentham (583) and Settle (581) about every two hours. Irregular service to Lancaster City Centre (80

	and 82) and Kendal Bus Station / Kendal QKS (567) run from the town centre as well.
Circulation/Parking	There is a visitor parking area but it is unmarked and unsufaced. Circulation poor.
Age and quality of buildings / public realm	Units are mostly portakabins and a shed for Redwood Coals Yard.
Vacancy Rate	0%
Market Attractiveness	Low - Poor quality uses
Development Opportunities / Applications	There is a yard area in low density storage which could be intensified if needed.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site

A11. Yorkshire Dales Sub-Area

Name	
Site Name	John Roberts Paper Mill
ID	#120
Historical Local Authority	Craven
Submarket	Yorkshire Dales
	
Gross Site Area (Ha)	2.4
Overview	Working Paper Mill
Policy Status	None
Clustering (industries / activities / jobs)	John Roberts Paper Mill is the sole occupier.
Adjacencies/Issues	Caravan Park abuts the site to the north. River Ribble bounds the site to the west, causing the western portion of the site to be in Flood Zones 2 and 3. There is also a Grade II listed building on the site (Langcliffe High Mill).

Accessibility	Poor accessibility along a narrow rural road
Public transport	Settle train station is about a 5 minute drive and a 25 minute walk (1.2 miles). Bus services are available along Langcliffe Road to Settle (11).
Circulation/Parking	Circulation and Parking are adequate
Age and quality of buildings / public realm	Front Office Building is modern (90s or early 2000s) but part of the site is an original victorian mill
Vacancy Rate	0%
Market Attractiveness	Low - Poor access and is a site for a specific occupier
Development Opportunities / Applications	None. Planning application at north west portion of the site (currently used for parking) ZA24/25776/FUL. Change of use of agricultural land to B8 storage use, including fencing and new access (part retro-spective) decided 28/06/2024.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Protiect as an existing employment site