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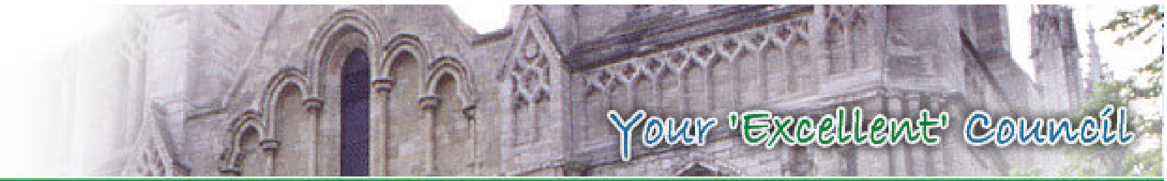
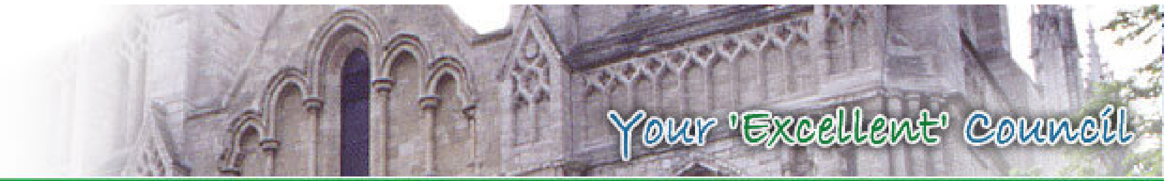


Employment Land Refresh 2010

Final Report
January 2011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Contents

List of Figures and Tables

List of Appendices

published separately

Employment Land Refresh 2010

1 Introduction

1.1 Planning Policy Statement 4 (Planning for Sustainable Economic Growth[1]) requires Local Planning Authorities to prepare, and maintain, a robust evidence base to understand both existing business need and likely changes in the market.

1.2 In line with the DCLG Guidance Note[2]; Employment Land Reviews should be an integral part of the preparation of Local Development Frameworks (LDFs), deployed alongside housing capacity studies, housing market assessments and other tools to deliver sustainable development of employment, housing and other uses.

1.3 In 2007 GVA Grimley consultants undertook an Employment Land Study[3] (2007 ELS) for Selby District Council as part of the preparation for the Core Strategy.

1.4 Alongside other evidence, the results of the 2007 ELS were used to develop the strategic employment policies within the Economic Prosperity section of the Draft Core Strategy[4]. The Draft Core Strategy was published in February 2010 for public consultation and the period for comments closed on 1 April 2010.

1.5 The release of PPS4 and the significant changes that have taken place in the economy over the last few years, as well as new information on sites means that it is appropriate for the employment land evidence base to be updated as the Core Strategy moves forward to submission and publication.

1.6 This Refresh will be used to inform the Core Strategy and other strategic economic work. The Core Strategy is programmed for Publication early 2011 and Submission in the spring. The Examination in Public is expected to b e in the summer of 2011 and Adoption by the end of that year.

1.7 This exercise is an update of data and does not represent a full Employment Land Review; that work will be undertaken in association with evidence required for future, site-specific LDF documents.

[1] 'Planning Policy Statement 4: Planning for Sustainable Economic Growth, Department for Communities and Local Government
http://www.communities.gov.uk/archived/publications/planningandbuilding/consultationeconomicpps
[2] Employment Land Reviews: Guidance Note, Department for Communities and Local Government
http://www.communities.gov.uk/publications/planningandbuilding/employmentlandreviews
[3] Selby District Employment Land Study, 2007 for SDC by GVA Grimley
http://www.selby.gov.uk/service_main.asp?menuid=&pageid=&id=1582
[4] Selby District Draft Core Strategy, February 2010
http://www.selby.gov.uk/service_main.asp?menuid=&pageid=&id=1164

2. Scope of the Employment Land Refresh 2010 (2010 ELR)

2.1 PPS4 suggests that what is now called an employment land review in future should be subsumed into a wider evidence base that covers the whole economy. There is no national guidance as yet about how this evidence base should be approached.

2.2 PPS4 states that at the local level, the evidence base should:

1. Assess the detailed need for employment land over the plan period
2. Assess the existing and future supply of land available for economic development through land reviews. Where possible land reviews should be undertaken at the same time as, or combined with strategic housing land availability assessments
3. Assess the need for additional floor space for all main town centre uses
4. Assess the capacity of existing centres to accommodate new development, including, where appropriate, the scope for extending the primary shopping area and/or town centre, and identify town centres in decline where change needs to be managed and
5. Identify any deficiencies in floor space provision as well as deficiencies in the provision of local convenience shopping and other facilities that serve peoples day-to-day needs and identify opportunities to remedy such deficiencies, such as through new centres of local importance.

2.3 However, it should be noted that this Employment Land Refresh is not intended to be a full employment land study and does not meet the requirements set out in PPS4 for a full economy approach. The ELR10 simply assesses the existing employment land portfolio (existing available supply) for B1, B2 and B8 Uses and compares this to an assessment of the District's future requirements (demand). This will enable the emerging Core Strategy policies to be tested in the light of changing circumstances. It is not a policy document and does not promote or encourage sites for development. This ELR 2010 does not consider future supply of employment land or allocations of land. It represents the first stage in developing the wider evidence base as part of work beginning on an Allocations DPD.

2.4 The Council's recent Selby Retail, Commercial and Leisure Study[5] (RCL09) forms that part of the evidence base covering main town centre uses (points 3, 4 and 5 of paragraph 2.2 above). The evidence base work for the Allocations DPD will consider the full range of employment uses as defined by PPS4.

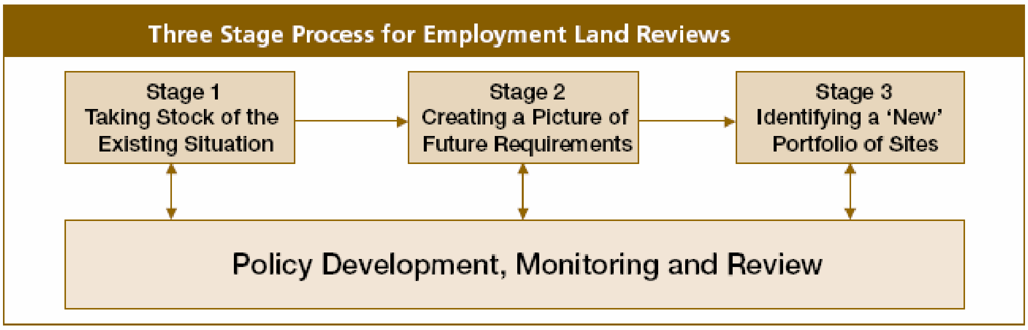
2.5 However, the findings from the RCL09 are considered within this Refresh as part of the Stage 2 work on creating a picture of future requirements (see section on Phase 2B).

[5] Selby District Retail, Commercial and Leisure Study, 2009, for SDC by Drivers Jonas http://www.selby.gov.uk/service_main.asp?menuid=&pageid=&id=1826

2.6 The Department for Communities and Local Government *Employment Land Reviews: Guidance Note* (the national guidance) provides a three-stage process for completing an Employment Land Review.

2.7 The 2010 Refresh followed those parts of the suggested methodology in the national guidance, appropriate to the scope of this study.

Figure 1



2.8 Stage 1 recommends undertaking a preliminary review of the employment sites portfolio, identifying any which are clearly no longer 'fit for purpose' and identifying 'high quality' or 'strategic' sites which must be safeguarded for employment development.

2.9 Stage 2 includes the assessment by a variety of means (i.e. economic forecasting, consideration of recent trends and/or assessment of local property market circumstances) the scale and nature of likely demand for employment land and the available supply in quantitative terms.

2.10 Stage 3 is to undertake a more detailed review of site supply and quality and identify and designate specific new employment sites in order to create a balanced local employment land portfolio. Stage 3 will not be undertaken as part of this refresh, but later as part of future site specific evidence base work for further LDF documents.

2.11 For the purposes of this refresh only Stages 1 and 2 have been undertaken.

Figure 2 Steps undertaken for the Refresh

Step 1	Devise Brief for Stage 1
Step 2	Collate Data on land stock and revealed demand
Step 3	Devise and apply site appraisal criteria
Step 4	Undertake preliminary site appraisal
Step 5	Testing the soundness of Draft Core Strategy Economic Prosperity policies on land supply. Confirming at a strategic level, the overall amount of employment land required over the plan period after assessing the ability of existing supply to meet future demand.

3. Methodology and Role of Stakeholder Group

3.1 The Employment Land Refresh (ELR 2010) followed the first two stages set out in the national guidance and builds on the initial study completed by GVA Grimley in 2007 to review the existing portfolio of employment sites, and understand the requirements of the District.

3.2 The overall process is described in the flow chart at Figure 3 and the detailed requirements for each stage described in more detail in the following sections.

3.3 The Council planning officers undertook the bulk of the work. A Stakeholder Working Group (see Appendix 1 for members of Stakeholder Group), drawn from the Selby Property Forum, land agents/estate agents, planning consultants and infrastructure providers (highways, water/sewerage) and other relevant bodies contributed in the following ways:

- agreed the methodology, including the site selection and assessment criteria
- assisted in developing the picture of future requirements
- provided information and commercial input
- reviewed and validated the sites information
- reviewed and validated the overall results.

Figure 3 Stages of the Process Undertaken

Agree Brief & Methodology

Agree List of Sites to be included	Set up database with fields for all criteria

SUPPLY Sites Analysis Desk top work Possible site visits	**DEMAND** Future requirements analysis Economic Portrait

Email Consultation / Input from Stakeholders
Info gaps, Marketability, Constraints

Compile Results / Analysis of Findings
Review of Core Strategy Approach / Targets
Draft Report

Email Draft Report for Consultation / QA

Stakeholder Meeting
Report QA / Validation /Sign Off

Publish Final Report

Part of work for economic development objectives	Basis for Further Review as part of future Allocations DPD	Part of Evidence Base to inform Background Paper for Core Strategy

4. Economic Context

Selby Economic Context

4.1 Previously demand has been based on nett employment growth projected through a regional econometric model; however PPS4 suggests that employment growth cannot be based on market demand alone and requires a wider economic context to be taken into consideration.

4.2 This refresh updates the 2007 GVA Grimley Study by summarising the economic characteristics of the District. In addition to this and in light of PPS4, the review also provides commentary on the anticipated impact of other known employment generators or changes expected over the plan period.

4.3 A review of local data from a variety of sources (see Appendix 2a for list) has been used to establish the economic context of recent changes to the economy and considers the current and future economic prospects of the District through analysis of updated evidence base and wider policy objectives.

4.4 The methodology put forward in the regional technical report on Planning for Employment Land[6] has been followed. That advises a 3-stage process of analysis. The detailed analysis is provided in Appendix 2b. The key findings are outlined below.

Headline Findings

4.5 The review of the Selby District economy highlights the important connections with the Leeds City Region and the York and North Yorkshire economy.

4.6 The recent findings of the York and North Yorkshire Local Economic Assessment suggest that Selby contributes 11 per cent to the York and North Yorkshire sub regional economy.

4.7 The 'value' of the Selby economy in Gross Value Added (GVA) is £1.5 billion. The District has seen an increase in GVA since 1998 of 42 per cent compared to a 29 per cent nationally, 30 per cent sub regionally and 25 per cent increase regionally.

4.8 GVA per head in 2009 stood at £18,477 compared with £15,406 for the sub region. The workforce is characterised by high earnings and higher end occupations, and overall Selby's economy has been prosperous.

4.9 In terms of employment, there are currently 32,000 jobs within Selby District, 28 per cent of these jobs are within manufacturing and professional occupations, which is well above the regional and national average.

4.10 The District has 3,640 established businesses, which has seen an increase by 8 per cent since 2005. The findings suggest that the area has experienced higher levels of growth and enterprise than seen nationally, regionally and sub regionally.

[6] Yorkshire Forward - Planning For Employment Land - Translating Jobs Into Land, by Roger Tym and Partners, April 2010: Full Report and Appendices, can be found on the Yorkshire Forward website: http://www.yorkshire-forward.com/our-wonderful-region/our-economy/integrated-forecasting-framework

4.11 There is a high level of out commuting with nearly half the population travelling outside the District as residents travel to work in neighbouring areas of Leeds and York.

4.12 Average property prices are higher than the region as a whole and quality of life, life expectancy and overall health is good in line with the region.

Employment Sub Areas

4.13 The national guidance suggests that analysis should be by sub-area, where there are distinct property market areas within the authority. However, the Stakeholder Working Group agreed that there are not any clearly definable market areas in Selby District, although there may be different characteristics, needs and demands between urban and rural areas for example. The York and North Yorkshire Economic Assessment 2010 used five Labour Market Areas in considering Selby and these broadly correspond with the areas considered as part of the previous ELS07. As data are available at this lower level, and the areas distinguish between the towns and the rural parts of the District it is considered useful to identify these following five employment sub-areas in the District for this Refresh:

- Selby town
- Tadcaster
- Sherburn in Elmet
- Selby Rural (Northern / York Sub-area)
- South Selby

4.14 Appendix 4 shows these broad areas on a map. Each has different economic characteristics:

- Selby Town, as the Principal Town for the District as expected has a greater proportion of jobs within public administration. The LMA has pockets of unemployment, which are higher than the rest of the District.
- Sherburn in Elmet has a high proportion of employment growth within manufacturing and construction and has been the main location for employment development since 2004.
- Tadcaster has a number of businesses and jobs within business and finance, however has experienced minimal employment development in the last five years.
- Selby Rural has the highest proportion of small businesses of any labour market area within the York and North Yorkshire sub region. Key sectors are associated with banking finance and insurance (32.8 per cent of all businesses) and 25 per cent within distribution, hotels and restaurants.
- South Selby has high employment within manufacturing, energy and water, with almost half of all employment in these sectors. This is due to the presence of two major power stations (Eggborough and Drax) and St Gobain glass manufacture plant at Eggborough.

Conclusions

4.15 There is an over representation of manufacturing and energy throughout the District in terms of jobs and floorspace, this is significant in the Sherburn and South Selby labour market areas.

4.16 Overall the economy within the District has experienced high levels of economic growth and the workforce is highly skilled and have above average earnings. Levels of enterprise are established through the number of new businesses, which has increased by 8 per cent since 2005.

5. Employment Land Supply

Stage 1 – Taking Stock of the Existing Situation

5.1 The combination of analysing the supply of land across the District, general commercial market analysis and consideration of the demand for employment land and property in the future will identify any potential gaps in provision and constraints on economic development. This section considers the supply side.

5.2 This supply analysis provides an assessment of the availability and suitability of existing employment sites to determine whether they continue to meet current or longer term needs. This preliminary review of the employment site portfolio identifies any which are clearly no longer 'fit for purpose' and (within the limits of this refresh) identifying 'high quality' or 'strategic' sites which must be safeguarded for employment development.

a) Identifying Sites

5.3 Stage 1 collates data on land stock and revealed demand by identifying the overall stock of employment land and take up of sites and premises.

5.4 The National Guidance[7] advises that the scope of the Stage 1 analysis should be realistically contained, otherwise there is a danger that the preliminary appraisal will become unduly extended, for example by considering alternative uses ('release' of employment sites) or the identification of new employment sites. The Guidance advises that existing datasets might include the previous local plan, safeguarded sites, planning permissions, sites and premises registers or NLUD.

5.5 For the Selby District Refresh therefore, the assessment of the supply of existing employment land is derived from the following sources (Appendix 3 provides a list of the data sources used) to identify sites through a desktop study of existing sources of data (remaining available land within) :

a) Selby District Local Plan (SDLP, 2005) Employment Allocations
b) SDLP Special Policy Areas

[7] 'Employment Land Reviews: Guidance Note', Communities and Local Government (http://www.communities.gov.uk/publications/planningandbuilding/employmentlandreviews)

c) SDLP Established Employment Areas

d) Existing industrial estates / business parks / large employment areas/businesses

e) Land with unimplemented/expired planning permission for employment uses

f) Vacant land and premises with employment permission

g) Active employment uses where land declared surplus or known to be available for redevelopment.

5.6 In addition, for completeness and in order to fully inform the emerging Core Strategy, sites in strategic locations, previously identified and assessed within the Employment Land Study (2007) are reviewed.

5.7 Active employment uses are not considered on a site-by-site basis as they are not available in the pool to contribute to future supply.

5.8 The Stage 1 appraisal focuses on allocated sites of 0.25 ha and above, which remain wholly or partly undeveloped, in line with the National Guidance.

5.9 Stakeholders were consulted on a list of 37 sites, which met the study criteria. Following consultation however, 5 sites were removed from the study as it came to light that they were in active use and therefore fell outside the selection criteria.

b) Site Assessment Summaries and Assessment Criteria

5.10 The details for each site, for example site information, planning history, constraints, infrastructure capacity, and economic viability etc. are recorded on individual site assessment sheets and assessed consistently using appropriate criteria.

5.11 The assessment criteria are derived from the national guidance and good practice, and previous experience with the SHLAA[8]. The ELR10 approach includes the following 'topic' areas:

- Market attractiveness factors
- Sustainable development factors
- Strategic planning factors

5.12 In stage 1 analysis the focus is on the market attractiveness and sustainability of sites. A simple scoring system (1-5) has been applied to these factors which is consistent with the GVA Grimley approach for the 2007 ELS. The analysis identifies if sites are high constrained, medium constrained or low constrained. The detailed method used is explained in Appendix 5.

[8] The SHLAA is the Strategic Housing Land Availability Assessment undertaken in Selby District in 2008 and has been updated since http://www.selby.gov.uk/service_main.asp?menuid=&pageid=&id=1634

Figure 4 Constraints Scoring

		Total score out of 35
Low	Few constraints Developer ready	1-10
Medium	Constrained Not available in short term without mitigation	11-17
High	Very constrained Serious issues	18+

5.13 Although ‘Market attractiveness’ and ‘Local Demand’ were included as criteria to be assessed, these have not been scored separately. During the course of the assessment, and in the view of members of the Stakeholder Working Group, it was considered not necessarily appropriate to score each site individually. A site’s attractiveness to the market or perceived local demand would depend upon in each case the highly specific needs of the end user and availability of land/premises elsewhere for example.

5.14 The constraints have been assessed ‘in principle’ terms. Issues which can be dealt with through the normal planning application process have not been considered in detail. For example a significant proportion of sites are affected by flood risk and sequential testing through statutory procedures would still need to be undertaken.

5.15 The ELS07 considered potential future classification of each allocated site (for example, office use, general industrial/business use, warehouse/distribution park). That work is not updated here as it falls outside the remit of this Refresh. It is assumed that all sites are appropriate for employment uses as defined by Use Classes B1, B2 and B8 uses and as such analysis has not been broken down into the individual sub-sectors.

c) Supply Results

5.16 The results of this Employment Land Refresh show the overall potentially available land in the Selby District for economic development. Appendix 6 and Appendix 7 (published separately) respectively provide the detailed assessments for all the sites and a map book containing a location plan for each site.

5.17 Appendix 8 provides a range of summary tables of results for the constraints analysis. Analysis is presented at headline level (District wide) and also disaggregated into the employment sub-areas.

5.18 The sites have been categorised as low, medium or high constrained (see para 5.12 above and Appendix 5 for more information). Table 1 below shows the summary of supply of available employment land across the District, split into the sub-areas. Appendix 8 contains further detailed information.

Table 1 Local Employment Areas Summary Totals

	Low	Medium	High	Total Hectares	Proportion in each LEA
Selby Town	7.91	114.52	45.58	**168.01**	74.8%
South Selby	0	18.69	0.37	**19.06**	8.5%
Selby Rural	0	4.5	0	**4.5**	2.0%
Tadcaster	0	10.58	19.99	**30.57**	13.6%
Sherburn	0	2.35	0	**2.35**	1.1%
TOTAL	**7.91**	**150.64**	**65.94**	**224.49**	
Proportion in each category	*3.5%*	*67.1%*	*29.4%*		*100%*

5.19 Most sites (67%) are medium constrained. The majority of available land is located within the Selby Town sub-area (75%). This is also where all the low constrained sites are found (but only 3½% of the total area). Sherburn has only 2.35 hectares available; all of which is considered medium constrained.

5.20 Table 2 provides a breakdown of all sites within the study.

Table 2 All Sites with Scores

Site Ref	Site Name	Parish	Site Size (ha)	Score	High Medium Low Constrained
17	Former Wood Yard Station Road	Selby	0.55	8	L
33	BRAY/1 - Land west of Selby Business Park	Selby	3.52	9	L
12	Civic Centre Portholme Road,	Selby	1.96	10	L
36	Land to East of SEL/4, East Common Lane	Selby	1.88	10	L
8	CLF/1 - Land at Cliffe Common	Cliffe	1.31	11	M
14	Vivars Way Canal Road,	Selby	0.41	12	M
25	TAD/3 - Land at London Road	Tadcaster	9.1	12	M
2	BAR/1 - Land at Magazine Road	Barlby	5.47	13	M
6	RIC/1 - Land at Riccall Common	North Duffield	3.19	13	M
18	Former Tate & Lyle East Common Lane	Selby	0.97	13	M
19	Land NE of A63 Bypass/A19 Junction	Brayton	6.85	13	M
20	Land SE of Brayton	Brayton	20.87	13	M
7	BOCM, Barlby Road	Barlby/Selby	6.46	14	M
10	BRAY/2 - East of Bawtry Road	Brayton/Selby	1.6	14	M

Site Ref	Site Name	Parish	Site Size (ha)	Score	High Medium Low Constrained
11	Land South of Chemical Works Bawtry Road	Selby	8.42	14	M
21	Land NW of A63 Bypass/A19 Junction	Brayton.	6.16	14	M
34	SHB/2 - Land at Sherburn Enterprise Park	Sherburn In Elmet	2.35	14	M
3	Strategic Site G - Selby Farms	Barlby/Selby	36.99	15	M
15	Former Rigid Paper Denison Road	Selby	6.47	15	M
22	Land East of A63 Roundabout	Thorpe Willoughby	18.69	15	M
26	Robin Hoods Yard Kirkgate,	Tadcaster	0.36	15	M
35	Depot and Silos, Barlby Road	Barlby	1.4	15	M
37	Land West of SEL/4 East Common Lane,	Selby	0.87	15	M
5	BAR/1A - Land South of Railway	Barlby	10.94	16	M
13	Former Gas Holders Prospect Way	Selby	0.64	16	M
24	Land Adjacent Ulleskelf Railway Line	Ulleskelf	1.12	16	M
1	Magazine Farm, A63 Bypass/A19 Junction	Barlby	2.08	18	H
16	The Holmes SPA Holme Lane	Selby	4.66	18	H
29	Land at 211 Weeland Road	Kellingley	0.37	18	H
27	Papyrus Works Wetherby Road,	Newton Kyme	8.86	19	H
4	Strategic Site D - South of Olympia Mills	Barlby/Selby	38.84	21	H
23	Church Fenton Airbase Busk Lane	Ulleskelf	11.13	22	H
		TOTAL	**224.49**		

5.21 In each case the level of constraint is driven by different factors. Appendix 5 provides further information on the individual site assessments. It gives more details on how the sites have been scored by each of the standard criteria.

5.22 Sites may be high constrained for a number of different reasons. For example, Site 16 (The Holmes) is assessed as being high constrained despite being designated in the Selby District Local Plan as a Special Policy Area for a mix of uses. It has an existing full planning permission for residential and is owned by a volume house builder. For that reason it is unlikely to be available for employment uses. Similarly Site 27 (Papyrus Works) is included because it is designated in the SDLP as a Major Developed Site in the Green Belt; however it too has planning permission for majority housing with only a very small element of employment units.

5.23 Table 3 shows those sites specifically allocated in the Selby District Local Plan.

Table 3 Status of Employment Allocations

SDLP Ref	ELR Site Ref	Site Name	Address	Site Size (ha)	Score	High Medium Low Constrained
BAR/1	2	BAR/1 - Land at Magazine Road	Barlby	5.47	13	M
BAR/1A	5	BAR/1A - Land South of Railway	Barlby	10.94	16	M
BRAY/1	33	BRAY/1 - Land west of Selby Business Park Bawtry Road,	Selby	3.52	9	L
BRAY/2	10	BRAY/2 - East of Bawtry Road	Brayton/Selby	1.6	14	M
CLF/1	8	CLF/1 - Land at Cliffe Common	Cliffe	1.31	11	M
SEL/4	36	Land to East of SEL/4 East Common Lane,	Selby	1.88	10	L
SEL/4	37	Land West of SEL/4 East Common Lane,	Selby	0.87	15	M
SHB/2	34	SHB/2 - Land at Sherburn Enterprise Park	Sherburn In Elmet	2.35	14	M
TAD/3	25	TAD/3 - Land at London Road	Tadcaster	9.1	12	M
			TOTAL	**37.04**		

5.24 The allocated sites information refers to those parts remaining undeveloped. All allocated sites are either low or medium constrained.

5.25 All of the scores for the allocated sites are lower than when they were assessed in 2007 by consultants. This may be partly due to differences in the methodology, but most likely that more up-to-date information is available. It is interesting to note that some of the sites previously identified in the 2007 ELS as medium or high constrained have been developed in the intervening period as summarised in Table 4 below.

Table 4 Allocated Sites Developed since ELS07

SDLP Ref	Site Name	Address	Use
BRAY/1	Land adj Selby Business Park	Selby	Hotel, Offices, Retail warehousing, Builders' merchants
EGG/5	Selby Road North	Eggborough	General Industrial
EGG/7	Selby Road South	Eggborough	General Industrial
SEL/4	Denison Road	Selby	B8 units

5.26 In addition, it is worth noting that two of the remaining allocations (BAR/1 and BRAY/1) have extant planning permission for B1 B2 B8 uses leaving only 28 hectares District wide as part of the allocated land supply. Further, BAR/1A is already earmarked to be absorbed within the proposed Olympia Park Strategic Development Site for employment purposes in the emerging Core Strategy. That effectively means that there are only the following allocated sites available across the whole of the District:

Table 5 Remaining Available Allocated Employment Land without Planning Permission

Location	Hectares	Proportion
Selby	4.35	25%
Tadcaster	9.1	53%
Sherburn in Elmet	2.35	14%
Rural	1.31	8%
Total	17.11	

5.27 More than half of remaining allocated land (undeveloped and without planning permission or earmarked in the emerging Core Strategy as a strategic site) is located in Tadcaster – in the form of a longstanding allocation where there is no evidence of current interest. Selby and Sherburn in Elmet particularly have a very low amount. This represents a very limited choice for inward investors and implies the need to identify further opportunities to meet needs now and into the future plan period.

5.28 As well as looking at individual existing employment sites an assessment can be made of the recent pattern of employment land supply using the Council's own monitoring information on permissions granted and rates of take-up of those permissions (including if by specialist uses).

5.29 The following data were taken from the latest District Council's Annual Monitoring Report for the year 2008/2009 (and previous years AMRs where available).

Table A Total Amount of additional completed employment floor space by use class (sq m)

	B1	B2	B8	MULTIPLE	TOTAL
2008/2009	7925	0	2738	1695	12 358
2007/2008	36	119	603	36 920	37 678
2006/2007	2755	16 420	131	2452	21 758
2005/2006	1069	4692	65 021	4500	75 282
2004/2005	1673	38 593	14 979	171	55 416

Table B Total Amount of employment floor space in permissions granted by use class (sq m)

	B1	B2	B8	MULTIPLE	TOTAL
2008/2009	1742	1376	102	500	3720

Table C Location of completed employment developments (sq m)

	Market towns	Other villages	Countryside	Industrial Locations	TOTAL
2008/2009	582	405	3010	8361	12 358

Table D Employment land available by use class (hectares)

	B1	B2	B8	MULTIPLE	ALLOCATIONS	TOTAL
2008/2009	212.94	28.02	10.66	2.45	33.1	287.17
2007/2008	229.33	41.42	13.41	129.79	35.05	414.02
2006/2007	217.22	19.75	6.82	106.46	61	350.25

Table E Potential Losses of employment land by use type (sq m) through outstanding planning permissions for alternative uses

	B1	B2	B8	MULTIPLE	TOTAL
2008/2009	1415	8758	0	925	11 008

5.30 Table A shows that completions are considerably down over the most recent monitoring period compared to previous years. In addition, Table D indicates that the amount of employment land available is also relatively low compared to past data.

Characteristics of Business Stock

5.31 There is an even distribution of premises between land uses however, the Inter Departmental Business Register suggests that there are a high number and over representation of local units associated with Transport and Distribution, Agricultural uses, Building and Construction and Financial Services.

5.32 Floor space analysis suggests that over 50 per cent of existing floor space within the District can be attributed to manufacturing uses; evidence suggests that changes may be required to meet the demands of a changing economy.

5.33 The analysis of the age of existing stock and recent completions within the District suggest that B1 type premises are older - that is, the majority of stock was built prior to 1970. Offices are mainly prior to 1940, with the majority of industrial premises built during the 60s and 70s.

5.34 Analysis of the Council's Non-Residential Planning Applications Records System (Non-Res PARS or NRP) shows that the majority of completions over recent years were B1 offices (see Table F below). However, this masks the fact that there have been few purpose built offices over the past five years – as office development in the District is characterised by being conversions. In terms of floor space distribution (rather than numbers) however, the majority (58%) of completed floor space within this period was B8 use.

Table F Number of Completions in the District (2004 – 2009)

	B1	B2	B8	TOTAL
Number	67	16	15	98
Proportion	68%	16%	15%	

5.35 Regarding the spatial distribution of employment related completions, the NRP showed that out of the 26 completions in the three market towns, a particularly low level of new employment development was undertaken in Tadcaster over the past five years (see Table G below).

Table G Distribution of Employment Completions (2004 – 2009)

Selby	Tadcaster	Sherburn	Total
14	3	9	26

Analysis of Current Supply of Premises

5.36 In order to understand the current supply of premises within the District, the former York England database, 'Evolutive' of available commercial premises has been analysed.

5.37 There are a total of 108 employment related premises currently available on the website, which are predominantly new premises which have been built recently. Recent developments such as Access 63, Abbey Court and Escrick Business Park are vacant; however this is expected in the current economic climate.

5.38 In summary the majority of premises available on the database is office space, mainly outside the main centres and are conversions.

5.39 Up until recently there have been a high number speculative build industrial sheds in Sherburn, which have remained vacant for a number of years. These huge distribution centres have not been occupied for some time and account for a high percentage of vacant B8 floorspace within the District. However the largest unit has recently been leased to a national retailer, which will create up to 800 jobs in the District.

5.40 Speculative development without a specific end user was discussed at the stakeholder meeting. This was an identified issue that, in future, development and land should be market-led and bespoke, rather than speculative. However it was also suggested that there may be a shortfall in premises due to the lack of new build premises. A recent article in Logistics Manager [9] highlights that nationally there is the potential for a shortfall in sites. Jones Lang LaSalle quotes that occupier demand for large industrial logistics units over 100,000 sq ft, made a strong recovery during the first half of 2010 totalling 10.2 million sq ft

[9] www.logisticsmanager.com/Articles/14907/It's+a+brave+new+market.html

a 67 per cent increase on the previous half year. The increase in take up rates has meant that in some areas of the country, with no new development there is an increasing lack of choice and availability.

Table H Vacancy composition in Selby District by Property Type and Size

Unit Type	Size Band (sq m)	Total Area (sq ft)	Total Area (sq m)	No. of Units
Industrial	0-999	108,882	10,117	27
	1000-2499	127,824	11,875	7
	2500-4999	40,981	7,320	2
	5000-9999	206,100	23,385	3
	10000-19999	480,498	44,638	3
	20000-39999	330,000	30,657	1
	40000+	720,000	65,030	1
	Total	**2,014,285**	**193,022**	**44**
Office	0-999	105,419	8,625	51
	1000-2499	27,500	2,555	2
	2500-4999		0	0
	5000-9999		0	0
	10000-19999		0	0
	20000-39999		0	0
	40000+		0	0
	Total	**132,919**	**11,180**	**53**
Warehouse	0-999	29,205	2,714	8
	1000-2499	41,769	3,880	3
	2500-4999		0	0
	5000-9999		0	0
	10000-19999		0	0
	20000-39999		0	0
	40000+		0	0
	Total	**70,974**	**6,594**	**11**

Source: Former North Yorkshire Evolutive Database November 2010

5.41 In terms of available property within the District, as expected, industrial properties offer the largest floorspace available. This correlates with the findings that there is an over representation of industrial and manufacturing premises within the District. In terms of the size band, there has been a significant change since the 2007 GVA Grimley Employment Land Study.

5.42 There are 11,180 sq m of floorspace of offices available. In terms of unit numbers, there are 51 office premises vacant, just under half of all vacancies. This may suggest in the current climate that there is an over supply of office space.

5.43 It should be noted that the above analysis of York England data should be treated with some caution given the differing approaches to classification adopted by the Evolutive database. However the data does give a picture of current premises vacant within the District as this point in time.

6. Employment Land Demand

Stage 2 – Creating a Picture of Future Requirements

6.1 The aim of this Employment Land Refresh is to take stock of existing employment land supply within the District and set the context for future sites by creating a picture of future requirements. Through the analysis of existing employment sites with planning permission and outstanding SDLP allocations with key economic trends, it is hoped that future opportunities for employment development within the District will be presented. This section therefore provides a summary of the analysis from the demand side providing an assessment of the scale and nature of likely demand for employment land, and issues to be addressed through the Core Strategy and emerging Allocations DPD.

6.2 This section is split into a number of areas of analysis (although some areas overlap):

i. Consideration of statistical forecasting to ascertain an indication of the potential number of jobs being created in the District with an estimation of the translation of this analysis into land requirements.

ii. Identification of key issues/challenges strengths of Selby District on which to capitalise.

iii. A study of growth sector opportunities.

iv. Qualitative analysis of business needs and demands.

i) Forecasting

6.3 A detailed summary is provided in Appendix 2b; the key findings and recommendations are outlined below.

6.4 Future employment land requirements have been identified through the Yorkshire Forward's Regional Econometric Model (REM) forecast. That provides the projected level and nature of nett employment growth over the plan period including both non-indigenous and indigenous growth).

6.5 Future employment growth within Selby is set to increase by 3.8 per cent up to 2026. This is below the Yorkshire and Humber regional average of 7.1 per cent. Nationally employment growth is anticipated to increase by 8.1 per cent. This is very different to the period 1986-2009 where UK employment grew by

18.0 per cent. The figures for Selby in terms of jobs generated estimate a net[10] increase in approximately 1,610 full time equivalents up to 2026 which equates to approximately 100 jobs per annum.

6.6 The REM September 2010 figures show a higher expected growth rate than the March 2010 release. In March an expected growth of 535 jobs over the plan period were forecast. In September, this has trebled to 1610 jobs up to 2026. This is due to a number of reasons; in March 2010 the country was effectively still in recession and concerns were still high about the future of the economy. Political uncertainty was also a consideration of March figures, leading to a pessimistic forecast. Also, given the recent unexpectedly high Gross Domestic Product (GDP) growth we have seen, optimism has increased. Selby in particular is also relatively well placed as it is not as affected by the public sector cuts like other areas of Yorkshire. Overall, future growth prospects for Selby are showing signs of improvement, for example recent take up of vacant premises/sites in Selby town and the decision by a national retailer to invest in new distribution facilities in Sherburn creating up to 800 jobs from 2011.

6.7 Further analysis of changes within sectors indicates that the projections suggest that the Financial & Business Services are expected to experience the highest growth and remain a dominant sector within the local economy (projected increase of 1013 jobs by 2026). Other growth sectors are Construction and Distribution, Hotels and Catering, which are set to continue to grow (projected increases of 1163 jobs and 1120 respectively).

6.8 Declining sectors within the District are forecast to be within Agriculture, Forestry and Fishing and Manufacturing (projected loss of approximately 564 and 545 jobs respectively), as is the case nationally. However over the past decade whilst job losses have been experienced nationally within these sectors, the losses experienced within the District have been relatively low. Public sector employment is going to be less dominant within the local economy and there will be losses to employment within this sector.

6.9 There is therefore a need to address the expected decline in the Manufacturing sector; this may be through encouraging high growth manufacturing in connection with established business in the District to reverse the forecast decline. There is also a need to support diversification of the economy by promoting employment development suitable for a changing economy.

ii) Challenges and Issues to address

6.10 Analysis of the relevant indicators shows that quality of life, life expectancy and overall health is good in line with the region. Stakeholder input supports this attractiveness is a strength for the District leading to the workforce to want to live here and it is a place businesses want to locate.

6.11 The District's population is forecast to grow through increased inward migration

[10] The net figure is the resultant projected amount of additional jobs above current levels having taken account of new jobs and job losses in the different sectors.

but will not be matched by forecast new jobs. This may suggest that out-commuting is set to increase in future as more people choose Selby to live due to its quality of life.

6.12 The analysis of existing premises and business stock within the District suggests that there is an over representation of industrial floorspace. Losses in employment and output within dominant employment sectors such as manufacturing are set to continue in future and this may lead to an increase in the number of sites for redevelopment as industries close or move out of the District.

6.13 However, it is worth noting that, although a number of older industrial users have closed over the past 1-2 years, and the sites and premises become available, these have not laid vacant for long and been quickly taken up by new users. Examples include 'Clariant', on Bawtry Road and 'Tate and Lyle', on East Common Lane; both in Selby town.

6.14 There is a high employment dependency on manufacturing and energy sectors with both sectors expected to decline (REM forecast losses of some 546 jobs in manufacturing and 506 jobs in gas, electricity and water in the District to 2026). So there is a need to; encourage high growth manufacturing in connection with established business in the District to reduce the decline and; focus on the renewable energy sector which is expected to grow and builds on existing expertise.

6.15 However, there is a need for further employment areas to meet the needs of a modern economy and to accommodate the diversification of the local economy into growth areas.

6.16 Because finance, business and insurance sectors are forecast to grow but the analysis of existing stock and employment completions suggest that B1 type premises are older and there have been few purpose built offices within the District; there is a need to ensure an adequate supply of land for offices to cater for forecast growth in this sector (either on redevelopment sites in the centres or sequentially on office park locations on the edge of the towns or within the Selby Bypass).

6.17 Increases in business stock (new starts) within Selby indicate a high level of entrepreneurship. This together with the high percentage of the resident workforce being managers and professionals could imply that the provision of employment land to support new businesses is required. The employment sub-area analysis shows there may be a need for small business start up space, to promote sustainable development and support rural communities.

6.18 REM projections expect some 547 additional jobs in the retailing sector in the District by 2026. In addition, the recent Selby Retail, Commercial and Leisure Study (SRCLS by Drivers Jonas for SDC, 2009) suggested that there is the potential for retail growth and jobs over the plan period and will inform the final gross employment land figure.

6.19 The key findings of the SRCLS identifies that Selby has the highest market share and level of retail provision, providing a key retail destination for the central, southern and eastern parts of the District. In order to strengthen the town's role, there is a need to provide an additional 10,000 sq m of comparison goods floor space, together with additional leisure facilities. The Study identified primary shopping areas and proposed amendments to the town centre boundaries in the 3 market towns. It also identified potential development sites and redevelopment opportunities for additional floor space in these centres.

6.20 Selby is the Principal Town and the prime focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities. The SRCLS concludes that future development should support the role of Selby as a Principal Town to deliver economic growth and promote development to foster regeneration**,** and strengthen and diversify its economy within the Leeds City Region.

6.21 Within the 5 identified employment sub-areas, the analysis has raised potential issues which need to be considered.

- Selby rural, there is a high proportion of small businesses; there may be a need for small scale development in more rural to support and encourage smaller businesses to grow.
- Selby Town is the main service centre for the District, there is a need to expand the town centre to increase retail and commercial offer, as identified in the recent 2009 Retail, Commercial and Leisure Study. There is a high proportion of jobs within public administration than the District as a whole. In the short term there may be job losses within this sector as a result of the Comprehensive Spending Review; further analysis is required to assess the level of impact in terms of employment land.
- In South Selby almost half of all employment is associated with manufacturing and the energy sector due to the presence of two major power stations at Drax and Eggborough. There have already been a number of recent investments within this area of the District to the low carbon agenda. There is an opportunity to promote further growth of the low carbon sector in the District and build on the success of recent developments.
- Tadcaster is well connected to both York and Leeds City Region and has a presence of employment and businesses within the finance, business and insurance sector. As already shown this is a key growth sector for the District and should be capitalised upon. However there have been very few employment developments within the Tadcaster labour market area and sustainable employment growth through further development within this area of the District should be encouraged.
- Sherburn in Elmet has experienced relatively high levels of employment development in recent years. Its proximity to Leeds City Region and the A1(M) has meant that it has experienced growth in

manufacturing and distribution sectors. Of the 1601 new jobs forecast by REM in the District, some 1120 are in distribution, hotels and catering; 301 in transport and communications and; 288 in wholesaling. The existing concentration of employment land catering for these sectors in the town could be considered for intensification and expansion to take advantage of this future growth.

iii) Identifying Growth Sectors and Building on Strengths

6.22 Analysis of changes within sectors indicates that the projections suggest that the Financial & Business Services are expected to experience the highest growth and remain a dominant sector within the local economy. Other growth sectors are Construction and Distribution, Hotels and Catering which are set to continue to grow.

6.23 There is already existing activity within these growth sectors within all three of the main towns of the District. For example, the logistics base south of Olympia Mills in Selby; the large industrial estate in Sherburn in Elmet which is occupied by a number of large scale distribution companies; and financial/business representation in Tadcaster. These are clearly strengths which should be supported when considering land supply issues though the LDF.

6.24 In the York and North Yorkshire sub region, growth is anticipated within the Health sector of additional 15,000 jobs in the next ten year period as a result of an aging population. The importance of the higher education sector the expansion of Science City York is also an area of identified growth within the sub region. Selby's proximity to York and a connection with Science City York could benefit the District and generate employment and growth.

6.25 Recent engagement with property agents raised issues of the lack of commercial development along the A64 to the south of York and that businesses are already looking elsewhere due to congestion in the City. The recent relocation of a York-based international health care company highlights this. The company moved its headquarters to Escrick Business Park due to the extensive parking, easy road access and opportunities to expand in future.

6.26 Within the Leeds City Region, recent work undertaken by Yorkshire Forward estimates an additional 46,000 jobs by 2015 within construction, retail, hotels and catering, banking and insurance, business services and health.

6.27 A recent BIS Market Intelligence report[11] highlighted that the shift to a low carbon economy will bring huge business opportunities. The global sector was worth £3.2 trillion in 2008/09 and employed over 28 million people. BIS commissioned market data shows the UK is currently the 6th largest low carbon economy in the world, valued at £112 billion in 2008/09. The sector employed approximately 910,000 people and the market value grew by 4.3%

[11] Department for Business and Skills, 'Low Carbon and Environmental Goods and Services: an industry analysis Update for 2008/09' Innovas Solutions Ltd, March 2010

between 2007/08 and 2008/09.

6.28 In the Yorkshire & Humber Region the environmental sector was worth £2.3 billion; low carbon sector £3.8 billion; and renewables £2.2 billion; with total annual growth of 3.8%. Total employment in the Y&H region was 67 688, with an annual change of 1012 jobs.

6.29 The evidence base for the former RSS (constraints and opportunities analyses) and the emerging Selby District Core Strategy has identified that the District as a whole is suitable to accommodate the full range of renewable energy technologies.

6.30 Local intelligence suggests that there are already a number of local businesses associated with the low carbon sector within the District. For example there have been recent planning permissions for Selby Renewable Energy Park in Selby and the Biomass facility at Drax Power Station, which also has further plans to invest and expand in the future. There are a number of wind farm applications currently lodged with the Council, with other applications for a renewable energy training activity at Access63 (one of the existing employment allocations) and a proposed bio-renewables research facility at the former North Selby Mine Site (directly adjacent to the District).

6.31 Given the high employment dependency on manufacturing and energy sector; Selby District potentially has an appropriately skilled workforce in these sectors.

6.32 Taking the above factors together, the District could potentially plan to build on these strengths, take advantage of the opportunities to encourage emerging technologies associated within low carbon sector within the District. It is particularly well positioned then to tap into all job-creating aspects of the low carbon industry through manufacturing, construction, support jobs, skills training and research.

iv) Meeting Needs of Businesses

6.33 Consultation with key stakeholders (see list at Appendix 1) highlighted the need to ensure that qualitative analysis is an essential supplementary area of work in addition to the quantitative research. The following issues within the national and local contexts were identified by the Stakeholder Working Group:

Figure 5 National Trends

Key Issues	Future Opportunities / Growth areas
• Demand for large 'sheds' still but with a higher proportion of ancillary offices within them. Big sheds are increasingly providing a higher number of jobs per hectare than in the past. • Demand for bespoke buildings to meet clients' needs – rather than provision of speculative premises. • Companies want the 'right' / quality product in high quality environment. • Need for expansion land and flexibility on sites. • Companies are condensing out-moded, small, dispersed holdings to purpose built premises in central locations on good transport networks. • Need for start up units too, so still require smaller units. • Decisions made based on reducing costs – transport and 'green agenda', reducing carbon foot print through energy efficiency within schemes is cost driven.	• Internet based / technology but must have highest level of infrastructure /high speed/fibre optics. • Data storage but high energy demands / land hungry – links with existing power industry? • Growth of the renewable energy sector? - use existing skills in manufacturing/energy sectors.

Figure 6 Local Strengths and Opportunities

Key Identified strengths in Selby District

- Need indigenous growth
- Flat topography
- Attractive environment
- Close to conurbations
- Good transport links A1/M62, East Coast Main line railway
- ‘Proven location’ – particularly over last 6/7 years

Selby

- Nice market town
- Attractive location
- High quality of life
- Access to rural environment/green/ high quality education
- Selby Bypass

Tadcaster

- Links to Leeds/York A64
- Need to overcome land availability issues and encourage more development there

Sherburn in Elmet

- Proximity to workforce
- Access to trunk roads / A1(M)
- Attractive location for new development – critical mass, existing concentration of businesses in large purpose built industrial estate of regional/national significance
- But need continued confidence by attracting more investment by improving existing industrial estate and providing more land otherwise may stagnate/decline

Eggborough

- Key location next to M62
- Provides District’s only motorway junction location to compete with other adjoining LPAs

7. Key Findings

Employment Land Supply

7.1 The study identifies 224.49 ha of land available for employment purposes. This compares to the results of the 2009 AMR figure of 287.17 ha (land with planning permission for employment uses).

7.2 This preliminary review of the employment site portfolio identify that all sites are 'fit for purpose'.

7.3 Within the limits of this refresh it has not been possible to identify 'high quality' or 'strategic' sites which must be safeguarded for employment development; other than showing the range of sites which are 'low constrained'.

7.4 Not all of the sites are likely to be brought forward for development within the plan period and in some cases even beyond. A realistic delivery strategy for the sites contained in this study has not been established and sites have not been specifically allocated. That element of work will form part of future reviews in association with the evidence base required for the Site Allocations DPD.

7.5 The Refresh does not identify a five-year supply of market ready sites because there is no annual requirement set out against which to compare the potential supply.

7.6 Most of the land is in and around the main town of Selby with only limited availability in Sherburn. Most sites are medium constrained.

7.7 There is significant amount of floor space available within premises, particularly at Sherburn.

7.8 Existing stock is characteristically old and not necessarily suited for modern businesses.

7.9 There is a lack of purpose built employment premises – particularly B1 offices. Most recent development for offices has been on the Selby Business Park and at Escrick Business Park.

Future Employment Requirements

7.10 The figures for Selby in terms of jobs generated estimate an increase in approximately 1,610 full time equivalents up to 2026 which equates to approximately 100 jobs per annum.

7.11 In the light of REM forecasts, identified issues to be tackled, building on strengths, opportunities for growth sectors, providing for specific business needs, there is a requirement to ensure land is made available for a range of future needs, which are set out below, in Figure 7.

Figure 7 Key Identified Future Needs

- Small start up units
- Large sites for large users providing B1 office space within the B8
- Choice and flexibility for bespoke requirements and future expansion land
- Selby - as an attractive location with local workforce and to provide choice and flexibility on A63 Bypass/A19 corridor with rail and water links
- Building on existing strengths, around Tadcaster with links to the A64 corridor, opportunities to accommodate the identified growth of the Finance, Business and Insurance sector
- Sherburn in Elmet - to capitalise on existing infrastructure and regenerate older industrial areas
- Eggborough- for M62 links
- Opportunities to accommodate new growth industries e.g. renewable energy based on existing strengths
- Flexibility to offer opportunities for future inward investment
- Retail floor space for expanding town centres

Supply/Demand Dynamic

7.12 Recent evidence has also shown that the re-use and redevelopment of industrial sites is characteristic of the District (for example, the former Tate and Lyle site in Selby). Further it has been identified that existing premises in some existing employment areas such as Sherburn Industrial Estate may not be suitable to meet needs of businesses. As such it is expected that 'churn' (recycling of brownfield land) of existing sites will make a significant contribution to meeting the District's longer-term employment land needs.

7.13 The existing supply of employment land may not be suitable to provide for all of future business needs, and there is evidence that allowance should to be made for flexibility and choice to capture additional jobs. The availability of suitable sites at a range of sizes and locations will ensure both identified future needs are met and provide opportunities for potential growth sectors, as well as allowing sufficient flexibility to accommodate less predictable future inward investment. The consideration of the scale and distribution of potential additional land allocations for employment uses is more appropriate for the emerging Site Allocations DPD.

7.14 It can be seen however that there is a low level of land available in Sherburn, while at the same time having a high level of vacant floor space. Stakeholders identified Sherburn as strategic location and the benefits of making more land available here to seek to buoy confidence and attract further investment should be investigated further.

7.15 It has also been noted that there has been a very low level of completions and permissions, and only a small amount of employment land available in Tadcaster. Only about 13% of existing employment land is in Tadcaster employment sub-area and most of this is high constrained. The reason for this local land supply issue should also be investigated.

7.16 Stakeholders provided advice/knowledge of the key trends in the market and main issues relevant to businesses. The perceived mis-match between available premises and what current market requirements demand, is an issue which could mean further land should be made available.

7.17 The distribution of existing floorspace within the District is weighted towards the industrial sector. This may not be fit for purpose or appropriate for the needs of future emerging sectors. Existing premises occupied by business are older and the majority of business stock was built prior to 1970. Older units which have been vacant for a number of years are also starting to be occupied. The recent announcement that an international retailer is relocating its distribution concern to Sherburn in Elmet suggests demand on the national level is increasing. Market intelligence suggests that there may be a future shortfall if take ups increase and no new premises are built.

7.18 There are 108 vacant premises within the District, the majority of which are new build premises. New Offices at Escrick and Industrial Units at Access63 have been difficult to let in the current economic climate. However there are signs of improvement; in 2010 there have been two relocations to Escrick and a new sustainable training facility at Access63.

7.19 It is not possible, on the basis of the data and evidence available at this stage to identify the exact quantum of land required. However, it has been shown that an aspirational approach will provide the best outcome for businesses and new jobs in the District up to 2026 by ensuring flexibility and choice in a modernising economy. By taking into account market factors, the analyses of employment land supply and future demand requirements and opportunities for growth; and then rolling forward to 2026, the employment land requirement identified in the 2007 Employment Land Study (21ha by 2021), the following distribution of new employment land would cater for identified requirements (See Figure 8 overleaf):

Figure 8 New Employment Land Requirements

Location	Hectares
Selby	22 - 27
Tadcaster	5 - 10
Sherburn in Elmet	5 - 10
Rural areas	5
	Range 37 - 52 hectares

8. Conclusions and Next Steps

8.1 The Employment Land Refresh identifies current employment land supply and establishes whether it is ‘fit for purpose’. The Refresh reviews the potential of existing employment land to meet future requirements. It does not identify new sites or a future portfolio of land.

8.2 All sites within the study are fit for purpose. The Refresh does not identify any priority or higher quality sites as further assessment is needed.

8.3 The results, within the limitations of this Refresh indicate a broad range of employment land requirements in the key locations in the District, for future consideration in the Local Development Framework.

Next steps / Further Work

8.4 The Refresh forms part of the evidence for the Draft Core Strategy Economic Prosperity policies in preparation for Publication/Submission stage.

8.5 The Refresh is not a full Employment Land Review. Further work needs to be undertaken as part of the Site Allocations Development Plan Document. Further work will build on this analysis and may include identification of specific uses for each site, preferred site sizes in the relevant sub-areas and a delivery plan/ phasing.

Appendix 1 Stakeholder Working Group

Members of Selby District ELR10 Stakeholder Group

Bartle & Son
BNP Paribas Real Estate
Business Link Yorkshire
Carter Jonas
Daltons
Dove Haigh Phillips
English Heritage
Escrick Park Estates
Glentrool Estates Group Ltd
Highways Agency
Iain Bath Planning
Lawrence Hannah Property
McBeath Properties
Nathaniel Lichfield and Partners
Natural England
Northminster Properties
Smiths Gore
Spawforths
Steve Gibbins & Co
The Land and Development Practice
UK Coal
Wakefield MDC
Yorkshire Forward
Yorkshire Water

Appendix 2a Data Sources for Economic Context Work

Roger Tym & Partners for SERPLAN, The Use of Business Space Employment Densities in the South East (1997)

ARUP Economics & Planning, Employment Densities; A Full Guide (2001)

DTZ for SEERA, The Use of Business Space and Changing Working Practices in the South East (2004)

Communities and Local Government 2004

Arup for Yorkshire and Humber Regional Assembly, Regional Employment Land Study Modelling Work (2005)

Indices of Multiple Deprivation 2007

The Office for National Statistics (ONS) Mid Year Population Estimates 2009 (2010 release)

Inter Departmental Business Register Data 2009

Yorkshire Forward/Experian Business Strategies Regional Econometric Model (REM) February 2010

Roger Tym & Partners Yorkshire and Humber, Translating Jobs into Land Final Report, April 2010.

Selby District Council Non Res Pars System June 2010

Valuation Office Data June 2010

ONS Toolkit to support Local Economic Assessments June 2010

Nomis July 2010

Yorkshire Forward/Experian Business Integrated Forecasting Framework August 2010

ONS Annual Business Inquiry (ABI) Employee Analysis 2009

York and North Yorkshire Local Economic Assessment 2010

Leeds City Region SQW Draft Local Economic Assessment Evidence Base 2010

York and North Yorkshire Selby Local Authority Profile Draft Report September 2010

Appendix 2b Economic Analysis

This appendix provides the more detailed summary in line with the Roger Tym's Methodology (March 2010)

Phase 1 - The Local Economy:

1 Phase 1 reviewed the District economy and the main policies that impact on that economy, and assessed:

- Expected changes over the plan period, which planning should respond to;
- Identified problems and disadvantages of existing employment stock which planning policy should help correct;
- Summarise opportunities which planning policy should in future help seize.

Selby Context

2 Selby's economy is connected within two sub regions within Yorkshire and Humber. These are the Leeds City Region and the York and North Yorkshire economy. As such, the economic context has been established through the review of the Local Economic Assessment for the York and North Yorkshire sub-region and the emerging Local Economic Assessment for the Leeds City Region.

3 York and North Yorkshire Partnership Unit have undertaken a Local Economic Assessment for the York and North Yorkshire sub region. The York and North Yorkshire economy is characterised by;

- A dominant service sector, a growing financial services sector in connection with the West Yorkshire economy and a strong visitor and cultural economy.
- Manufacturing accounts for 13 per cent of all GVA within the sub region and has not experienced the level of decline in comparison to both regionally and nationally.
- The public sector is a major employer within the York and North Yorkshire sub region, 27 per cent of all jobs are within this sector. York, Hambleton and Scarborough have the highest concentrations. High public sector dependency will be a major challenge in the coming years due to the public sector deficit reduction plans.
- Transport and communications represents 5.8 per cent of employment within the sub region, as expected concentrations are located adjacent to the major trunk roads within the sub region; A1/A1M, M62 and the A19. The land based and agricultural sector contributes 3 per cent GVA to the sub regional economy. There has been limited change to the number of jobs however the nature of employment has changed from full time to more part time hours. The future of agriculture is also intrinsically linked to the growth of the sub regions food manufacturing sector.
- The Science and knowledge based and higher education sector – the university sector within York and Scarborough and the emergence of Science

City York (SCY) is important to the sub region. There is the intention to grow the higher education sector in York. There are plans to generate a further 5,000 students, and increase in 2000 university staff and around 2000 non university staff employed in businesses on the York Science Park.

- Health and Social Care accounts for 12 per cent of employment and over the past 10 years has seen considerable higher net rate of change compared to the region and nationally. With the projected increase in population and the increase in the aging population, it is estimated that an additional demand of around 15,000 jobs may be required in the health sector in the next 10 years.

4 The Leeds City Region sub region has also recently commenced work on their Local Economic Assessment. SQWconsulting have been commissioned to undertake this study and identify key priorities for the sub region. In summary the preliminary findings are as follows:

- Within the Leeds City Region the total number of jobs expanded 6 per cent between 2000 and 2008 to a point where 60 per cent of all employment within Yorkshire and Humber were located within the Leeds City Region. These jobs were concentrated within a limited number of sectors; public administration, education and health, distribution, hotels and restaurants sectors and banking finance and insurance, as this was the case regionally and nationally.
- Employment change within the Leeds City Region – the impact of the recession which began in 2007, is reflected in the levels of employment. The number of jobs within the Leeds City Region stagnated from 2007 to 2008. Industries experiencing job losses included manufacturing, transport and communications and construction.
- As a City Region there is a reliance on the number of public sector employment. In 2008 80 per cent of those in employment residing within Yorkshire and Humber were engaged in private sector enterprises with the remaining 20 per cent in public sector employment. With anticipated cuts this is envisaged to be a declining dominant sector.
- In light of the retraction of some sectors Yorkshire Forward has identified a number of key growth sectors for the sub region. These are; construction, retail, hotels and catering, banking and insurance, business services and health. In total could add over 46,000 jobs by 2015 to the sub region.

5 The key points and opportunities for Selby to consider are; growth within the Health sector of additional 15,000 jobs identify that within the next ten year period as a result of an aging population and the expansion of Science City York. Selby's proximity to York and a connection with Science City York could benefit the District and generate employment and growth.

6 Within the Leeds City Region, recent work undertaken by Yorkshire Forward estimates an additional 46,000 jobs by 2015 within construction, retail, hotels and catering, banking and insurance, business services and health. Further analysis into job growth has been undertaken as part of the demand analysis of this report.

Selby District:

7 Selby District population is currently 82,200. Selby's population is expected to grow in the coming years 27% to 103,700 by 2033.

8 There are high levels of out commuting within the District with nearly half the population travelling outside the District. There has been a decline in the number commuting to Leeds for employment and there is an increase in residents commuting locally within Selby (48.8 per cent) and other neighbouring authorities such as York (17.1 per cent), East Riding (3.8 per cent) and Wakefield (11.3 per cent). Although overall Leeds (10.1 per cent) remains one of the main location of work for Selby residents.

9 The 'value' of the Selby economy in Gross Value Added (GVA) is £1.5 billion. This contributes 11 per cent to the Sub regional economy. The District has seen an increase in GVA since 1998 of 42 per cent compared to a 29 per cent nationally, 30 per cent sub regionally and 25 per cent increase regionally.

10 The relative economic performance of Selby District is measured as GVA per head this stands at £18, 477 (£15, 406 in the region) which represents an increase of 25 per cent since 1998 (17 per cent nationally, 18 per cent sub regionally and 14 per cent regionally).

11 Occupations are predominantly within higher end occupations with the number of managerial and professional occupations being well above the regional and national average. The District workforce has higher levels of qualifications than the regional average at all NVQ levels, and higher earnings.

12 There are 32,000 jobs in Selby District (Annual Business Inquiry), of which 28 per cent are within the manufacturing and energy and water sectors, significantly higher than the national figure of 10 per cent.

13 There are 3,640 employing establishments (businesses) in Selby District. Businesses in Selby are similar in size to the regional average, with the vast majority employing fewer than 9 people although the workforce is evenly spread between all size categories. The number of businesses has increased by 8 per cent since 2005, showing higher levels of growth and enterprise than seen nationally, regionally and sub-regionally.

14 Average property prices in the area are higher than the region as a whole, and prices have fallen by a similar amount to the regional average. The house price to earnings ratio has fallen, however this is still above the Leeds City Region average.

15 Quality of Life, life expectancy and overall health is good in line with the region.

Labour Market Areas (LMA)

Selby Rural:

16 The highest proportion of small businesses of any LMA (82 per cent having 1-4 people compared to 70 per cent for the sub region), with these accounting for 23 per cent of employees. In terms of sectors; 32.8 per cent of businesses are associated with banking, finance and insurance and 25 per cent with distribution, hotels and restaurants.

Selby Town:

17 There is a greater proportion of employment within public administration than the District as a whole. A high percentage of businesses are service related.

18 There is a high level of work related benefits claimants (13.8 per cent compared to 8.4 per cent in York and North Yorkshire). Selby Town contains the two most deprived wards in the District (Selby North and Selby South).

Sherburn in Elmet:

19 Relatively high levels of employment within manufacturing and a high number of businesses associated with construction

South Selby:

20 Almost half of all jobs are in the manufacturing and energy and water sectors. This is due to the presence of two major power stations in the LMA (Eggborough and Drax) and St Gobain glass manufacture plant at Eggborough.

Tadcaster:

21 Has the highest percentage of businesses and jobs in the banking, finance and insurance sector than the District as a whole. In terms of completions and new floorspace, 3 non residential completions were recorded 2004 -2009.

District Wide

22 Future requirements for employment have been identified through the Yorkshire Forward's Regional Econometric Model (REM) forecast, which provides the projected level and nature of nett employment growth over the plan period.

23 Future employment growth within Selby is set to increase by 3.8 per cent up to 2025 this is below the Yorkshire and Humber regional average of 7.1 per cent. Nationally employment growth is anticipated to increase by 8.1 per cent this is incomparable with the period 1986-2009 where UK employment grew by 18.0 per cent. The figures for Selby in terms of jobs generated estimate an increase in approximately 535 full time equivalents up to 2026.However, the economy is showing some signs of improvement, the most recent September REM forecast suggests an increase of 1,610 jobs over the plan period.

24 Further analysis of changes within sectors indicates that the projections suggest that the Financial & Business Services are expected to experience the highest growth and remain a dominant sector within the local economy. Other growth sectors are Construction and Distribution, Hotels and Catering which are set to continue to grow.

25 Declining sectors within the District are forecast to be within Agriculture, Forestry and Fishing and Manufacturing, as is the case nationally. However over the past decade whilst job losses have been experienced nationally within these sectors, the losses experienced within the District have been relatively low. Public sector employment is going to be less dominant within the local economy and there will be losses to employment within this sector.

26 Employment by industry is set to be significantly different in 2026. The projections suggest that Selby will be less reliant on employment associated with manufacturing

and a shift towards more business and service related industries, as is the case sub nationally and nationally. This in turn will have implications for employment land where there may be an increase in supply in declining sectors.

27 Total GVA is forecast to grow by a fifth over the next ten years, in line with forecasts for the sub region and region, but at a much slower rate than experienced over the previous ten year period. GVA is set to increase by 35.8 per cent up to 2026, this is slightly below the York and North Yorkshire 38.5 per cent average the Yorkshire and Humber 39.8 per cent and considerably lower that the national forecast rise of 42.5 per cent.

Phase 1 – Conclusions

28 The District's population is forecast to grow through increased inward migration. It is anticipated that the population increase will not to be supported by employment growth forecasts produced by the REM projections. This may suggest that out commuting is set to increase in future as more people choose Selby to live due to its quality of life.

29 There is a high employment dependency on manufacturing and energy sector; nearly 28 per cent of jobs within Selby are within theses sectors in comparison to just 11 per cent in the sub region and 13 per cent across the region.

30 The REM forecast suggests losses in employment and output within dominant employment sectors within the District. Although recent decline within sectors such as manufacturing has been low in comparison to the sub regional and national average, decline is set to continue in future. This trend may have implications for employment land, as industries move out of the District there may be an increase in the number of sites for redevelopment.

31 The levels of entrepreneurship can be seen through increases in business stock, the figures suggest the increase in stock within Selby has been higher than seen nationally, regionally and sub regionally.

32 Low carbon and energy businesses have the potential to be a new driver got the future. Selby has the potential to play a key role in the energy sector and potential future growth in the low carbon economy.

Phase 2A – The B Uses:

33 Phase 2A has considered and reviewed existing employment premises (B1, B2 & B8) inform future land requirements.

34 This refresh will provide a breakdown of economic analysis in terms of the characteristics of existing stock through using data available from internal SDC sources, the Valuation Office, the Annual Business Inquiry and the Inter Departmental Business Register (IDBR).

Characteristics of Business Stock:

35 There is an even distribution of premises between land uses however IDBR suggests that there are a high number and over representation of local units associated with Transport and Distribution, Agricultural uses, Building and Construction and Financial Services.

36 Floor space analysis suggests that over 50 per cent of existing floor space within the District can be attributed to manufacturing uses; evidence suggests that changes may be required to meet the demands of a changing economy.

37 The average age of buildings within the District: the majority of stock was built prior to 1970. Offices are mainly prior to 1940, with the majority of industrial premises built during the 60s and 70s.

38 Analysis of Non Res Pars completions 2004 – 2009 suggest that the majority of completions were of B1 use 67 out of a total 98 non res completions. B2 use class there were 16 completions and within B8 15. In total there were 14 employment related completions in Selby, 3 in Tadcaster and 9 in Sherburn in Elmet. The floors pace distribution; 58 per cent of completed floor space within this period was B8 use.

39 The analysis of this data has identified the key sectors within the District and their characteristics in terms of current market share. Further work has also been undertaken to understand the density of existing employment land, to inform the Allocations DPD process.

Employment Land Densities and Floor Space to Jobs Ratios

40 Some work has been undertaken to translate demand for floorspace for each of the B uses, however due to the slow rate of growth and demand of the REM forecast and the limitations of ELR10, this has not been fully achieved.

41 The aim was to translate REM employment forecasts into land requirements effectively, by examining local employment land densities. The aim was to test whether the findings of the Roger Tym & Partners Employment Land Study reflect local densities.

42 This has been undertaken in part; local premises have been reviewed in terms of size (sqm) and the number of employees. General assumptions have been made through analysing Valuation Office Agency (VOA) business premises data and the SIC codes used in both IDBR. Through using the IDBR data and VOA floorspace data, the aim was to determine a local floorspace to worker.

43 The Council's own survey records of employment completions were also analysed in determining what densities are appropriate within the District. However due to the limited number of employment completions over the last 5 year period, a true reflection of local employment land densities has not been achieved.

44 As such, the evidence suggests that local floorspace to worker ratios are considerably above the ratios which have previously been recommended in various studies undertaken in the past ten years. The evaluation of this work and the consideration of the evidence used, the initial assessment of employment land densities suggests that the revoked Yorkshire and Humber RSS is considered to be the most robust assessment of employment density. This recommends; 19.0 sqm for office; 34.0 sqm for industrial/manufacturing and 50 sqm for warehousing.

Phase 2A – The B Uses conclusion

45 The over representation of industrial floor space within the District, may suggest that changes are required to meet the needs of a modern economy. Finance, business

and insurance related businesses are forecast to continue to grow and there may be a need for further employment areas to accommodate the diversification of the local economy.

46 The analysis of the age of existing stock and recent completions within the District suggest that B1 type premises are older and there have been few purpose built offices over the past five years.

47 The analysis of local employment densities suggest that local data is not sufficient draw reasonable conclusions due to the age of existing stock and the low number of completions over the past 5 years. Therefore it is suggested that the revoked RSS evidence is relied on for the use in future employment land provision. Further investigation into the allocation of sites will be part of the emerging Allocations DPD.

Phase 2B – Retail Leisure and Commercial Uses:

48 As part of the wider consideration of employment uses this section has taken into account the findings of the recent Retail Leisure and Commercial Study undertaken by Drivers Jonas in 2009. The recommendations suggest that there is the potential for retail growth and jobs over the plan period, which is not considered within the REM and will inform the final gross employment land figure.

49 The key findings identify that Selby has the highest market share and level of retail provision, providing a key retail destination for the central, southern and eastern parts of the District. In order to strengthen the town's role, there is a need to provide an additional 10,000 sq m of comparison goods floor space, together with additional leisure facilities.

50 The report highlights that Tadcaster performs an important local service centre role for the north-western part of the District whilst Sherburn in Elmet primarily serves the immediate villages. Within these local service centres there is a need to protect the existing retail commercial and leisure offer. In Sherburn there is a need to plan for a modest increase in comparison goods floor space in order to increase market share.

51 In other settlements it is recommended that the vitality and viability of service villages is protected the by supporting their role of serving the every day needs of the local community through resisting the loss of retail floor space and other existing facilities.

52 Sustainable growth will be encouraged within Local Service Centres providing it is of an appropriate scale and complements the role of Selby as a Principle Town. The Study identified primary shopping areas and proposed amendments to the town centre boundaries in the 3 market towns. It also identified potential development sites and redevelopment opportunities for additional floorspace in these centres.

53 Selby is the Principal Town and the prime focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities. The study concludes that future development should support the role of Selby as a Principal Town to deliver economic growth and promote development to foster regeneration, and strengthen and diversify its economy within the Leeds City Region.

Phase 2B –conclusions.

54 Future development and investment of the retail offer within the three market towns may increase the relative attractiveness of the areas and in turn increase inward investment. This may be seen as a current constraint as a business location.

Phase 2C – Other services:

55 Other activities which generate employment in addition to Office, Retail and Leisure will also be considered. For example there may be additional plans to develop a site such as a local higher education establishment or hospital. If there is a commitment or evidence to support such development they will be included as part of this study. Additional development proposed in the Infrastructure Delivery Plan will be incorporated at a later stage.

56 The findings of the Retail, Commercial and Leisure Study have been included in this assessment; however there are no planned developments with clear commitments within the District to be considered as part of the demand the assessment.

Phase 2D – Revisiting Employment Targets:

57 As well as creating a picture of future employment land requirements, the Roger Tym & Partners Study (2010) methodology produced a picture of future employment. This may differ significantly from the REM employment demand forecasts in Phase 1. This section will therefore determine the current characteristics of the local economy and translate the nett employment figure into gross employment land requirement for the Core Strategy and the Allocations DPD to take forward.

58 The ELR10 demand assessment raised no evidence to suggest that the REM forecast could be altered significantly. Overall the future economic prospects for the District are set to be challenging, with slow rates of economic growth forecast over the next 15 years. In terms of changes within sectors, a decline in dominant sectors such as manufacturing, transport and distribution, will raise a number of issues which need to be considered in the Core Strategy and the Allocations DPD.

Phase 3 – Conclusions and Recommendations:

59 This section brings together the different sections to create a picture of future requirements to inform the recommendations for economic land uses within the District. This balances the analytical evidence against the authority's wider objectives and priorities to make value judgements on future employment land requirements.

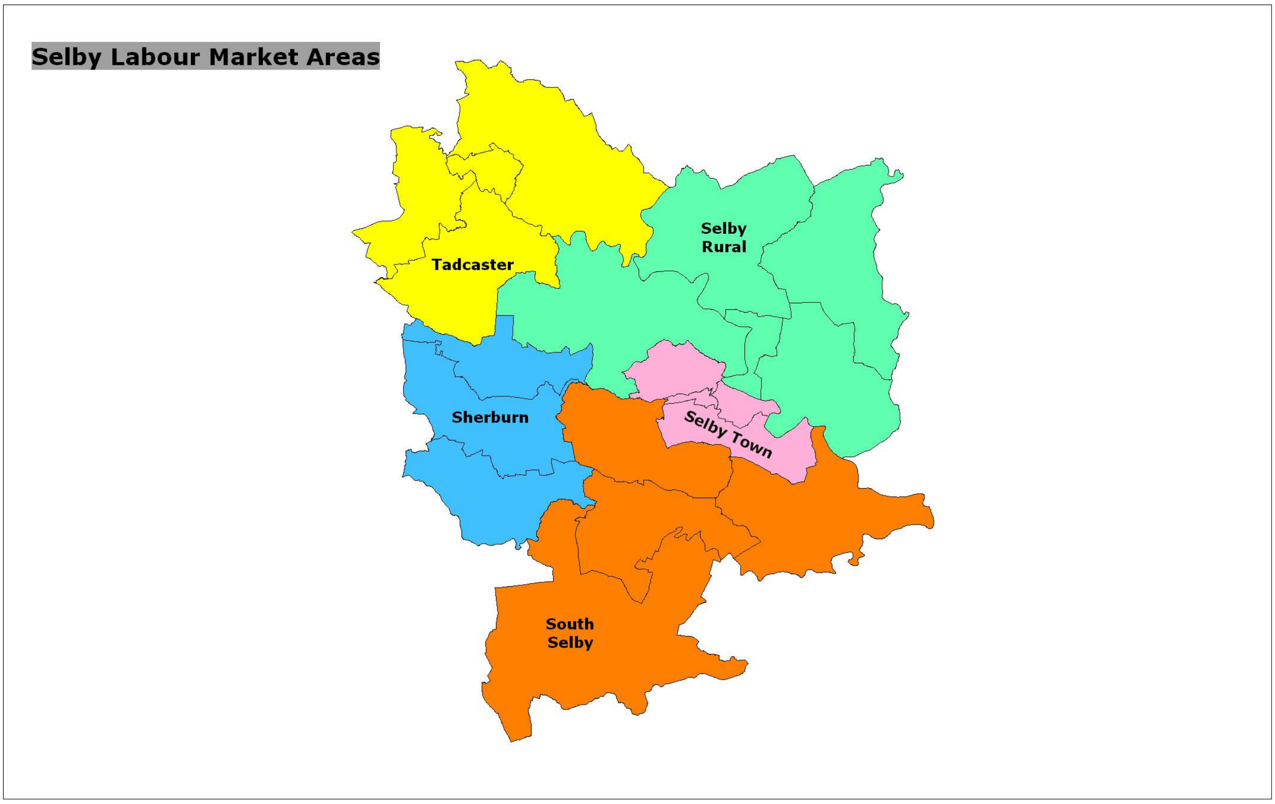
60 This phased process and analysis will:

- Analyse the current employment stock and labour supply to provide an indication of any 'gaps' in the existing supply which planning policy should help correct through the Allocations DPD.
- Present potential new employment land requirements which planning policy should help seize and develop through the Allocations DPD.
- The evidence will contribute to the recommended employment land target to ensure that it reflects local economic circumstances.

Appendix 3 Data Sources for Existing Employment Sites

Data Source	**Data Types**
Selby District Local Plan	Employment Allocations Special Policy Areas Established Employment Areas Major Developed Sites in the Green Belt
Council monitoring - Non-residential Planning Applications Records System (Non-res PARS)	Unimplemented/expired planning permissions for employment uses.
Employment Land Study 2007	Review of allocations. Review of identified strategic sites locations for 3 market towns.
Property Database	Vacant land / empty premises
SDC Development Services	Officer knowledge of known employment areas / vacant sites
National Land Use Database	Vacant and previously developed land

Appendix 4 Map showing Employment Sub-Areas



Source: York and North Yorkshire Economic Assessment 2010, Selby Local Authority District Profile, Draft September 2010, produced by The York and North Yorkshire Partnership Unit

Appendix 5 Detailed Site Assessment Method

General

There are 7 categories and each category of constraints is scored out of 5 (total score out of 35). Scores indicate level of constraint, so ‘1’ is unconstrained and ‘5’ is highly constrained. A summary of reasons highlights the relevant factors / why a particular score has been given in each case.

		Total score out of 35
Low	Few constraints Developer ready	1-10
Medium	Constrained Not available in short term without mitigation	11-17
High	Very constrained Serious or cumulative issues	18+

Completed Site Assessment Sheets – Further Notes

Owners Intentions - Have not contacted landowners directly as part of this exercise but do know intentions in some case from previous contact e.g. SHLAA or as demonstrated by planning application activity.

Flood Risk - Only Floodzone 3 has been considered a constraint – 3a (inside development limits) is not as a severe constraint as 3b (outside development limits, functional flood plain).

Employment Uses - For the purposes of this Refresh, sites have been judged as to whether they are suitable for employment uses in general i.e. B1 B2 B8 but not assessed in any further detail to identify which one in particular would be preferred or more appropriate. That is not part of this Stage 1 analysis but may be part of further work as part of the Allocations DPD.

Yorkshire Water - There are no major constraints to the existing employment sites regarding waste water treatment, sewerage and water supply capacity as they are existing so will have been included in Yorkshire Water growth forecasts. There may be local issues that need resolving at the planning application stage but would not form part of this Refresh.

Highways Agency -. The sites have been assessed using the Highways Agency Network Analysis Tool (NAT) which provides information on the number of trips a development would generate on the strategic road network.

The following categories have been used to determine the impact: No Material Impact / Minimal Material impact / Material Impact / Major Impact. As the sites are identified as any of B1 B2 B8 then HA has assumed ‘mixed’ use in line with the land use proportions supplied to the Highways Agency by SDC to the sites depending on their geographical area. It is important to note that just because a site is assessed as having a major impact the Highways Agency would not automatically object to the development. However developers would be expected to manage down the impacts of their developments (e.g. sustainable travel options through travel plans). The Highways Agency will only consider enhancements to the strategic road network to meet traffic generated by new development as a last resort.

Appendix 6 Site Assessment Sheets (detailed analysis / scores for each site)

Published Separately

Appendix 7 Map Book (containing a location plan for each site)

Published Separately

Appendix 8 Summary Tables of Existing Employment Land Constraints Analysis

Table 8.1 All Sites By Level of Constraints and Market Sub-Area

ELR Site Ref	Site Name	Address	SDLP Ref	SDLP Allocations	Emp Land Review 2007 Ref	Site Size (ha)	Score	High Medium Low Constrained
	SELBY TOWN							
17	Former Wood Yard Station Road	Selby	SEL/6	Special Policy Area	EMP8	0.55	8	L
33	BRAY/1 – Land west of Selby Business Park , Bawtry Road,	Selby	BRAY/1	Employment Allocation	BRAY/1	3.52	9	L
12	Civic Centre Portholme Road,	Selby				1.96	10	L
36	Land to East of SEL/4, East Common Lane	Selby	SEL/4	Employment Allocation	SEL/4	1.88	10	L
14	Vivars Way Canal Road,	Selby	SEL/7 & Significant Employment Permission	Special Policy Area		0.41	12	M
2	BAR/1 – Land at Magazine Road	Barlby	BAR/1	Employment Allocation	BAR/1	5.47	13	M
19	Land NE of A63 Bypass/A19 Junction	Brayton			EMP3	6.85	13	M
20	Land SE of Brayton	Brayton			EMP4	20.87	13	M
18	Former Tate & Lyle East Common Lane	Selby				0.97	13	M
7	BOCM, Barlby Road	Barlby/Selby			EMP14	6.46	14	M
21	Land NW of A63 Bypass/A19 Junction	Brayton.			EMP2	6.16	14	M
10	BRAY/2 – East of Bawtry Road	Brayton/Selby	BRAY/2	Employment Allocation	BRAY/2	1.6	14	M
11	Land South of Chemical Works Bawtry Road	Selby	Significant Employment Permission	Other		8.42	14	M
35	Depot and Silos, Barlby Road	Barlby			EMP5	1.4	15	M
3	Strategic Site G – Selby Farms	Barlby/Selby			EMP13	36.99	15	M
15	Former Rigid Paper Denison Road	Selby			EMP9	6.47	15	M
37	Land West of SEL/4 East Common Lane,	Selby	SEL/4	Employment Allocation	SEL/4	0.87	15	M
5	BAR/1A – Land South of Railway	Barlby	BAR/1A	Employment Allocation & BAR/2 SPA	BAR/1A	10.94	16	M
13	Former Gas Holders Prospect Way	Selby			EMP6	0.64	16	M
1	Magazine Farm, A63 Bypass/A19 Junction	Barlby			EMP16	2.08	18	H

ELR Site Ref	Site Name	Address	SDLP Ref	SDLP Allocations	Emp Land Review 2007 Ref	Site Size (ha)	Score	High Medium Low Constrained
16	The Holmes SPA Holme Lane	Selby	SEL/7A	Special Policy Area		4.66	18	H
4	Strategic Site D – South of Olympia Mills	Barlby/Selby	BAR/2	Special Policy Area	EMP12	38.84	21	H
				Selby Town	**Total Hectares**	**168.01**		
	SOUTH SELBY							
22	Land East of A63 Roundabout	Thorpe Willoughby			EMP1	18.69	15	M
29	Land at 211 Weeland Road	Kellingley				0.37	18	H
				South Selby	**Total hectares**	**19.06**		
	SELBY RURAL							
8	CLF/1 - Land at Cliffe Common	Cliffe	CLF/1	Employment Allocation	CLF/1	1.31	11	M
6	RIC/1 - Land at Riccall Common, Market Weighton Road	North Duffield	RIC/1	Other		3.19	13	M
				Selby Rural	**Total Hectares**	**4.5**		
	TADCASTER							
25	TAD/3 - Land at London Road	Tadcaster	TAD/3	Employment Allocation	TAD/3	9.1	12	M
26	Robin Hoods Yard Kirkgate,	Tadcaster				0.36	15	M
24	Land Adjacent Ulleskelf Railway Line Church Fenton Lane,	Ulleskelf				1.12	16	M
27	Papyrus Works Wetherby Road,	Newton Kyme	Major Developed Site in Green Belt	Other		8.86	19	H
23	Church Fenton Airbase Busk Lane	Ulleskelf	CFA/1	Special Policy Area		11.13	22	H
				Tadcaster	**Total Hectares**	**30.57**		
	SHERBURN							
34	SHB/2 - Land at Sherburn Enterprise Park	Sherburn In Elmet	SHB/2	Employment Allocation	SHB/2	2.35	14	M
				Sherburn	**Total Hectares**	**2.35**		

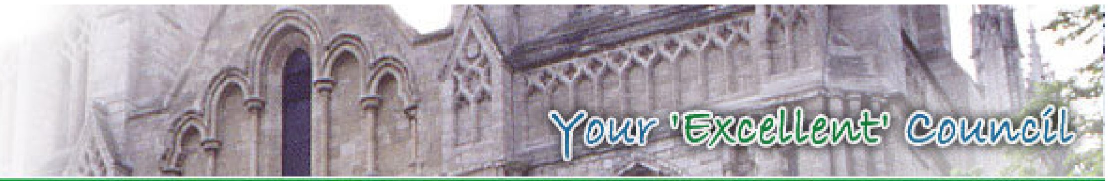


Table 8.2 All Sites by Constraints

ELR Site Ref	Site Name	Address	SDLP Ref	SDLP Allocations	Emp Land Review 2007 Ref	Site Size (ha)	Score	High Medium Low Constrained
12	Civic Centre Portholme Road,	Selby				1.96	10	L
17	Former Wood Yard Station Road	Selby	SEL/6	Special Policy Area	EMP8	0.55	8	L
33	BRAY/1 - Land west of Selby Business Park , Bawtry Road,	Selby	BRAY/1	Employment Allocation	BRAY/1	3.52	9	L
36	Land to East of SEL/4, East Common Lane	Selby	SEL/4	Employment Allocation	SEL/4	1.88	10	L
					TOTAL hectares	**7.91**		**LOW**
2	BAR/1 – Land at Magazine Road	Barlby	BAR/1	Employment Allocation	BAR/1	5.47	13	M
3	Strategic Site G – Selby Farms	Barlby/Selby			EMP13	36.99	15	M
5	BAR/1A – Land South of Railway	Barlby	BAR/1A	Employment Allocation & BAR/2 SPA	BAR/1A	10.94	16	M
6	RIC/1 – Land at Riccall Common, Market Weighton Road	North Duffield	RIC/1	Other		3.19	13	M
7	BOCM, Barlby Road	Barlby/Selby			EMP14	6.46	14	M
8	CLF/1 – Land at Cliffe Common	Cliffe	CLF/1	Employment Allocation	CLF/1	1.31	11	M
10	BRAY/2 – East of Bawtry Road	Brayton/Selby	BRAY/2	Employment Allocation	BRAY/2	1.6	14	M
11	Land South of Chemical Works Bawtry Road	Selby	Significant Employment Permission	Other		8.42	14	M
13	Former Gas Holders Prospect Way	Selby			EMP6	0.64	16	M
14	Vivars Way Canal Road,	Selby	SEL/7 & Significant Employment Permission	Special Policy Area		0.41	12	M
15	Former Rigid Paper Denison Road	Selby			EMP9	6.47	15	M
18	Former Tate & Lyle East Common Lane	Selby				0.97	13	M
19	Land NE of A63 Bypass/A19 Junction	Brayton			EMP3	6.85	13	M
20	Land SE of Brayton	Brayton			EMP4	20.87	13	M
21	Land NW of A63 Bypass/A19 Junction	Brayton.			EMP2	6.16	14	M

ELR Site Ref	Site Name	Address	SDLP Ref	SDLP Allocations	Emp Land Review 2007 Ref	Site Size (ha)	Score	High Medium Low Constrained
22	Land East of A63 Roundabout	Thorpe Willoughby			EMP1	18.69	15	M
24	Land Adjacent Ulleskelf Railway Line Church Fenton Lane,	Ulleskelf				1.12	16	M
25	TAD/3 – Land at London Road	Tadcaster	TAD/3	Employment Allocation	TAD/3	9.1	12	M
26	Robin Hoods Yard Kirkgate,	Tadcaster				0.36	15	M
34	SHB/2 – Land at Sherburn Enterprise Park	Sherburn In Elmet	SHB/2	Employment Allocation	SHB/2	2.35	14	M
35	Depot and Silos, Barlby Road	Barlby			EMP5	1.4	15	M
37	Land West of SEL/4 East Common Lane,	Selby	SEL/4	Employment Allocation	SEL/4	0.87	15	M
					TOTAL hectares	**150.64**		**MEDIUM**
1	Magazine Farm, A63 Bypass/A19 Junction	Barlby			EMP16	2.08	18	H
4	Strategic Site D - South of Olympia Mills	Barlby/Selby	BAR/2	Special Policy Area	EMP12	38.84	21	H
16	The Holmes SPA Holme Lane	Selby	SEL/7A	Special Policy Area		4.66	18	H
23	Church Fenton Airbase Busk Lane	Ulleskelf	CFA/1	Special Policy Area		11.13	22	H
27	Papyrus Works Wetherby Road,	Newton Kyme	Major Developed Site in Green Belt	Other		8.86	19	H
29	Land at 211 Weeland Road	Kellingley				0.37	18	H
					TOTAL hectares	**65.94**		**HIGH**

Table 8.3 Sites with SDLP Status

ELR Site Ref	Site Name	Address	SDLP Ref	SDLP Allocations	Emp Land Review 2007 Ref	Site Size (ha)	Score	High Medium Low Constrained
ALLOCATIONS								
2	BAR/1 - Land at Magazine Road	Barlby	BAR/1	Employment Allocation	BAR/1	5.47	13	M
8	CLF/1 - Land at Cliffe Common	Cliffe	CLF/1	Employment Allocation	CLF/1	1.31	11	M
10	BRAY/2 - East of Bawtry Road	Brayton/Selby	BRAY/2	Employment Allocation	BRAY/2	1.6	14	M
25	TAD/3 - Land at London Road	Tadcaster	TAD/3	Employment Allocation	TAD/3	9.1	12	M
33	BRAY/1 - Land west of Selby Business Park , Bawtry Road,	Selby	BRAY/1	Employment Allocation	BRAY/1	3.52	9	L
34	SHB/2 - Land at Sherburn Enterprise Park	Sherburn In Elmet	SHB/2	Employment Allocation	SHB/2	2.35	14	M
36	Land to East of SEL/4, East Common Lane	Selby	SEL/4	Employment Allocation	SEL/4	1.88	10	L
37	Land West of SEL/4 East Common Lane,	Selby	SEL/4	Employment Allocation	SEL/4	0.87	15	M
5	BAR/1A - Land South of Railway	Barlby	BAR/1A	Employment Allocation & BAR/2 SPA	BAR/1A	10.94	16	M
6	RIC/1 - Land at Riccall Common	North Duffield	RIC/1	Other		3.19	13	M
SPECIAL POLICY AREAS								
4	Strategic Site D - South of Olympia Mills	Barlby/Selby	BAR/2	Special Policy Area	EMP12	38.84	21	H
14	Vivars Way Canal Road,	Selby	SEL/7 & Significant Employment Permission	Special Policy Area		0.41	12	M
16	The Holmes SPA Holme Lane	Selby	SEL/7A	Special Policy Area		4.66	18	H
17	Former Wood Yard Station Road	Selby	SEL/6	Special Policy Area	EMP8	0.55	8	L
23	Church Fenton Airbase Busk Lane	Ulleskelf	CFA/1	Special Policy Area		11.13	22	H
OTHERS								
27	Papyrus Works Wetherby Road,	Newton Kyme	Major Developed Site in Green Belt	Other		8.86	19	H
11	Land South of Chemical Works Bawtry Road	Selby	Significant Employment Permission	Other		8.42	14	M

Produced by Selby District Council as part of The Local Development Framework

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